



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



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)3FA
OPEN SPACE	52%
F.A.R.	38

1. SITE WILL BE DEVELOPED WITH ATTACHED SINGLE-FAMILY RESIDENCES.
2. STORM WATER DETENTION WILL NOT BE ALLOWED IN SETBACKS.
3. THE MAXIMUM BUILDING HEIGHT WILL NOT EXCEED TWO STORIES OR 40 FEET.
4. 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.
5. THE 30 FOOT BUILDING SETBACK WILL BE MEASURED FROM THIS NEW RIGHT-OF-WAY.
6. 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.
7. 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.
8. THE PETITIONER/DEVELOPER WILL INSTALL ONE LARGE OR SMALL MATURING TREE IN FRONT OF EACH UNIT.
9. THIS PLAN LAYOUT COULD BE CHANGED AS ALLOWED UNDER SECTION 6 OF THE ZONING ORDINANCE.
10. THE PETITIONER/DEVELOPER WILL PROVIDE A PEDESTRIAN LIGHTING SYSTEM. THIS LIGHTING WILL BE CAPPED TO DIRECT LIGHT DOWNWARD.

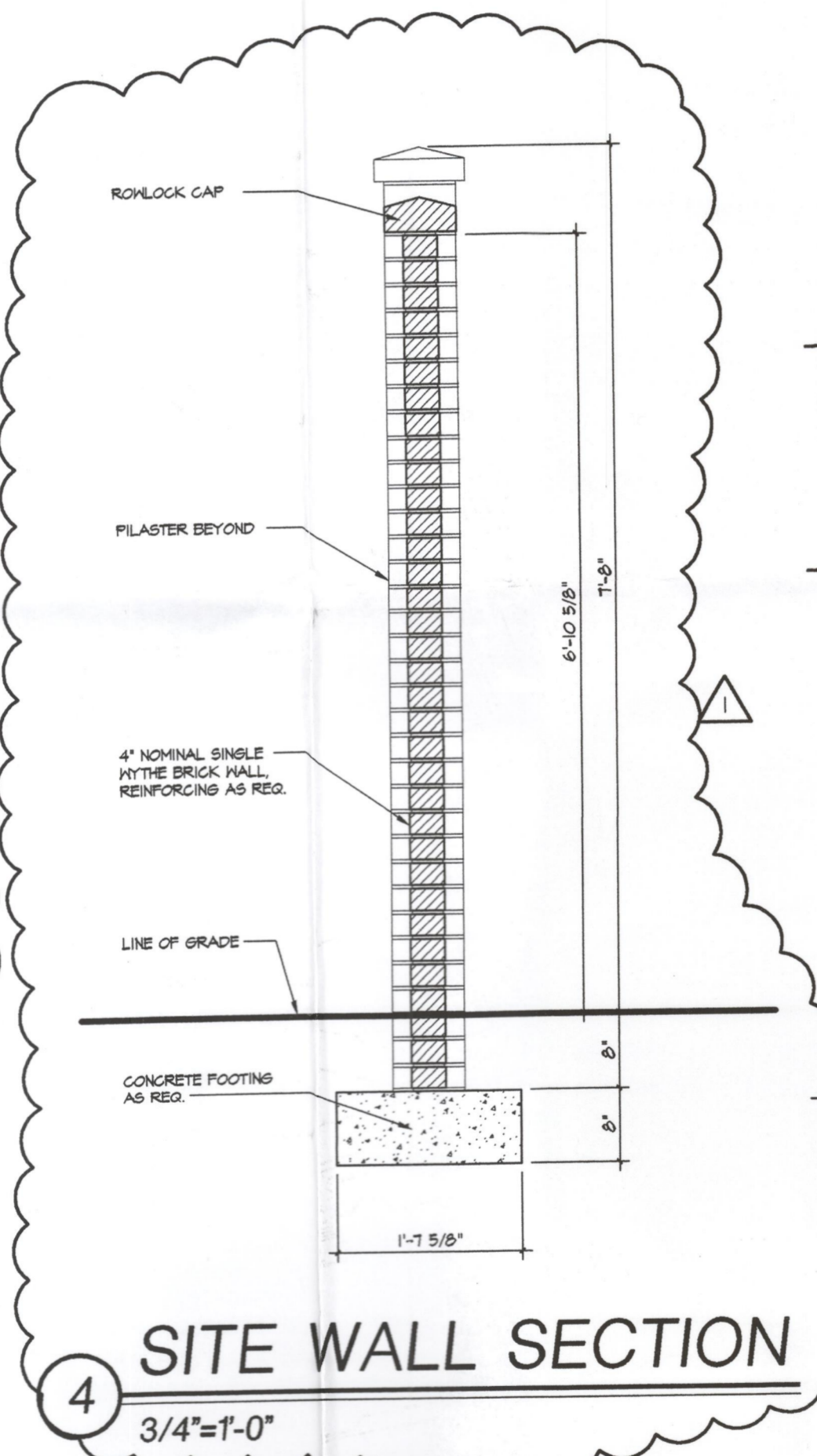
GENERAL BUILDING INFORMATION:

(FOOT PRINT)	SQ. FT.
FIRST FLOOR BLDG. 1	6,362 SF
SECOND FLOOR BLDG. 1	3,547 SF
BUILDING HEIGHT	35'-6"

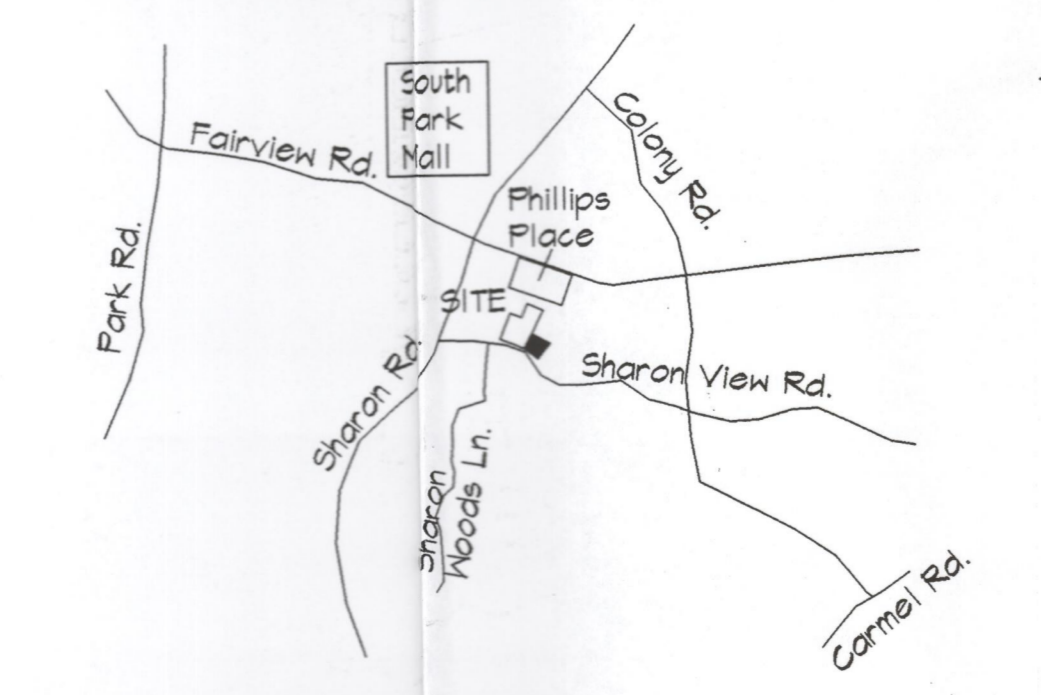
(FOOT PRINT)	SQ. FT.
FIRST FLOOR BLDG. 8	4,990 SF
SECOND FLOOR BLDG. 8	3,619 SF
BUILDING HEIGHT	35'-6"

(FOOT PRINT)	SQ. FT.
FIRST FLOOR BLDG. 9	6,362 SF
SECOND FLOOR BLDG. 9	3,547 SF
BUILDING HEIGHT	35'-6"

