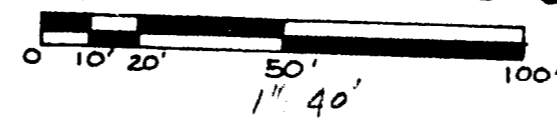


Notes:

- 1. UNIT PLANS ARE SUBJECT TO CHANGE DURING FINAL DESIGN, BUT GENERAL BLDG. RELATIONSHIPS SHOWN HERE WILL BE MAINTAINED.
- 2. PRIVATE OUTDOOR LIVING SPACE (PATIOS) WILL BE ORIENTED TO WINDOWLESS WALLS OF ADJACENT UNIT. PRIVACY WILL BE FURTHER ENHANCED BY FENCES, PLANTING AND BERMS.

CANDLEWYCK PATIO HOMES

REVISED PLAN: 7-5-83

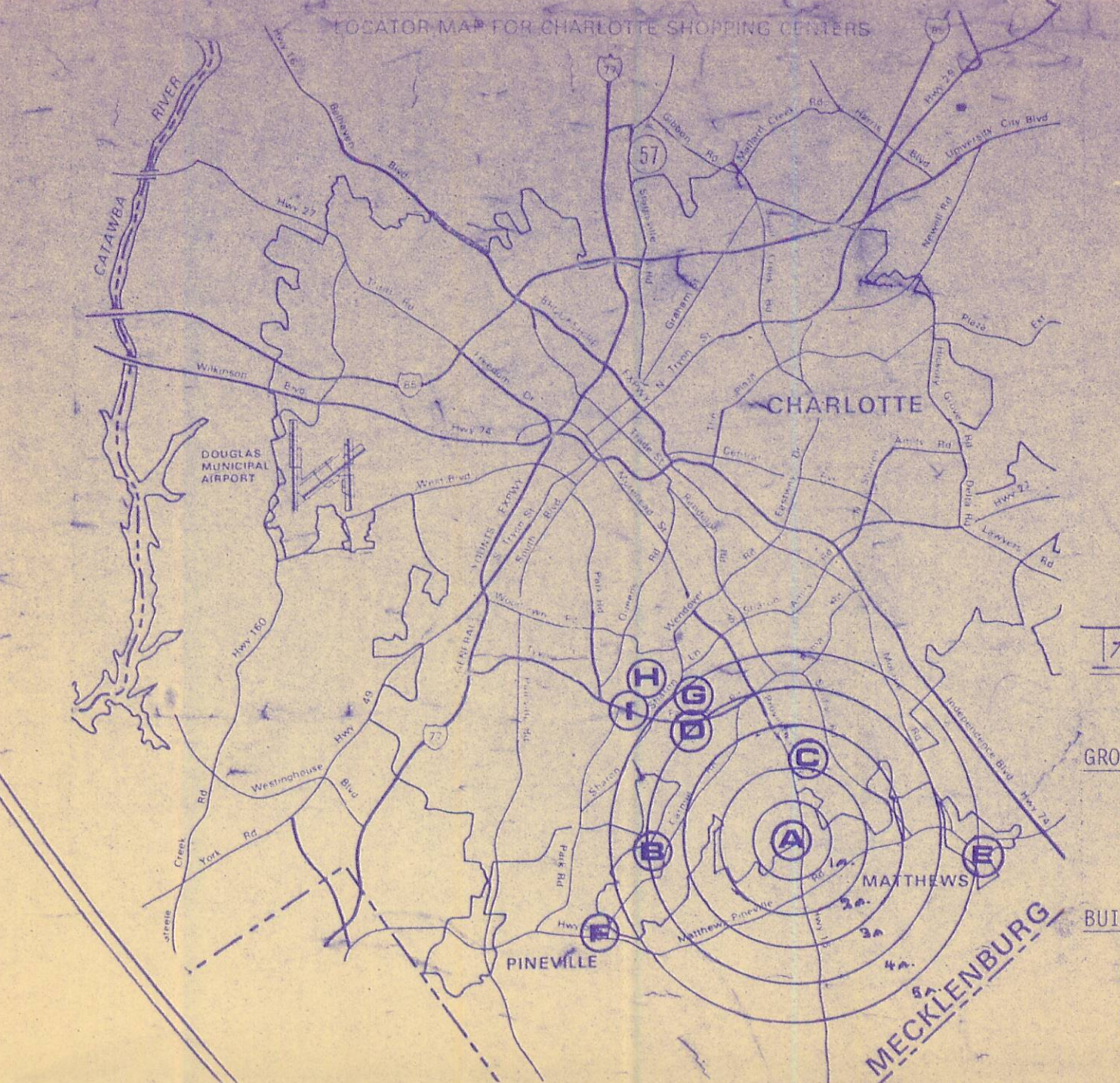
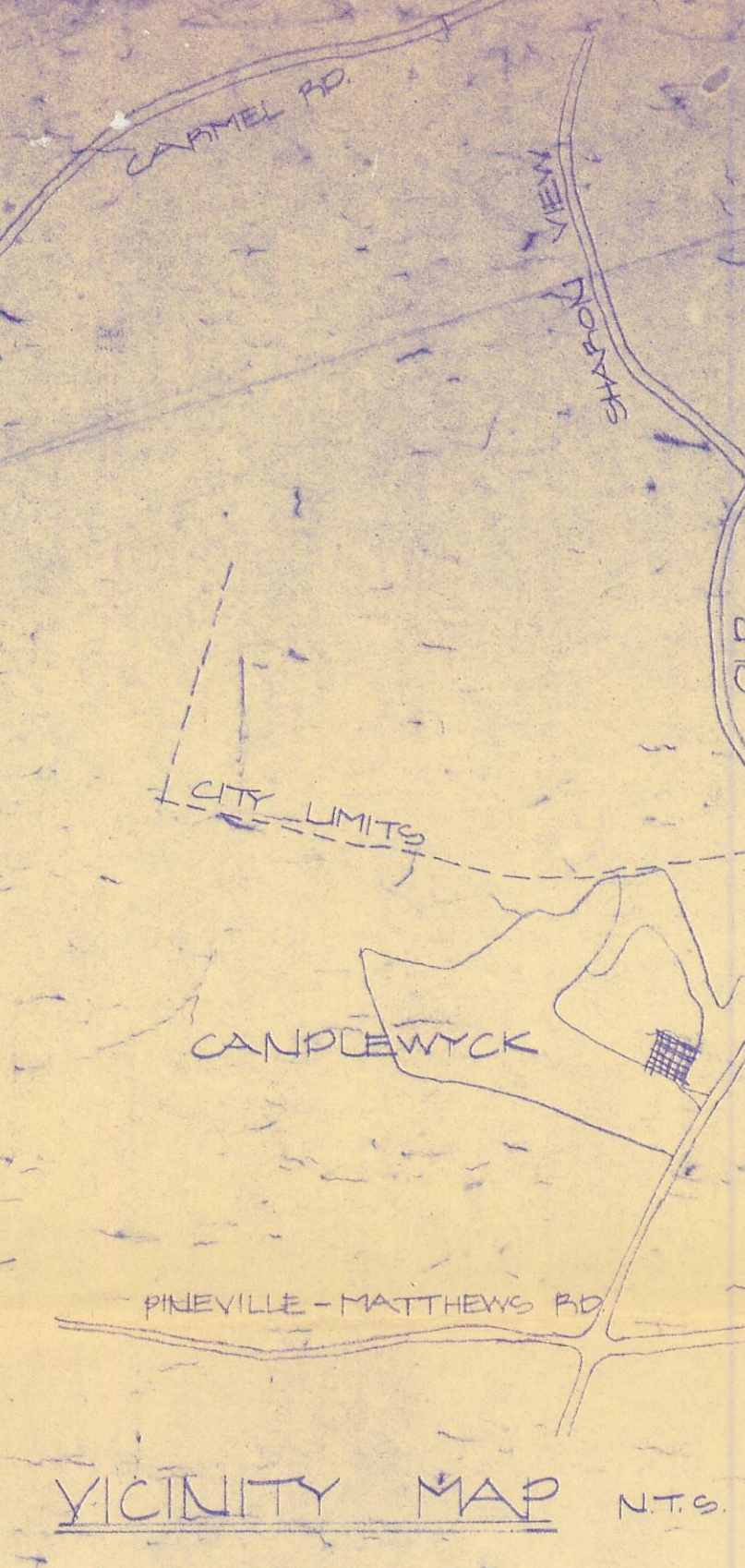


