

TRACT I

TRACT II

SHARON RD. WEST
60' R/W

60' R/W

60' R/W

60' R/W

60' R/W

60' R/W

60' R/W

60' R/W

60' R/W

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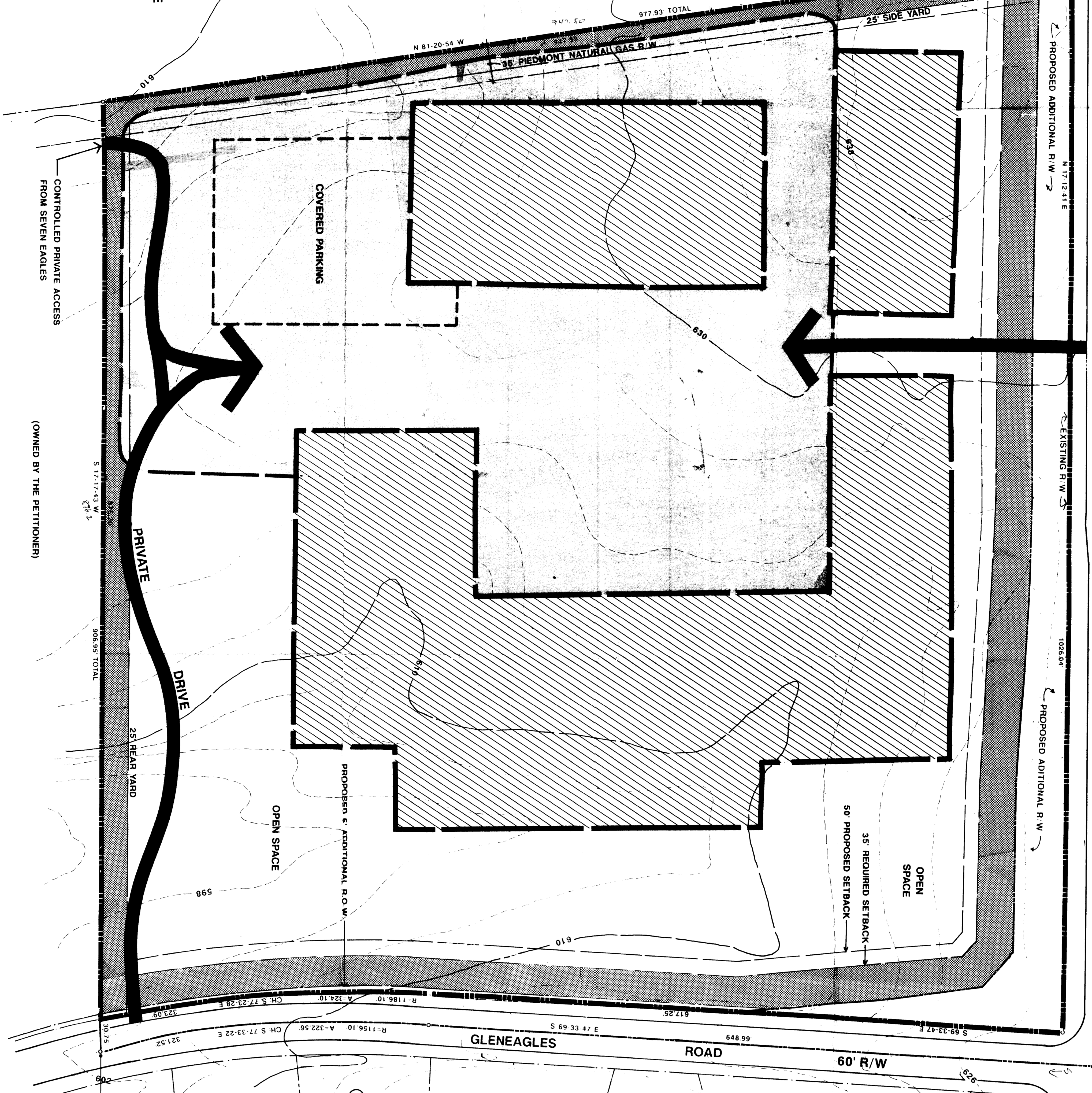
ADJACENT PROPERTY OWNERS

