

APPROVED AS NOTED  
9-19-79  
EFY-T.E.D.

### TABULATION

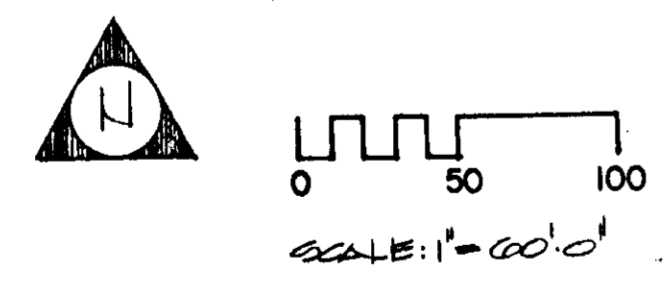
LAND AREA = 13.6 ACRES APPROX\*  
R 13 MF CD UNITS ALLOWABLE = 1600

UNIT	DESCRIPTION	APPROX. SF	NO.	PERCENT	PARKING REQ.	COVERAGE
A	ONE BEDROOM	800 SF	58	49 %	61.75 = 102 CARS	APPROX. TOTAL BLDG 24%
B	TWO BEDROOM	1080 SF	50	37 %	2.00 = 100 CARS	APPROX. PARKING FOOTPRINT 15%
C	THREE BEDROOM	1320 SF	28	20 %	62.25 = 63 CARS	USABLE OPEN SPACE 61%
TOTAL			136	100 %	265 CARS	TOTAL 100%

DENSITY = 10.00 UNITS/ACRE  
ACTUAL PARKING 265 CARS  
PARKING RATIO = 1.95 CARS/UNIT

### NOTES

- ALIGNMENT OF COLONY ROAD TIES INTO PROPOSED FAIRVIEW ROAD MEDIAN CUT FOR PROPOSED COLONY ROAD EXTENSION; AND ALSO ALIGNS WITH EXISTING ROAD R.O.W. ON SOUTHERN PROPERTY BOUNDARY.
- UNIT MIX, SQUARE FOOTAGE, AND BUILDING PLAN MAY BE ADJUSTED.
- DENSITY OR TOTAL UNIT COUNT SHOWN HERE IS BASED APPROX ACREAGE SHOWN. FINAL UNIT COUNT WILL NOT EXCEED NUMBER ALLOWED UNDER ZONING ORDINANCE.
- NUMBER OF PARKING SPACES WILL COMPLY WITH ZONING ORDINANCE REQUIREMENTS BASED ON FINAL UNIT MIX AND DESIGN.
- BUILDINGS WITH 8 UNITS ARE TWO STORY. BUILDINGS WITH 10, 17, OR 20 UNITS ARE THREE STORY WITH ENTRANCE @ MIDDLE LEVEL TO ACCOMMODATE GRADE.
- \*ACREAGE DOES NOT INCLUDE COLONY ROAD R.O.W.



REG  
NARMOUR  
THE ARCHITECTURAL GROUP  
**TAG**  
6525  
MORRISON  
BLVD  
SUITE 423  
CHARLOTTE  
N.C. 28211  
8/C 704  
364-5818

