



END ELEVATION BUILDING 1

END ELEVATION BUILDING 8

END ELEVATION BUILDING 9

2 SHARON VIEW ROAD ELEVATION  
SCALE: 3/32" = 1'-0"

GENERAL SITE INFORMATION:

ACREAGE PARCEL A	385 ACRE
ACREAGE PARCEL B	82 ACRE
TOTAL	1,205 ACRE
NUMBER OF UNITS	6
EXISTING ZONING	R-3 & UR-2(CD)
PROPOSED ZONING	UR-2(CD) & UR-2(CD)/SPA
OPEN SPACE	52%
F.A.R.	38

- SITE WILL BE DEVELOPED WITH ATTACHED SINGLE-FAMILY RESIDENCES.
- STORM WATER DETENTION WILL NOT BE ALLOWED IN SETBACKS.
- THE MAXIMUM BUILDING HEIGHT WILL NOT EXCEED TWO STORIES OR 40 FEET.
- THE PETITIONER/DEVELOPER WILL DEDICATE AND CONVEY ADDITIONAL RIGHT-OF-WAY ALONG SHARON VIEW TO TOTAL 35 FEET FROM THE CENTERLINE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE 30 FOOT BUILDING SETBACK WILL BE MEASURED FROM THIS NEW RIGHT-OF-WAY.
- THE PETITIONER/DEVELOPER WILL INSTALL A 6 FOOT SIDEWALK WITH A MINIMUM 8 FOOT WIDE PLANTING STRIP ALONG SHARON VIEW ROAD. THE SIDEWALK MAY MEANDER TO SAVE EXISTING TREES.
- THE PETITIONER/DEVELOPER WILL PROVIDE A 4 FOOT WIDE INTERNAL SIDEWALK SYSTEM AS SHOWN ON THE PLAN, WHICH WILL INCLUDE A 5 FOOT WALK AND PEDESTRIAN PATH CONNECTING SHARON VIEW ROAD TO PHILLIPS PLACE.
- THE PETITIONER/DEVELOPER WILL INSTALL ONE LARGE OR SMALL MATURING TREE IN FRONT OF EACH UNIT.
- THIS PLAN LAYOUT COULD BE CHANGED AS ALLOWED UNDER SECTION 6 OF THE ZONING ORDINANCE.
- THE PETITIONER/DEVELOPER WILL PROVIDE A PEDESTRIAN LIGHTING SYSTEM. THIS LIGHTING WILL BE CARRIED TO DIRECT LIGHT DOWNWARD.

GENERAL BUILDING INFORMATION:

AMENDMENT	(FOOT PRINT) SQ. FT.
FIRST FLOOR BLDG. 1	6,362 SF
SECOND FLOOR BLDG. 1	3,541 SF
BUILDING HEIGHT	35'-6"