- 1. 298-201-010 Quilchuck Road at Education Center
298-201-010 Quilchuck Road at Education Center
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298-201-010 Quilchuck Road at Education Center
- 2. 301-131-030 Quilchuck Road at Education Center
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- 9. 301-131-030 Quilchuck Road at Education Center
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- 10. 301-131-030 Quilchuck Road at Education Center
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LEGEND

- BUILDING ENVELOPE
- PARKING AND CIRCULATION ENVELOPE
- ACCESS POINT: CIRCULATION

LOCATION MAP



DEVELOPMENT CONDITIONS

- The applicant provides a Technical Data Sheet, an Illustrative Development Site Plan, and an Illustrative Development Schedule that meet the applicable requirements of the zoning ordinance.
- The applicant provides a final plan, including a general concept of site development, a detailed site plan, and an illustrative development schedule that meet the applicable requirements of the zoning ordinance.
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TECHNICAL DATA SHEET

PROPOSED REZONING PETITION FOR HARRIS HOLLOW A MIXED-USE DEVELOPMENT BY THE HARRIS LAND COMPANY 6400 FAIRVIEW ROAD P.O. BOX 220748 CHARLOTTE, N.C. 28222

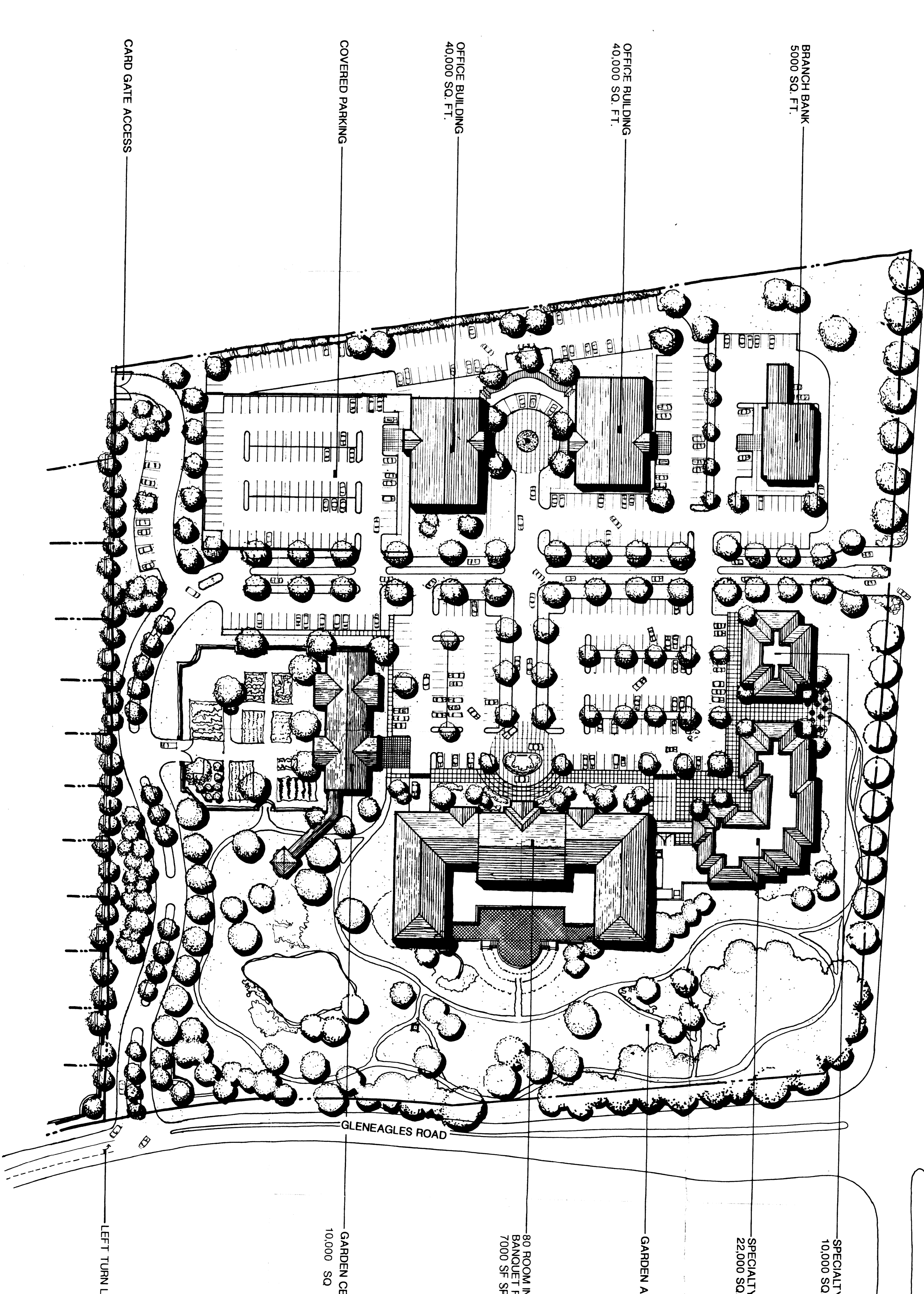
RECOMMENDED AS PER PLANNING COMMISSION COMMENTS REVISED AND RESUBMITTED BY ARCHITECTS