A  
PROPOSED  
MULTI-  
FAMILY  
PROJECT

FAIRVIEW  
ROAD  
  
CHARLOTTE  
NORTH  
CAROLINA

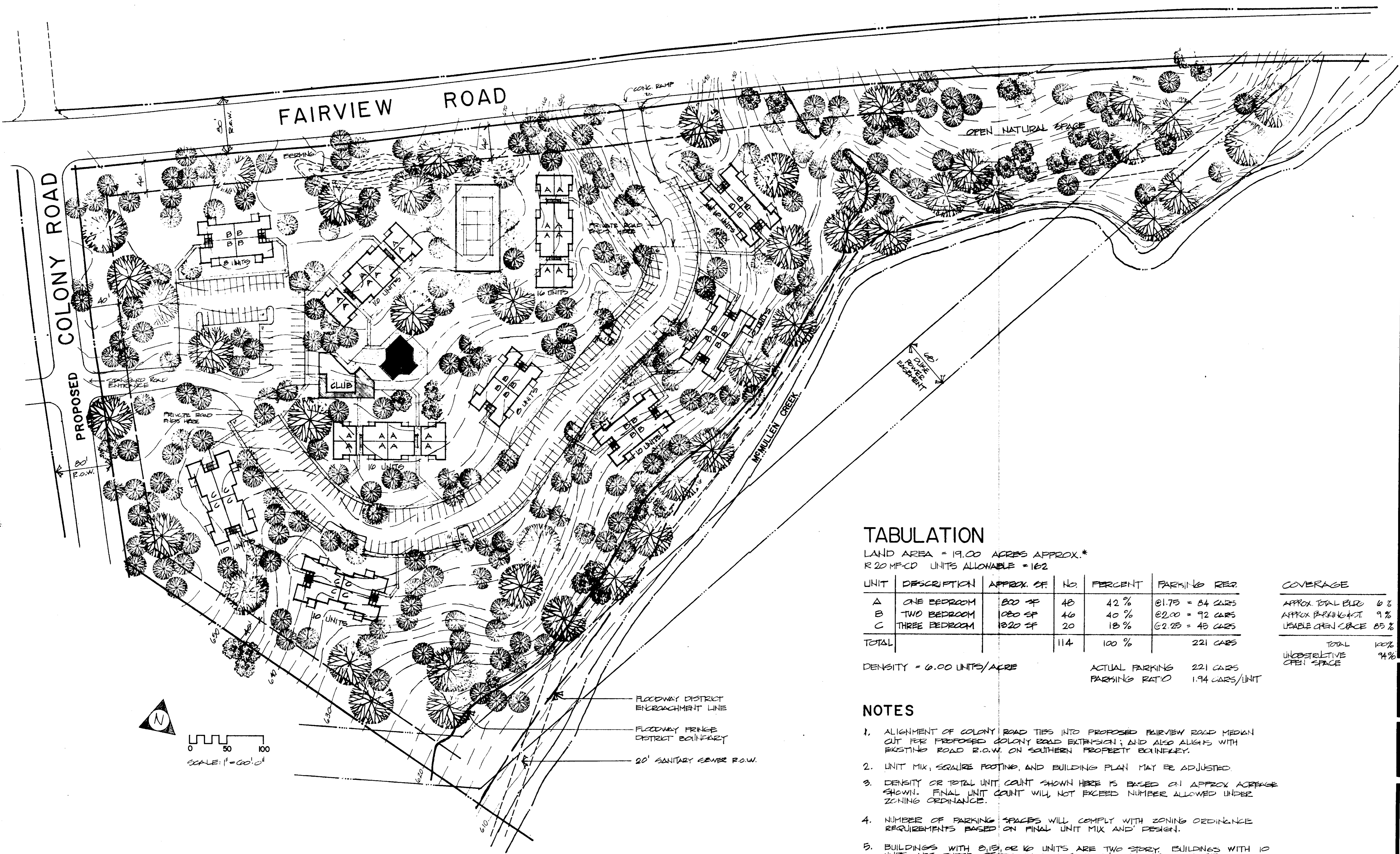
594-7389  
MCGUIRE  
PROPERTY  
CO.

PROJECT:  
DATE: 30 JUNE 78

REVISIONS:  
10 SEPT 78

Approved by  
Council 10/30/78  
Replaced by plan  
by Ct. Comm 4/1/80

SHEET



### TABULATION

LAND AREA = 19.00 ACRES APPROX.\*  
 R 20 MF-CO UNITS ALLOWABLE = 162

UNIT	DESCRIPTION	APPROX. SF	NO.	PERCENT	PARKING REQ.
A	ONE BEDROOM	800 SF	48	42 %	@1.75 = 84 CARS
B	TWO BEDROOM	1080 SF	46	40 %	@2.00 = 92 CARS
C	THREE BEDROOM	1320 SF	20	18 %	@2.25 = 45 CARS
TOTAL			114	100 %	221 CARS

**COVERAGE**

APPROX. TOTAL BLDG	6 %
APPROX. PARKING LOT	9 %
USABLE OPEN SPACE	85 %
TOTAL UNOBSTRUCTIVE OPEN SPACE	94 %

DENSITY = 6.00 UNITS/ACRE  
 ACTUAL PARKING 221 CARS  
 PARKING RATIO 1.94 CARS/UNIT

### NOTES

- ALIGNMENT OF COLONY ROAD TIES INTO PROPOSED FAIRVIEW ROAD MEDIAN CUT PER PROPOSED COLONY ROAD EXTENSION; AND ALSO ALIGNS WITH EXISTING ROAD R.O.W. ON SOUTHERN PROPERTY BOUNDARY.
- UNIT MIX, SCRAPER FOOTING, AND BUILDING PLAN MAY BE ADJUSTED.
- DENSITY OR TOTAL UNIT COUNT SHOWN HERE IS BASED ON APPROX. ACREAGE SHOWN. FINAL UNIT COUNT WILL NOT EXCEED NUMBER ALLOWED UNDER ZONING ORDINANCE.
- NUMBER OF PARKING SPACES WILL COMPLY WITH ZONING ORDINANCE REQUIREMENTS BASED ON FINAL UNIT MIX AND DESIGN.
- BUILDINGS WITH 8, 10, OR 16 UNITS ARE TWO STORY. BUILDINGS WITH 10 UNITS ARE THREE STORY ON LOW SIDE AND TWO STORY ON THE HIGH SIDE TO ACCOMMODATE GRADE.
- \*ACREAGE DOES NOT INCLUDE COLONY ROAD R.O.W.

**REG NARMOUR**  
**THE ARCHITECTURAL GROUP**  
  
 6525 MORRISON BLVD. SUITE 423  
 CHARLOTTE N.C. 28211  
 a/c 704 364-5818

A PROPOSED MULTI-FAMILY PROJECT  
 FAIRVIEW ROAD  
 CHARLOTTE NORTH CAROLINA

McGUIRE PROPERTY CO.

**PROJECT:**

**DATE:** 30 JUNE 78

**REVISIONS:**  
 10 SEPT 78

Approved by Council 10/30/78

**SHEET**