

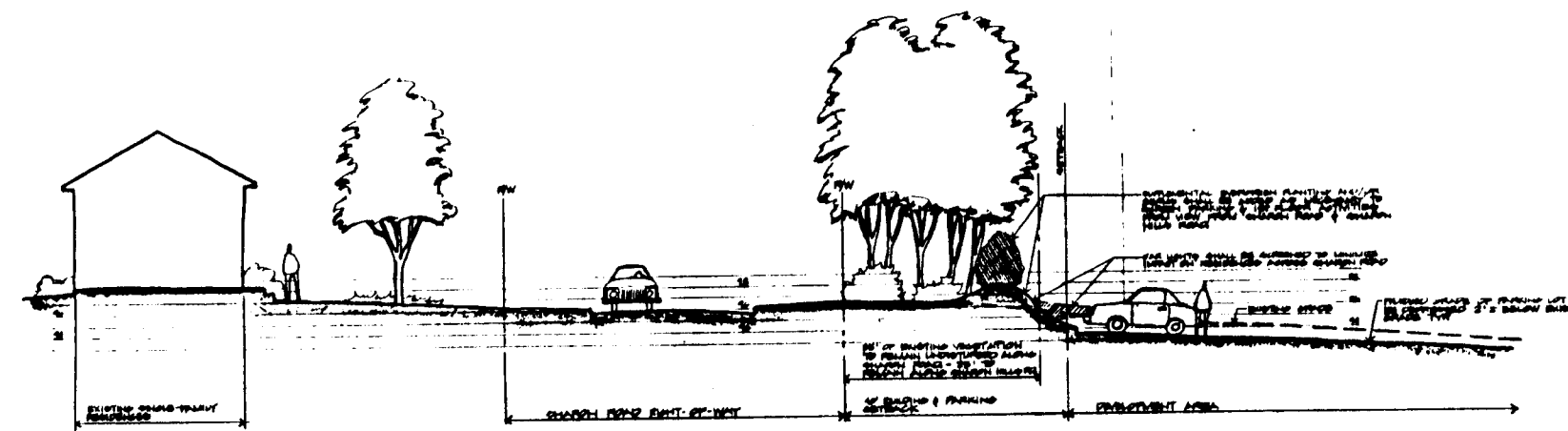
Amended Plan
PROPOSED TOWNHOUSES
at Sharon Hills Road
for FARMINGTON, INC., CHARLOTTE, N.C.

design performance

1. Units shall be clustered in such a manner that roof lines and meter walls are broken up to reduce the overall scale & massing of each elevation of each building.
2. Unit clusters will be arranged in such a manner that will create front entry public courtyards and allow private courtyards on various sides of each building.
3. Any end or rear elevation shall be designed in such a manner that they contain certain fenestration and architectural features (i.e. bay windows, chimneys, etc) as to make these relate positively to the existing context; not necessarily in style, but in scale and massing.
4. Parking lots shall be broken up into bays not to exceed 8 spaces (10 small car spaces) with berming and landscaping similar to plan.

