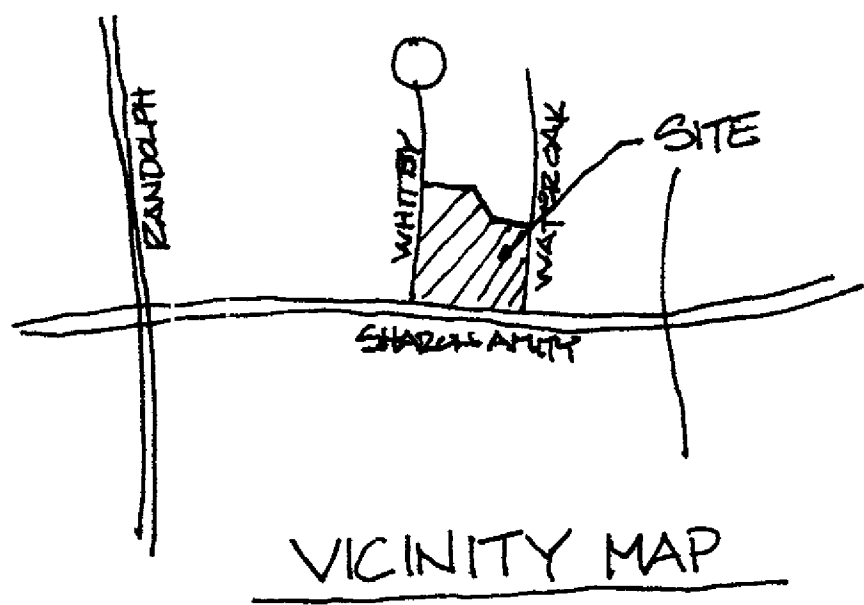
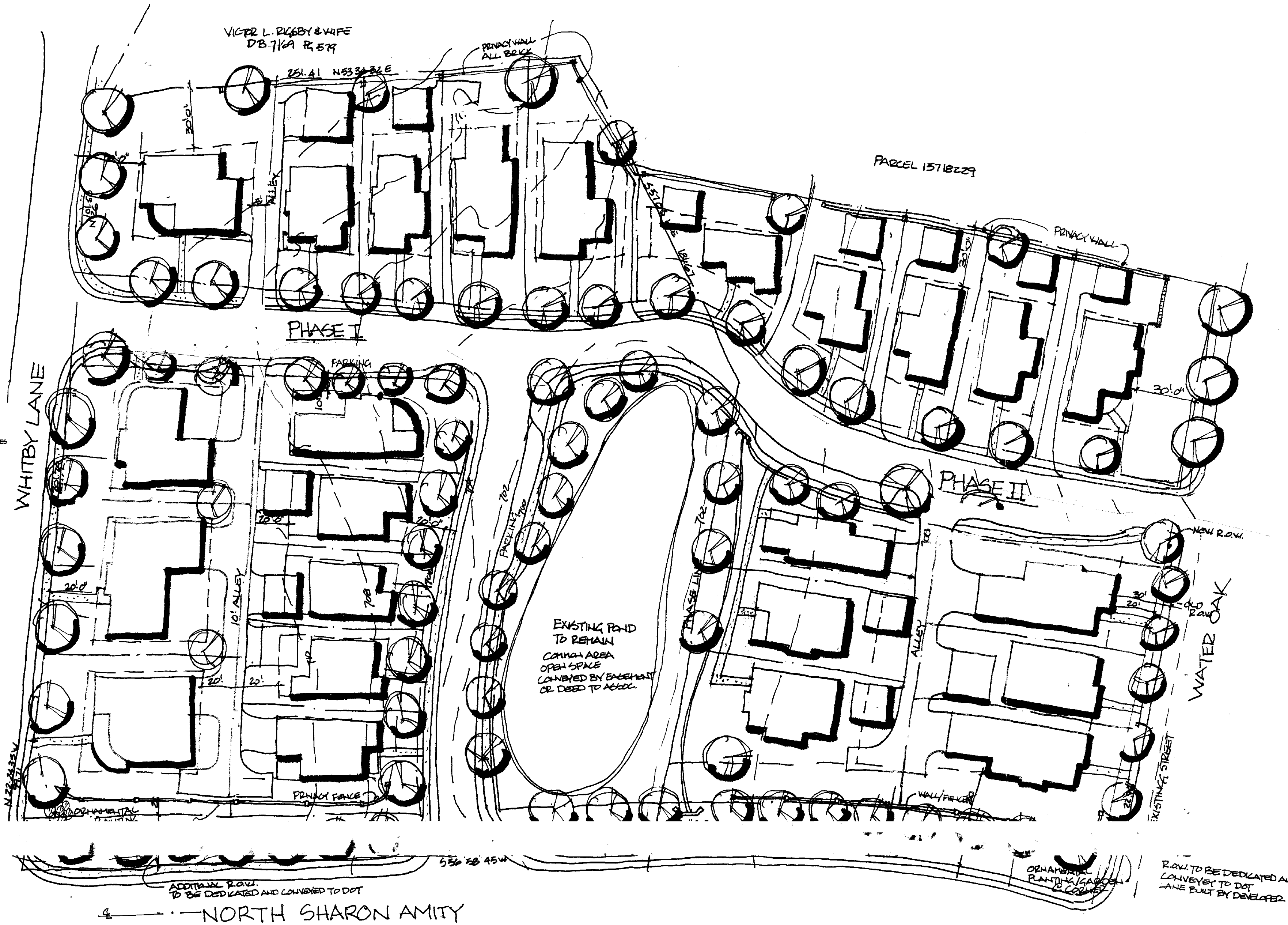


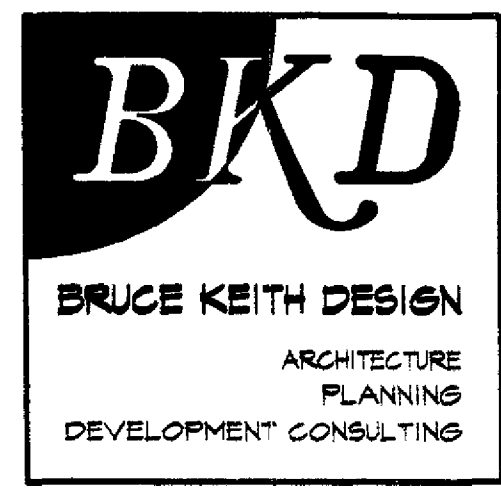
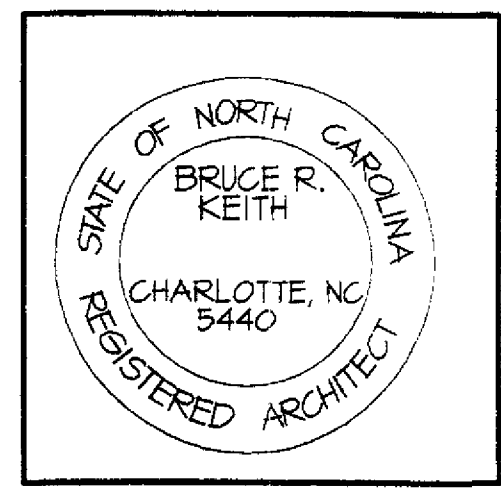
- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE, ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT AND APPROXIMATE CONFIGURATION OF USES ON THE SITE.
- EXACT CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS OF THE ORDINANCE AND THE RESTRICTIONS NOTED ON THIS PLAN.
- STREET LIGHTING SHALL NOT BE ANY HIGHER THAN 16'.
- SIGNAGE WILL BE LIMITED TO ONE SIGN ON THE WALL ALONG SHARON AMITY. SIGN SHALL NOT BE BACKLIT AND WILL CONFORM TO ORDINANCES. SIGN, IF NOT ALLEY, SHALL BE MOUNTED ON PROPOSED WALL. NO ADDITIONAL MOUNTING SHALL BE BUILT.
- PARKING PROVIDED SHALL MEET OR EXCEED REQUIREMENTS OF THE ORDINANCE.
- HOMES SHALL NOT EXCEED TWO STORIES OR FORTY FEET IN HEIGHT.
- ALL HOMES SHALL BE WITHIN 150 FEET OF A FIRE HYDRANT PER CHARLOTTE FIRE DEPT.
- THE PETITIONER WILL INSTALL SIDEWALKS ON BOTH SIDES OF NEW STREETS, AND CONNECT TO EXISTING PUBLIC WALKS ON THE PROPERTY.
