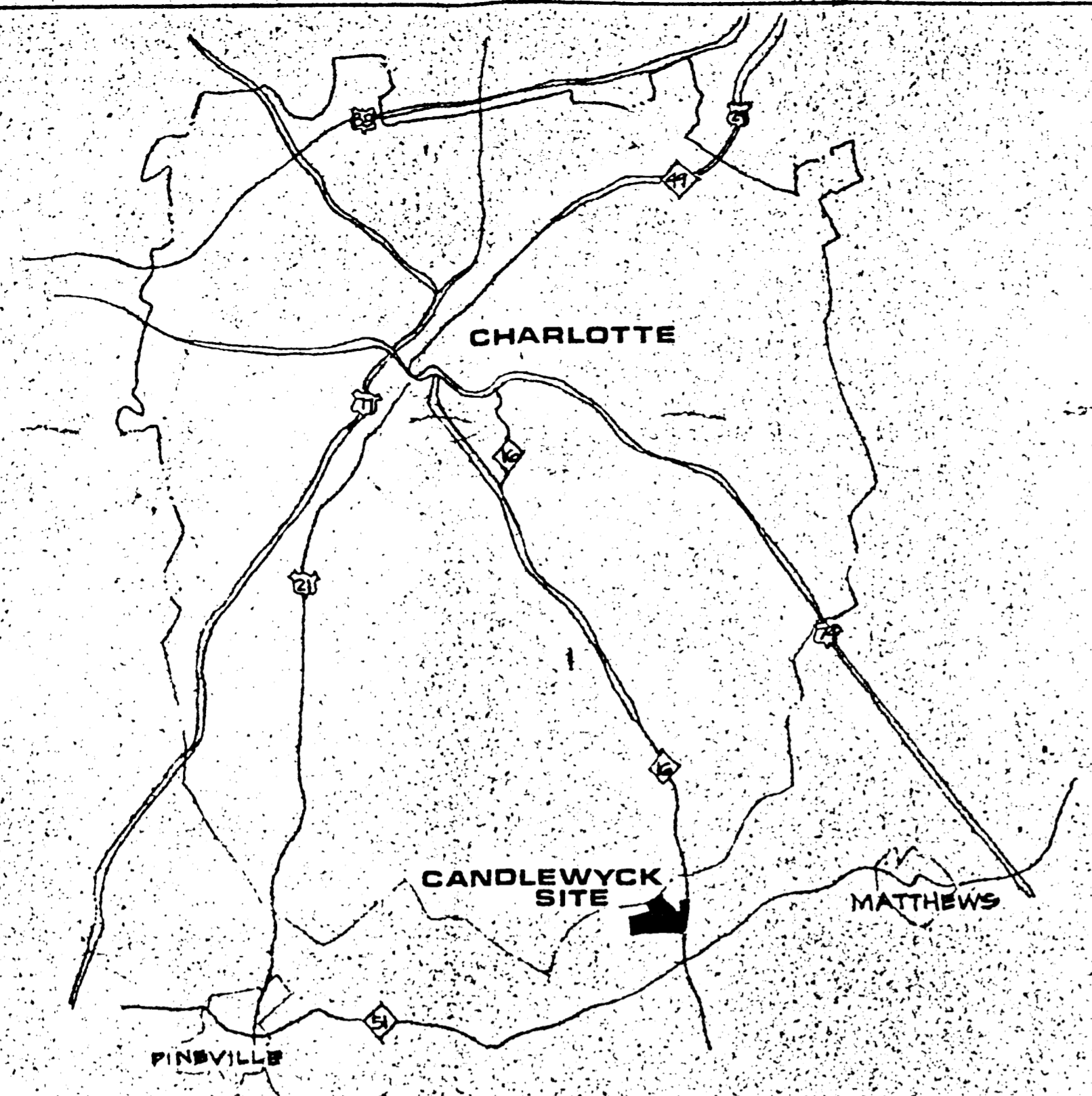


75-06(c)