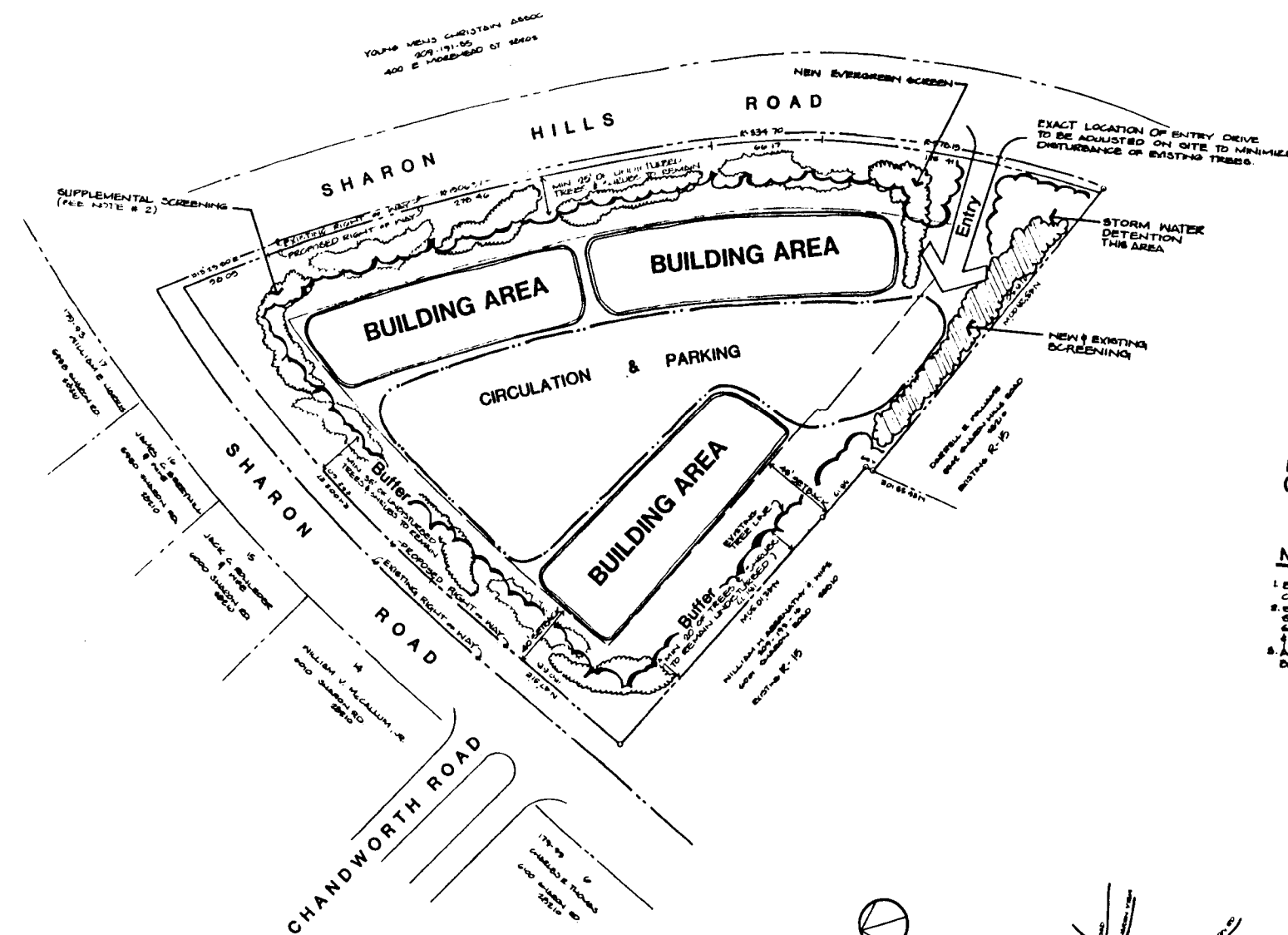
NOTES

1. Boundary survey information by Yarbrough Surveyors, Charlotte, N.C., dated April, 1978.
2. Supplement existing planting with new evergreen screening, fences & berms added as necessary to screen 1st floor activities from view from Sharon Road and Sharon Hills Road.
3. Additional landscaping will be added in parking and building areas.
4. Attached housing units will be for sale.
5. Architectural massing, parking layout and landscaping shall be similar in character to site plan by David Furman dated September 16, 1982, and shall be consistent with the "Design Performance" criteria set forth on that plan.



SCHEMATIC CROSS SECTION
 HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 8'

YMCA



SITE DATA

SITE AREA 2.4514 ACRES
 EXISTING ZONING R-15
 PROPOSED ZONING R-15MF(CD)
 MAX. 28 D.U. & REQUIRED PARKING
 (MIN. 2 SPACES PER UNIT)

NOTES

1. BOUNDARY SURVEY INFORMATION BY YARBROUGH SURVEYORS, CHARLOTTE, N.C. DATED APRIL, 1978.
2. SUPPLEMENT EXISTING PLANTING WITH NEW EVERGREEN SCREENING, FENCES & BERMS ADDED AS NECESSARY TO SCREEN 1ST FLOOR ACTIVITIES FROM VIEW FROM SHARON ROAD & SHARON HILLS ROAD.
3. ADDITIONAL LANDSCAPING WILL BE ADDED IN PARKING & BUILDING AREAS.

