

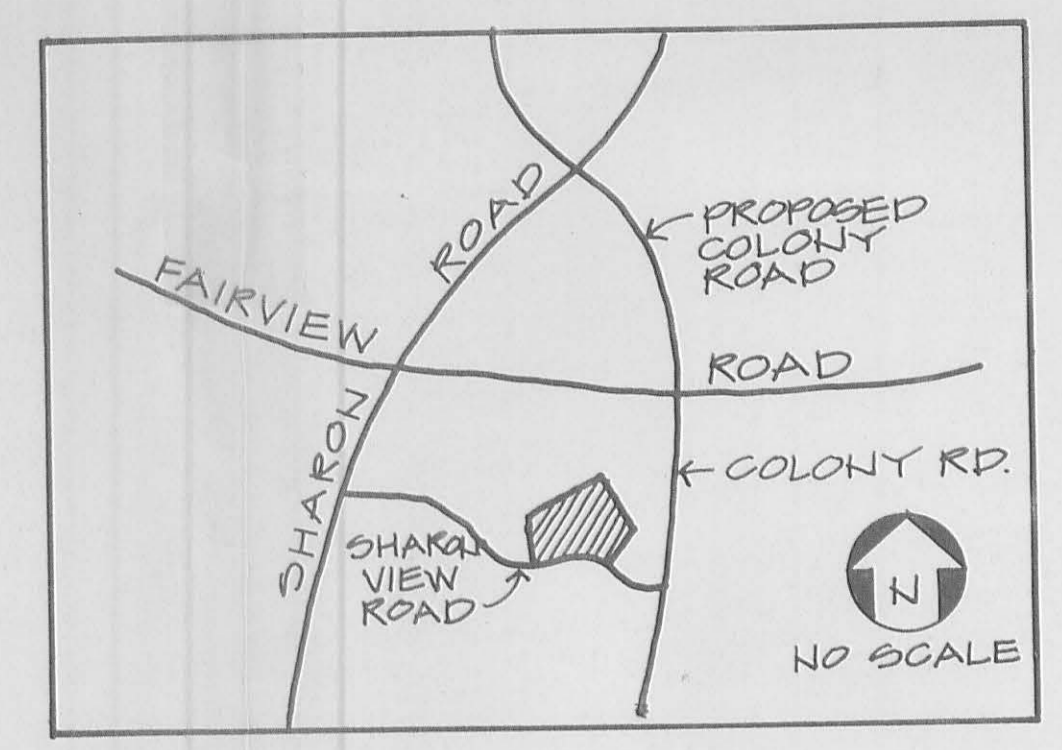
83-70

APPROVED BY CITY COUNCIL  
DATE 10/16/84

NOTE:  
THIS PLAN INDICATES GENERAL CHARACTER OF THE PROPOSED DEVELOPMENT. IT IS NOT INTENDED TO DEPICT PRECISE LOCATION OR CONFIGURATION OF PROPOSED BUILDINGS OR PARKING.

NICHOLAS GOODES & WIFE  
3424 SHARON VIEW ROAD  
CHARLOTTE, N.C. 28226

### LOCATION MAP



DWIGHT L. PHILLIPS  
3281 SHARON VIEW ROAD  
CHARLOTTE, N.C. 28210

McGUIRE INVESTMENT CORP.  
139 S. TRYON STREET  
CHARLOTTE, N.C. 28202

COLONY CROSSING SWIM CLUB  
C/O FIRST COLONY  
2305 RANDOLPH ROAD  
CHARLOTTE, N.C. 28207

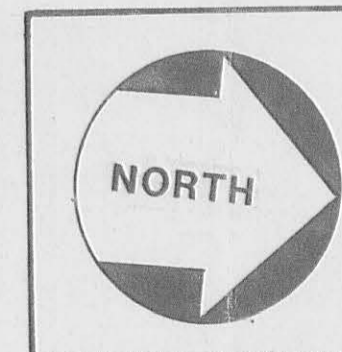
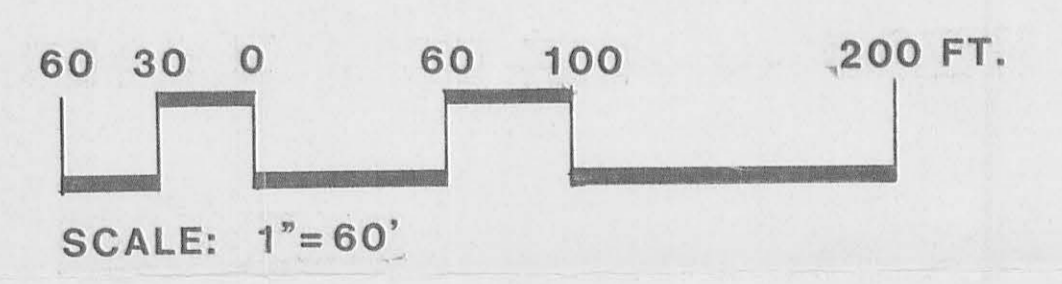
JALLAL S. NASRI  
54 HERITAGE DRIVE  
CLOVER, S.C. 29710

### SITE DATA

Total # of units proposed	152
Development area	± 25.3 AC.
Proposed density	6.0 DU./AC.
Proposed parking	2.25 Sp./Unit 342 Total Sp.
Unit size	1200 S.F.
Existing zoning	R-15
Proposed zoning	R-15MF(CD)
Unit sales	Condominium

### NOTES

1. UNITS & PARKING SHALL BE EVENLY DISTRIBUTED THROUGHOUT DEVELOPMENT AREA.
2. SITE SHALL BE DEVELOPED WITH BOTH 3 & 2 STORY BUILDINGS.
3. DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CHARLOTTE STORM WATER DETENTION ORDINANCE.
4. ENTRY & IDENTIFICATION SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS.
5. SPECIAL CARE SHALL BE TAKEN TO PRESERVE TREES AND OTHER NATURAL SITE FEATURES WITHIN DEVELOPMENT AREA, AND ADDITIONAL PLANTING WILL BE PROVIDED IN PARKING AREAS AND AROUND BUILDINGS TO CREATE A HEAVILY LANDSCAPED FINISHED PRODUCT.
6. ALL UNITS SHALL HAVE BRICK EXTERIOR.
7. UNITS SHALL CONTAIN 1,500 SF (MIN) TO ± 2,500 SF.
8. UNIT TYPES SHALL BE CONDOMINIUMS; BUILDING STYLES SHALL BE TOWNHOUSES.



REVISIONS  
7-27-84: ADDED TENTATIVE BUILDING & PARKING OUTLINE  
8-24-84: NOTE # 5

### PROPOSED REZONING

FOR BILL WATERS CONSTRUCTION COMPANY  
SHARON VIEW ROAD SITE PETITION #

SCALE  
1"=60'  
DATE 3-28-84

COMM NO  
8367  
DRAWN  
SCR  
CHECKED

### SCHEMATIC SITE PLAN

DPR  
associates

LANDSCAPE ARCHITECTS  
DESIGN · PLANNING · RESEARCH  
704/332-1204 · 2036 E. SEVENTH STREET  
CHARLOTTE, NORTH CAROLINA 28204

SHEET NO.  
OF