

VICINITY MAP



SITE PLAN



APARTMENT DISTRIBUTION	
TYPE	NO.
2-BEDROOM GARDEN	79
3-BEDROOM GARDEN	42
1-BEDROOM TOWNHOUSE (KEY TYPE)	11
3-BEDROOM TOWNHOUSE (KEY TYPE)	11
2-BEDROOM TOWNHOUSE (2 FLOORS)	50
3-BEDROOM TOWNHOUSE (3 FLOORS)	24
3-BEDROOM TOWNHOUSE (2 FLOORS)	2
TOTAL	219

*Approved*  
 4/19/71  
*Charles Collins*

FEREBEE, WALTERS AND ASSOCIATES • ARCHITECTS / PLANNERS  
 MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS  
 4037 EAST INDEPENDENCE BOULEVARD  
 CHARLOTTE, NORTH CAROLINA 28205  
 TELEPHONE (704) 536-1263

**SHARON VIEW PROPERTIES**  
 FOR HOWARD HANCOX  
 CHARLOTTE, N.C.

REVISIONS: PROJ. NO. 548  
 SHEET NO. 1  
 DATE 3/1/71





PARKING AREA  
 SUN SHELTER  
 TOILET/VENDING AREA  
 5'0" H. WAREHOUSE WALL  
 SCREENING - EXISTING TREES TO BE SUPPLEMENTED W/ ADDITIONAL EVERGREEN PLANTING  
 BIKE RACKS  
 BIKE AREA PARKING  
 NOTE: EXISTING TREES TO BE MAINTAINED WHERE FEASIBLE  
 LINE OF FLOODWAY FRINGE  
 110' 0" WIDE BUFFER  
 BIKE SIDEYARD REQUIREMENT  
 PROPERTY LINE  
 FEB. BRIDGE  
 BIKE RACKS  
 CHAIN-LINKED FENCE 10' HT  
 TENNIS COURT  
 LINE OF FLOODWAY DISTRICT

PROJECT SUMMARY AS ORIGINALLY APPROVED

1. Land	
Phase I	14.23
Phase II	14.84
Total	29.07 Acres
2. Street R/W	
Phase I	1.1
Phase II	1.0
Total	2.1 Acres
3. Net Useable Land	26.97 Acres
4. Total Units Allowed	232
5. Approved Usage	
Phase I	
Apts.	0
Condominiums	78
Sub Total	78 Units
Phase II	
Apts.	120
Condominiums	19
Sub Total	139 Units
Total	217 Units

PROJECT SUMMARY OF ADJUSTMENT TO PHASE II

1. Land	14.84
2. Street R/W	1.0
3. Net Useable Land	13.84 Acres
4. No. units allowed	120 Units
5. No. Units Proposed	
Apts.	0
Condominiums	82
Total	82 Units
6. Density	
Approved 10.0 Units/Acre	
Proposed 5.92 Units/Acre	
7. Size	
Unit A 36' x 28' 1 story 973 sq. ft.	
Unit B 28' x 28' 2 stories 1,322 sq. ft.	
Unit C 32' x 28' 2 stories 1,722 sq. ft.	
Unit D 36' x 28' 2 stories 1,981 sq. ft.	
8. Bedrooms/ No. each unit	
Unit A 1 Br.	
Unit B 2 Br.	
Unit C 2 Br./Study	
Unit D 3 Br.	