Graphic Scale

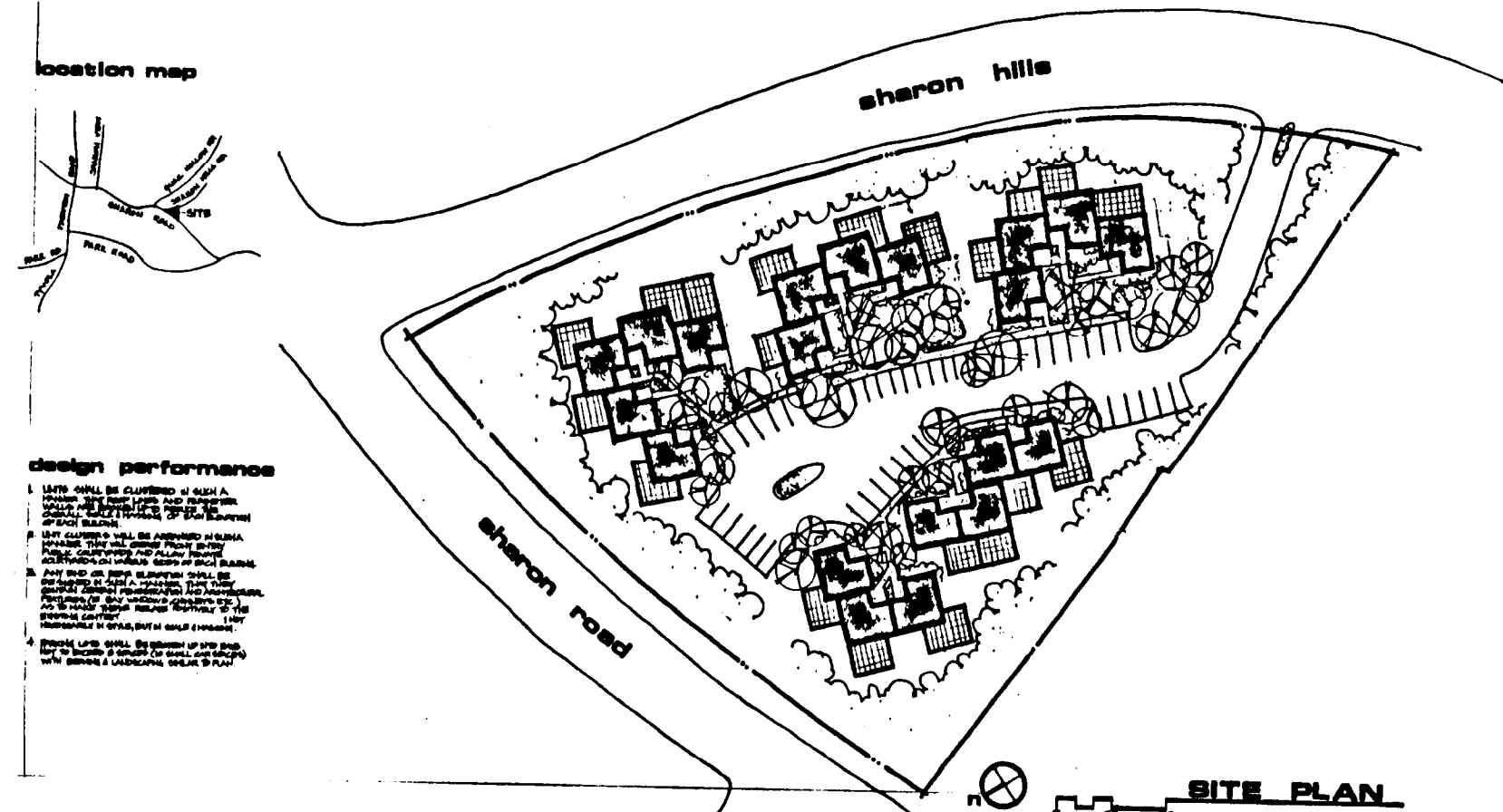
Location Map

PROPOSED TOWNHOUSES
 at Sharon Hills Road
 for **FARMINGTON, INC.** - CHARLOTTE, N.C.

DPR LANDSCAPE ARCHITECTS
 associates 173 30'
 45 AC

site data
 site area 2.4514 acres
 existing zoning R-15
 proposed zoning R-15MF(CD)
 max. 28 d.u. & required parking
 min. 2 spaces per unit

location map



design performance

1. UNITS SHALL BE CLUSTERED IN SUCH A MANNER THAT ROOF LINES AND METER WALLS ARE BROKEN UP TO REDUCE THE OVERALL SCALE & MASSING OF EACH ELEVATION OF EACH BUILDING.
2. UNIT CLUSTERS WILL BE ARRANGED IN SUCH A MANNER THAT WILL CREATE FRONT ENTRY PUBLIC COURTYARDS AND ALLOW PRIVATE COURTYARDS ON VARIOUS SIDES OF EACH BUILDING.
3. ANY END OR REAR ELEVATION SHALL BE DESIGNED IN SUCH A MANNER THAT THEY CONTAIN CERTAIN FENESTRATION AND ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, CHIMNEYS, ETC) AS TO MAKE THESE RELATE POSITIVELY TO THE EXISTING CONTEXT; NOT NECESSARILY IN STYLE, BUT IN SCALE AND MASSING.
4. PARKING LOTS SHALL BE BROKEN UP INTO BAYS NOT TO EXCEED 8 SPACES (10 SMALL CAR SPACES) WITH BERMING AND LANDSCAPING SIMILAR TO PLAN.

David Furman
 Architecture
 Proposed townhouses
 at Sharon Hills Road