

**MASTER PLAN**  
 EDWARD D. STONE, JR. & ASSOCIATES  
 PROJECT MANAGEMENT, PLANNERS  
 & LANDSCAPE ARCHITECTS  
 WILMINGTON, NORTH CAROLINA  
 FORT LAUDERDALE, FLORIDA

ARCHITECTURAL DESIGN GROUP, INC.  
 ARCHITECTS  
 FORT LAUDERDALE, FLORIDA

HILL & COMPANY  
 CIVIL ENGINEERS  
 FORT LAUDERDALE, FLORIDA

DESIGN/JOE SONDERMAN, INC.  
 GRAPHIC & INTERIOR DESIGNERS  
 CHARLOTTE, NORTH CAROLINA

ECONOMICS RESEARCH ASSOCIATES  
 ECONOMICS/MARKET RESEARCH  
 FORT LAUDERDALE, FLORIDA

CREATIVE MARKETING CONCEPTS  
 DEVELOPMENT & MARKETING CONSULTANTS  
 FORT LAUDERDALE, FLORIDA



CHARLOTTE, NORTH CAROLINA

**BROWNING  
 PROPERTIES, INC.**

**MASTER DEVELOPERS**

PROJECT NAME:  
**STONE ORCHARD**

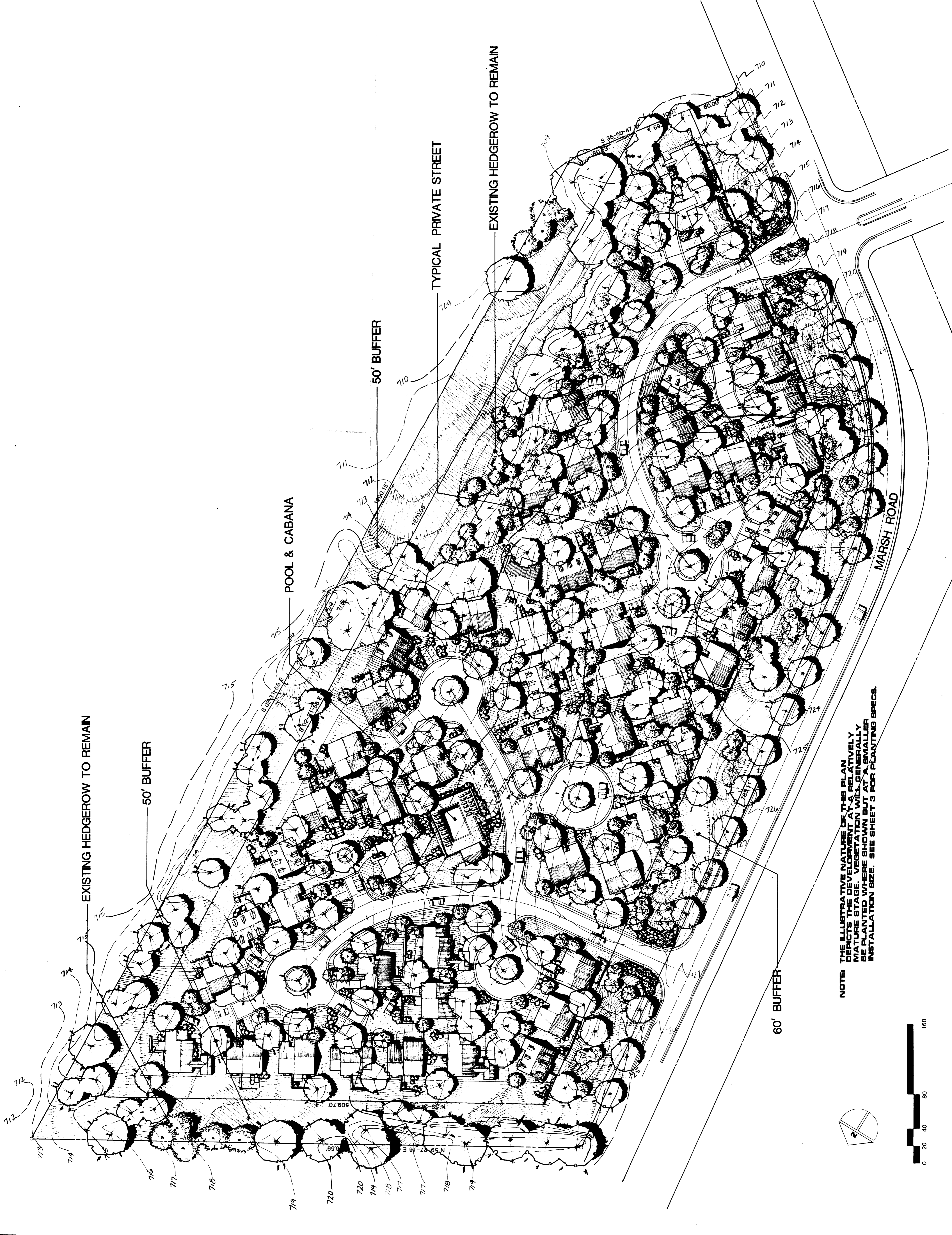
Edward D. Stone, Jr. and Associates, Inc.  
**EDSA**  
 PLANNERS, ARCHITECTS, LANDSCAPE ARCHITECTS  
 P.O. Box 837 Wilmington, NC 28401