9. Parking Required	
1 Br. Unit 2 ea.	16 spaces
2 Br. Unit 2.25 ea.	131 spaces
3 Br. Unit 2.25 ea.	16 spaces
Total	183 spaces
10. Parking Proposed	
Pool Area	8 spaces
Resident Parking	183 spaces
Total	191 spaces
11. NOTES:	
1. Existing trees and contours to be maintained where possible.	
2. Minimum separation between bldgs. 25'-0".	
3. All construction limited to within 25'-0" of creek bank.	
4. No fill required within the floodway district.	
5. Finish flood elevations to be above the established flood elevation.	
12. Useable Open Space 77%	

LEGEND

A.	1 Br./1 story	973 sq. ft.	8 units
B.	2 Br./Townhouse	1,533 sq. ft.	28 units
C.	2 Br./Townhouse	1,722 sq. ft.	30 units
D.	3 Br./Townhouse	1,981 sq. ft.	16 units
Total			82 units

REVISED PLAN  
 APPROVED BY  
 COUNTY COM.  
 DEC. 17, 1973

SITE PLAN PHASE II 14.83 ACRES  
 1" = 40'-0"

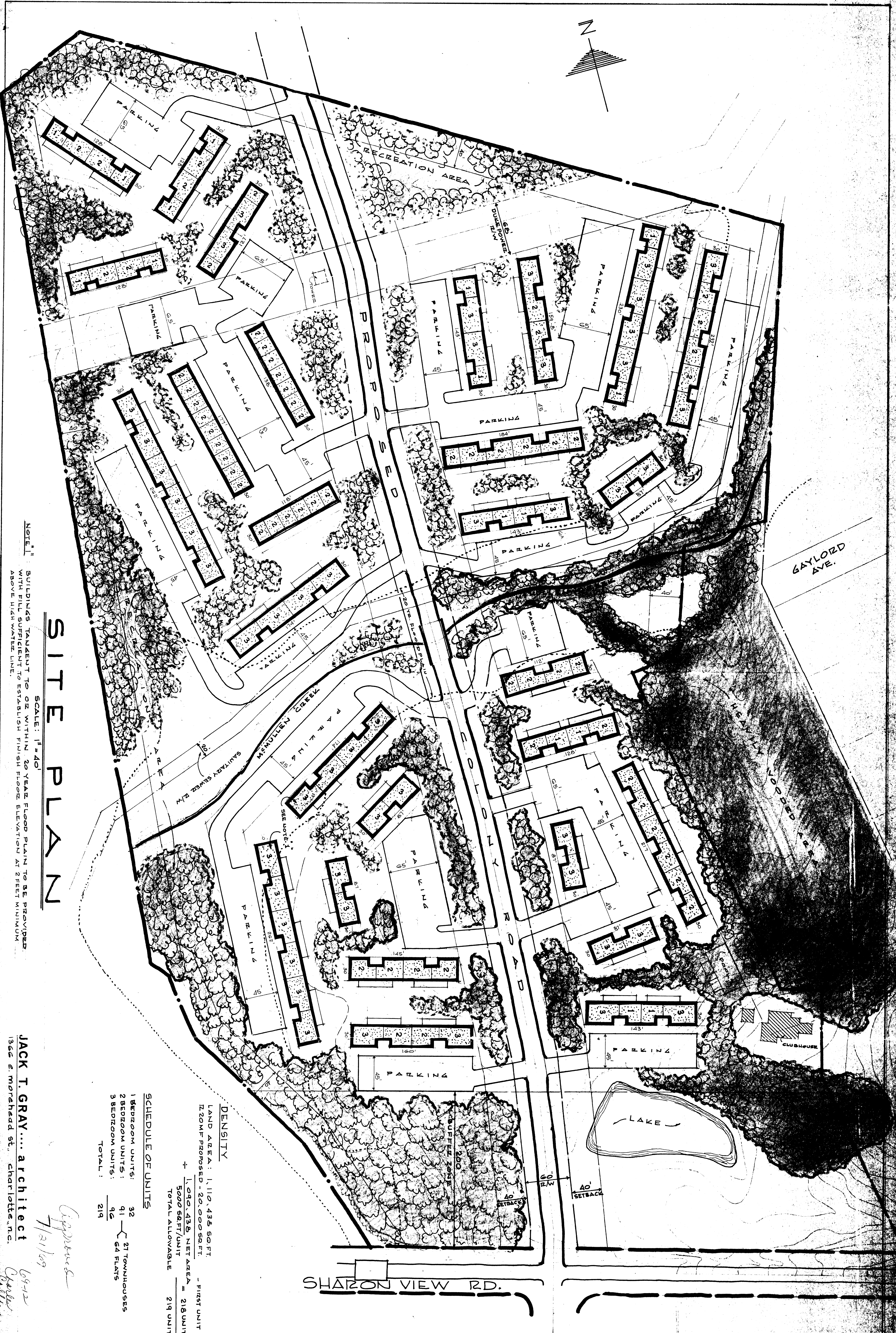
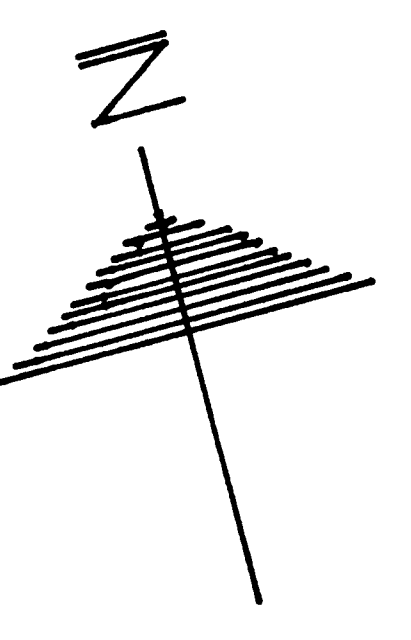
M.W.M. MIDDLETON, WILKERSON, McMILLAN, ARCHITECTS  
 6230 FAIRVIEW ROAD, CHARLOTTE, NORTH CAROLINA 28210