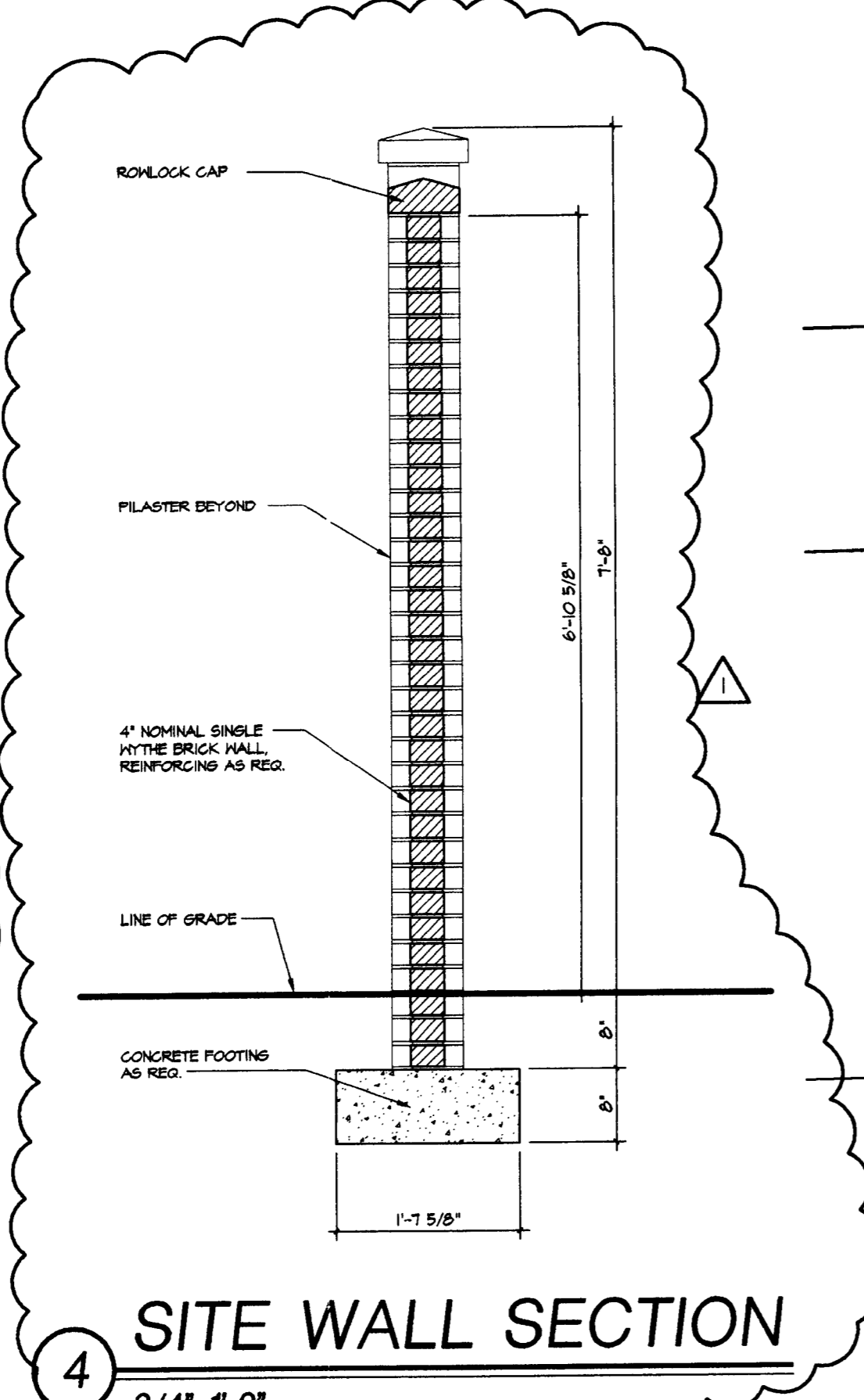
REZONE	(FOOT PRINT) SQ. FT.
FIRST FLOOR BLDG. 8	4,990 SF
SECOND FLOOR BLDG. 8	3,619 SF
BUILDING HEIGHT	35'-6"

REZONE	(FOOT PRINT) SQ. FT.
FIRST FLOOR BLDG. 9	6,362 SF
SECOND FLOOR BLDG. 9	3,541 SF
BUILDING HEIGHT	35'-6"

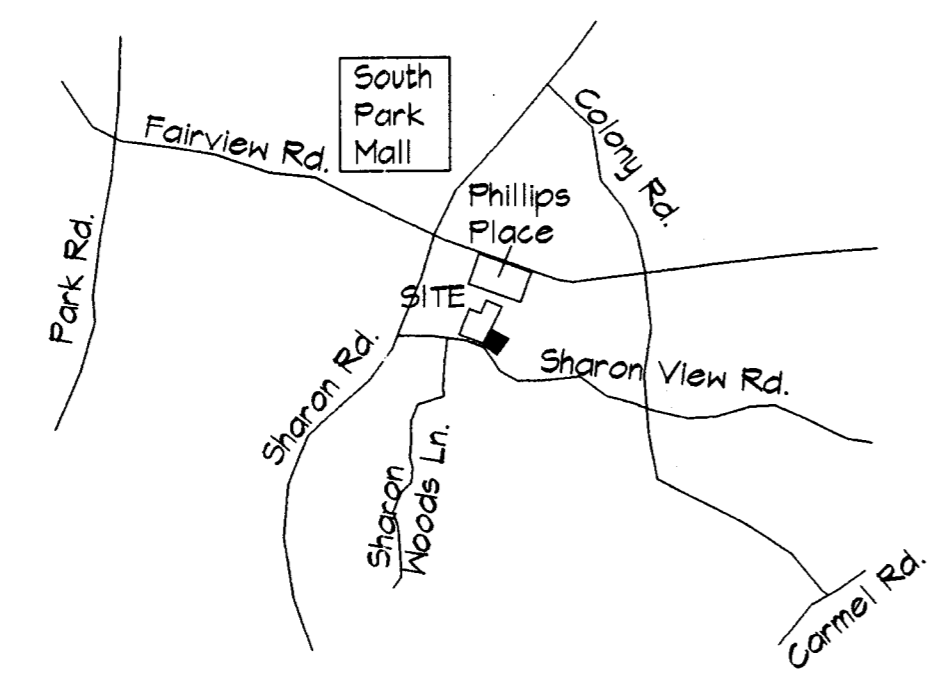
5 BUILDING & SITE DATA

N.T.S.