DRAWN BY: EDS  
 CHECKED BY: WBS  
 DATE: 8/21/84  
 SCALE: 1"=40'  
 REVISIONS:  
 NO. DATE DESCRIPTION BY:

APPROVED BY CITY COUNCIL  
 DATE: 9/17/84  
 # 84-25

SHEET TITLE:  
**ILLUSTRATIVE  
 SITE PLAN**

SHEET NO.: 1  
 PROJECT NO. 84708



NOTE: THE ILLUSTRATIVE NATURE OF THIS PLAN DEPICTS THE DEVELOPMENT AT A RELATIVELY MATURE STAGE. VEGETATION WILL GENERALLY BE PLANTED WHERE SHOWN BUT AT A SMALLER INSTALLATION SIZE. SEE SHEET 3 FOR PLANTING SPECS.

**DEVELOPMENT STANDARDS:**

MINIMUM SETBACK FROM PRIVATE STREET: 15', 14', 13'  
 MINIMUM DISTANCE FROM BUILDINGS TO BE PRESERVED  
 EXISTING HEDGEROWS AND BUFFER RESTRICTION LINES TO BE ESTABLISHED ON LOTS  
 ADJACENT TO HEDGEROWS.

**VEGETATION KEY**

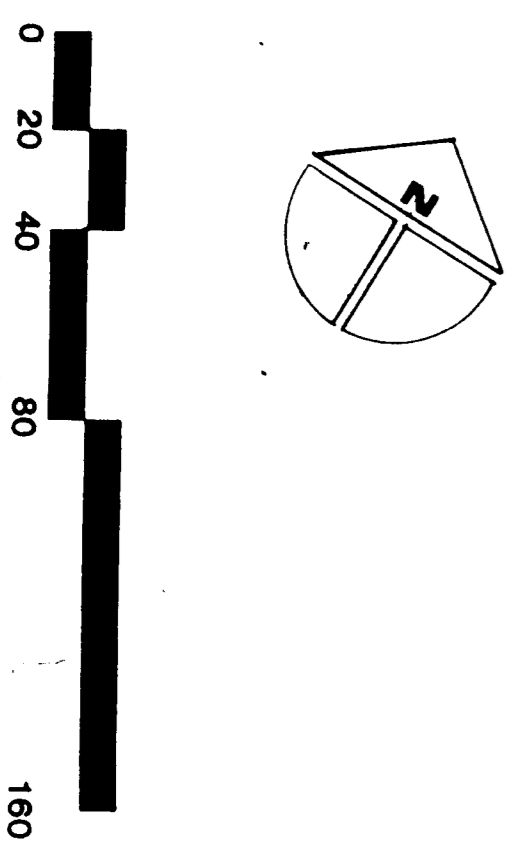
- Existing evergreens to remain
  - Existing deciduous trees to remain
  - Proposed large shade trees to be planted
  - Proposed evergreen & flowering trees to be planted
- See sheet 3 for plant type spec and sizes.