DPR
associates

LANDSCAPE ARCHITECTS
DESIGN - PLANNING - RESEARCH
ONE EIGHT FOUR - 2036 S WENTH STREET
CHARLOTTE NORTH CAROLINA 28004

78-06C

Site Plan
Amendment
Approved by enpc
7/11/13



TABULATION OF AREAS

GROSS LAND		LAND USAGE	
Gross Land	3.5 acres = 152,460 s.f.	Gross Building Area (Ground Floor)	31,713 s.f.
Buffer Strips	17,250 s.f.	Landscaped Area	23,772 s.f.
NET Used Land	135,210 s.f.	Paved Area	79,725 s.f.
			135,210 s.f.

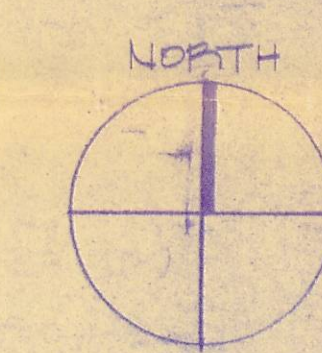
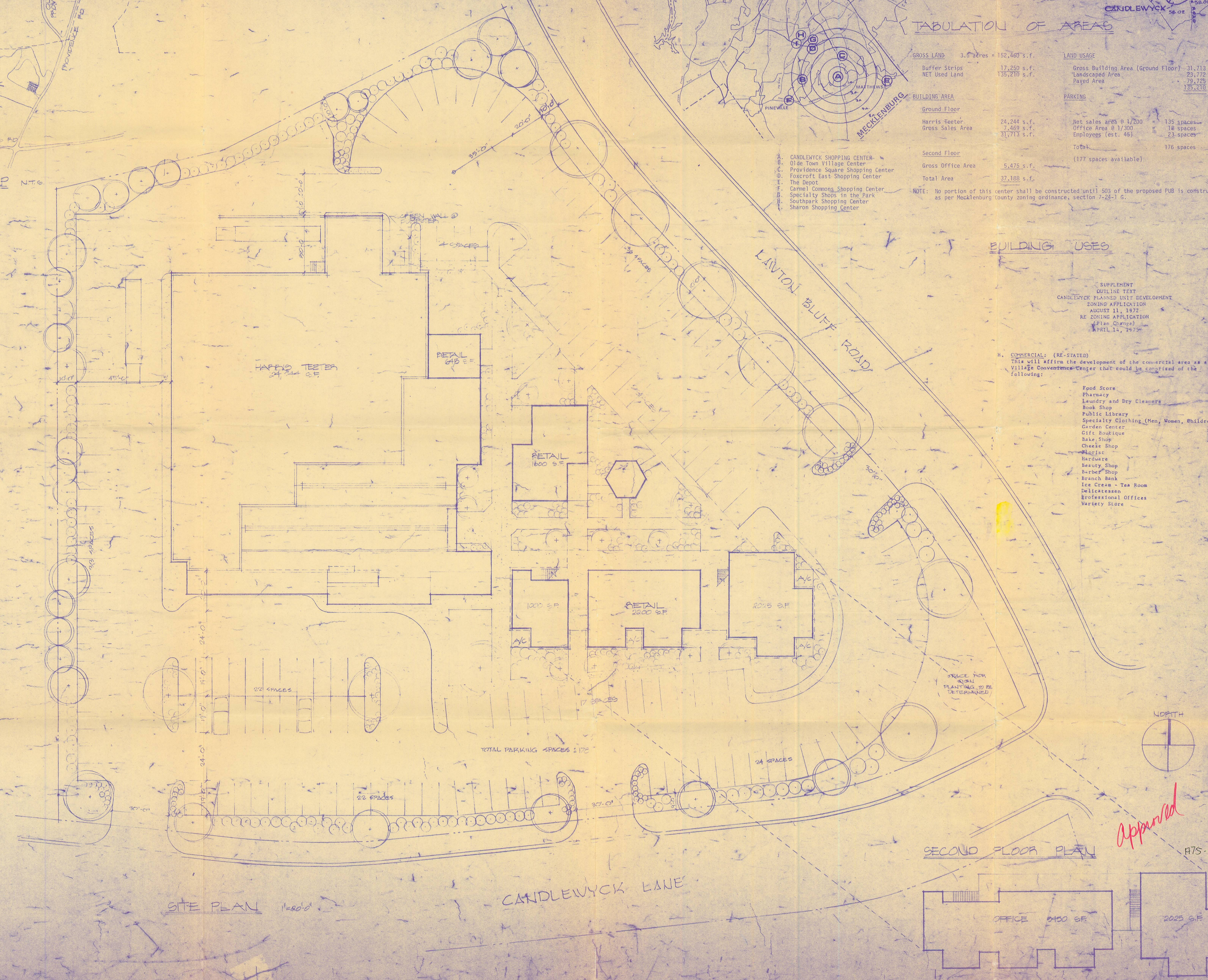
BUILDING AREA		PARKING	
Ground Floor		Net sales area @ 1/200	135 spaces
Harris Teeter	24,244 s.f.	Office Area @ 1/300	18 spaces
Gross Sales Area	7,469 s.f.	Employees (est. 45)	23 spaces
	31,713 s.f.	Total	176 spaces
Second Floor			(177 spaces available)
Gross Office Area	5,475 s.f.		
Total Area	37,188 s.f.		

- A. CANDLEWYCK SHOPPING CENTER
- B. Old Town Village Center
- C. Providence Square Shopping Center
- D. Foxcroft East Shopping Center
- E. The Depot
- F. Camel Commons Shopping Center
- G. Specialty Shops in the Park
- H. Southpark Shopping Center
- I. Sharon Shopping Center

NOTE: No portion of this center shall be constructed until 50% of the proposed PUB is constructed as per Mecklenburg County zoning ordinance, section 7-24-1 G.

BUILDING USES

- SUPPLEMENT
OUTLINE TEXT
CANDLEWYCK PLANNED UNIT DEVELOPMENT
ZONING APPLICATION
AUGUST 11, 1972
RE ZONING APPLICATION
(Plan Change)
APRIL 15, 1975
- H. COMMERCIAL: (RE-STATED)
This will affirm the development of the commercial area as a Village Convenience Center that could be comprised of the following:
- Food Store
 - Pharmacy
 - Laundry and Dry Cleaners
 - Book Shop
 - Public Library
 - Specialty Clothing (Men, Women, Children)
 - Carden Center
 - Gift Boutique
 - Bake Shop
 - Cheese Shop
 - Meats
 - Hardware
 - Beauty Shop
 - Barber Shop
 - Branch Bank
 - Ice Cream - Tea Room
 - Delicatessen
 - Professional Offices
 - Variety Store