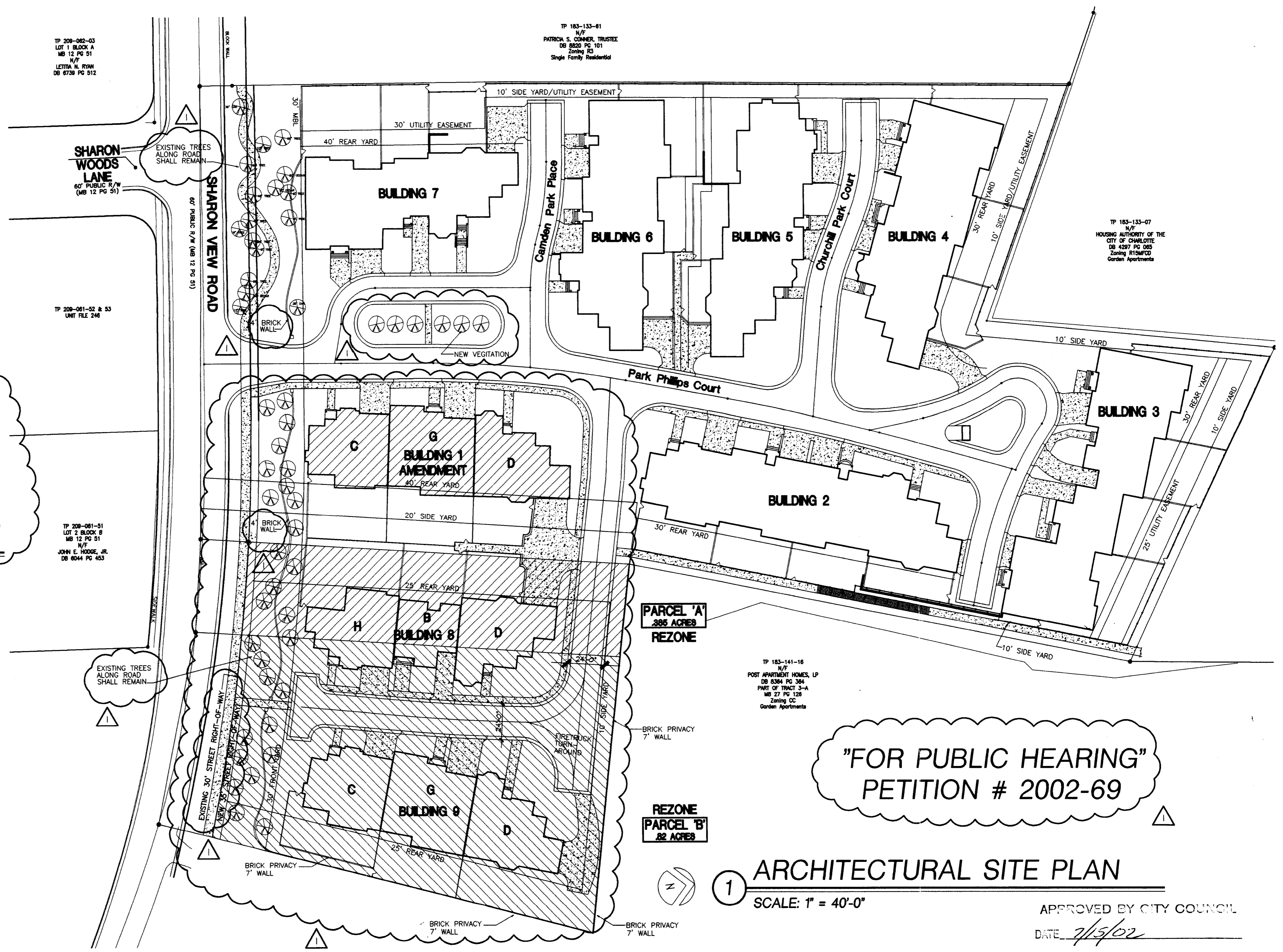
4 SITE WALL SECTION

3/4" = 1'-0"



3 VICINITY MAP

N.T.S.



"FOR PUBLIC HEARING"  
PETITION # 2002-69

1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

APPROVED BY CITY COUNCIL

DATE: 7/5/02

ARCHITECT:  
**VIA II**  
architects, pa  
The Design Center of the Carolinas  
1930 Camden Road, Suite 2025  
Charlotte, NC 28203  
phone 704.377.9799  
fax 704.377.9760



DEVELOPER:  
Renaissance Development  
2012 Euclid Ave.  
Charlotte, NC 28203

REZONING  
from R3  
to  
UR-2  
Conditional  
&  
AMENDMENT  
to an  
EXISTING  
UR-2  
Conditional

Park Phillips  
Townhouses  
Sharon View Road  
Charlotte, North Carolina

DRAWING STATUS:  
● REZONING  
SUBMITTAL  
PACKAGE

DATE:  
March 25, 2002  
REVISIONS:  
▲ May 16, 2002

PROJECT:  
01-023

SHEET TITLE:  
ARCHITECTURAL  
SITE PLAN  
SHEET:

A1.0