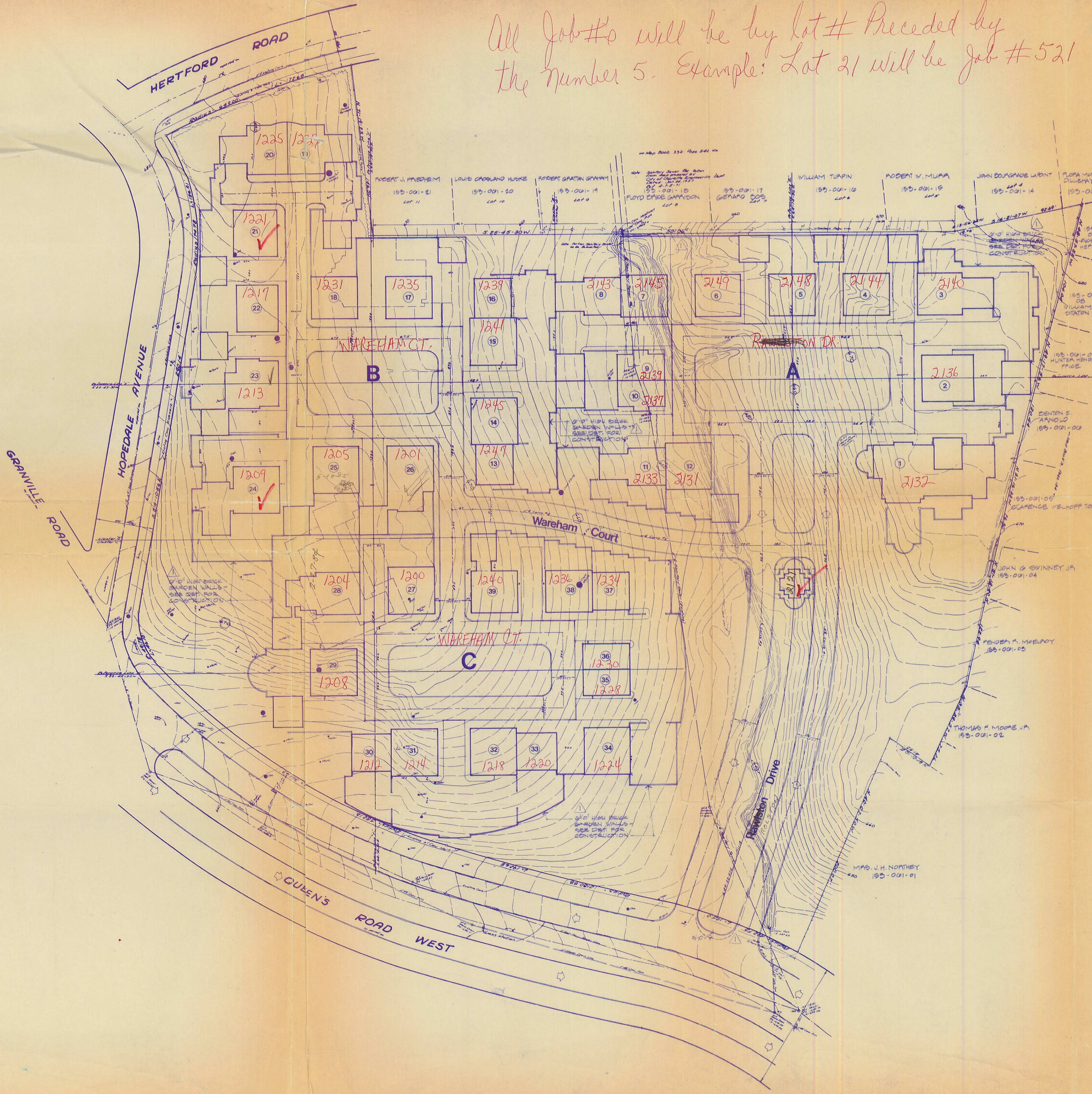


All Job #'s will be by lot # Preceded by the number 5. Example: Lot 21 will be job # 521

Building Tabulation

Abernethy/Poetzsch

Architects



HOUSE NO.	LOT AREA	BLDG LAND COV.	PRIV OPEN AREA	HEATED AREA	HSE GROSS AREA	NO OF PARKING
CLUSTER A						
1	10115	3422	6493	4603	5046	2
2	5582	2484	3098	3476	4204	2
3	5870	1882	2988	2516	3140	2
4	4800	2060	2784	2860	3456	2
5	4800	2060	2740	2900	3500	2
6	4800	2060	2784	2880	3456	2
7	4668	2016	2652	2880	3456	2
8	4200	1900	2600	2048	2624	2
9	2815	1618	1197	2080	2656	2
10	2815	1618	1197	2080	2656	2
11	3901	1900	2301	2048	2624	2
12	4635	2176	2457	3200	3776	2
TOTAL	58,995	24,504	34,491	33,651	41,194	24
CLUSTER B						
13	3276	1024	2252	2048	3072	2
14	2236	1600	636	3200	4800	2
15	2236	1600	636	3200	4800	2
16	4895	1024	2411	2048	3072	2
17	7000	2016	4984	2880	3456	2
18	4171	2016	2155	2880	3456	2
19	3150	2129	1021	2598	3365	2
20	3150	2129	1021	2598	3365	2
21	4892	1900	2252	3200	3200	2
22	5194	2176	2958	3200	3776	2
23	4081	2265	2849	3027	3048	2
24	7072	2176	4916	3200	3776	2
25	5268	2176	3092	3200	3776	2
26	4623	2127	1896	3727	4527	2
TOTAL	62,704	26,658	36,046	41,006	51,889	28
CLUSTER C						
27	4771	1600	3171	3200	3200	2
28	7742	2782	4960	3184	4016	2
29	6282	2302	3960	3200	3902	2
30	3234	1024	2210	2048	3072	2
31	2236	1600	636	3200	4800	2
32	2236	1600	636	3200	4800	2
33	2656	1024	1632	2048	3072	2
34	3240	1600	4640	3200	4800	2
35	1950	880	470	1760	2640	2
36	1950	880	470	1760	2640	2
37	3427	1024	2403	2048	3072	2
38	3510	1440	2070	2880	2880	2
39	4176	2016	2160	2880	3456	2
TOTAL	49,210	19,772	29,438	34,608	46,362	26
TOTAL	170,909	70,934	99,975	109,265	139,485	78