Architects

LAND DESIGN

SITE DATA

EXISTING ZONING	R-16
PROPOSED ZONING	B-1 CD
TOTAL AREA	26.06 AC.
PROPOSED HARRIS HOLLOW	26.06 AC.
PROPOSED SPECIALTY RETAIL	39,000 SF
PROPOSED OFFICE AND BANK	85,000 SF
PROPOSED NIN	80 ROOMS WITH BANQUET FACILITY



ILLUSTRATIVE SITE PLAN

PROPOSED REZONING PETITION FOR HARRIS HOLLOW A MIXED-USE DEVELOPMENT BY THE HARRIS LAND COMPANY 6400 FAIRVIEW ROAD P.O. BOX 220748 CHARLOTTE, N.C. 28222

RECOMMENDED AS PER PLANNING COMMISSION COMMENTS REVISED AND RESUBMITTED BY ARCHITECTS

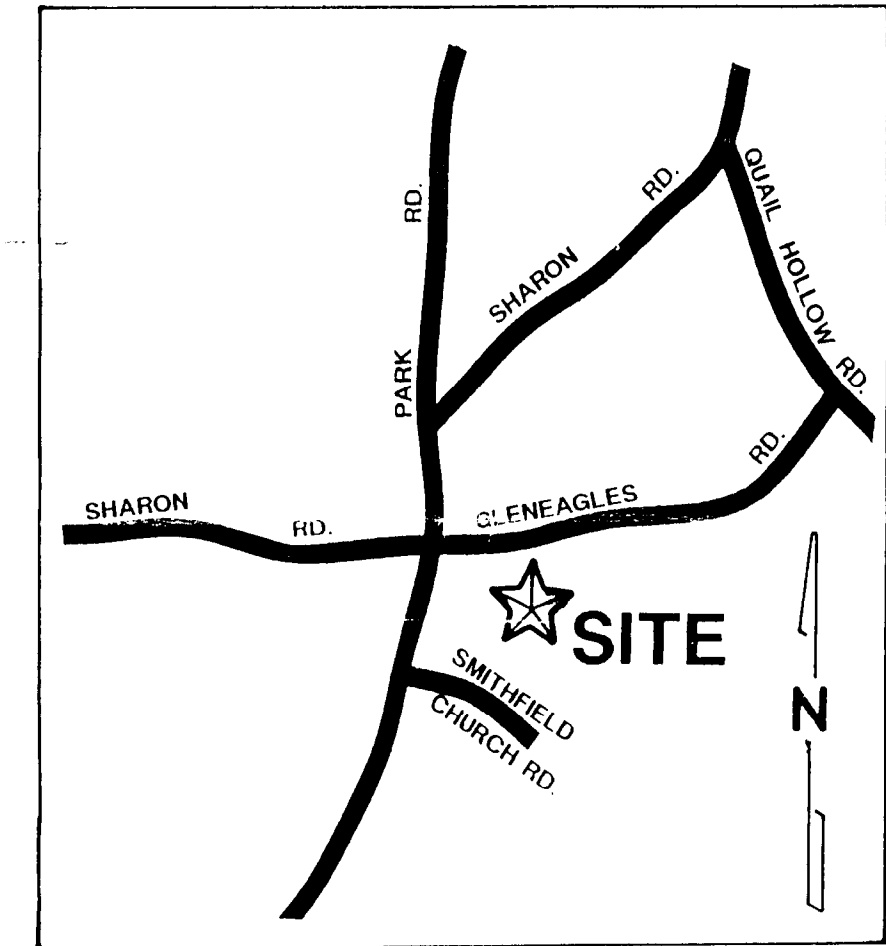
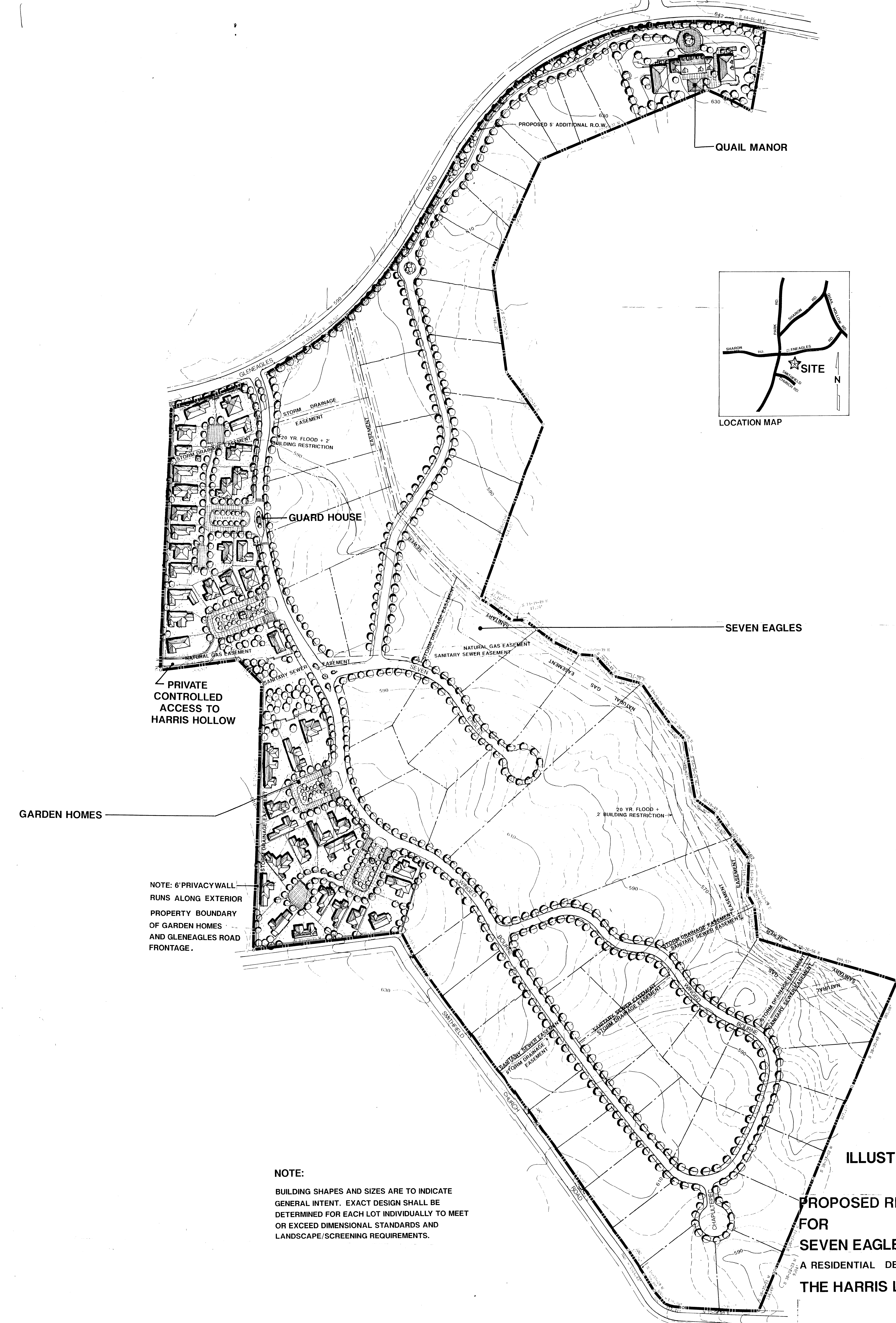
Architects

