

SHARON VIEW COUNTRY CLUB

A PROPOSED TOWNHOME COMMUNITY BY:
THE BOULEVARD COMPANY

DESIGNED BY:
DAVID FURMAN / ARCHITECTURE

SHARON VIEW COUNTRY CLUB

1 APRIL 96

REQUIRED NOTES:

- TOTAL ACREAGE = 9.97
- Existing Zoning R-3
- Proposed Zoning R-12 MFCD
- R 12 MF Zoning Requirements
- Developer to dedicate Right of Way 35' from centerline of road prior to issuance of building permit
- Subdivision setback 40' from dedicated Right of Way
- Minimum setback 30'
- Minimum side yard 10'; 20' adjoining single family
- Minimum rear yard 40'; 50' adjoining single family
- Minimum open space 50%
- Approximate open space provided 62%
- Class C buffer of 50' required along single family; reduced 25% with fence.
- 119 Townhomes proposed
- Parking required 179 spaces
- Parking provided 238 spaces
- Parking space 9' x 18'
- Left turn lane to be provided per CDOT standards. Developer responsible for construction if not done by city prior to issuance of first certificate of occupancy.

ADDITIONAL NOTES:

- Minimum sq. footage of each home to be no less than 1,200 sq. ft.
- A minimum of 10% of the homes to be at least 2,000 sq. ft.
- 75% of the exterior surface to be brick
- All elevations facing Sharon View Road or Waterford to be brick.
- The Waterford Homeowner's Association will have the opportunity to review and comment on the HO's Assoc. documents for new development.
- The Waterford HO's Assoc. Will have the opportunity to review and comment on the entrance for the new development.
- The 20' landscaped buffer will be provided along the Waterford
- Property line as shown on plan.
- The developer will, at their expense, provide a walkway through Waterford's 20' buffer next to Phillip's Place in return for a permanent easement for the Sharon View Country Club residents to access Phillip's Place. Waterford Homeowner's Association must direct the developer to do this prior to start of construction.

Parcel #9
 183-141-9
 Apartment/Retail
 Harris Group
 4301 Congress Street
 Charlotte, NC 28209
 Zoned R-22

Parcel #10
 183-141-10
 Single Family House
 Harris Group
 4301 Congress Street
 Charlotte, NC 28209
 Zoned R-3

Parcel #2
 183-143-02
 Condo/Highrise
 Waterford Condo. Association
 Waterford Court
 Charlotte, NC 28209
 Zoned R-22

Parcel #7
 183-141-07
 Single Family House
 Louis C. Phillips
 3301 Sharon View
 Charlotte, NC 28210
 Zoned R-3

Parcel #6
 183-141-06
 Single Family House
 Patrick Michael, Inc.
 3227 Sharon View
 Charlotte, NC 28210
 Zoned R-3

Parcel #12
 183-141-12
 Single Family House
 Peggy F. Crowder
 3033 Sharon View
 Charlotte, NC 28210
 Zoned R-3

Parcel #8
 209-61-08
 Single Family House
 Peggy F. Crowder
 3033 Sharon View
 Charlotte, NC 28210
 Zoned R-3

Parcel #28
 209-61-28
 Single Family House
 Waters Construction Co., Inc.
 3000 Sharon View
 Charlotte, NC 28226
 Zoned R-3

Parcel #7
 209-61-07
 Single Family House
 Eddon R. Tush, Jr.
 3028 Mountain Brook
 Charlotte, NC 28210
 Zoned R-3

Parcel #41
 209-64-41
 Single Family House
 Kurt W. Naderer
 3021 Mountain Brook
 Charlotte, NC 28210
 Zoned R-3

