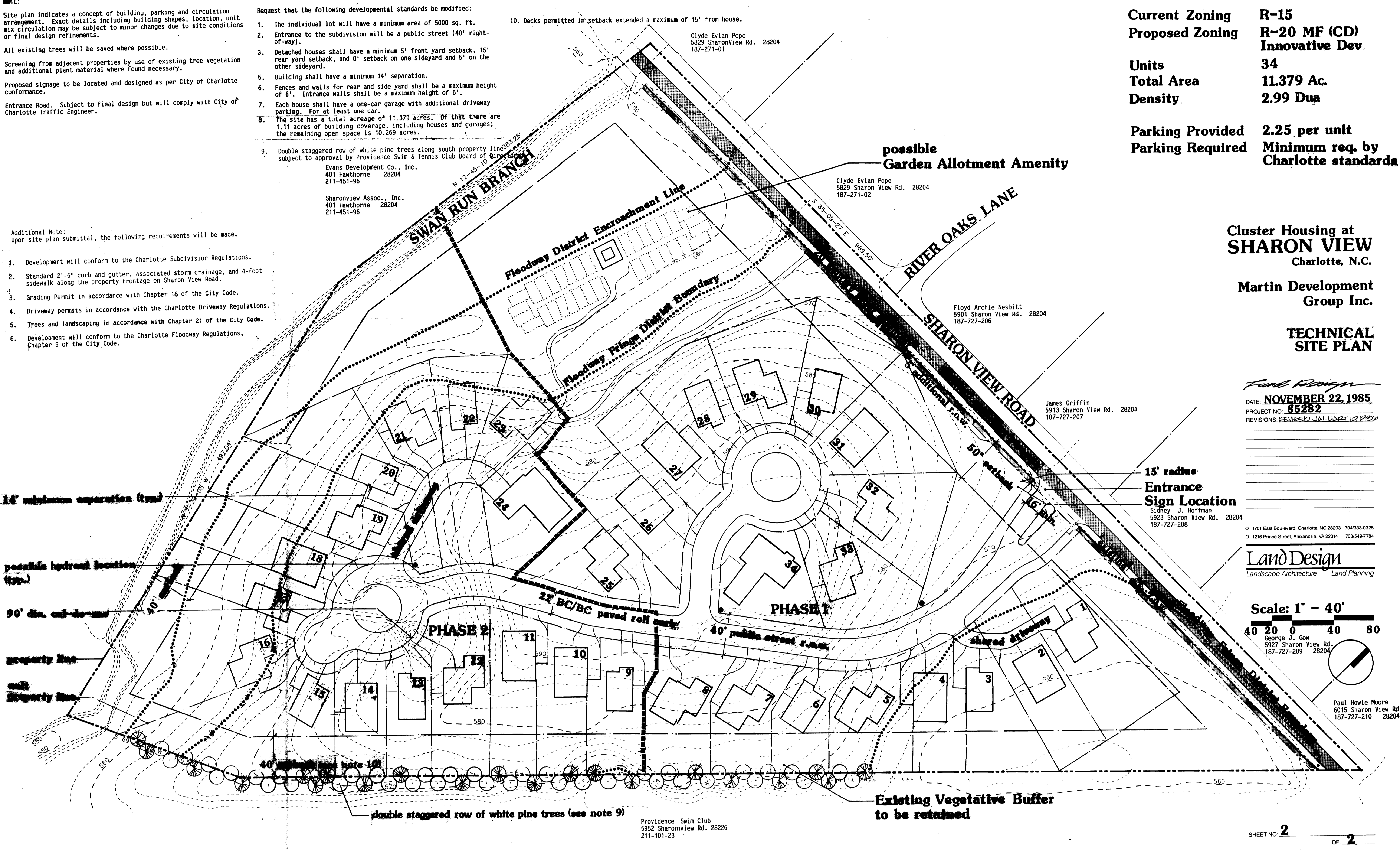


**NOTE:**  
 Site plan indicates a concept of building, parking and circulation arrangement. Each detail including building shape, location, unit mix, circulation may be subject to minor changes due to site conditions or final design refinements.  
 All existing trees will be saved where possible.  
 Screening from adjacent properties by use of existing tree vegetation and additional plant material where found necessary.  
 Proposed signage to be located and designed as per City of Charlotte conformance.  
 Entrance Road. Subject to final design but will comply with City of Charlotte Traffic Engineer.