Approved

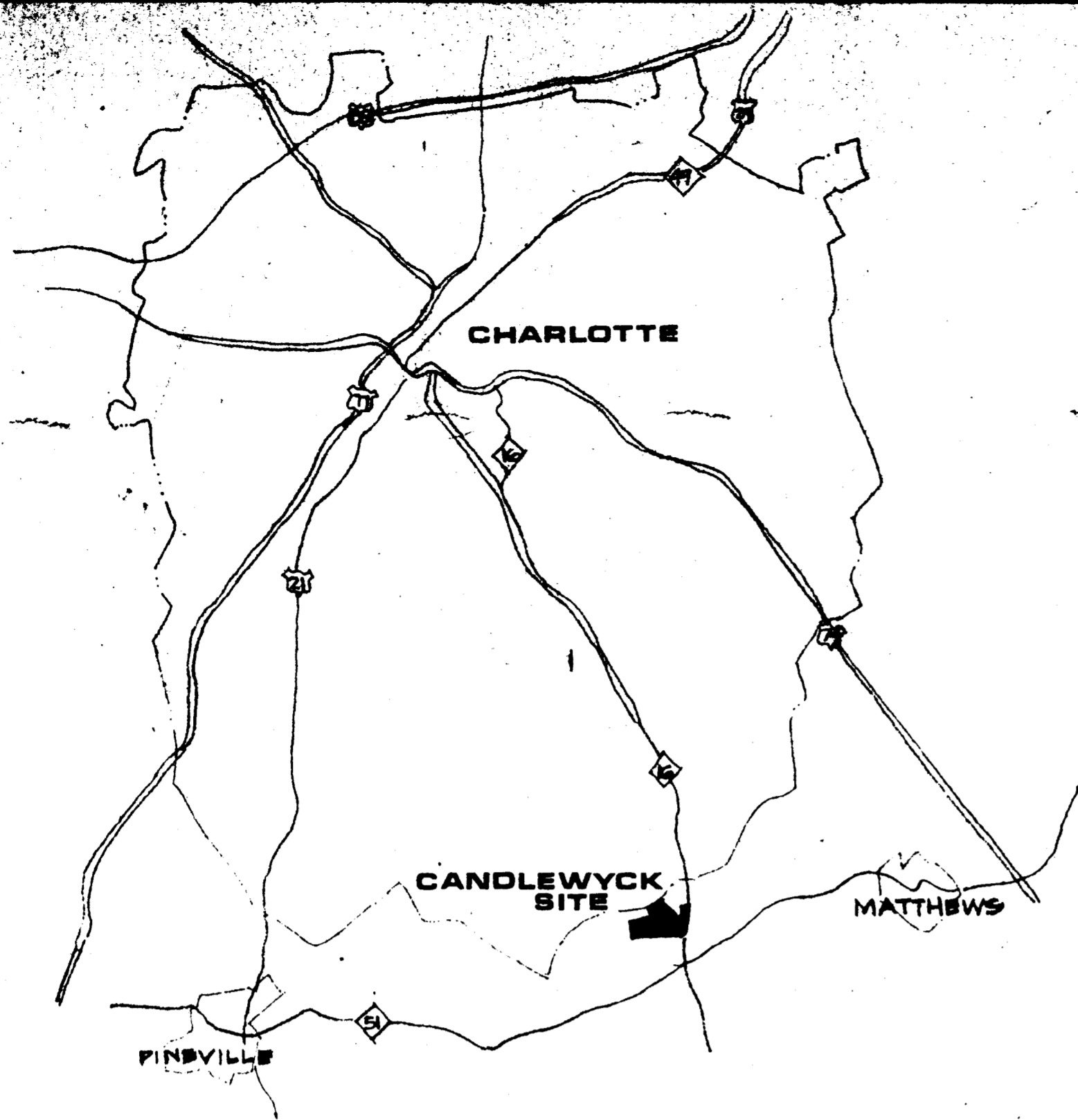
SECOND FLOOR PLAN



Godwin Associates Architects/Planners
1405 Southern National Center
Charlotte, NC 704/377-4051

CANDLEWYCK SHOPPING CENTER
DEVELOPED BY
THE JOHN CROSLAND COMPANY
CHARLOTTE, N. C.

project number 7717
sheet title ALTERNATE SITE PLAN
scale 1"=20'-0"
drawn by CGS
approved by GEA
date issued 2/1/74
REVISED 2/1/80
REVISED 6/1/80
sheet number