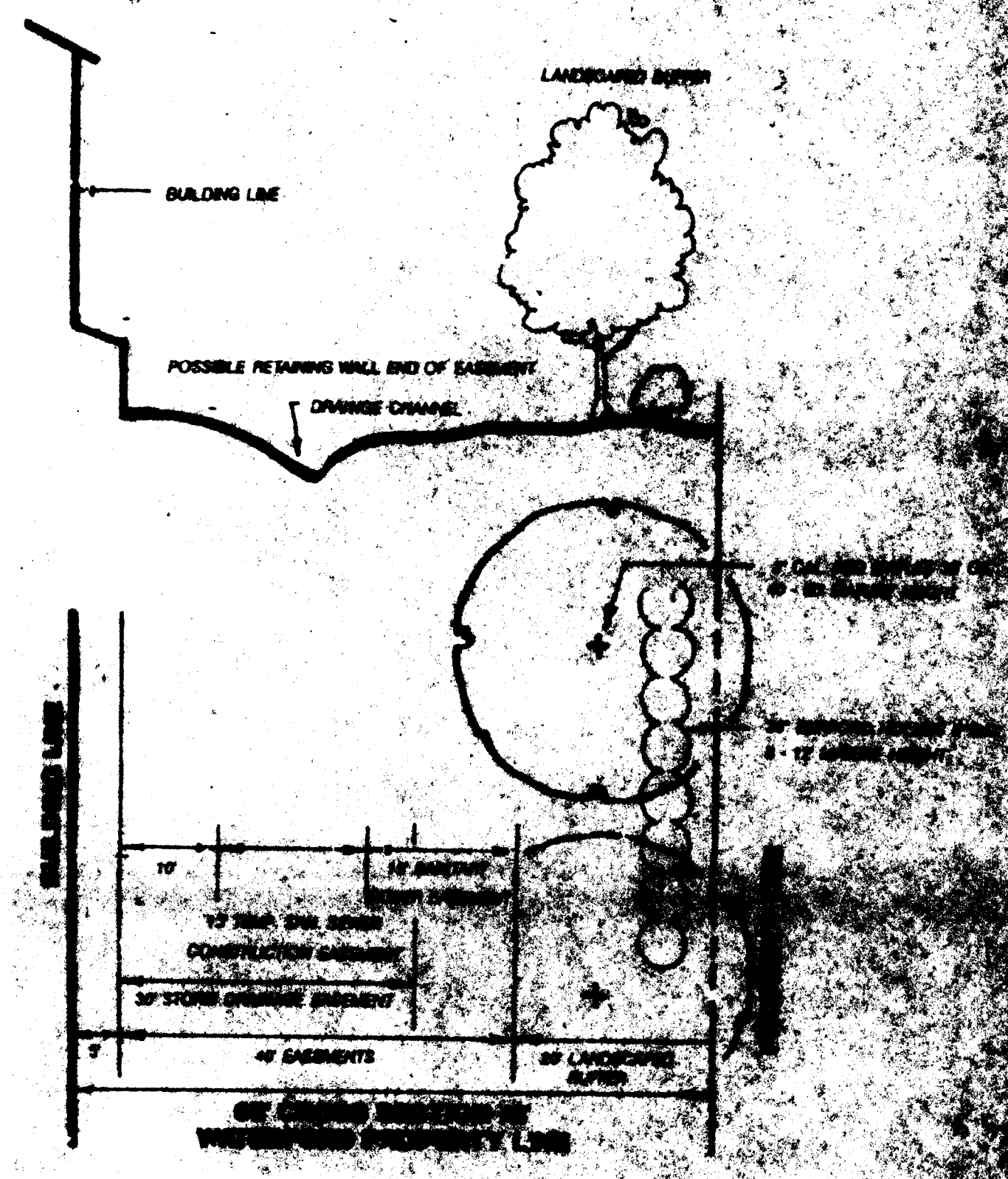
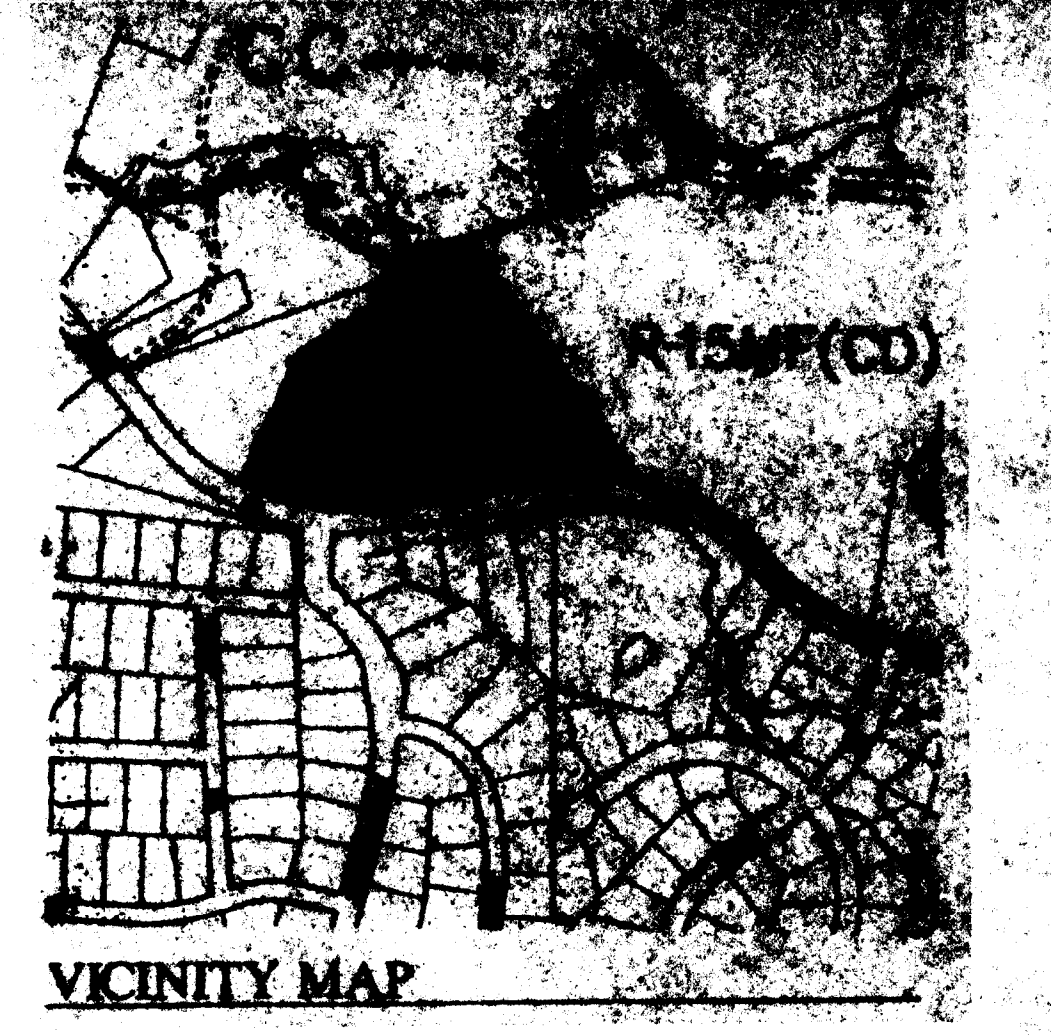
Parcel #40
 209-64-40
 Single Family House
 Kurt W. Naderer
 3021 Mountain Brook
 Charlotte, NC 28210
 Zoned R-3