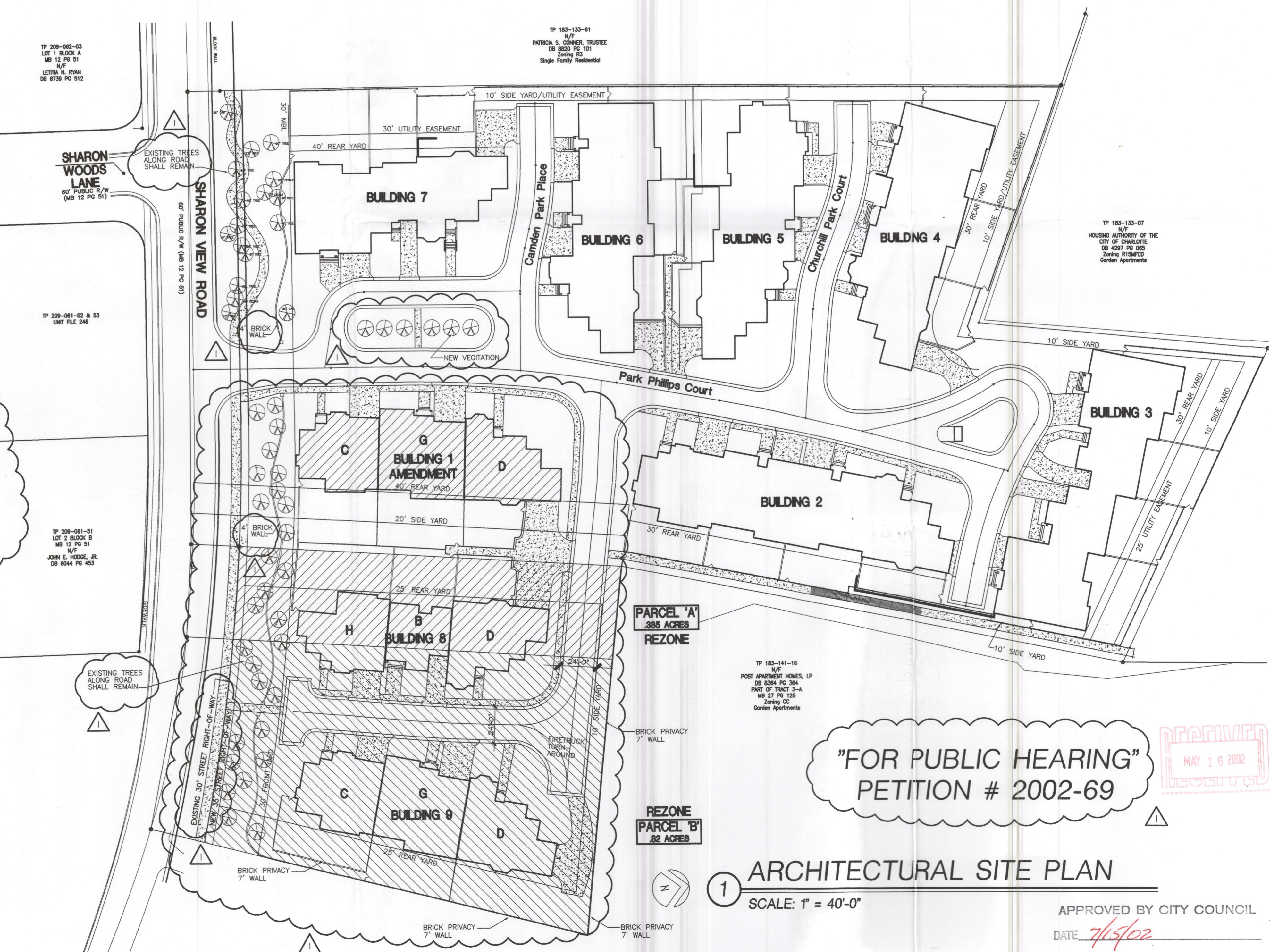
5 BUILDING & SITE DATA
N.T.S.



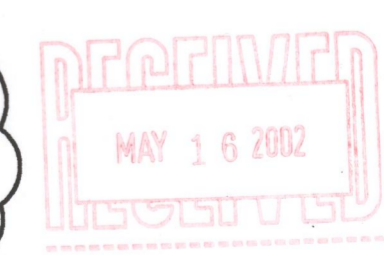
4 SITE WALL SECTION
3/4"=1'-0"



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 7/15/02