- A 6" PLANTING STRIP AND 4" WALK PROVIDED ON INTERNAL ROADS, WHITBY LANE AND WATER OAK ROAD, CONNECTING TO EXISTING WALK ON SHARON AMITY. FINAL DETAILS, DIMENSIONS AND RIGHT OF WAY TO BE DETERMINED AS ALLOWED BY ORDINANCE.
- STORM WATER DETENTION WILL BE PROVIDED THROUGH A COMBINATION OF SURFACE AND UNDERGROUND MEANS AS SHOWN AND UTILIZING AN EXISTING POND.
- DETENTION CRITERIA SHALL BE BASED ON 2 AND TEN YEAR STORMS FOR PREDEVELOPMENT CONDITIONS AS WELL AS 25, 50 AND 100 YEAR STORMS FOR LAND DEVELOPED AS R-8, SINGLE FAMILY LAND COVER. IN LIEU OF THE INCREASE DETENTION, THE PETITIONER MAY PROVIDE A DETAILED ENGINEERING STUDY, COMPLETED BY A PROFESSIONAL ENGINEER LICENSED IN NORTH CAROLINA WHICH SHOWS THAT THE DOWNSIDE DRAINAGE SYSTEM, INCLUDING THE ON-SITE POND AND EXTENDED GULCHES AT SHARON AMITY IS SUFFICIENT TO CONVEY THE INCREASED FLOW DUE TO THE CHANGE IN ZONING CLASSIFICATION AND WILL REMAIN IN COMPLIANCE WITH CURRENT STANDARDS.
- THE SITE SHALL BE DEVELOPED TO COMPLY WITH CHAPTER 21 OF THE CITY CODE. PROPOSED PLANTING IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE DUE TO ACTUAL SITE CONDITIONS, UTILITIES AND URBAN FORESTRY STAFF REVIEW AND APPROVAL.
- THE PROPERTY WILL BE DEVELOPED WITH SINGLE FAMILY HOMES WITH ATTACHED DETACHED GARAGES OR REAR YARD PARKING.
- ALL GARAGES WILL BE IN REAR OF STRUCTURES OR IN REAR YARD.
- ELEVATIONS SHOWN ARE ILLUSTRATIVE OF SIZE SCALE MASSING AND MATERIALS INDICATED. ADDITIONAL DESIGNS ARE ANTICIPATED.
- HOMES SHALL BE CONSTRUCTED WITH A VARIETY OF MATERIALS TO GIVE A CUSTOM ARCHITECT DESIGNED LOOK. ALL DESIGNS WILL BE SUBJECT TO ARCHITECTURAL REVIEW BY A COMMITTEE TO BE DESIGNATED TO INCLUDE ONE WATER OAK RESIDENT, ONE WHITBY LANE RESIDENT, A REGISTERED ARCHITECT, LANDSCAPE ARCHITECT AND DEVELOPER REP.
- ALL HOMES WILL BE ON GRADE, BRICK OR RAISED SLAB. A MINIMUM OF 18" ABOVE FINISHED GRADE.
- APPROVED MATERIALS WILL INCLUDE BRICK, STONE, STUCCO, "HARD PLANK" SIDING AND "HARDY" SHAKES AS WELL AS REAL WOOD PRODUCTS. VINYL SIDING, ALUMINUM SIDING AND MASONITE ARE PROHIBITED. FINISH MASONRY PRODUCTS ARE USED, THEY MUST APPEAR ON ALL SIDES OF THE BUILDING OR AS CORNERS SUCH AS PORCH COLUMNS. NO BRICK FRONTS, WITH SIDING SIDES AND REAS SHALL BE ALLOWED.
- ROOFING SHALL BE 30 YEAR ARCHITECTURAL GRADE FIBERGLASS/ASPHALT SHINGLES.
- ROOF SLOPES ON MAIN ROOFS SHALL BE A MINIMUM OF 1/2". LOW ROOFS PORCH ROOFS OR DECORATIVE ROOFS MAY VARY.
- WINDOWS WITH DIVIDED LIGHTS SHALL HAVE SIMULATED TREE DIVIDED LIGHTS.
- IF CANNETTES ARE EXPOSED, THEY SHALL RUN FROM GRADE TO ABOVE ROOF AND BE OF A MASONRY OR STUCCO FINISH.