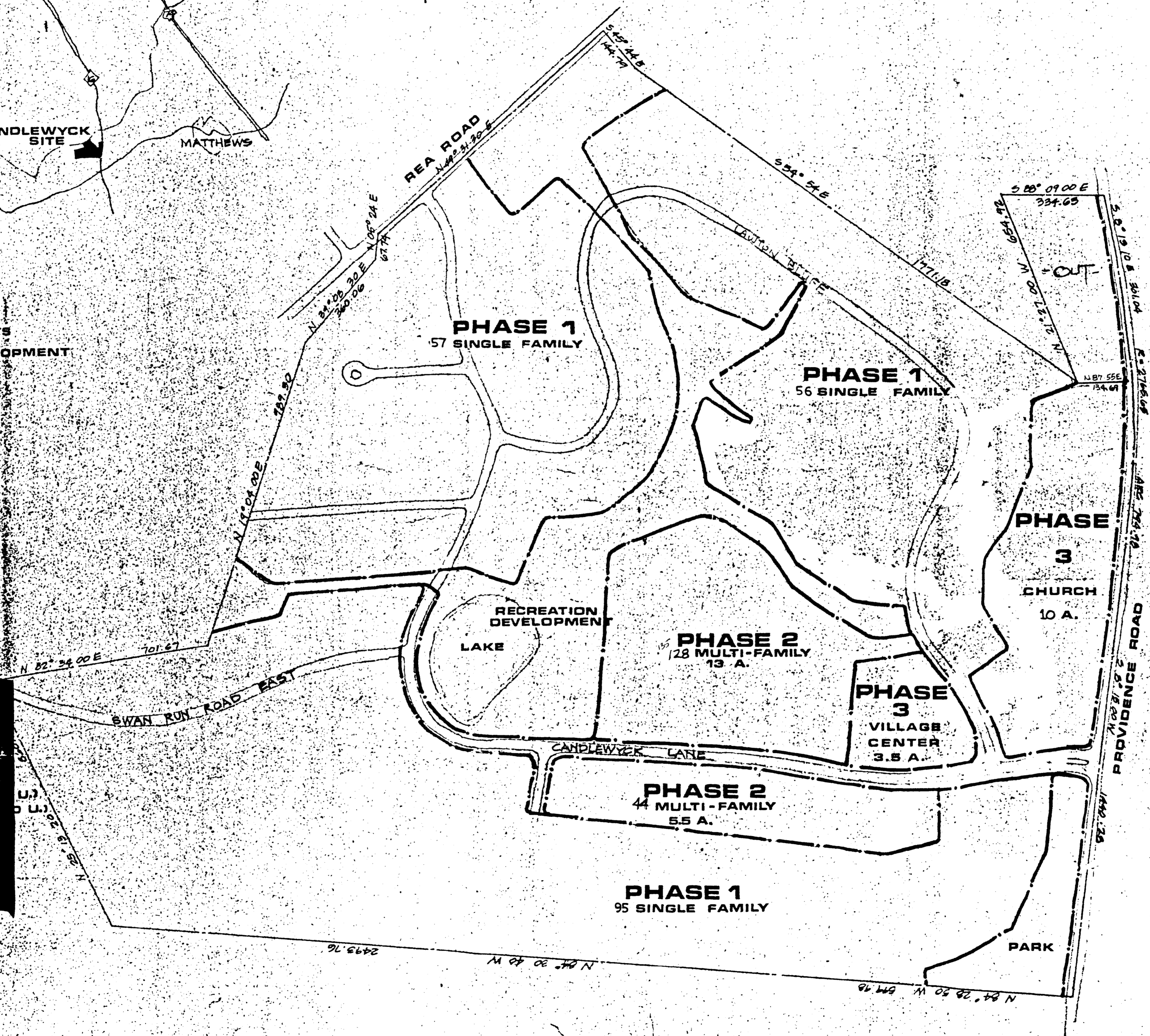
*This plan is effective as of 12/18/82
by City Council approving Ord. 82-62
by Mark Rappert, Sec.