LAND DESIGN

Architects

LAND DESIGN

SHEET 2 OF 2



LOCATION MAP

PRIVATE CONTROLLED ACCESS TO HARRIS HOLLOW

GARDEN HOMES

NOTE: 6' PRIVACY WALL RUNS ALONG EXTERIOR PROPERTY BOUNDARY OF GARDEN HOMES AND GLENEAGLES ROAD FRONTAGE.

NOTE:

BUILDING SHAPES AND SIZES ARE TO INDICATE GENERAL INTENT. EXACT DESIGN SHALL BE DETERMINED FOR EACH LOT INDIVIDUALLY TO MEET OR EXCEED DIMENSIONAL STANDARDS AND LANDSCAPE/SCREENING REQUIREMENTS.

ILLUSTRATIVE SITE PLAN

PROPOSED REZONING PETITION FOR SEVEN EAGLES

A RESIDENTIAL DEVELOPMENT BY THE HARRIS LAND COMPANY

6400 FAIRVIEW ROAD
P.O. BOX 220748
CHARLOTTE, N.C. 28222

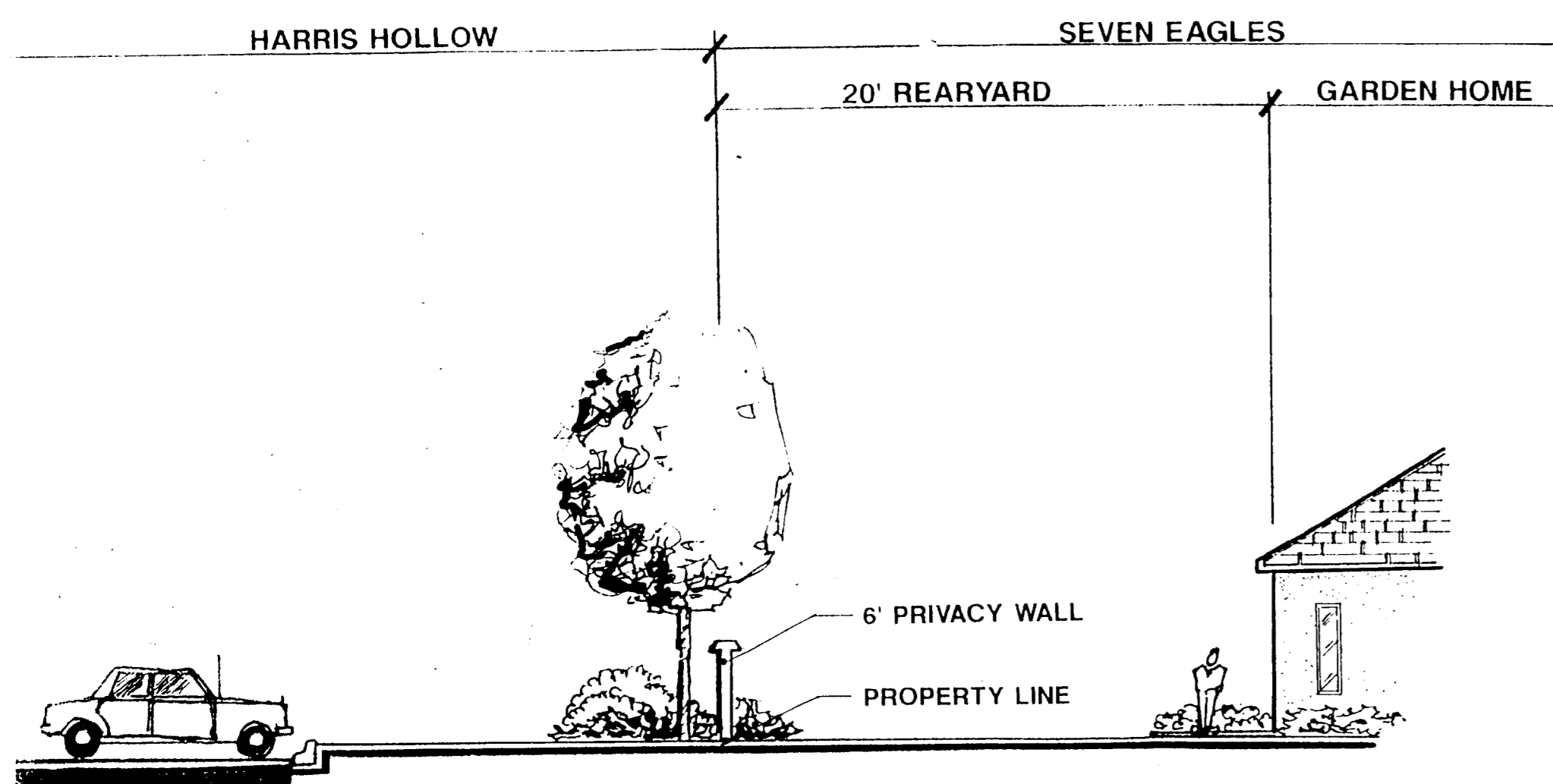
9-27-89
REVISED AS PER PLANNING COMMISSIONS COMMENTS
10-24-89 BY: AS/ER
ZONING CODE 11812