Phase I - 78 units  
 II - 82 units  
 160

7/186

300173





NOTE: BUILDINGS TANGENT TO OR WITHIN 20 YEAR FLOOD PLAIN TO BE PROVIDED WITH FILL SUFFICIENT TO ESTABLISH FINISH FLOOR ELEVATION AT 2 FEET MINIMUM ABOVE HIGH WATER LINE.

# SITE PLAN

SCALE: 1" = 40'

**DENSITY**

LAND AREA: 1,110,438 SQ. FT.  
 120,000 SQ. FT. PROPOSED = 20,000 SQ. FT. - FIRST UNIT  
 + 1,090,438 NET AREA = 218 UNITS  
 5000 SQ. FT./UNIT  
 TOTAL ALLOWABLE = 219 UNITS

**SCHEDULE OF UNITS**

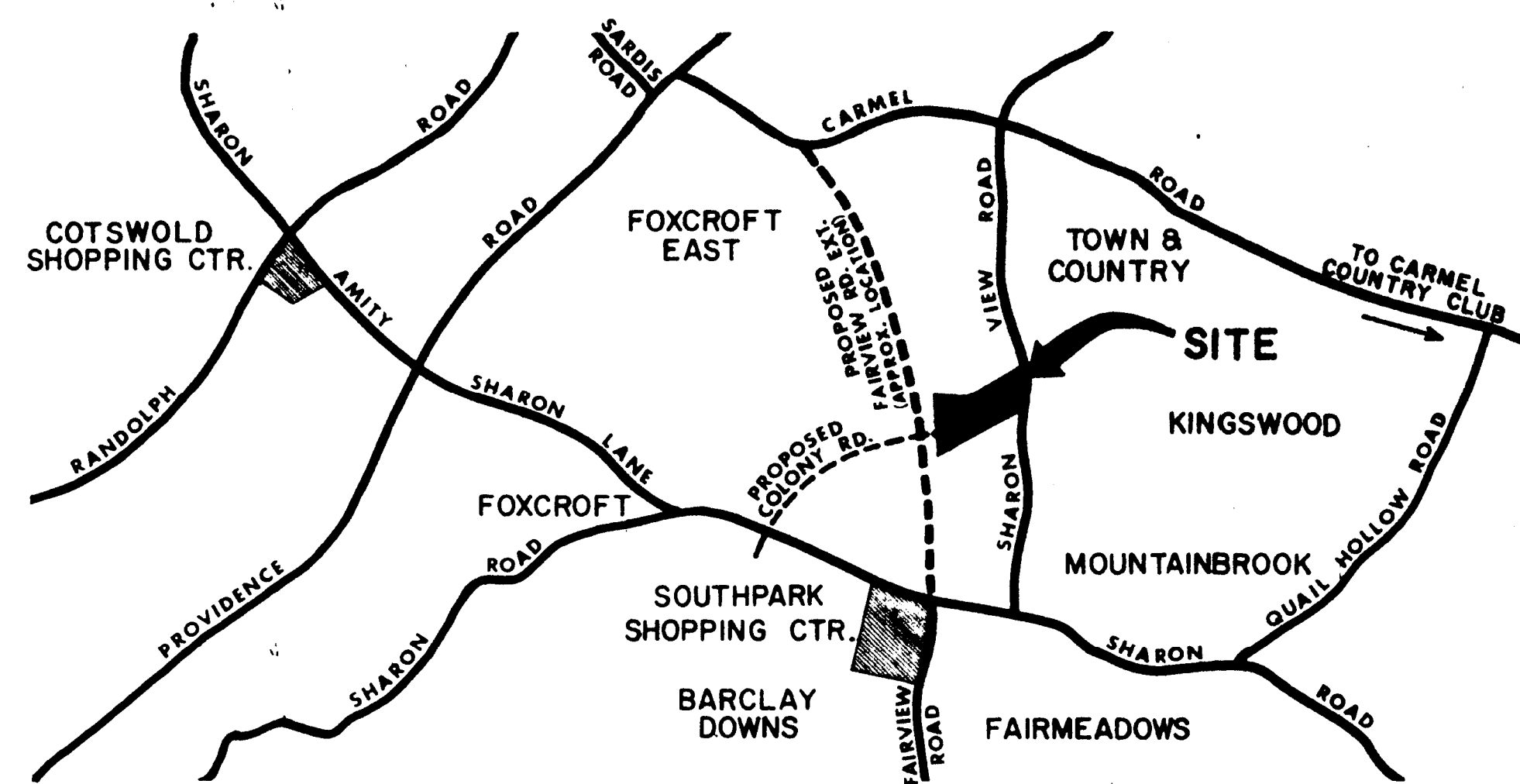
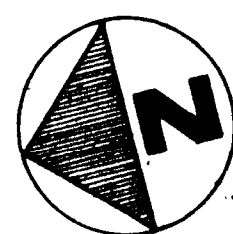
1 BEDROOM UNITS:	32	27 TOWNHOUSES
2 BEDROOM UNITS:	91	64 FLATS
3 BEDROOM UNITS:	96	
<b>TOTAL:</b>	<b>219</b>	

JACK T. GRAY... architect  
 136c e. morhead st. charlotte, nc.