DEVELOPMENT STATISTICS

TOTAL NO OF HOUSES	78	
TOTAL SITE AREA	591,395 SF	100%
TOTAL LOT AREA	170,909	43.66%
TOTAL COMMON OPEN AREA	220,986	56.33%
TOTAL COMMON USABLE AREA	142,474	36.44%

DEVELOPMENT NOTES
 1. HOUSE FOOTPRINTS (PROFILES) ARE APPROXIMATE. EACH HOUSE WILL BE CUSTOM DESIGNED FOR EACH SITE. ACTUAL BUILDING FOOTPRINT MAY VARY SLIGHTLY.
 2. ALL HOUSES WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE & THE NORTH CAROLINA BUILDING CODE FOR EXTERIOR WALL HORIZONTAL SEPERATION (TABLE 600 FIRE PROTECTION REQUIREMENTS).
 EACH HOUSE WILL HAVE A SEPERATE BUILDING PERMIT APPLICATION FOR EACH WILL BE MADE SEPERATELY.

APPROVED FOR CONSTRUCTION
 CMPC
 5/21/82

DRAWING INDEX

	LAYOUT (MPL)	STORM (DET)	SEWER (HWT)	LANDSCAPE
ENTRY ROAD	SM 2	SM 2	SM 1	L 1
CLUSTER A	SM 3	SM 3	SM 2	L 2
CLUSTER B	SM 4	SM 4	SM 3	L 3
CLUSTER C	SM 5	SM 5	SM 4	L 4

WHITEHALL
 Thurman Starnes Company
 Moffatt Sherard & Associates

Queens Road West
 Charlotte, North Carolina
 APA 8101

SITE MASTER PLAN

Innovative
 R20MF
 CT
 27 8

SM1

DATE: MAY 21, 1982

ENGINEERING DEPARTMENT
 ENVIRONMENTAL HEALTH
 UTILITIES DEPARTMENT
 INSPECTION DEPARTMENT-ZONING
 TRANSPORTATION DEPARTMENT
 FIRE DEPARTMENT
 POST OFFICE

Transmitted herewith for your information is a copy of the preliminary site plan for WHITEHALL (INNOVATIVE HOUSING) planned multi-family development, property of T. STARNES CO. AND MOFFATT SHERARD AND ASSOCIATES located SOUTHEAST CORNER OF HOPEDALE AVENUE AND QUEENS ROAD WEST. Preliminary site plan approval was granted on MAY 21, 1982 and the site is now eligible for building development and for the installation of municipal utilities.