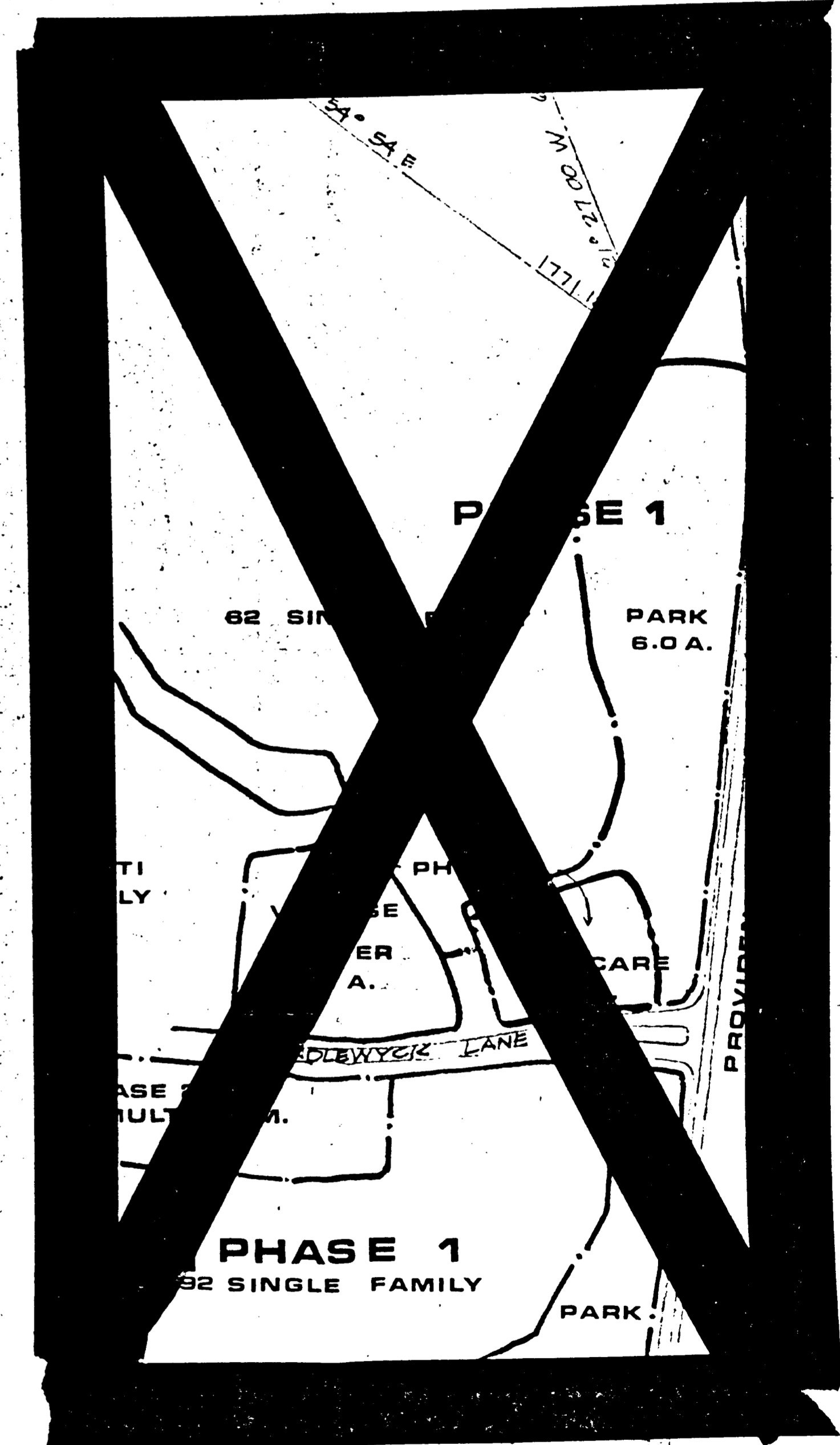
- PHASE 1**
SINGLE FAMILY LOTS
MAJOR ROADS
RECREATION DEVELOPMENT
- PHASE 2**
MULTI-FAMILY
- PHASE 3**
VILLAGE CENTER
CHURCH
DAY CARE

PROJECT TALLY

	PROPOSED PLAN
TOTAL ACRES	182.3
ACRES IN ROAD ROW	23.1
VILLAGE CENTER	3.5
CHURCH	10.0
RECREATIONAL OPEN SPACE	20.0
MULTI-FAMILY	18.5 (172 U.)
SINGLE FAMILY	87.2 (208 U.)
NET ACRES	139.2
UNITS ALLOWED	
W/4% DENSITY BONUS	380
TOTAL UNITS SHOWN	380