Parcel #39
 209-64-39
 Single Family House
 Kurt W. Naderer
 3021 Sharon View
 Charlotte, NC 28210
 Zoned R-3

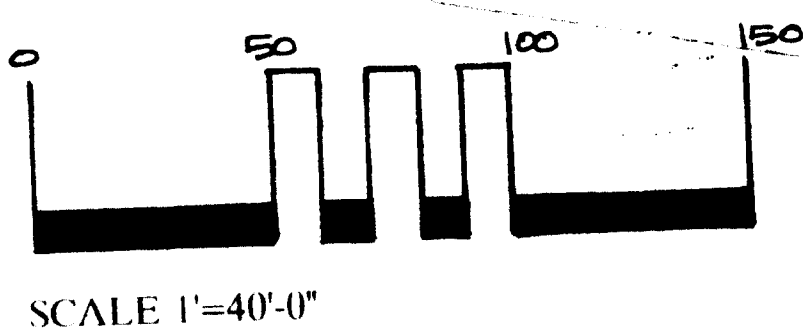
Parcel #37
 209-64-37
 Single Family House
 Kurt W. Naderer
 3021 Sharon View
 Charlotte, NC 28210
 Zoned R-3

Parcel #36
 209-64-36
 Single Family House
 Kurt W. Naderer
 3021 Sharon View
 Charlotte, NC 28210
 Zoned R-3

FUTURE PEDESTRIAN LINK TO WATERFORD AND PHILLIPS PLACE AS APPROVED BY WATERFORD AND PHILLIPS PLACE



APPROVED BY CITY COUNCIL
 DATE APR 15, 1996
 96-16



Sharon View
 SIDEWALK
 GRVELL DRIVE
 CONC. DRIVE
 CONC. DRIVE
 LEFT TURN LANE
 35' TRANSITIONAL SETBACK FOR MINOR THROUGHFARE
 40' SUBDIVISION SETBACK
 32' MIN. WIDTH
 35'x35' SIGHT TRIANGLES
 15'
 30'
 12'
 Mountain Brook

SHARON VIEW COUNTRY CLUB