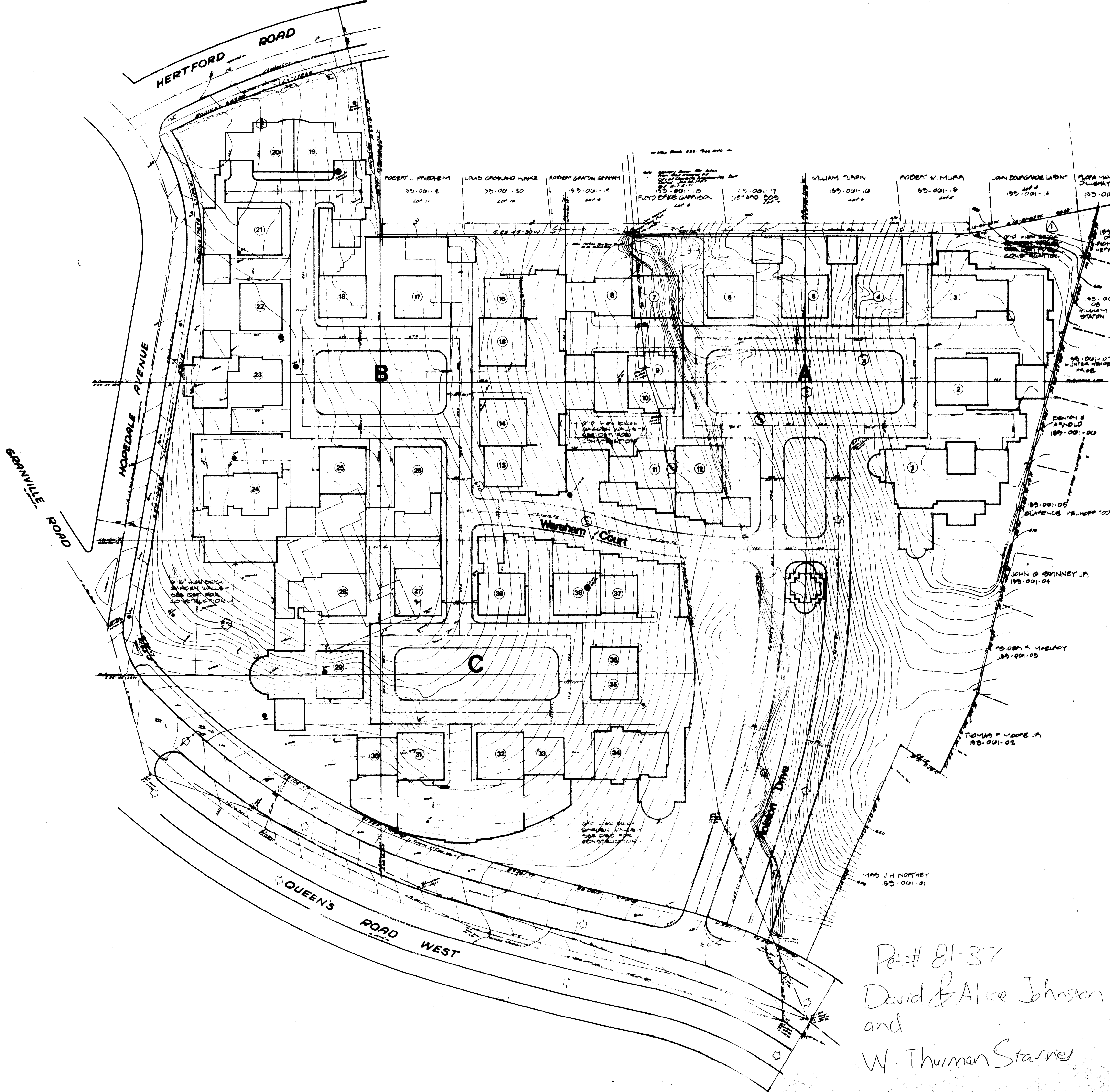
Richard M. ...
 CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Check plan
 R-20MF INNOVATIVE