- Request that the following developmental standards be modified:
- The individual lot will have a minimum area of 5000 sq. ft.
  - Entrance to the subdivision will be a public street (40' right-of-way).
  - Detached houses shall have a minimum 5' front yard setback, 15' rear yard setback, and 0' setback on one sideyard and 5' on the other sideyard.
  - Building shall have a minimum 14' separation.
  - Fences and walls for rear and side yard shall be a maximum height of 6'. Entrance walls shall be a maximum height of 6'.
  - Each house shall have a one-car garage with additional driveway parking. For at least one car.
  - The site has a total acreage of 11.379 acres. Of that there are 1.11 acres of building coverage, including houses and garages; the remaining open space is 10.269 acres.
  - Double staggered row of white pine trees along south property line subject to approval by Providence Swim & Tennis Club Board of Governors.  
 Evans Development Co., Inc.  
 401 Hawthorne 28204  
 211-451-96  
 Sharonview Assoc., Inc.  
 401 Hawthorne 28204  
 211-451-96
  - Decks permitted in setback extended a maximum of 15' from house.

- Additional Note:  
 Upon site plan submittal, the following requirements will be made.
- Development will conform to the Charlotte Subdivision Regulations.
  - Standard 2'-6" curb and gutter, associated storm drainage, and 4-foot sidewalk along the property frontage on Sharon View Road.
  - Grading Permit in accordance with Chapter 18 of the City Code.
  - Driveway permits in accordance with the Charlotte Driveway Regulations.
  - Trees and landscaping in accordance with Chapter 21 of the City Code.
  - Development will conform to the Charlotte Floodway Regulations, Chapter 9 of the City Code.

18' minimum separation (typ.)  
 possible hydrant location (typ.)  
 90' dia. cut-in-man  
 property line  
 walk  
 property line



**SITE TABULATION**

Current Zoning	R-15
Proposed Zoning	R-20 MF (CD) Innovative Dev.
Units	34
Total Area	11.379 Ac.
Density	2.99 Dup
Parking Provided	2.25 per unit
Parking Required	Minimum req. by Charlotte standards