387
380



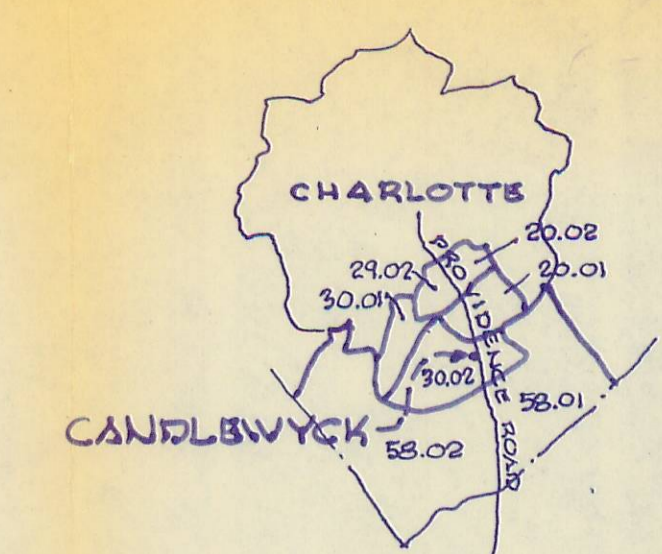
ALTERNATE PLAN

CANDLEWYCK
FOR: THE JOHN CROSLAND CO., CHARLOTTE, N. C.

LAND USE & PHASING PLAN

WILLIAM E. HODGSON LANDSCAPE ARCHITECT/PLANNER	
SCALE 1"=200'	APPROVED BY
DATE MAY 75	DRAWN BY
REVISED 12-20-78	REVISED 8-4-82
REVISED 5-21-79	
DRAWING NUMBER	

12/82 Mark Rappert, Sec.



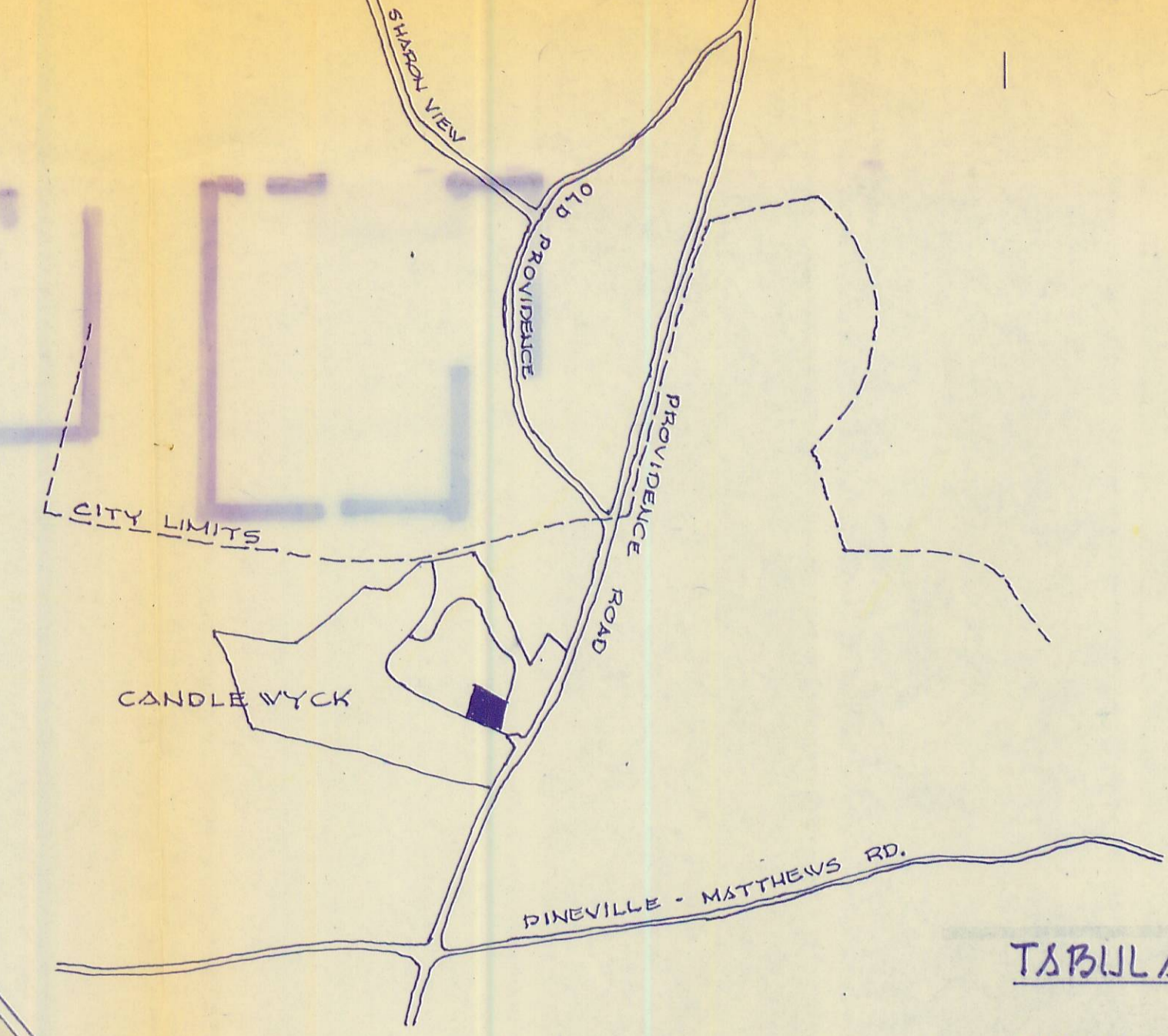
CENSUS TRACTS	20.01-.02	29.01-.02	30.01-.02	58.01-.02	TOTALS
1975 POP.	16,160	11,120	14,370	118,000	53,450
PROJ. CT. POP. 1978	18,600	19,900	19,000	170,000	68,500