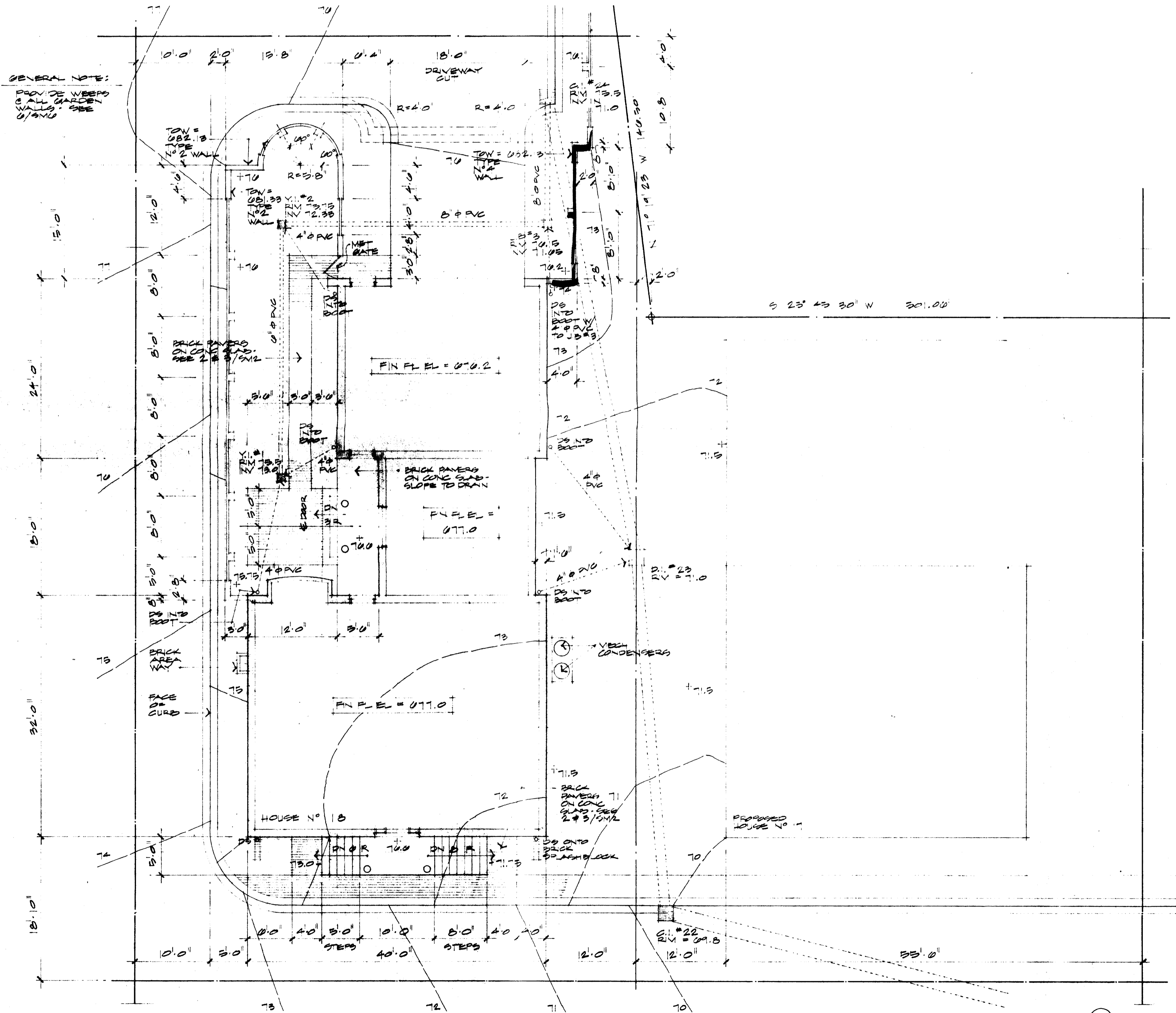
Building Tabulation

Abernethy/Poetzsch

Architects



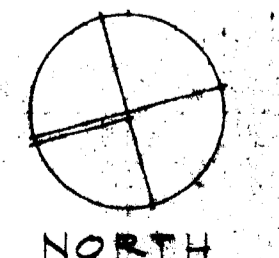
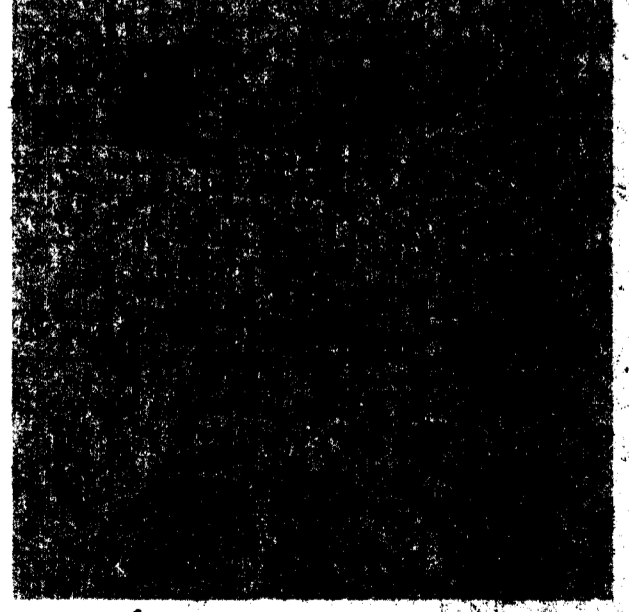
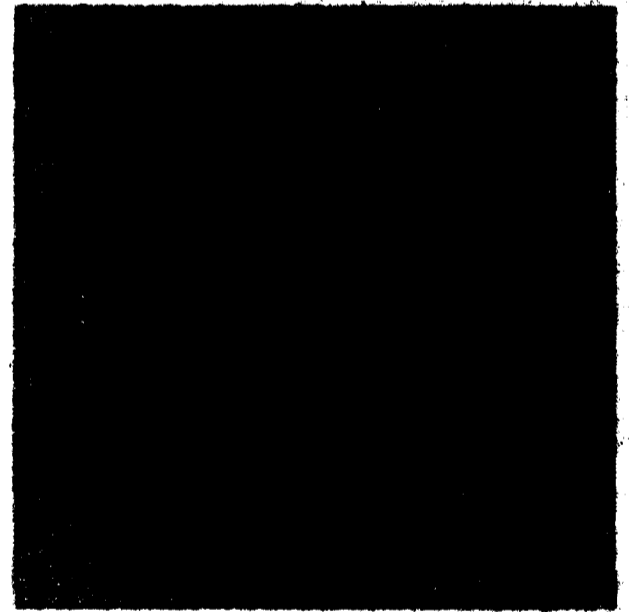
HOUSE NO.	LOT AREA	BLDG. LAND COV.	FRY. OPEN AREA	HEATED AREA	HSR. GROSS AREA	NO. OF PARCELS
CLUSTER A						
1	1015	2422	6493	4603	5616	2
2	5582	2484	8098	3476	4204	2
3	5670	1862	3188	2516	3140	2
4	4800	2016	2784	2880	3456	2
5	4200	2060	2740	2700	3300	2
6	4800	2016	2784	2880	3456	2
7	4668	2016	2652	2880	3456	2
8	4100	1900	2500	2048	2624	2
9	2815	1616	1197	2080	2636	2
10	2815	1616	1197	2080	2636	2
11	3100	1600	2300	2048	2624	2
12	4628	2176	2452	3200	3776	2
13	5695	24524	3488	3365	4174	24
CLUSTER B						
14	3276	1024	2252	2048	3072	2
15	2216	1600	636	3200	4800	2
16	2216	1600	636	3200	4800	2
17	4435	1024	2411	2048	3072	2
18	3000	2016	2884	2880	3456	2
19	4171	2016	2155	2880	3456	2
20	3150	2129	1021	2578	3505	2
21	3150	2129	1021	2578	3505	2
22	4492	1600	3252	3200	4800	2
23	3150	2129	1021	2578	3505	2
24	3618	2265	2862	3027	3648	2
25	3618	2265	2862	3027	3648	2
26	3618	2265	2862	3027	3648	2
27	3618	2265	2862	3027	3648	2
28	3618	2265	2862	3027	3648	2
29	3618	2265	2862	3027	3648	2
30	3618	2265	2862	3027	3648	2
31	3618	2265	2862	3027	3648	2
32	3618	2265	2862	3027	3648	2
33	3618	2265	2862	3027	3648	2
34	3618	2265	2862	3027	3648	2
35	3618	2265	2862	3027	3648	2
36	3618	2265	2862	3027	3648	2
37	3618	2265	2862	3027	3648	2
38	3618	2265	2862	3027	3648	2
39	3618	2265	2862	3027	3648	2
40	3618	2265	2862	3027	3648	2
41	3618	2265	2862	3027	3648	2
42	3618	2265	2862	3027	3648	2
43	3618	2265	2862	3027	3648	2
44	3618	2265	2862	3027	3648	2
45	3618	2265	2862	3027	3648	2
46	3618	2265	2862	3027	3648	2
47	3618	2265	2862	3027	3648	2
48	3618	2265	2862	3027	3648	2
49	3618	2265	2862	3027	3648	2
50	3618	2265	2862	3027	3648	2
51	3618	2265	2862	3027	3648	2
52	3618	2265	2862	3027	3648	2
53	3618	2265	2862	3027	3648	2
54	3618	2265	2862	3027	3648	2
55	3618	2265	2862	3027	3648	2
56	3618	2265	2862	3027	3648	2
57	3618	2265	2862	3027	3648	2