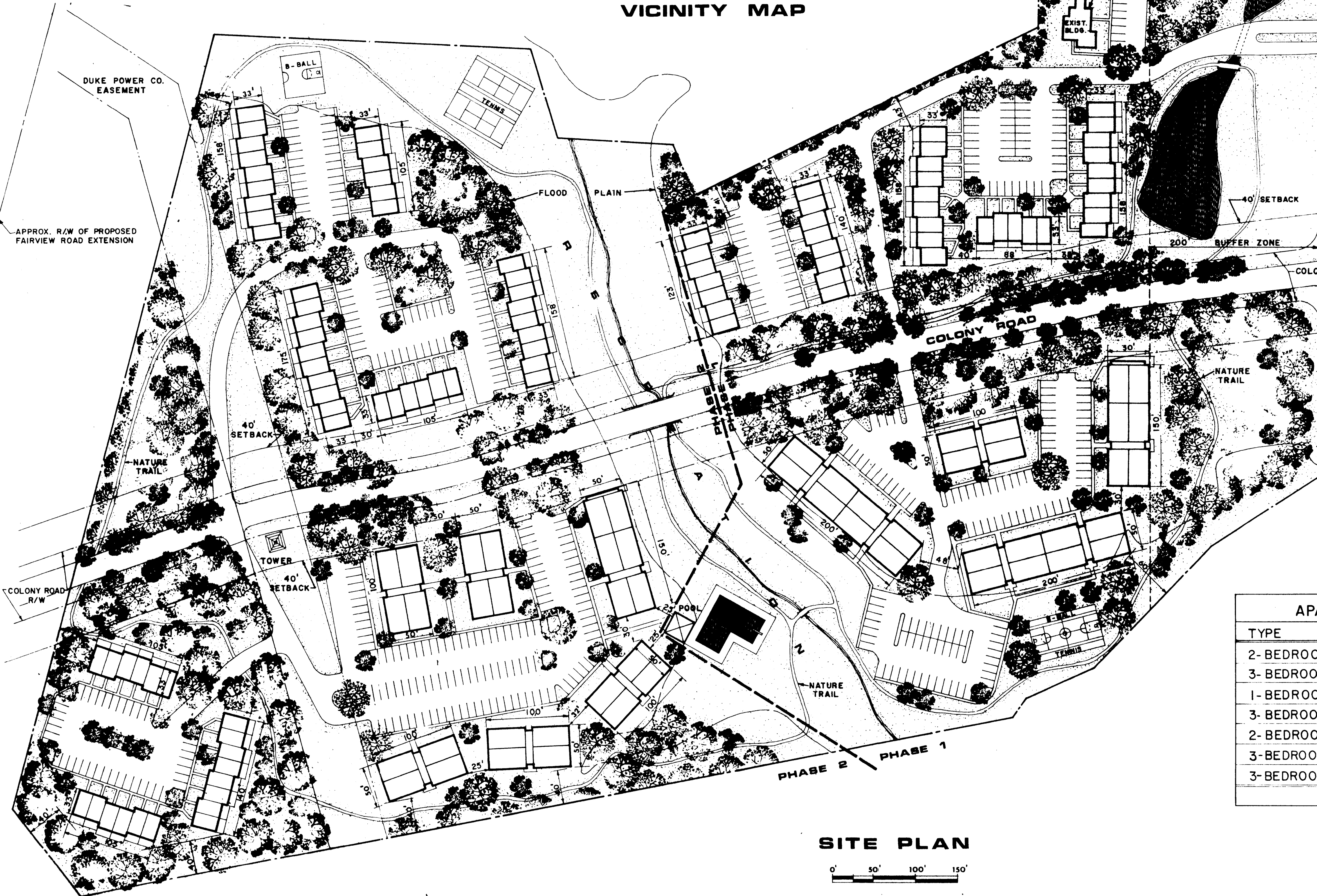
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 7/21/09  
 69-122  
*Other text*

SHARON VIEW RD.