**GENERAL SITE DATA:**

59 Total single family units w/ one car garage.  
 180 parking spaces provided  
 Trash cans to be contained in individual garage units  
 Total site acreage 14.25 Acres  
 Buffers 4.57 Acres  
 Net buildable acreage 9.68 Acres  
 The project will be sold as a condominium development with a homeowner's association

**GENERAL NOTES:**

1. All asphalt pavement to be curbed with 2'-0" valley gutter.
2. All parking spaces and accesses to be concrete pavement.
3. Storm drainage to be provided through catch basins and swales outletting to stormwater retention basins as per Charlotte stormwater impoundment regulations.
4. The water system and fire hydrants shall be installed in accordance with appropriate regulations and shall be maintained by the Home Owners Association.
5. Signage shall be installed to restrict parking to only one side of the private streets.
6. Site distances as indicated by proper traffic standards shall be maintained at the intersections of Marsh Road and the private streets.
- 18' asphalt width face of gutter to face of gutter



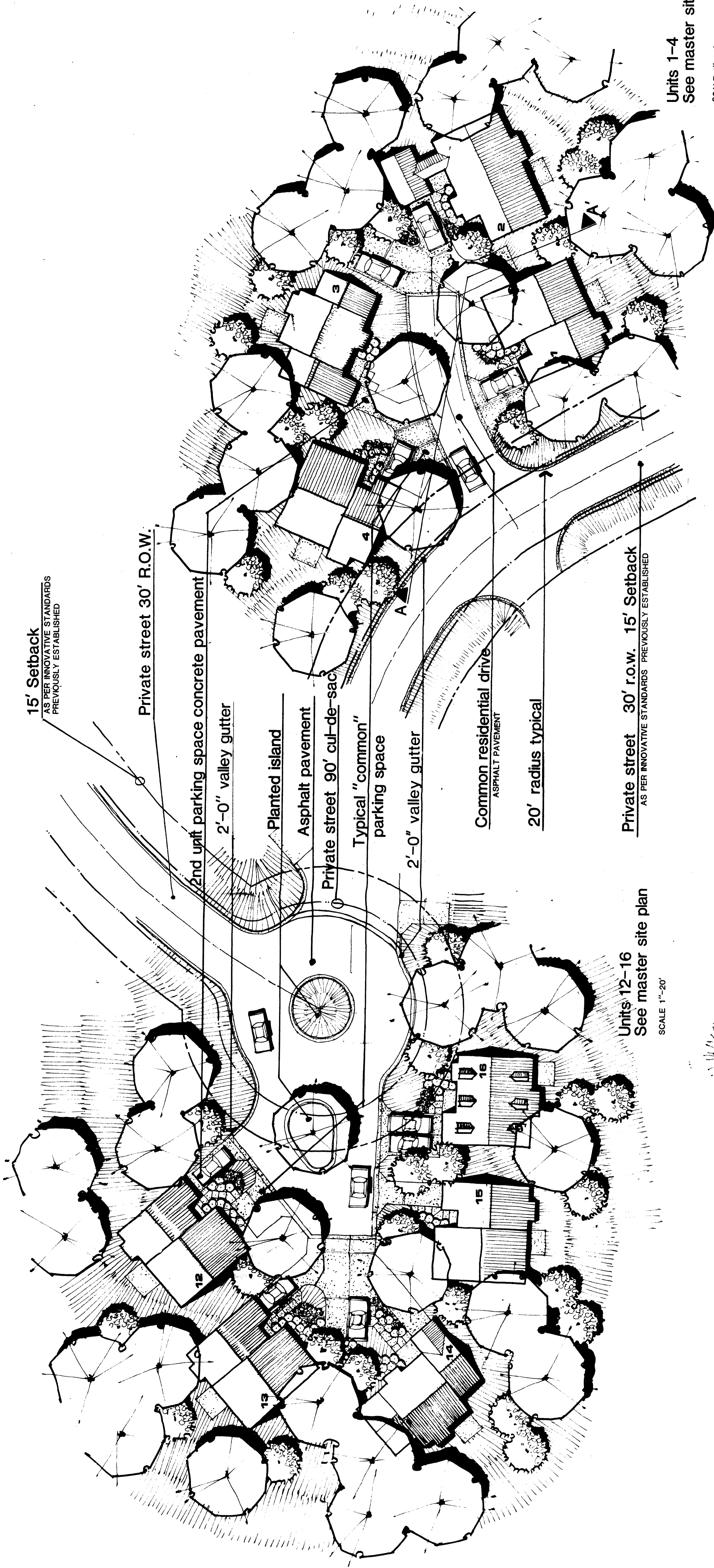
<p><b>MASTER PLANNING TEAM</b>                  EDWARD D. STONE, JR. &amp; ASSOC., INC.                  PROJECT MANAGER: PLUMBERS                  1. LANDSCAPE ARCHITECTS                  WILLIAMSON, NORTH CAROLINA                  FORT LAUDERDALE, FLORIDA                  ARCHITECTURAL DESIGN GROUP, INC.                  ARCHITECTS                  FORT LAUDERDALE, FLORIDA                  ONE ENGINEERS                  FORT LAUDERDALE, FLORIDA                  DESIGN/JOE SONDERMAN, INC.                  GRAPHIC &amp; PERSPECTIVE DESIGNERS                  CHARLOTTE, NORTH CAROLINA                  ECONOMICS RESEARCH ASSOCIATES                  ECONOMIC/MARKET RESEARCH                  FORT LAUDERDALE, FLORIDA                  CREATIVE MARKETING CONCEPTS                  DEVELOPMENT &amp; MARKETING CONSULTANTS                  FORT LAUDERDALE, FLORIDA</p>	<p><b>SELWYN FARMS</b>                  CHARLOTTE, NORTH CAROLINA</p> <p><b>BROWNING PROPERTIES, INC.</b></p> <p><b>MASTER DEVELOPERS</b></p> <p><b>STONE ORCHARD</b></p>	<p>Edward D. Stone, Jr. and Associates, Inc.  <b>EDSA</b>                  Planners and Landscape Architects                  P.O. Box 837 Wilmington, NC 28401</p>	<p>DRAWN BY: CSM                  CHECKED BY: VBP                  DATE: 8/1/94                  SCALE: 1"=40'</p> <p>REVISIONS:                  NO. DATE DESCRIPTION BY:                  1 6/29/94 ADDED LOTS COMMENTS                  2 7/15/94 ADDED LOTS COMMENTS</p>	<p>SHEET TITLE:  <b>TECHNICAL SITE PLAN</b></p> <p>SHEET NO.:  <b>2</b></p> <p>PROJECT NO. 84708</p>
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TYPICAL RESIDENTIAL COURT  
PARKING & VEHICULAR CIRCULATION CONCEPT