58	3618	2265	2862	3027	3648	2
59	3618	2265	2862	3027	3648	2
60	3618	2265	2862	3027	3648	2
61	3618	2265	2862	3027	3648	2
62	3618	2265	2862	3027	3648	2
63	3618	2265	2862	3027	3648	2
64	3618	2265	2862	3027	3648	2
65	3618	2265	2862	3027	3648	2
66	3618	2265	2862	3027	3648	2
67	3618	2265	2862	3027	3648	2
68	3618	2265	2862	3027	3648	2
69	3618	2265	2862	3027	3648	2
70	3618	2265	2862	3027	3648	2
71	3618	2265	2862	3027	3648	2
72	3618	2265	2862	3027	3648	2
73	3618	2265	2862	3027	3648	2
74	3618	2265	2862	3027	3648	2
75	3618	2265	2862	3027	3648	2
76	3618	2265	2862	3027	3648	2
77	3618	2265	2862	3027	3648	2
78	3618	2265	2862	3027	3648	2
79	3618	2265	2862	3027	3648	2
80	3618	2265	2862	3027	3648	2
81	3618	2265	2862	3027	3648	2
82	3618	2265	2862	3027	3648	2
83	3618	2265	2862	3027	3648	2
84	3618	2265	2862	3027	3648	2
85	3618	2265	2862	3027	3648	2
86	3618	2265	2862	3027	3648	2
87	3618	2265	2862	3027	3648	2
88	3618	2265	2862	3027	3648	2
89	3618	2265	2862	3027	3648	2
90	3618	2265	2862	3027	3648	2
91	3618	2265	2862	3027	3648	2
92	3618	2265	2862	3027	3648	2
93	3618	2265	2862	3027	3648	2
94	3618	2265	2862	3027	3648	2
95	3618	2265	2862	3027	3648	2
96	3618	2265	2862	3027	3648	2
97	3618	2265	2862	3027	3648	2
98	3618	2265	2862	3027	3648	2
99	3618	2265	2862	3027	3648	2
100	3618	2265	2862	3027	3648	2
101	3618	2265	2862	3027	3648	2
102	3618	2265	2862	3027	3648	2
103	3618	2265	2862	3027	3648	2
104	3618	2265	2862	3027	3648	2
105	3618	2265	2862	3027	3648	2
106	3618	2265	2862	3027	3648	2
107	3618	2265	2862	3027	3648	2
108	3618	2265	2862	3027	3648	2
109	3618	2265	2862	3027	3648	2
110	3618	2265	2862	3027	3648	2
111	3618	2265	2862	3027	3648	2
112	3618	2265	2862	3027	3648	2
113	3618	2265	2862	3027	3648	2
114	3618	2265	2862	3027	3648	2
115	3618	2265	2862	3027	3648	2
116	3618	2265	2862	3027	3648	2
117	3618	2265	2862	3027	3648	2
118	3618	2265	2862	3027	3648	2
119	3618	2265	2862	3027	3648	2
120	3618	2265	2862	3027	3648	2
121	3618	2265	2862	3027	3648	2
122	3618	2265	2862	3027	3648	2
123	3618	2265	2862	3027	3648	2
124	3618	2265	2862	3027	3648	2