08806-1 AUG. 14, 1989

APPROVED BY CITY COUNCIL
DATE 11/20/89

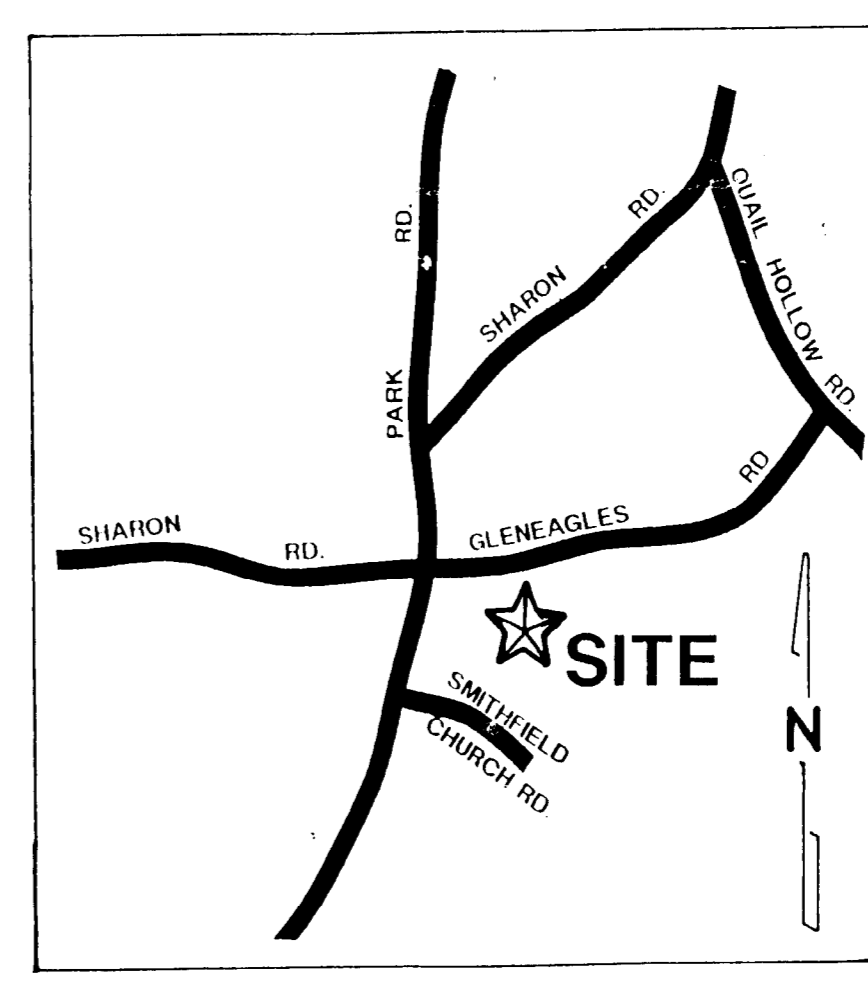




TYPICAL GARDEN HOME PRIVACY WALL SECTION AA'

GARDEN HOMES AREA

QUAIL MANOR CONDOMINIUMS



LOCATION MAP

STANDARD SINGLE FAMILY LOTS

NOTE: 6' PRIVACY WALL RUNS ALONG EXTERIOR PROPERTY BOUNDARY OF GARDEN HOMES AND GLENEAGLES ROAD FRONTAGE

PRIVATE CONTROLLED ACCESS TO HARRIS HOLLOW

ADJACENT PROPERTY OWNERS

- 1. 209-132-16 Howard R. French and Wife 3138 Hillington Place Charlotte, NC 28210
- 2. 209-132-15 Gerald E. Wynn and Wife 3100 Hillington Place Charlotte, NC 28210
- 3. 209-132-14 Charles R. Jillette, III and Wife 3108 Hillington Place Charlotte, NC 28210
- 4. 209-132-13 William R. Smith, Jr. and Wife 3116 Hillington Place Charlotte, NC 28210
- 5. 209-132-12 Joseph Gage and Wife 3124 Hillington Place Charlotte, NC 28210
- 6. 209-132-11 Florence, Inc. 3132 Hillington Place Charlotte, NC 28210
- 7. 209-132-10 John S. Corbett, Jr. and Wife 3140 Hillington Place Charlotte, NC 28210
- 8. 209-132-09 Robert C. Hill, III and Wife 3148 Hillington Place Charlotte, NC 28210
- 9. 209-132-08 William B. Harris and Wife 3156 Hillington Place Charlotte, NC 28210
- 10. 209-132-07 Alan E. Wiley and Wife 3164 Hillington Place Charlotte, NC 28210