TYPICAL COMMON RESIDENTIAL DRIVE  
PARKING & VEHICULAR CIRCULATION CONCEPT

- 3 Parking spaces/unit
  - 1 Garage space
  - 1 Paved space directly accessing each unit
  - 1 Additional space per unit (typically clustered for common parking)
- Trash containers in garages -  
Collection at head of driveways

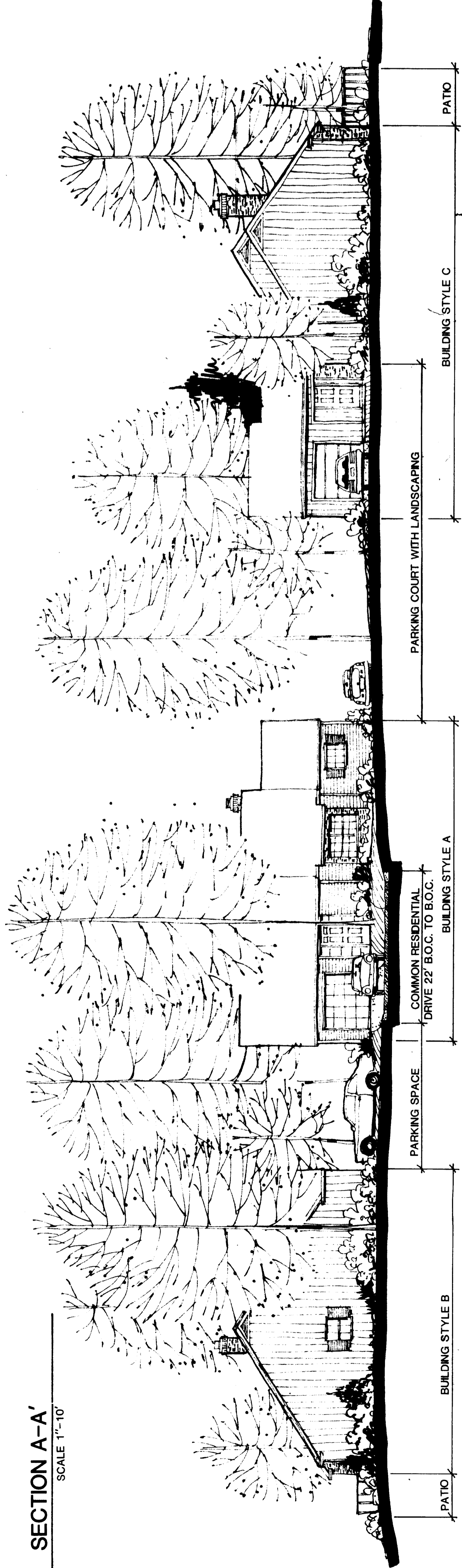
15' Setback  
AS PER INNOVATIVE STANDARDS  
PREVIOUSLY ESTABLISHED