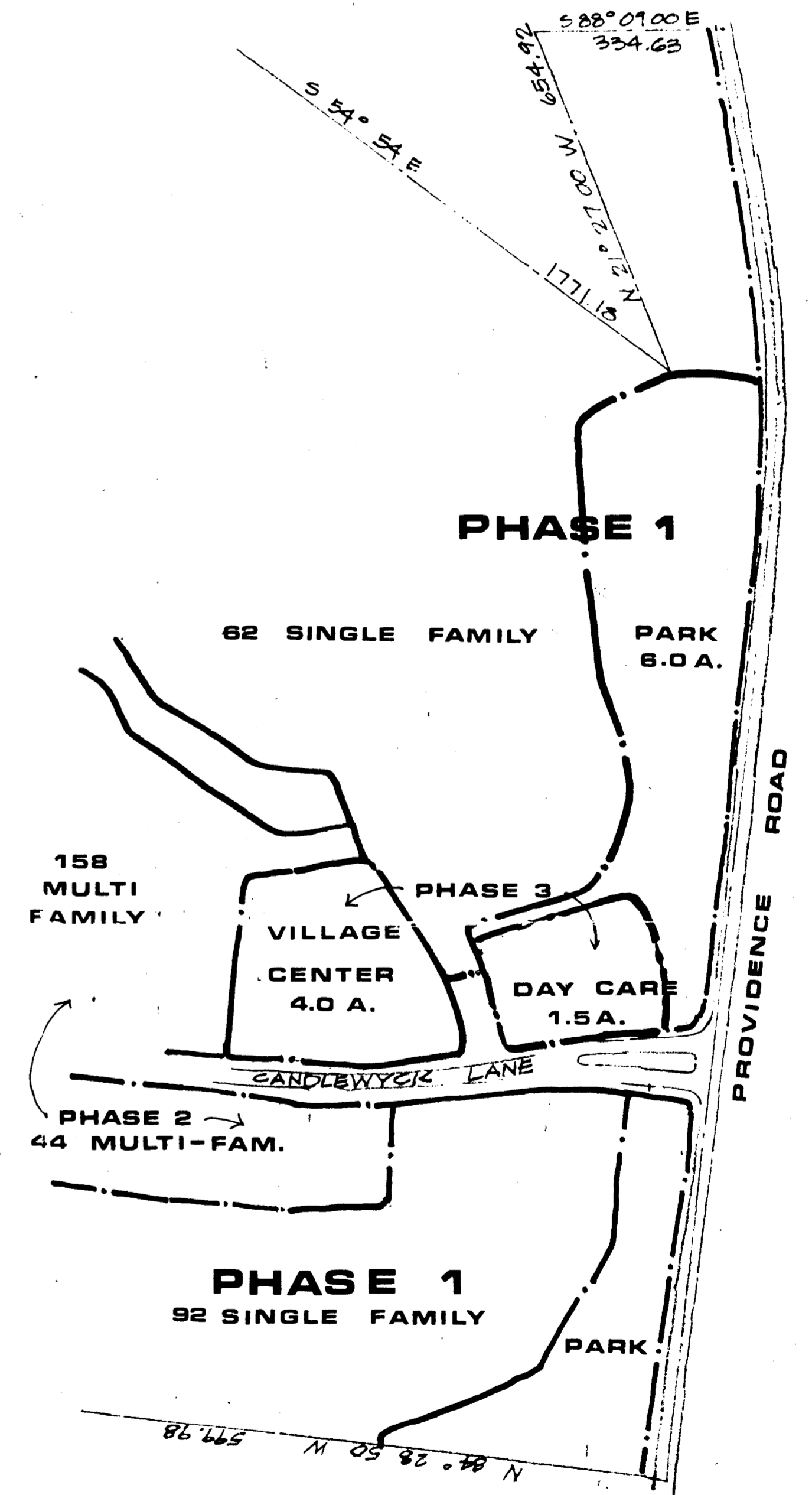
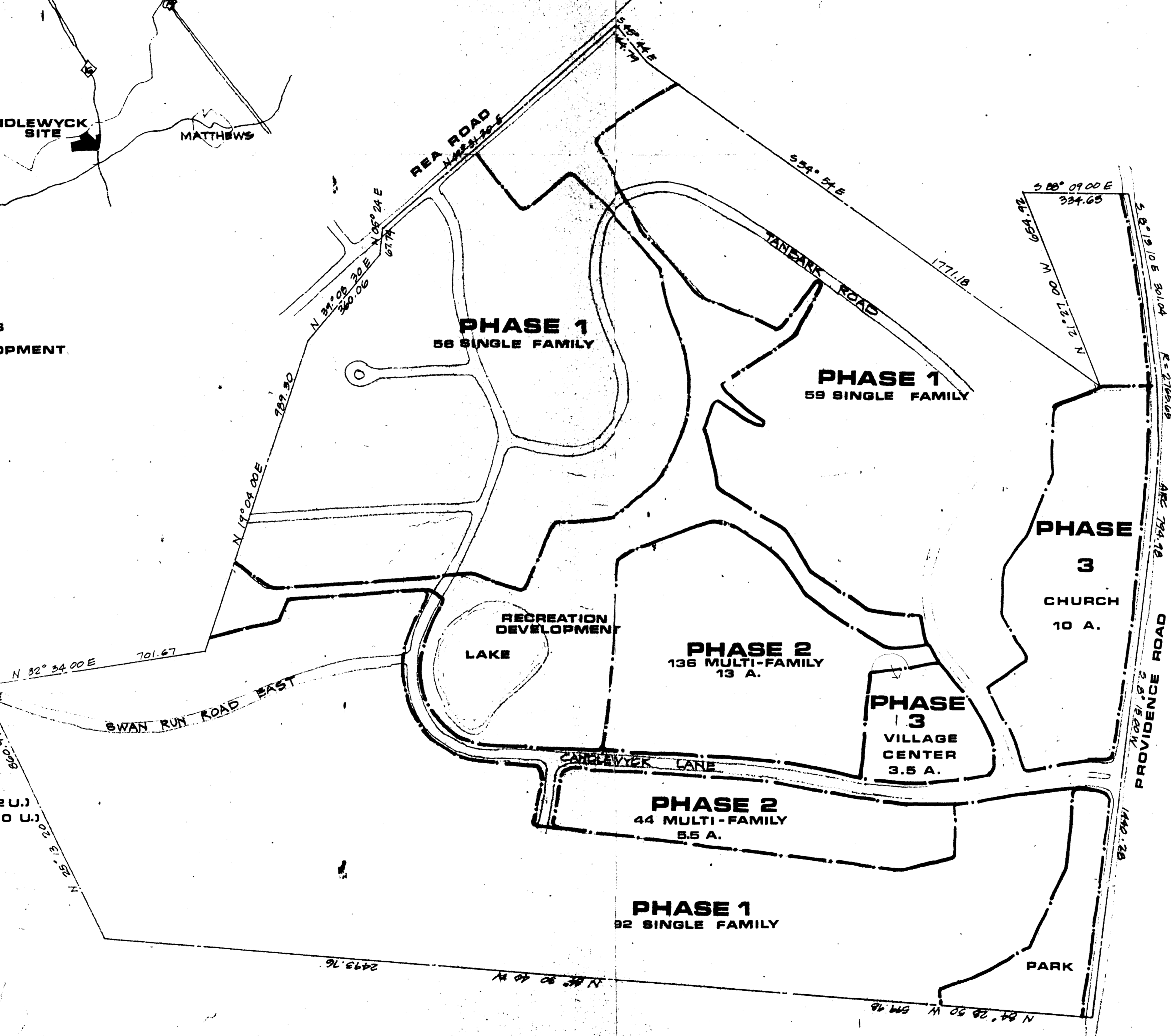
PHASE 1
SINGLE FAMILY LOTS
MAJOR ROADS
RECREATION DEVELOPMENT

