

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 spaces are 9' x 18'

for construction if not done by city prior to issuance of first certificate of occupancy. See additional revised note above.

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.

September 23, 1997
 Left hand turn lane to be provided by CDOT as part of Sharon View Road widening. Developer to pay for the cost of left turn lane. In the event that CDOT does not start construction of road widening project within 1 year of when developer commences construction, then developer will be responsible for construction of left turn lane. The plans submitted for approval will not have left hand turn lane as part of plans. However, in order to be prepared for construction of left turn lane should CDOT not begin road widening project within a year of developer commencing construction, developer will submit plans for left hand turn lane within 60 days of addresses being issued and will get plans approved prior to issuance of the first certificate of occupancy. The final certificate of occupancy will be contingent upon the city or the developer starting construction of road widening or left hand turn lane respectively. A bond for the left turn lane improvements will be posted with City Engineering prior to the issuance of the first certificate of occupancy.

Parcel #9
 183-141-9
 Apartment/Retail
 Harris Group
 4201 Congress Street
 Charlotte, NC 28209
 Zoned R-22

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

Parcel #10
 183-141-10
 Single Family House
 Harris Group
 4201 Congress Street
 Charlotte, NC 28209
 Zoned R-3

Parcel #2
 183-153-02
 Condominiums
 Waterford Condo. Association
 Kylemore Court
 Charlotte, NC 28209
 Zoned R-22

Parcel #7
 183-141-07
 Single Family House
 Louise C. Phillips
 3201 Sharon View
 Charlotte, NC 28210
 Zoned R-3

Parcel #8
 183-141-08
 Single Family House
 Patrick Michael, Inc.
 3247 Sharon View
 Charlotte, NC 28210
 Zoned R-3

CLASS C BUFFER 40'
 REDUCED TO 37.5' W/
 FENCE ALONG SINGLE FAMILY

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

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 10/15/97
 BY: MARTIN R. CRAMTON, JR.

Parcel #28
 209-61-28
 Single Family House
 Waters Construction Co., Inc.
 3800 Sharon View
 Charlotte, NC 28226
 Zoned R-3

Parcel #7
 209-61-07
 Single Family House
 Eldon R. Tash, Jr.
 3028 Mountainbrook
 Charlotte, NC 28210
 Zoned R-3

Parcel #41
 209-54-41
 Single Family House
 Kurt W. Niederer
 3021 Mountainbrook
 Charlotte, NC 28210
 Zoned R-3