125	3618	2265	2862	3027	3648	2
126	3618	2265	2862	3027	3648	2
127	3618	2265	2862	3027	3648	2
128	3618	2265	2862	3027	3648	2
129	3618	2265	2862	3027	3648	2
130	3618	2265	2862	3027	3648	2
131	3618	2265	2862	3027	3648	2
132	3618	2265	2862	3027	3648	2
133	3618	2265	2862	3027	3648	2
134	3618	2265	2862	3027	3648	2
135	3618	2265	2862	3027	3648	2
136	3618	2265	2862	3027	3648	2
137	3618	2265	2862	3027	3648	2
138	3618	2265	2862	3027	3648	2
139	3618	2265	2862	3027	3648	2
140	3618	2265	2862	3027	3648	2
141	3618	2265	2862	3027	3648	2
142	3618	2265	2862	3027	3648	2
143	3618	2265	2862	3027	3648	2
144	3618	2265	2862	3027	3648	2
145	3618	2265	2862	3027	3648	2
146	3618	2265	2862	3027	3648	2
147	3618	2265	2862	3027	3648	2
148	3618	2265	2862	3027	3648	2
149	3618	2265	2862	3027	3648	2
150	3618	2265	2862	3027	3648	2
151	3618	2265	2862	3027	3648	2
152	3618	2265	2862	3027	3648	2
153	3618	2265	2862	3027	3648	2
154	3618	2265	2862	3027	3648	2
155	3618	2265	2862	3027	3648	2
156	3618	2265	2862	3027	3648	2
157	3618	2265	2862	3027	3648	2
158	3618	2265	2862	3027	3648	2
159	3618	2265	2862	3027	3648	2
160	3618	2265	2862	3027	3648	2
161	3618	2265	2862	3027	3648	2
162	3618	2265	2862	3027	3648	2
163	3618	2265	2862	3027	3648	2
164	3618	2265	2862	3027	3648	2
165	3618	2265	2862	3027	3648	2
166	3618	2265	2862	3027	3648	2
167	3618	2265	2862	3027	3648	2
168	3618	2265	2862	3027	3648	2
169	3618	2265	2862	3027	3648	2
170	3618	2265	2862	3027	3648	2
171	3618	2265	2862	3027	3648	2
172	3618	2265	2862	3027	3648	2
173	3618	2265	2862	3027	3648	2
174	3618	2265	2862	3027	3648	2
175	3618	2265	2862	3027	3648	2
176	3618	2265	2862	3027	3648	2
177	3618	2265	2862	3027	3648	2
178	3618	2265	2862	3027	3648	2
179	3618	2265	2862	3027	3648	2
180	3618	2265	2862	3027	3648	2
181	3618	2265	2862	3027	3648	2
182	3618	2265	2862	3027	3648	2
183	3618	2265	2862	3027	3648	2
184	3618	2265	2862	3027	3648	2
185	3618	2265	2862	3027	3648	2
186	3618	2265	2862	3027	3648	2
187	3618	2265	2862	3027	3648	2
188	3618	2265	2862	3027	3648	2
189	3618	2265	2862	3027	3648	2
190	3618	2265				