PHASE 2
MULTI-FAMILY

PHASE 3
VILLAGE CENTER
CHURCH
DAY CARE

PROJECT TALLY

	PROPOSED PLAN	ALTERNATE PLAN
TOTAL ACRES	185.5	185.5
ACRES IN ROAD ROW.	23.1	23.1
VILLAGE CENTER	3.5	4.0
CHURCH	10.0	10.0 DAY CARE - 1.5
RECREATIONAL OPEN SPACE	20.0	26.0
MULTIFAMILY	18.5 (180 U.)	18.5 (202 U.)
SINGLE FAMILY	90.4 (207 U.)	102.4 (210 U.)
NET ACRES		136.9
UNITS ALLOWED		
W/4% DENSITY BONUS	387	412
TOTAL UNITS SHOWN	387	412



ALTERNATE PLAN

387 = 194
2

CANDLEWYCK
THE JOHN GROBLAND CO., CHARLOTTE, N.C.

Revised Plan as Approved by
BOARD OF COMMISSIONERS 7-7-75
(Replaces previously approved plan of 10/14/72)
LAND USE & PHASING PLAN

WILLIAM E. HODGSON
LANDSCAPE ARCHITECT/PLANNER
SCALE: 1"=500'
DATE: MAY 75
DRAWING NUMBER

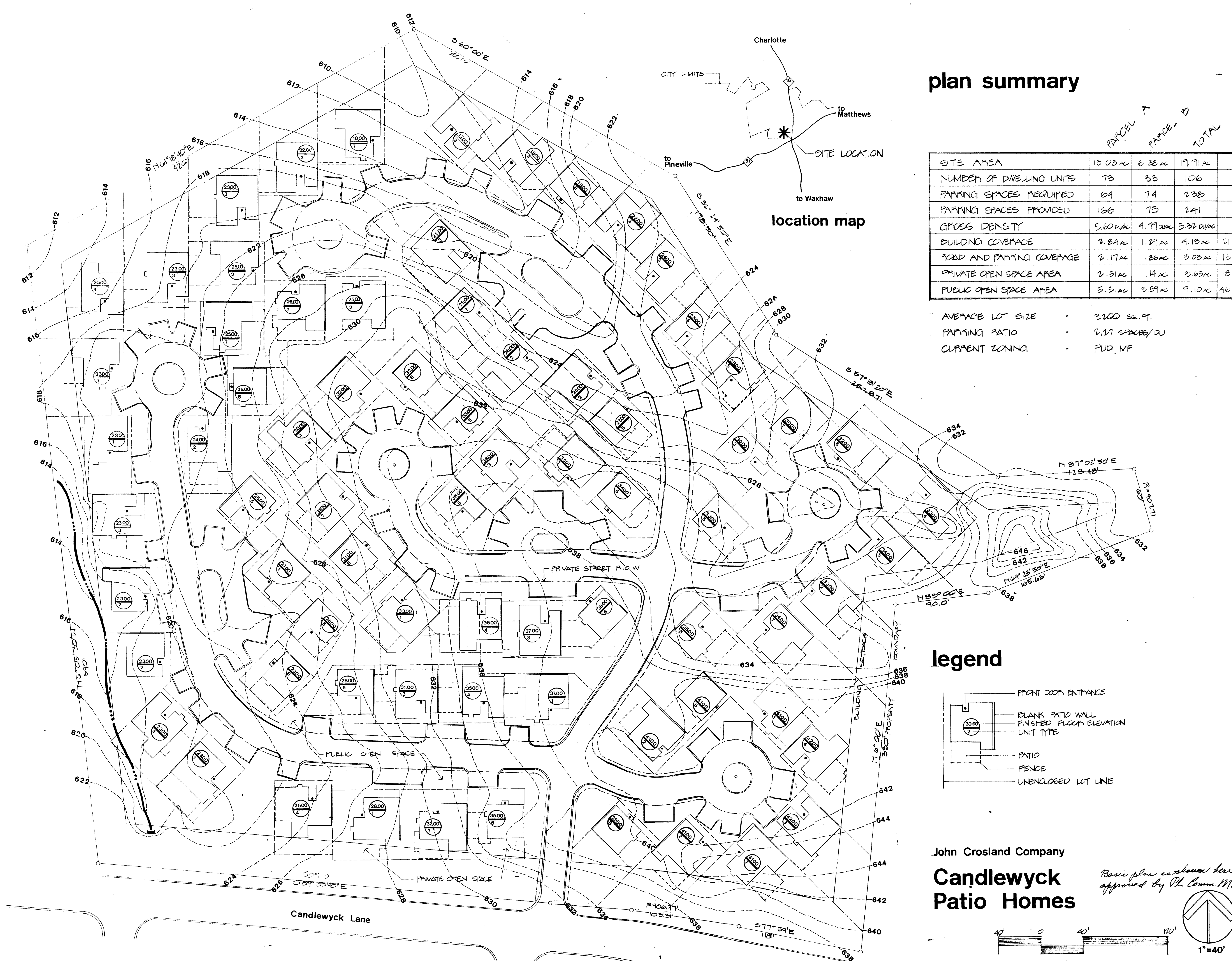
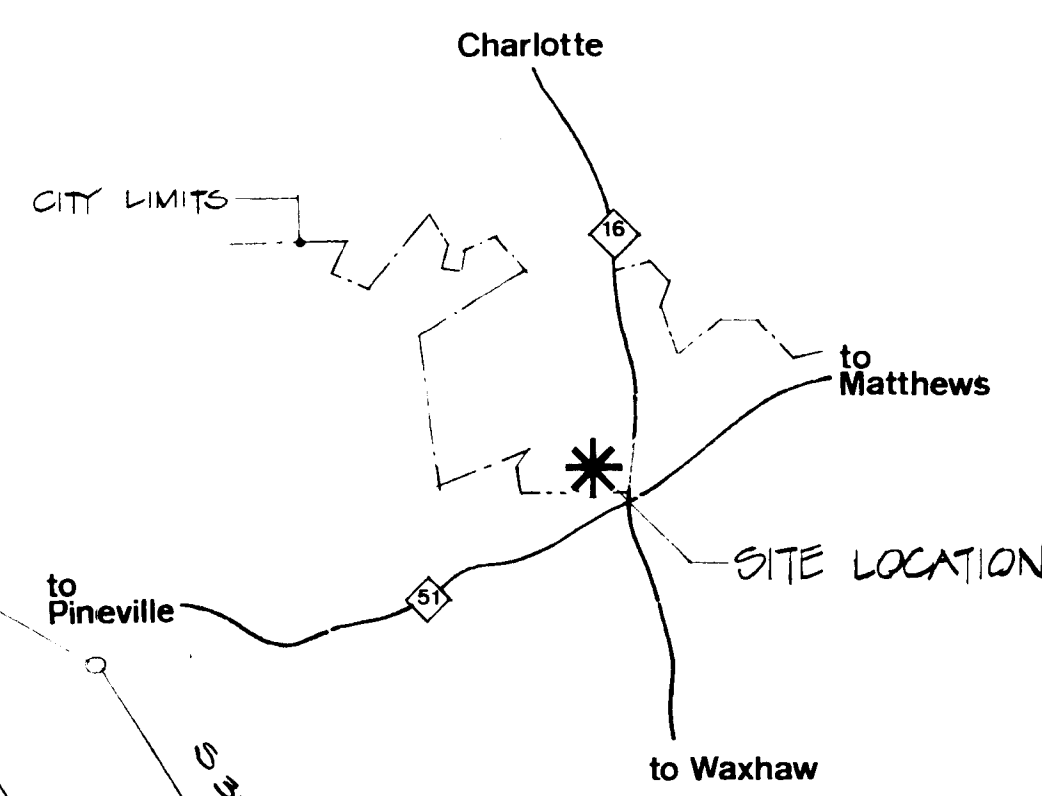
75-06 (C)