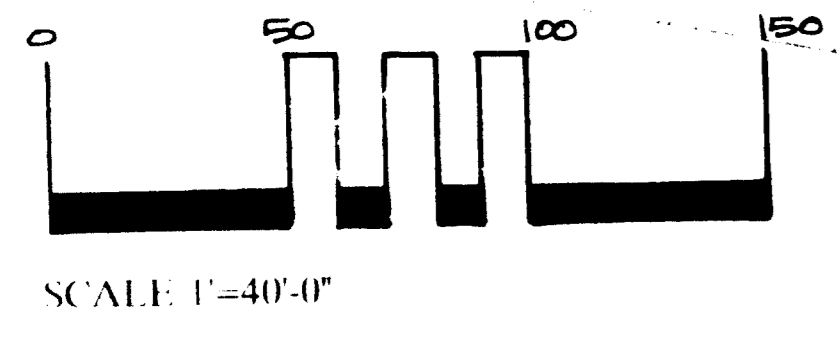
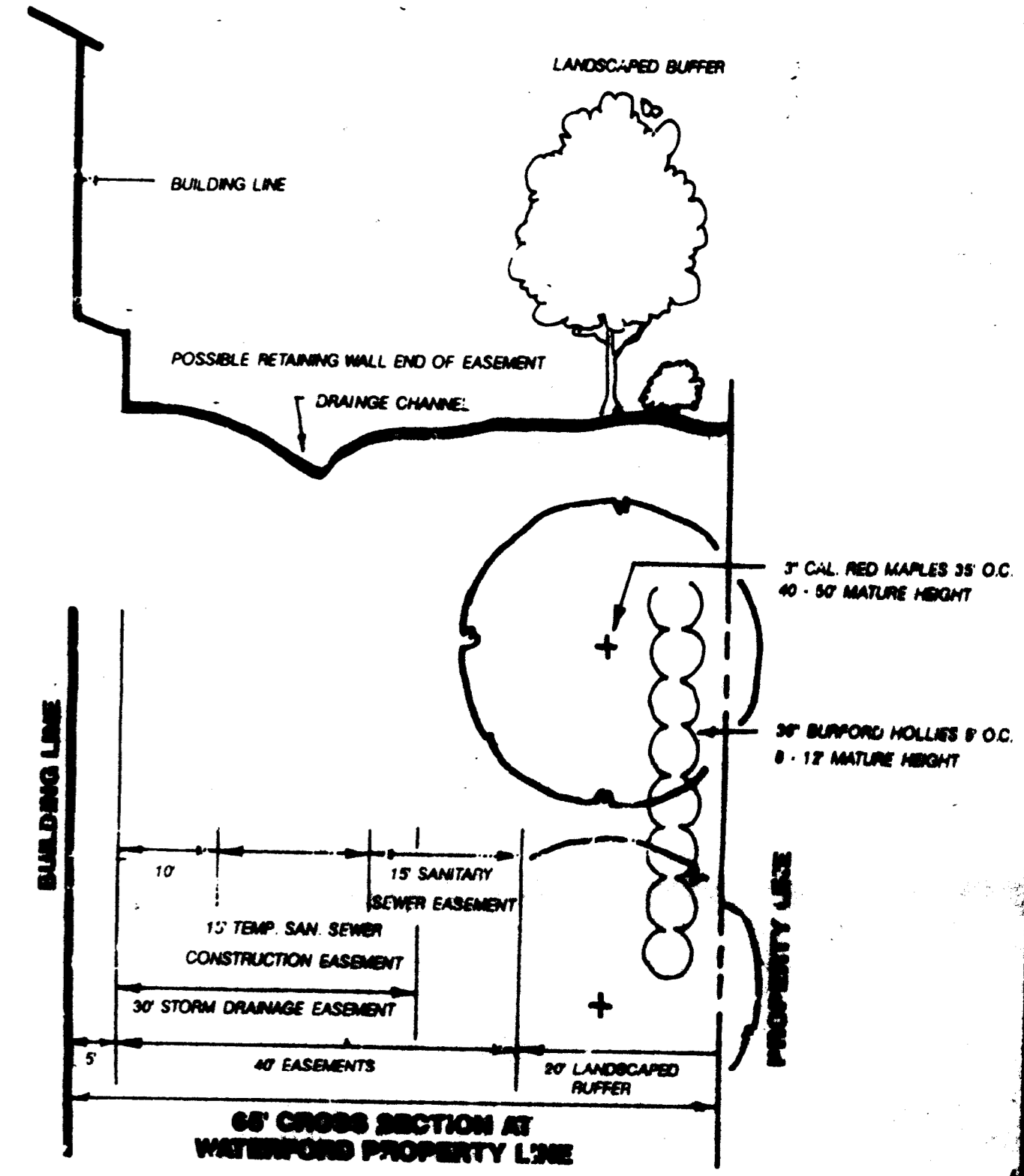
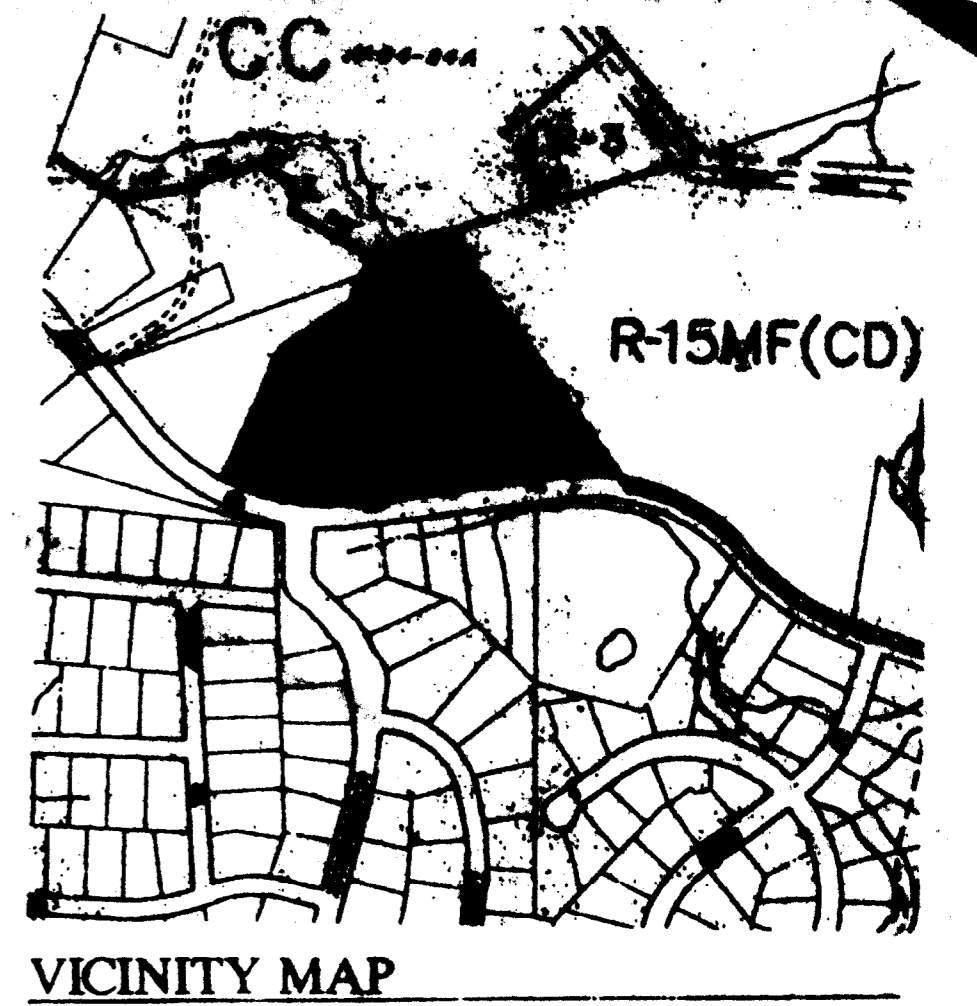
Parcel #40
 209-54-40
 Single Family House
 Kurt W. Niederer
 3021 Mountainbrook
 Charlotte, NC 28210
 Zoned R-3