- 11. 209-132-06 Joseph B. Brown and Wife 3172 Hillington Place Charlotte, NC 28210
- 12. 209-132-05 Michael J. Hill and Wife 3180 Hillington Place Charlotte, NC 28210
- 13. 209-132-04 John E. Smith, Jr. and Wife 3188 Hillington Place Charlotte, NC 28210
- 14. 209-132-03 Ellen S. Frazier and Wife 3196 Hillington Place Charlotte, NC 28210
- 15. 209-132-02 Charles R. Sanders and Wife 3204 Hillington Place Charlotte, NC 28210
- 16. 209-132-01 Paul J. Palmer 3212 Hillington Place Charlotte, NC 28210
- 17. 209-131-30 Richard J. Smith and Wife 3220 Hillington Place Charlotte, NC 28210
- 18. 209-131-29 James H. Smith and Wife 3228 Hillington Place Charlotte, NC 28210
- 19. 209-131-28 David Holloway County Club P.O. Box 20221 Charlotte, NC 28226
- 20. 209-131-27 James J. Harris and Wife 3236 Hillington Place Charlotte, NC 28210
- 21. 209-131-26 Ray H. Smith, Sr. and Wife 3244 Hillington Place Charlotte, NC 28210
- 22. 209-131-25 Joe H. Smith and Wife 3252 Hillington Place Charlotte, NC 28210
- 23. 209-131-24 James J. Harris and Wife 3260 Hillington Place Charlotte, NC 28210
- 24. 209-131-23 Sunrise Landscaping Partnership 3268 Hillington Place Charlotte, NC 28210
- 25. 209-131-22 Charlotte Home and Remodeling Association 3276 Hillington Place Charlotte, NC 28210