AREA POPULATION

TABULATION OF AREAS

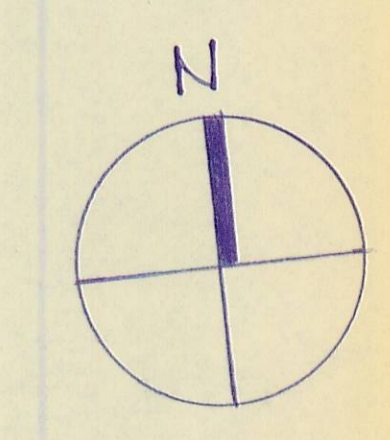
GROSS LAND	3.5 acres = 152,460 s.f.
Buffer Strips	15,500 s.f.
Net used land	136,960 s.f.
BUILDING AREA	
Ground Floor	21,000 s.f.
Food Store	10,325 s.f.
Gross sales area	31,325 s.f.
Second Floor	5,475 s.f.
Gross office area	36,800 s.f.
LAND USAGE	
Gross Building Area (ground fl.)	31,325 s.f.
Landscaped area	28,135 s.f.
Paved area	77,500 s.f.
PARKING	
Net sales area @ 1/200'	135 spaces
Office area @ 1/300'	15 spaces
Employees (est. 48)	24 spaces
	177 spaces
(178 spaces available)	

VICINITY PLAN



BUILDING USES

- SUPPLEMENT
OUTLINE TEXT
CANDLEWYCK PLANNED UNIT DEVELOPMENT
ZONING APPLICATION
AUGUST 11, 1972
RE ZONING APPLICATION
(Plan Change)
APRIL 14, 1975
- H. COMMERCIAL: (RE-STATE)
This will affirm the development of the commercial area as a Village Convenience Center that could be comprised of the following:
- Food Store
 - Pharmacy
 - Laundry and Dry Cleaners
 - Book Shop
 - Public Library
 - Specialty Clothing (Men, Women, Children)
 - Garden Center
 - Gift Boutique
 - Bake Shop
 - Cheese Shop
 - Florist
 - Hardware
 - Beauty Shop
 - Barber Shop
 - Variety Shop
 - Branch Bank
 - Ice Cream - Tea Room
 - Delicatessen
 - Professional Offices



SITE PLAN / GROUND LEVEL FLOOR PLAN
1" = 20'.0"

Godwin Associates Architects/Planners
1405 Southern National Center
Charlotte, NC 704/377-4051

CANDLEWYCK SHOPPING CENTER
DEVELOPED BY
THE JOHN GROSLAND COMPANY
CHARLOTTE, N. C.

project number 77119
sheet title ALTERNATE SITE PLAN
scale 1" = 20'.0"
drawn by
approved by
date issued 8-1-79
REVISED 9-14-79
REVISED 9-28-79
sheet number

Approved by Planning Comm. 10/2/79
Blacked to memo of J.E. Bryant dated 10/2/79