

**project title**

REZONING APPLICATION FOR KIRKPATRICK PROPERTY 5401 SHARON ROAD CHARLOTTE, NORTH CAROLINA

**dr. by** PHH **ck. by** JHB

**date**  
MARCH 27, 1984

**drawing title**

SITE PLAN PROPOSED REZONING

**revisions**

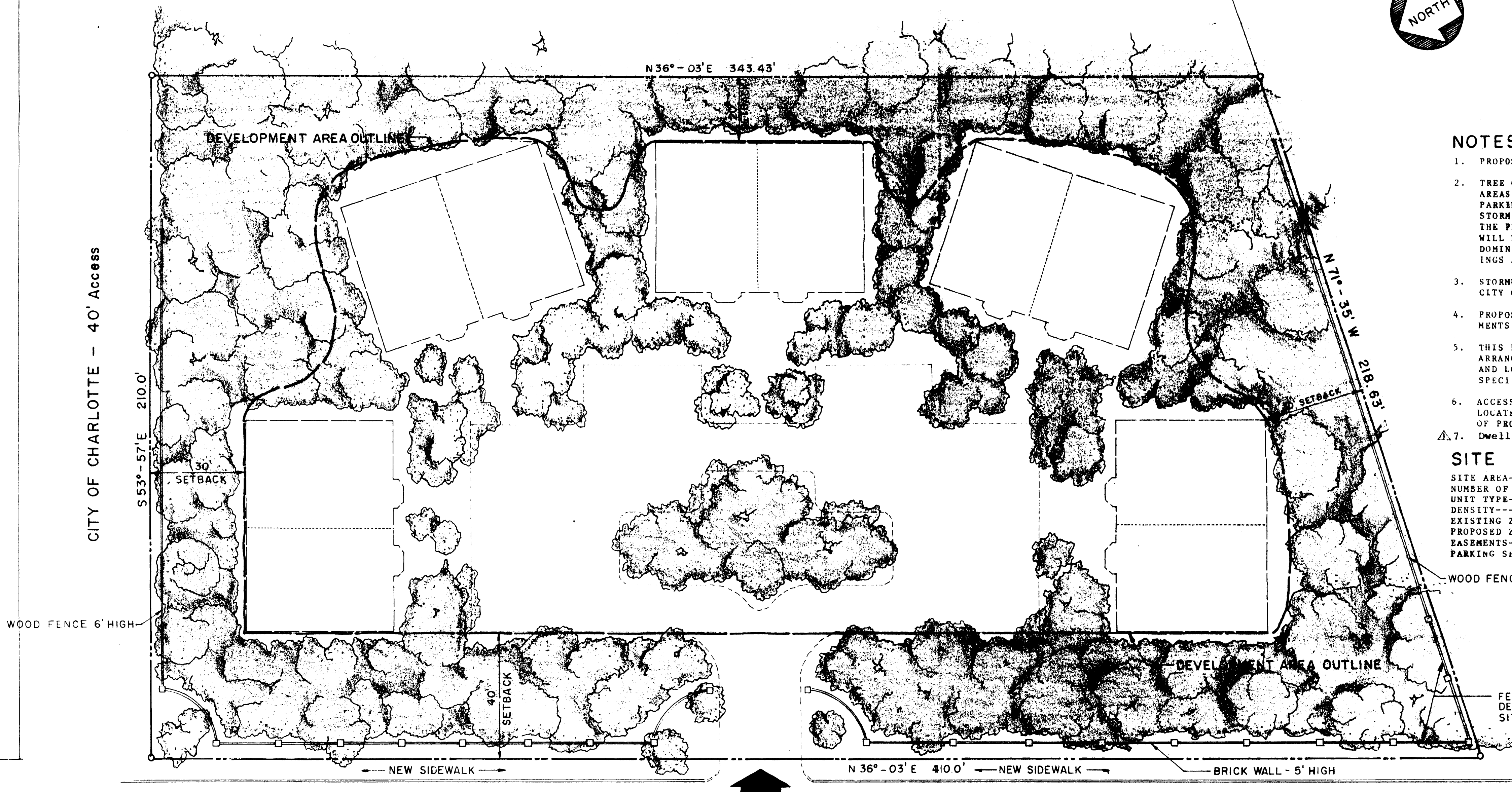
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**drawing no.**

1  
OF 1 SHEET

**job no.** 8317 **set no.**

CITY OF CHARLOTTE 11.84 Acres



**NOTES:**

1. PROPOSED BUILDINGS SHALL BE ONE STORY UNITS.
2. TREE COVER AND NATURAL FEATURES SHALL BE PRESERVED FOR ALL AREAS OTHER THAN THOSE IDENTIFIED TO BE DEVELOPED AS BUILDING, PARKING AND ACCESS, WITH THE EXCEPTION OF UTILITY LINES AND STORM WATER DETENTION FACILITY(S) NEEDED FOR DEVELOPMENT OF THE PROPERTY. ADDITIONALLY, NATURAL TREE COVER AND FEATURES WILL BE PRESERVED, TO THE EXTENT FEASIBLE, INSIDE THE CONDOMINIUM AREAS TO BE DEVELOPED, BY CAREFUL LOCATION OF BUILDINGS AND STREETS.
3. STORMWATER DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ORDINANCE REQUIREMENTS.
4. PROPOSED DEVELOPMENT SHALL ADHERE TO ALL DIMENSIONAL REQUIREMENTS APPLICABLE TO R 15 MF (CD) TOWN HOUSE FOR SALE ZONING.
5. THIS PLAN DEPICTS A FIRM CONCEPT OF BUILDING CIRCULATION ARRANGEMENT. HOWEVER, MINOR ADJUSTMENTS IN BUILDING SHAPES AND LOCATION OR CIRCULATION DESIGN MAY OCCUR TO ACCOMMODATE SPECIFIC SITE CONDITIONS ONLY WITHIN DEVELOPMENT AREA OUTLINE.
6. ACCESSORY FACILITIES, SUCH AS MAINTENANCE SHED, MAY BE LOCATED INSIDE DEVELOPMENT AREA, SUBJECT TO ALL PROVISIONS OF PROPOSED ZONING.
7. Dwelling units to have brick veneer walls and have 1,500 S.F. area.

**SITE DATA:**

|                               |                          |
|-------------------------------|--------------------------|
| SITE AREA-----                | 1.74 ACRES = 78,105 S.F. |
| NUMBER OF PROPOSED UNITS----- | 10                       |
| UNIT TYPE-----                | TOWN HOUSE FOR SALE      |
| DENSITY-----                  | 5.75 UNITS PER ACRE      |
| EXISTING ZONING-----          | R-15                     |
| PROPOSED ZONING-----          | R-15 MF (CD)             |
| EASEMENTS-----                | NONE                     |
| PARKING SPACES PROVIDED-----  | 24                       |

**SITE PLAN**  
SCALE 1" = 20'

RUTHERFORD ROAD (50' R/W)

SULKIRK ROAD (50' R/W)

SHARON ROAD - (160' R/W)