SITE DATA

EXISTING ZONING	R-15
PROPOSED ZONING	R-20 MF-INNOVATIVE AND R-15CD
TOTAL AREA	101.23 AC.
TOTAL INNOVATIVE AREA	75.00 AC.
UNIT TABULATION	
STANDARD R-15 LOTS	65
GARDEN HOME LOTS	42
QUAIL MANOR CONDOMINIUMS	18
TOTAL UNITS:	125
DENSITY:	1.23 D.U.A.

LEGEND

	R-20 MF INNOVATIVE
	R-15 CD
	R-20 MF

DEVELOPMENT CONDITIONS

- This petition includes: a. An area of standard single family lots, b. An area of innovative garden homes, and c. An area of condominium units. The attached Illustrative Site Plan indicates a firm concept of development with regard to arrangements of entrance, parking, circulation and building arrangement, however, minor variations may occur based on final specific design layout and actual site conditions.
- Lots designated in the garden home area will have a minimum area of 7,000 square feet. The number of lots will not exceed the total number designated on the plan. Minimum yard requirements for these lots will be as follows:
Front yard setback - 10'
Rear yard - 20'
Side yard - 0' & 14'
Minimum Lot Width - 60'
- The existing single family lots will continue as a minimum to conform to the yard, area and height requirements of the R-15 district.
- Streets within the entire project area will be private, subject to the withdrawal from dedication those streets which are currently designated public.
- The Seven Eagles Homeowners Association will be responsible for the operation and maintenance of all common open spaces and any other common facilities.
- A private controlled vehicular and pedestrian access will be provided to the proposed Harris Hollow mixed use development from Seven Eagles.
- The project will conform to all City of Charlotte ordinances and requirements.
- Upon approval of public streets reverting to private street status, the 10' reserve strip along Smithfield Church Road shall be conveyed to the respective lot owners. As a condition of conveyance it shall be stipulated that lot owners will continue to be obtained from the interior lot frontage and not from Smithfield Church Road.
- If streets become private, water and sewer systems shall become the responsibility of the Home Owners Association.
- All lots with frontages on Gleneagles shall have interior access with no driveway access directly from Gleneagles Road.
- An additional 5' of right-of-way will be dedicated prior to the issuance of building permits.
- Any lots in the garden home area having a rear yard relationship to Gleneagles Rd. shall maintain a 30' rear yard.
- The wall along Glen Eagle Road shall be set back a minimum of 5' from the right-of-way for roadway grading purposes.

TECHNICAL DATA SHEET

PROPOSED REZONING PETITION FOR SEVEN EAGLES A RESIDENTIAL DEVELOPMENT BY THE HARRIS LAND COMPANY

6400 FAIRVIEW ROAD P.O. BOX 220748 CHARLOTTE, N.C. 28222

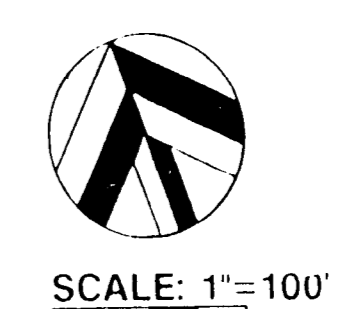
9-27-89 REVISED AS PER PLANNING COMMISSIONS COMMENTS 10-24-89 REV. AS PER ZONING COM. MEMO



88806-1 AUG. 14, 1989

APPROVED BY CITY COUNCIL DATE 11/20/89

TRACY'S J. III, P.E.



Land Design