SITE PLAN
1/4" = 1'-0"

Plot # 81-37
David & Alice Johnston
and
W. Thurman Staines

Drawn by: [unclear]
 Date: [unclear]
 Checked by: [unclear]
 Revision: [unclear]
 25 MAY 1954
 13 JULY 1954



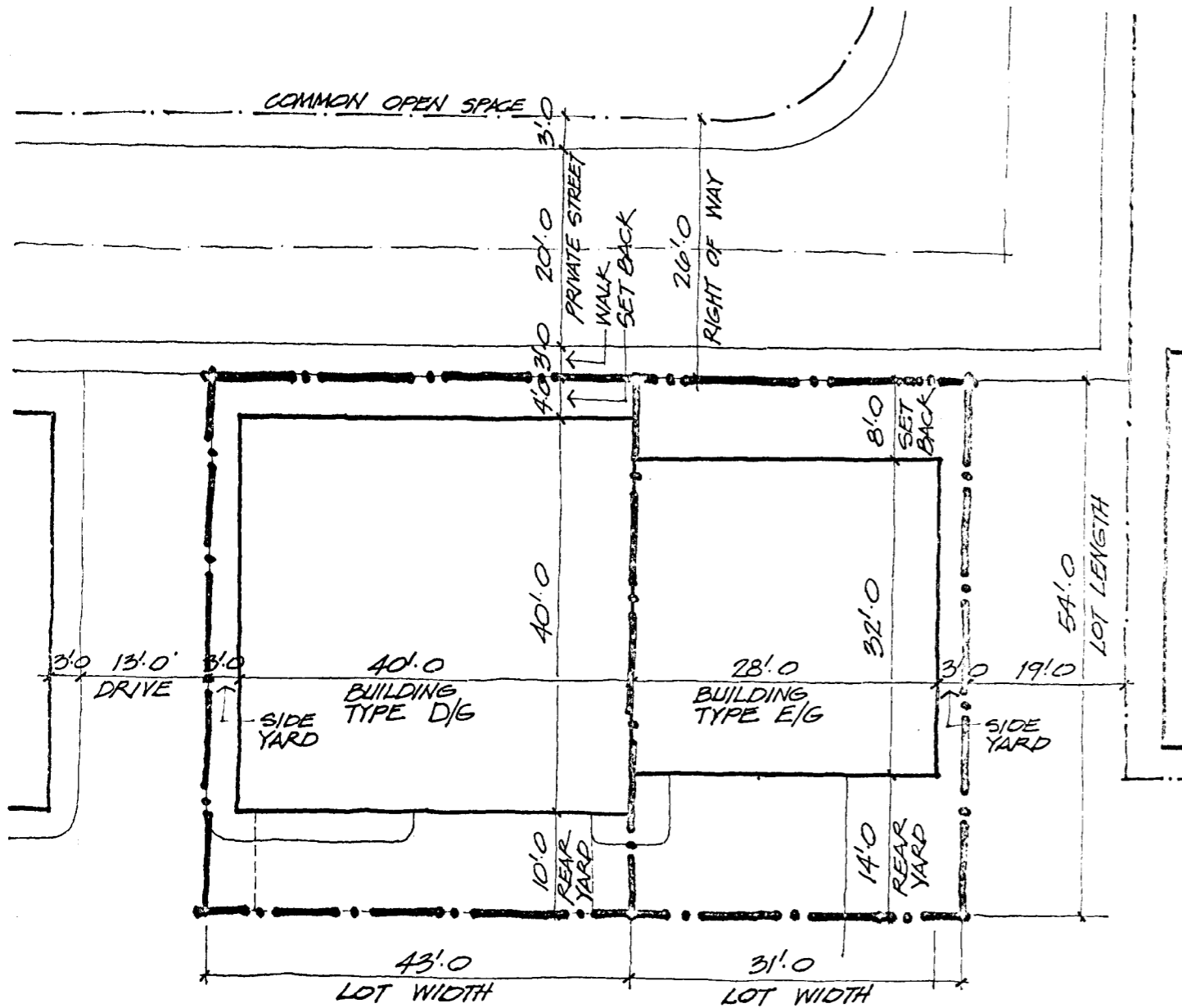
NORTH
17 / 18
A1

	<u>Building Type D/G</u>	<u>Building Type E/G</u>		
<u>Lot Area</u>	43'0" X 54'0" = 2,322.0 SF	31'0" X 54'0" = 1,674.0 SF		
<u>Building Coverage</u>	40'0" X 40'0" = 1,600.0 SF	28'0" X 32'0" = 896.0 SF		
<u>Open Private Area</u>	722.0 SF 30%	778.0 SF 46%		

Building Type A
Lot Area 64'0" X 68'0" = 4,352.0 SF
Building Coverage 40'0" X 40'0" = 1,600.0 SF
Open Private Area 2752.0 SF 63%

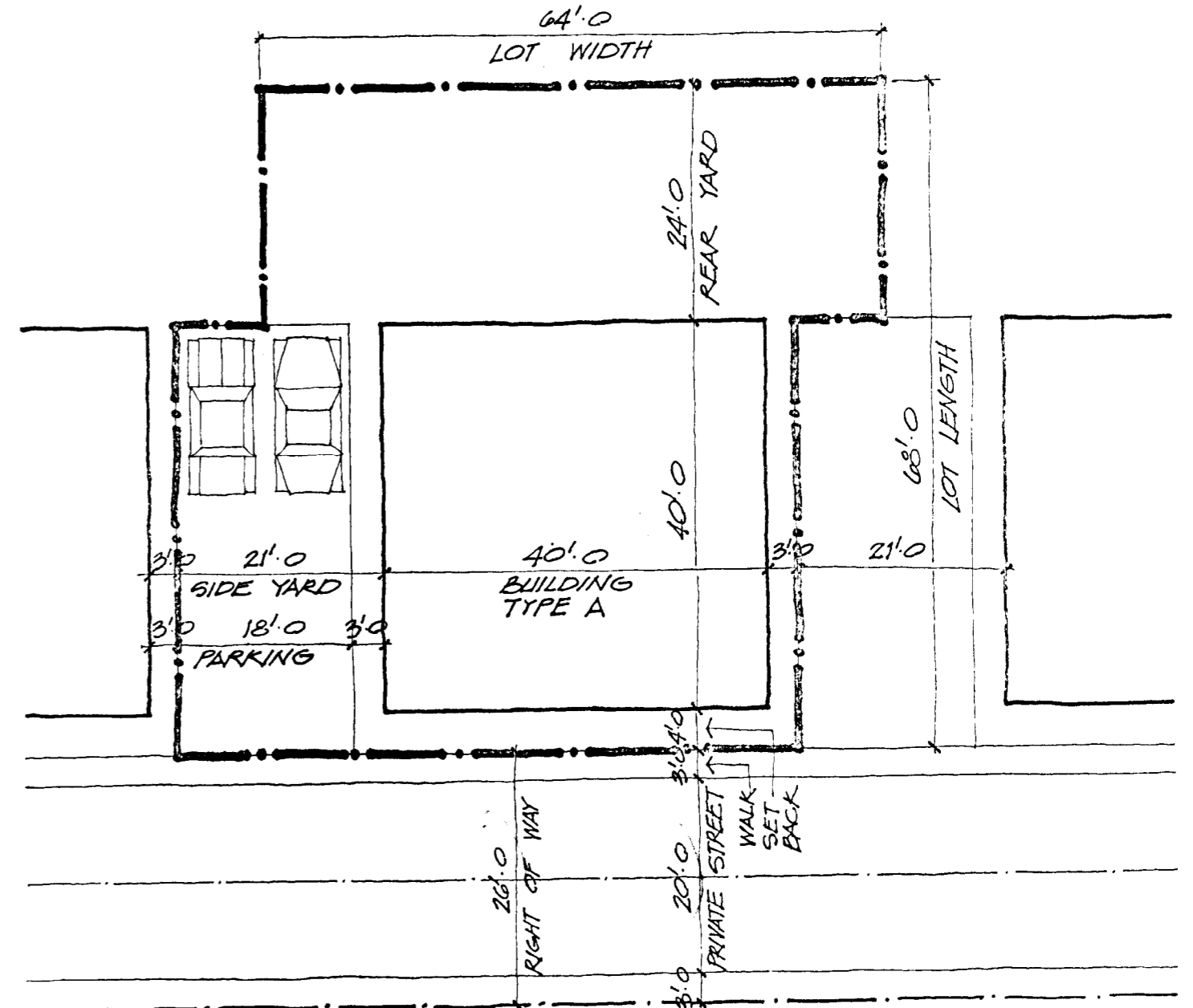
Abernethy/Poetzsch

MINIMIM LOT



Abernethy/Poetzsch

TYPICAL LOT



Garage upsets Myers Park group

By OSKER SPICER
OF THE NEWS STAFF

Some Myers Park residents are unhappy with a garage built in a new townhouse project in their neighborhood.