plan summary

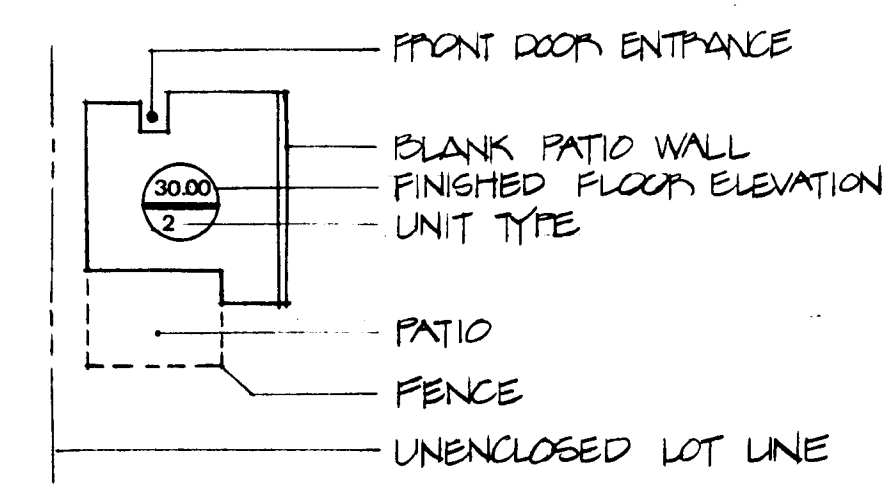
	PARCEL A	PARCEL B	TOTAL
SITE AREA	10.03 ac	6.88 ac	17.91 ac
NUMBER OF DWELLING UNITS	73	33	106
PARKING SPACES REQUIRED	164	74	238
PARKING SPACES PROVIDED	166	75	241
CRUISES DENSITY	5.60/DW	4.11/DW	5.34/DW
BUILDING COVERAGE	2.84 ac	1.81 ac	4.65 ac
ROAD AND PARKING COVERAGE	2.17 ac	.86 ac	3.03 ac
PRIVATE OPEN SPACE AREA	2.51 ac	1.14 ac	3.65 ac
PUBLIC OPEN SPACE AREA	5.31 ac	3.57 ac	8.88 ac