**Cluster Housing at SHARON VIEW**  
 Charlotte, N.C.  
**Martin Development Group Inc.**  
**TECHNICAL SITE PLAN**

*Paul Rangan*  
 DATE **NOVEMBER 22, 1985**  
 PROJECT NO. **85282**  
 REVISIONS **REVISED JANUARY 1986**

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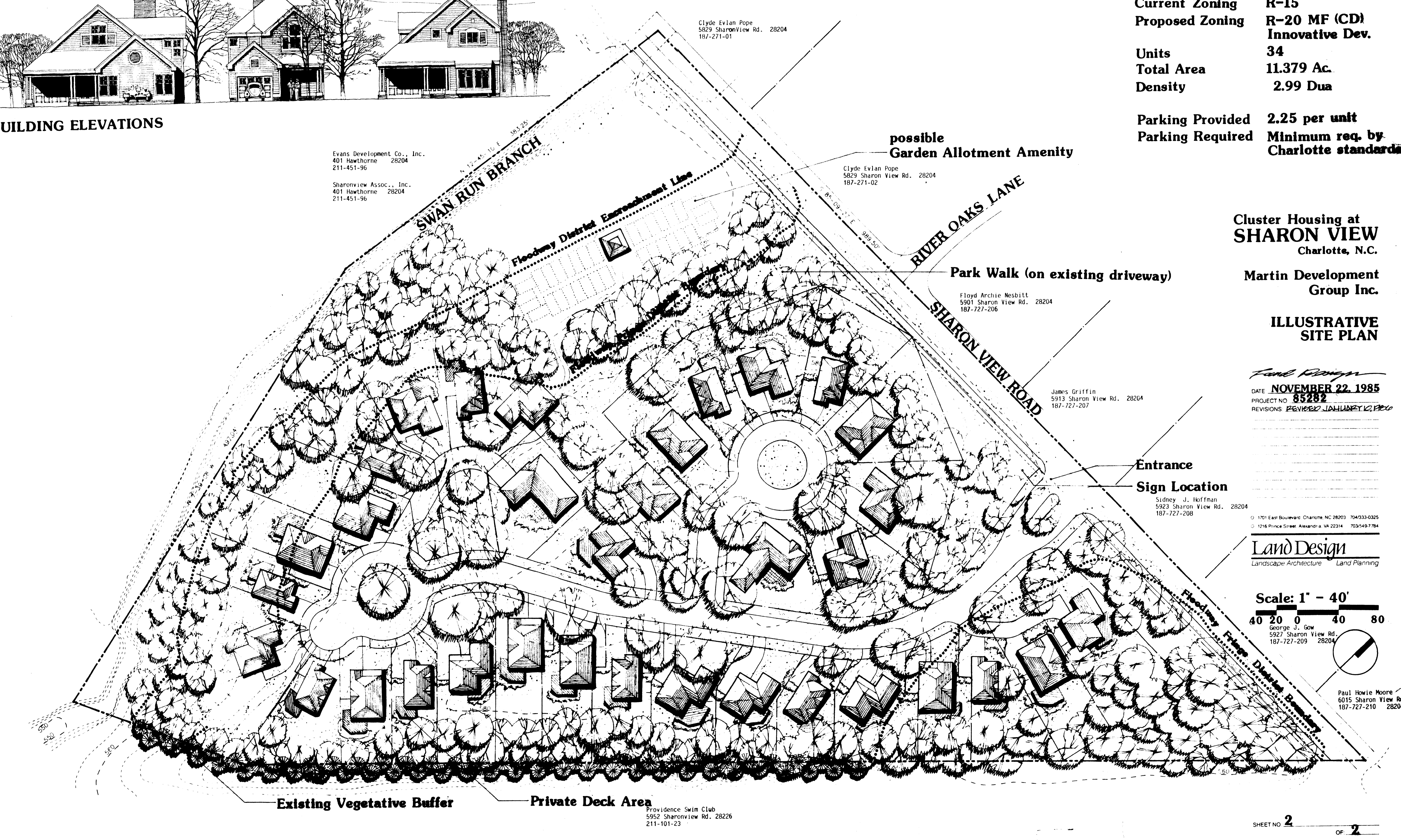
**Land Design**  
 Landscape Architecture Land Planning



**BUILDING ELEVATIONS**

Evans Development Co., Inc.  
 401 Hawthorne 28204  
 211-451-96

Sharonview Assoc., Inc.  
 401 Hawthorne 28204  
 211-451-96



**SITE TABULATION**

Current Zoning	R-15
Proposed Zoning	R-20 MF (CD) Innovative Dev.
Units	34
Total Area	11.379 Ac.
Density	2.99 Dua
Parking Provided	2.25 per unit
Parking Required	Minimum req. by Charlotte standards

**Cluster Housing at SHARON VIEW**  
 Charlotte, N.C.  
**Martin Development Group Inc.**  
**ILLUSTRATIVE SITE PLAN**

*Paul Rangan*  
 DATE **NOVEMBER 22, 1985**  
 PROJECT NO. **85282**  
 REVISIONS **REVISED JANUARY 1986**

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**Land Design**  
 Landscape Architecture Land Planning

APPROVED BY CITY COUNCIL  
 DATE **2/17/86**