

THE CHARTERS

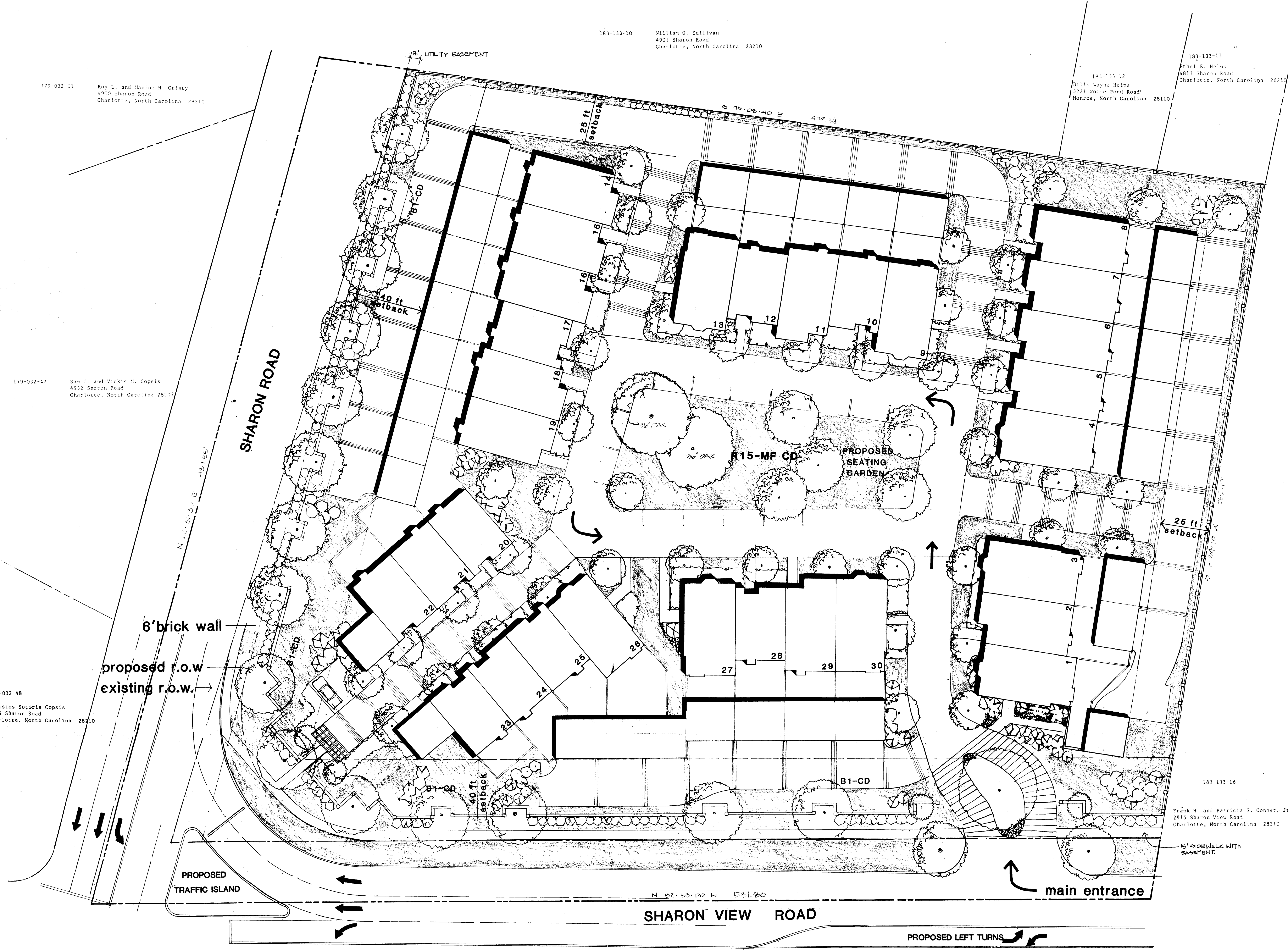
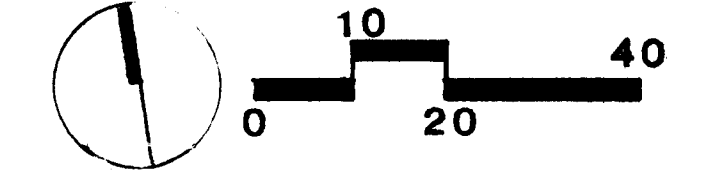
A TOWNHOME FOR SALE COMMUNITY
 by PAUL E. GIBSON and WILLIAM D. SIMERVILLE