The president of the Myers Park Homeowners Association says his organization will be writing letters to the Charlotte-Mecklenburg Planning Commission protesting the construction of the "unsightly" two-car garage.

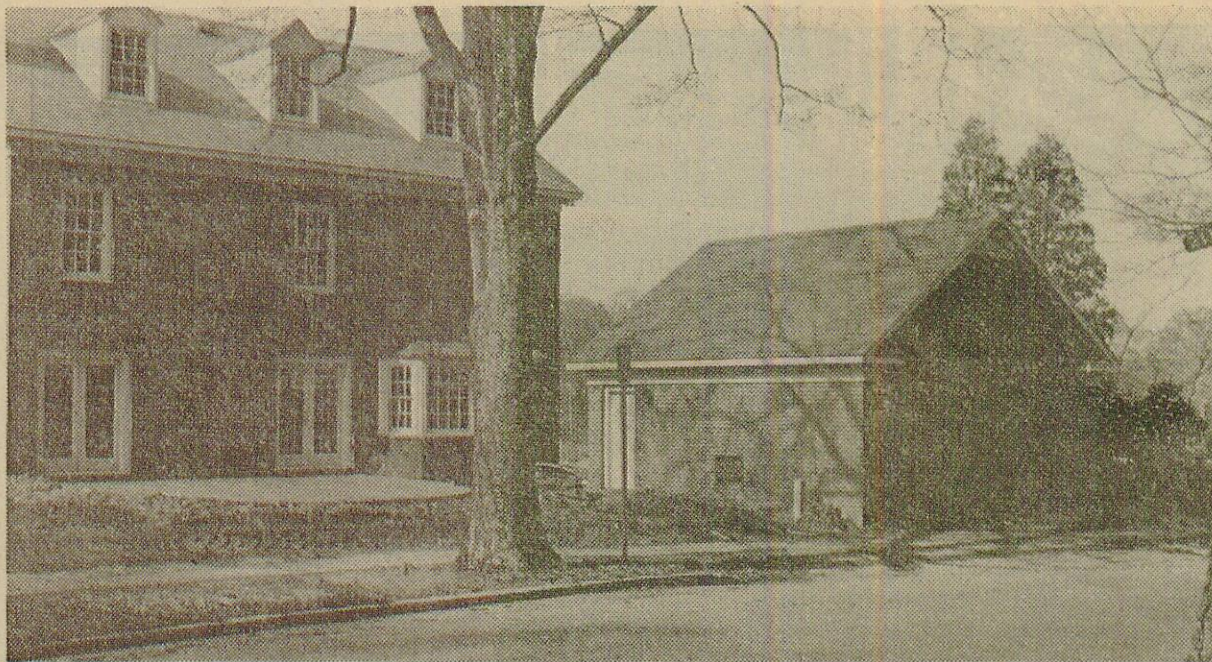
City planning officials say the garage was approved, and one of the developers says it will be attractive when planned landscaping is completed.

The 39-unit Whitehall townhouse development is being built at Queens Road West and Hopedale Avenue, at the former site of the old David Johnston home.

In 1981, the City Council approved a petition filed by the developers to rezone the 9-acre tract from single-family use to an innovative development classification — restricting development on the property to the site plan submitted with the proposal.

Bill Hodges, president of the neighborhood group, said the developers — Thurman Starnes Co. Inc. and Moffatt Sherard and Associates Inc. — did not include plans for the garage in question in the original plan.

He said the neighborhood group



Garage on Hopedale Avenue. (News photo/Jeep Hunter)

gave its blessings to the plan "primarily because it called for an extensive set-back" and natural plant buffers.

But the back of the garage is glaringly visible from Hopedale and detracts from the character of the entire area, he said.

"We are upset about it," Mr. Hodges said. "... They went

behind our backs and changed the plan."

Any deviation from the approved site plan would have to be approved by the Planning Commission, and Mr. Hodges said residents assumed changes would be brought to their attention since the developers appealed to residents for their approval of the

original plan.

Dick Hauersperger, head of the Planning Commission's urban design staff, said the amendment allowing construction of the garage was approved last May by Martin Cramton, director of the Planning Commission staff, who has the authority to make minor changes.

Mr. Cramton said he often

makes such changes based on recommendations from his staff, after verifying that the changes will not "particularly alter the concept" of the approved plan.

The addition of the single two-car garage — in an area allotted for paved parking — was the only change in the Whitehall project, Mr. Cramton said.

Moffatt Sherard, one of the developers, said the garage is merely an added portion of a wall included in the original site plan.

"We are not attempting to pull the wool over anyone's eyes," he said.

"We're just asking that they (residents) wait and see how we develop it. The garage and the adjoining wall will be landscaped with decorative vines and other plants and will blend into the surrounding terrain.

"It'll look so good, they'll soon forget about it," he said.

Mr. Hodges said he feels the rules governing staff-approved plan amendments are too lenient. The neighborhood group is having its lawyers check the legal aspects of the action, he said.

"We're going to have to oppose any action which allows the planning staff to make independent decisions" on conditional site plans, Mr. Hodges said, "unless we can get some assurances that we will be contacted before a decision is made."