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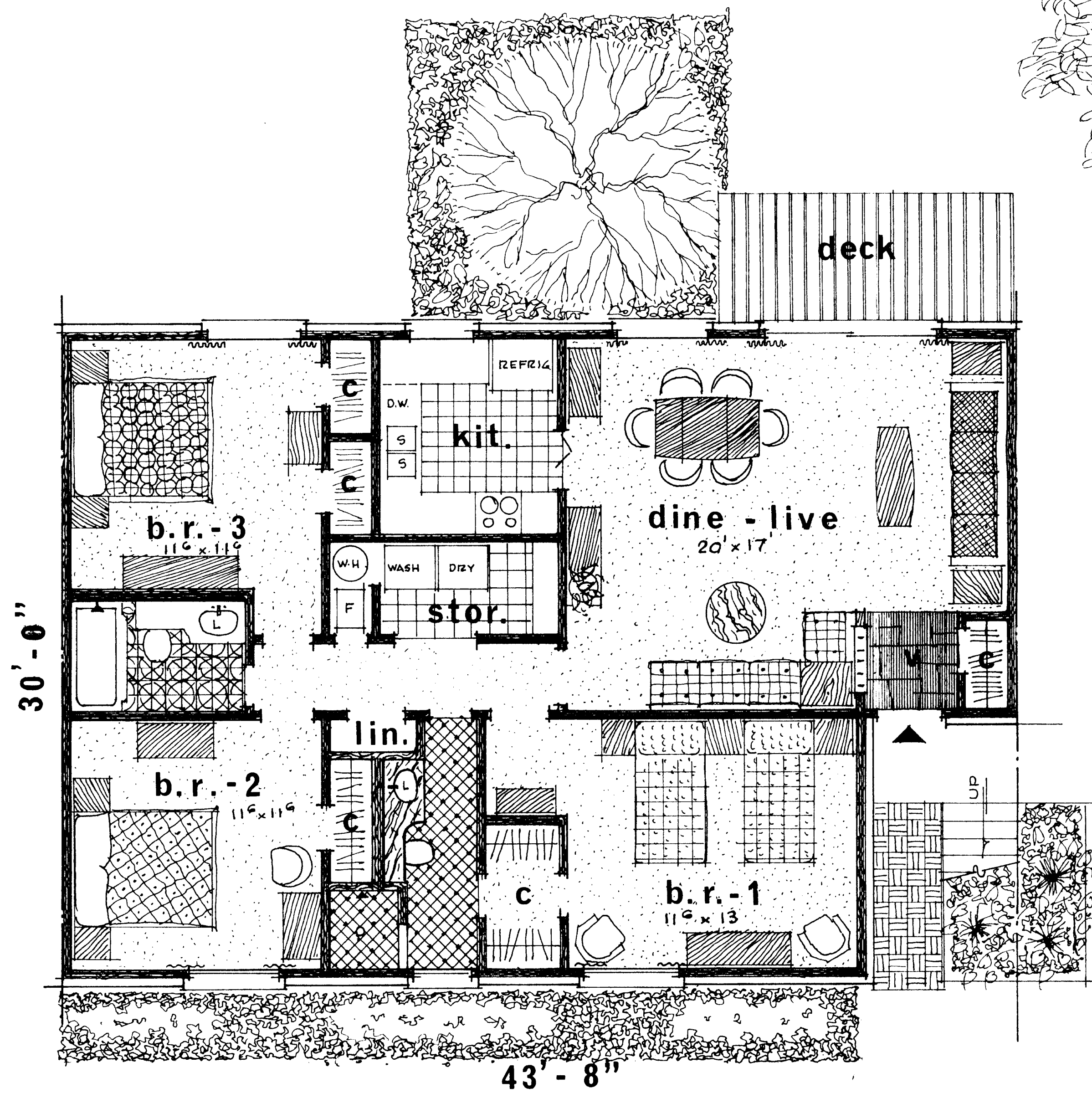
SITE PLAN PHASE II 14.83 ACRES

REVISED PLAN  
 APPROVED BY  
 COUNTY COMM.  
 DEC. 17, 1973  
 1969-10

M.W.M. MIDDLETON, WILKERSON, McMILLAN, ARCHITECTS  
 6300 FAIRVIEW ROAD, CHARLOTTE, NORTH CAROLINA 28210

7/1-86





typical floor plan: 3 bedroom unit 1/4" = 1' - 0"



typical front elevation - garden type units

DRAWN BY <b>AIA</b>	COMD. NO.	DATE
	CHECKED BY	
JACK T. GRAY ARCHITECT 1366 EAST MOREHEAD STREET CHARLOTTE, N. C.	REVISIONS	
	6-9-12 Charles Collins	
SHEET NO.	OF:	