Parcel #39
 209-54-39
 Single Family House
 Richard M. Newton
 3424 Sharon View
 Charlotte, NC 28210
 Zoned R-3

Parcel #30
 209-54-38
 Single Family House
 Arthur A. Patterson
 3432 Sharon View
 Charlotte, NC 28210
 Zoned R-3

Parcel #37
 209-54-37
 Single Family House
 Jerry D. Carpenter
 3340 Sharon View
 Charlotte, NC 28210
 Zoned R-3

Parcel #36
 209-54-36
 Single Family House
 Unity of Charlotte
 3300 Sharon View
 Charlotte, NC 28210
 Zoned R-3



CHARLOTTE - MECKLENBURG PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: October 15, 1997
 FROM: Martin R. Cramton, Jr. Planning Director
 TO: Robert Brandon Zoning Administrator
 SUBJECT: Administrative Approval for Petition No. 96-12 by Christopher J. Branch/The Boulevard Company Tax Parcel # 183-153-99 and 183-141-08

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to allow a delay in the construction of the required left-turn lane along Sharon View Road. The left turn lane will be constructed as part of a City widening project scheduled for the area.

The currently approved conditional plan for this site requires that a left turn be constructed before a certificate of occupancy is issued. This would require the construction of the left turn in during the next 12 months. However, the City has a funded widening project for Sharon View Road that would start construction within the next two (2) years. This widening project would require the removal and reconstruction of the left-turn improvements constructed by the developer. Therefore, in order to avoid the construction, removal and re-construction of the left-turn lane we are administratively allowing the developer to delay the construction of the left-turn lane so that it may be constructed by the City, at the developers expense, as part of City's project.

The developer will be responsible for preparing and getting approval of a set of plans for the construction of the left-turn lane prior to the issuance of a certificate occupancy. In addition at the time the left turn lane design is approved a bond for its construction must be posted with City Engineering. If the City project to widen Sharon View Road has not commenced within one year after the first Certificate of Occupancy is issued for the site the developer must then start construction of the left turn lane. The certificate of occupancy for the last building in the project may not be released until the left-turn lane is constructed. The bond for the left turn lane may not be released until the left-turn lane is constructed.

Since this change is minor and does not intensify development on the site I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.