Units 12-16  
See master site plan  
SCALE 1"=20'

Units 1-4  
See master site plan  
SCALE 1"=20'

SECTION A-A'  
SCALE 1"=10'



NOTE: CONCEPTS ARE DEPICTED IN A DETAILED BUT ILLUSTRATIVE FORMAT. SEE TECHNICAL DRAWINGS FOR MORE EXACT MATERIAL SPECIFICATIONS AND FOR EXACT ITEMS (QUANTITIES TO BE PROVIDED BY THE DEVELOPER).

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NO.	DATE	DESCRIPTION	BY:
DRAWN BY: P.M.			
CHECKED BY: W.B.P.			
DATE: 6-19-04			
SCALE: 1"=20'			
REVISIONS:			

SHEET TITLE:  
**RESIDENTIAL PARKING CONCEPTS**

SHEET NO.:  
**3**

PROJECT NO.: 84706

**MASTER PLANNING TEAM**  
 EDWARD D. STONE, JR. & ASSOC., INC.  
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 WASHINGTON, NORTH CAROLINA  
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 FORT LAUDERDALE, FLORIDA

**HILL & COMPANY**  
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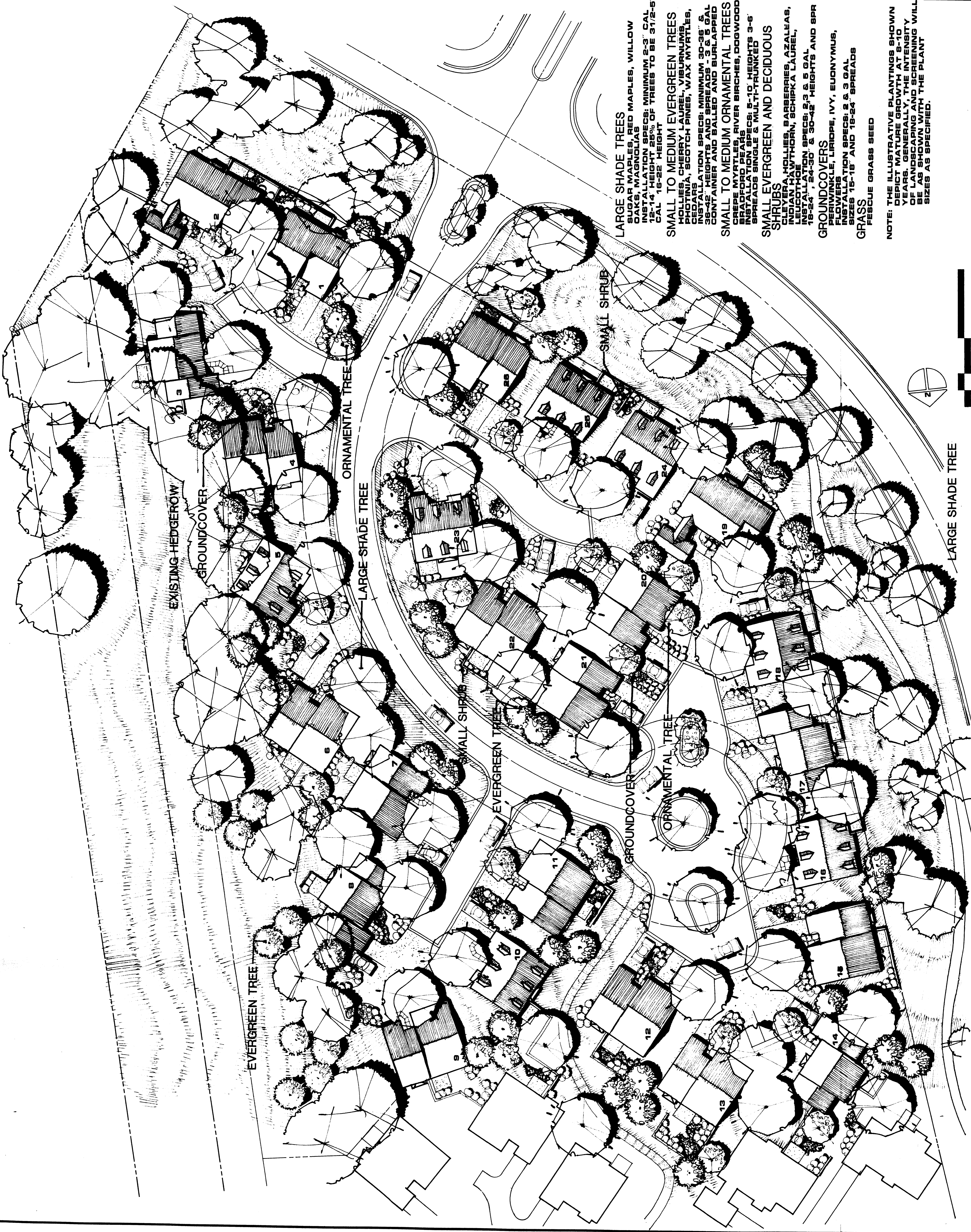
Edward D. Stone, Jr. and Associates, Inc.  
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DRAWN BY: JDN  
 CHECKED BY: VBS  
 DATE: 8-14-84  
 SCALE: 1" = 20'  
 REVISIONS:  
 NO.: DATE: DESCRIPTION:

SHEET TITLE:  
**ILLUSTRATIVE PLANTING PLAN (PHASE 1)**

SHEET NO.: 4

PROJECT NO.: 84708



**LARGE SHADE TREES**  
 SUGAR MAPLES, RED MAPLES, WILLOW OAKS, MAGNOLIAS  
 INSTALLATION SPECS: MINIMUM 2-3" CAL 12-14" HEIGHT 25% OF TREES TO BE 3 1/2-5 CAL 16-22" HEIGHT

**SMALL TO MEDIUM EVERGREEN TREES**  
 HOLLIES, CHERRY LAUREL, VISVAINIA, PEDALINA, SCOTCH PINES, WAX MYRTLES, CEDARS  
 INSTALLATION SPECS: MINIMUM 30-36" & 36-42" HEIGHTS AND SPREADS - 3 & 5 GAL CONTAINER AND BALLED AND BURLAPPED

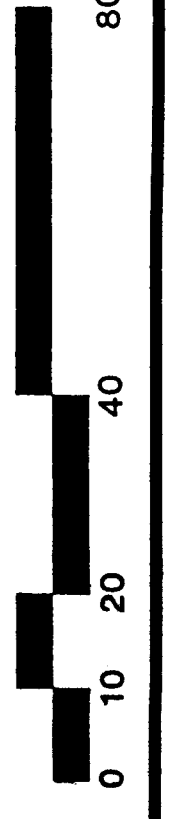
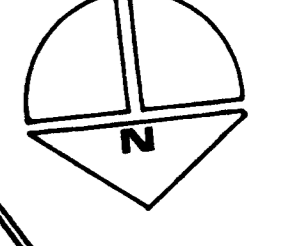
**SMALL TO MEDIUM ORNAMENTAL TREES**  
 CREPE MYRTLES, RIVER BIRCHES, DOGWOOD BRADFORD PEARS  
 INSTALLATION SPECS: 5-10" HEIGHTS 3-6" SPREADS SINGLE & MULTI-TRUNKED

**SMALL EVERGREEN AND DECIDUOUS SHRUBS**  
 CLEVERA, HOLLIES, BARBERIES, AZALEAS, LIGULAN Hawthorn, SCHIPKA LAUREL,  
 INSTALLATION SPECS: 2-3 & 5 GAL 18-24" & 24-30" & 30-42" HEIGHTS AND 8PR

**GROUNDCOVERS**  
 PERIWINKLE, LIRIOPE, IVY, EUONYMUS,  
 INSTALLATION SPECS: 2 & 3 GAL SIZES 15-18" AND 18-24" SPREADS

**GRASS**  
 PESCUE GRASS SEED

NOTE: THE ILLUSTRATIVE PLANTINGS SHOWN DEPICT MATURE GROWTH AT 8-10 YEARS. GENERALLY, THE INTENSITY OF LANDSCAPING AND SCREENING WILL BE AS SHOWN WITH THE PLANT SIZES AS SPECIFIED.



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DRAWN BY: RJN  
 CHECKED BY: VEB  
 DATE: 8-9-84  
 SCALE: 1" = 10'  
 REVISIONS:  
 NO.: DATE: DESCRIPTION:  
 BY:

SHEET TITLE:  
**SITE SECTIONS**

SHEET NO.: **5**  
 PROJECT NO.: 84706