AVERAGE LOT SIZE : 2100 SQ. FT.
 PARKING RATIO : 2.17 SPACES/DW
 CURRENT ZONING : PUD-MF

location map



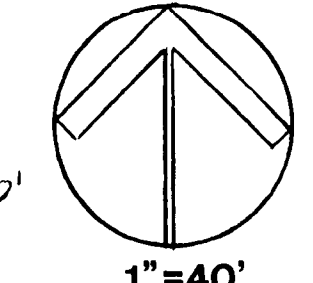
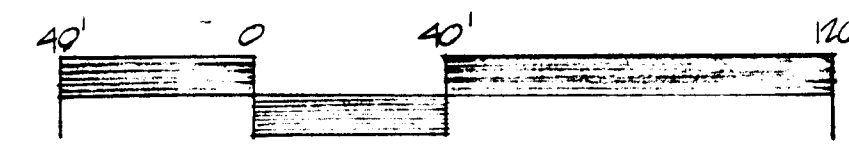
legend



John Crosland Company

Candlewyck Patio Homes

Basic plan as shown here approved by Pl. Comm. March 4/1980

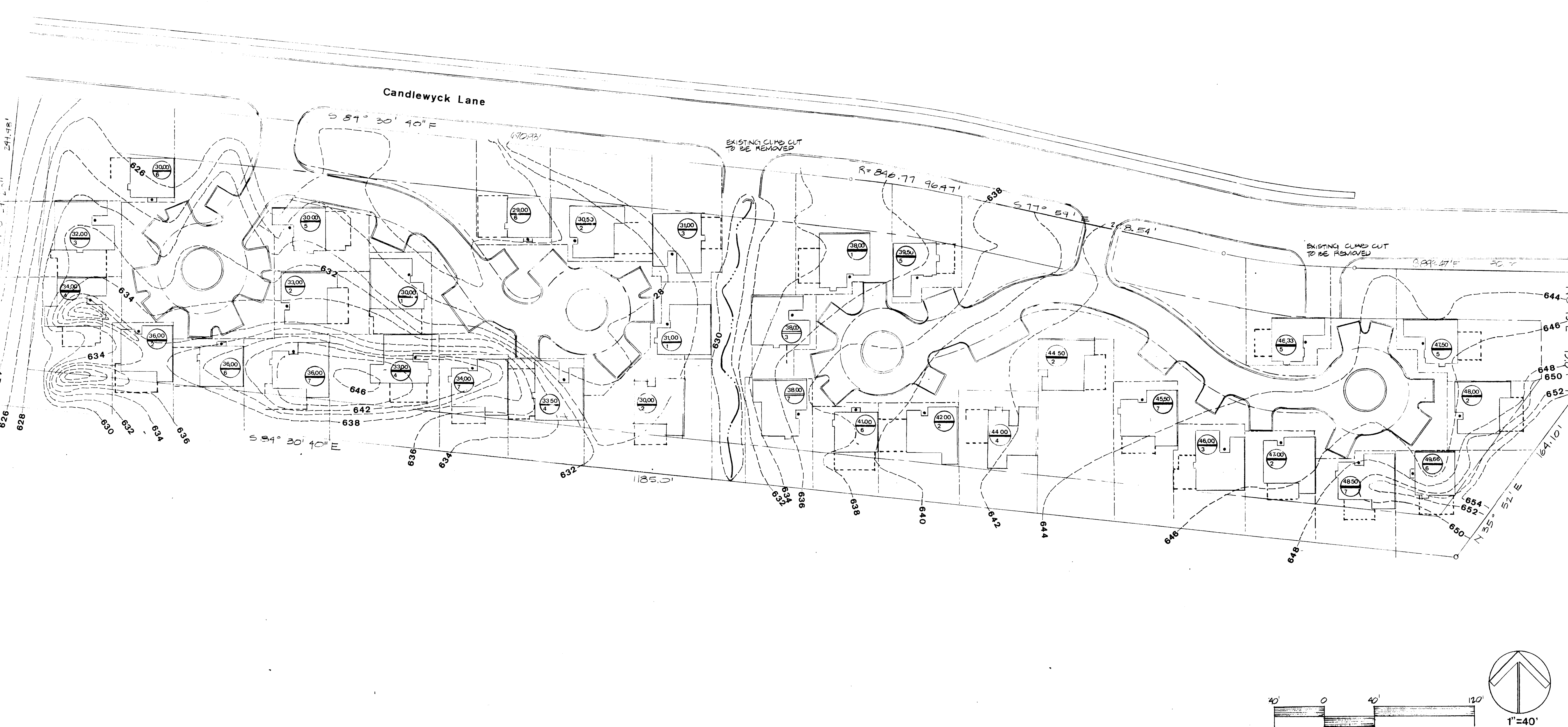


GENERAL SITE PLAN
PARCEL A

DATE 15 DECEMBER 1979
REVISIONS:

SHEET 1 OF 2

75-06 (D)

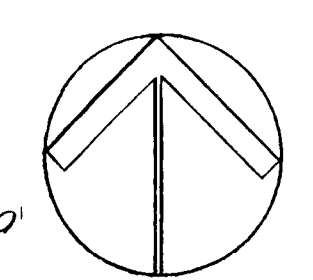


Landscape Architects
Land Planners

LandDesign Charlotte, N.C.

GENERAL SITE PLAN
PARCEL B

DATE 15 DECEMBER 1979
REVISIONS:



SHEET 2 OF 2