- A HOMEOWNERS ASSOCIATION WILL BE CREATED TO MAINTAIN THE LANDSCAPING AND SITE.
- A BRICK AND CAST ALUMINUM SCREEN WALL WILL BE INSTALLED A ZONE SELECTED AREAS AT SHARON AMITY AND FOR REAR YARD PRIVACY WALLS, WHEN USED. WALL SHALL BE SOLID ALONG REAR YARD LINE AND ADJACENT TO NEW HOMES ON SHARON AMITY.
- SITE WILL COMPLY WITH CHAPTER 21 - TREES OF THE CITY CODE AS IT PERTAINS TO SINGLE FAMILY DEVELOPMENT.
- PROPERTY SHALL BE DONATED TO DOT FOR A RIGHT TURN LANE ON WATER OAK ROAD WITH THE COMMENCEMENT OF THE PROJECT. IT SHALL BE INSTALLED BY THE DEVELOPER WITH THE DEVELOPMENT OF PHASE II.
- CONSTRUCTION VEHICLES SHALL ACCESS SITE FROM NEW CONNECTOR TO SHARON AMITY.
- ON STREET PARKING SHALL BE PROVIDED WITHIN THE PROJECT AS SHOWN, FOR GUESTS.
- A BUS PAD WILL BE CONSTRUCTED AS SHOWN, ON SHARON AMITY NEAR THE NEW CONNECTOR ROAD.
- NEW ROAD RIGHT OF WAYS HAVE BEEN AND WILL BE FURTHER ADJUSTED AS REQ. BY CITY STAFF AND ORNANCE FOR THROUGH ROADS AND PARKING. DEVELOPER DESIRES MINIMUM ALLOWED FOR NEW URBAN RESIDENTIAL STREETS.
- ADDITIONAL RIGHT OF WAY AT SHARON AMITY AND WATER OAK ROAD TO BE DONATED AND SHALL BE CONVEYED TO DOT.