SITE TABULATION

CURRENT ZONING R15
 PROPOSED ZONING R15-MFCD & B1 CD
 TOTAL AREA 4.567 ac.
 TOTAL AREA IN R.O.W. - .7101 ac.
 TOTAL DEVELOPABLE AREA - 3.8569 ac.
 TOTAL UNITS 30
 DENSITY 7.78 d.u.a.
 PARKING REQUIRED AT 2.25 PER UNIT - 68 SPACES
 PARKING PROVIDED - 74 SPACES

NOTE:

- ① SITE PLAN INDICATES A FIRM CONCEPT OF BUILDING, PARKING, AND CIRCULATION ARRANGEMENT. EXACT DETAILS INCLUDING BUILDING SHAPES, LOCATION AND UNIT MIX MAY BE SUBJECT TO MINOR CHANGES DUE TO SITE CONDITIONS OR FINAL DESIGN REFINEMENTS.
- ② STORMWATER DETENTION WILL BE PROVIDED ACCORDING TO CITY OF CHARLOTTE STANDARDS.
- ③ ALL EXISTING TREES WILL BE SAVED WHERE POSSIBLE.
- ④ 40' WIDE STRIP AT ROW'S AT SHARON ROAD AND SHARON VIEW ROAD TO BE ZONED B-1 CD.
- ⑤ SQUARE TO HAVE ONE WAY DIRECTIONAL TRAFFIC.
- ⑥ DRIVEWAY ENTRANCE TO LINE UP WITH ENTRANCE ACROSS SHARON VIEW ROAD.
- ⑦ THE CHARTERS IS A ONE FAMILY ATTACHED FOR SALE DEVELOPMENT WITH 400 sq. ft. MINIMUM OF PRIVATE OPEN SPACE SOLD WITH EACH UNIT.
- ⑧ PERCENTAGE OF COMMON OPEN SPACE -- 35.8%.
- ⑨ 2'-6" CURB AND GUTTER AND 5' SIDEWALK WILL BE INSTALLED ALONG SHARON VIEW ROAD.
- ⑩ PLAN REFLECTS A 5' SIDEWALK EASEMENT ALONG SHARON VIEW RD.
- ⑪ PLAN REFLECTS A 5' UTILITY EASEMENT ALONG SHARON ROAD.
- ⑫ THE CENTRAL OPEN SPACE AMENITY IS PLANNED AS A VILLAGE SQUARE THAT WILL INCLUDE BRICK STREETS, UNIQUE LIGHTING AND EXTENSIVE LANDSCAPING WITH A FORMAL GARDEN THAT WOULD POSSIBLY INCLUDE A FOUNTAIN. TWO EXISTING 36" OAKS AND ONE 12" OAK WILL REMAIN AS A FOCAL POINT TO THE SQUARE.
- ⑬ SIGNAGE WILL BE ALLOWED IN ACCORDANCE WITH CITY OF CHARLOTTE ORDINANCE.



NOTE: ROAD LAYOUT REFLECTS IMPROVEMENTS TO SHARON ROAD AND SHARON VIEW ROAD PROPOSED BY THE DEPARTMENT OF TRANSPORTATION

05, 4336 P.243

John E. Hodge, Jr.
 c/o 1130 E. Third Street
 Charlotte, North Carolina 28204

299-062-02

John E. Hodge, Jr.
 c/o 1130 E. Third Street
 Charlotte, North Carolina 28204

Land Design
 Landscape Architecture Land Planning
 1701 East Boulevard Charlotte, NC 28203 704.333.0225