- IF FOR ANY REASON, THE CONNECTOR ROAD TO SHARON AMITY CAN NOT BE BUILT, THE CONNECTION TO WATER OAK AND RIGHT TURN LANE ON WATER OAK SHALL BECOME A PART OF PHASE I.



SITE DATA:
 TAX MAP # 157-182-50/157-182-28/27/26
 TOTAL AREA - PHASE I 3.34 ACRES
 PHASE II 1.916 ACRES
 TOTAL 4.95 ACRES
 PROPOSED ZONING - R-8-CD
 PROPOSED HOMES PHASE I - 14
 PHASE II - 10
 TOTAL 24
 DENSITY - PHASE I 4.7/ACRE
 PHASE II 5.1/ACRE
 TOTAL 4.9/ACRE
 PARKING PROVIDED ON EACH LOT PER ORDINANCE
 W/ SOME ADDITIONAL ON STREET

SITE PLAN
 1"=30'

APPROVED BY CITY COUNCIL
 DATE 11/18/02



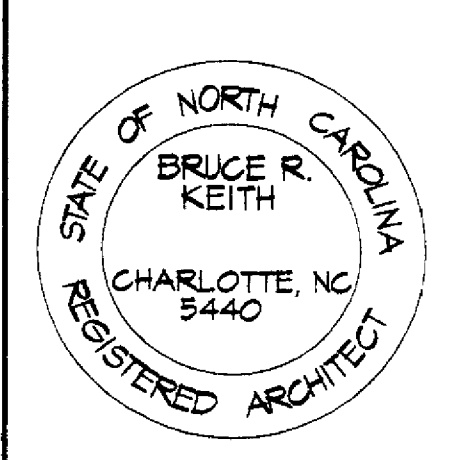
BUCKINGHAM
 ON THE COTSWOLDS
 SHARON AMITY AT WHITBY ROAD, CHARLOTTE, NC

4108 SHARON COMMONS LANE
 CHARLOTTE, NC 28210
 (704) 904-2421
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 FAX (704) 556-0062
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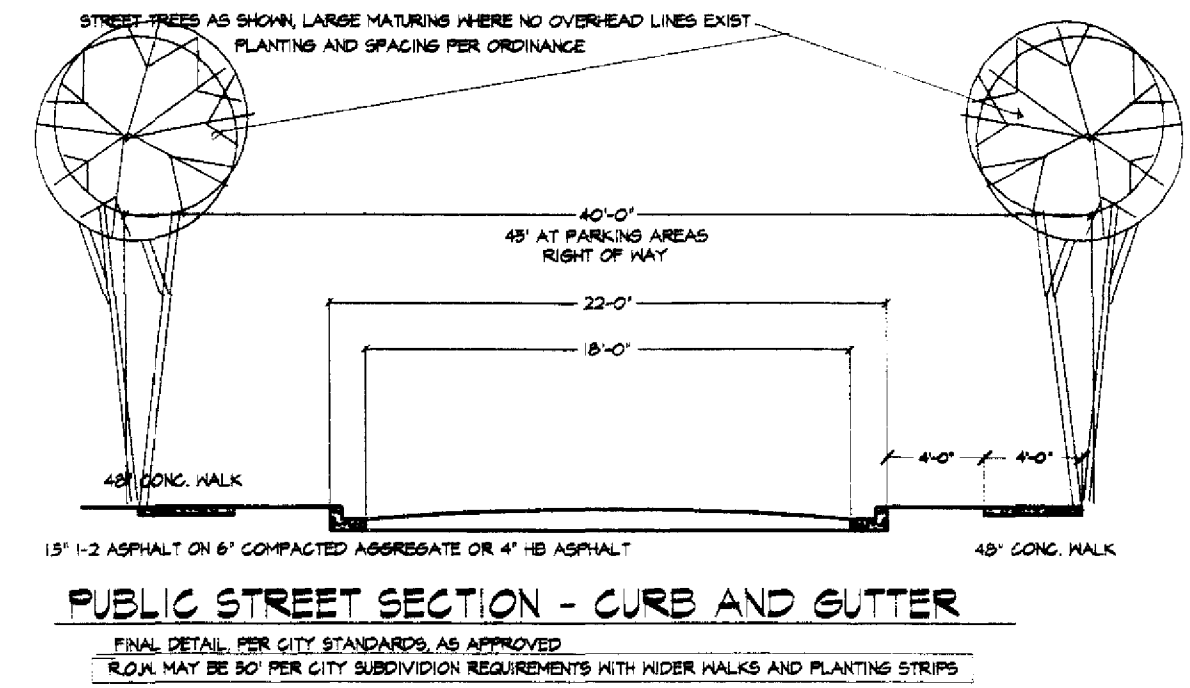
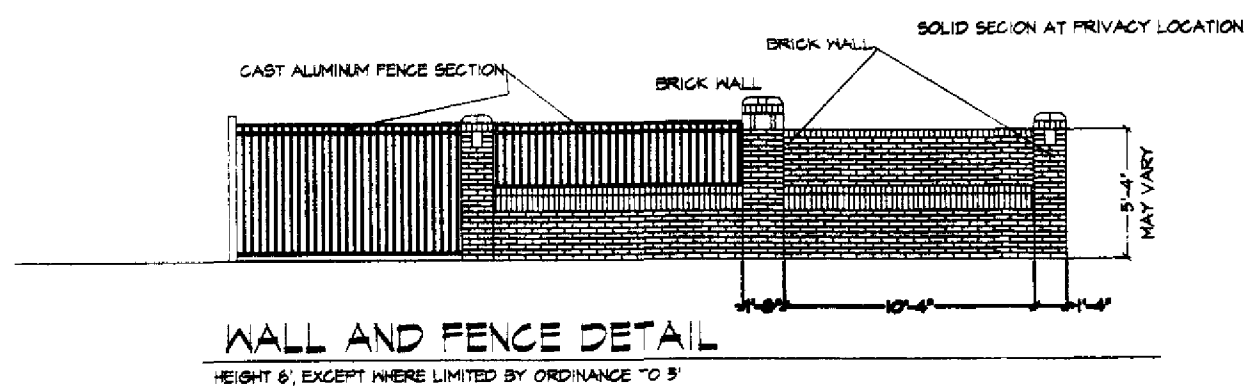
FULL SITE PLAN PETITION 02-48
 SEPTEMBER 20, 2002
 OCTOBER 15, 2002
 OCTOBER 17, 2002

S-1
 DATE: 04/05/02
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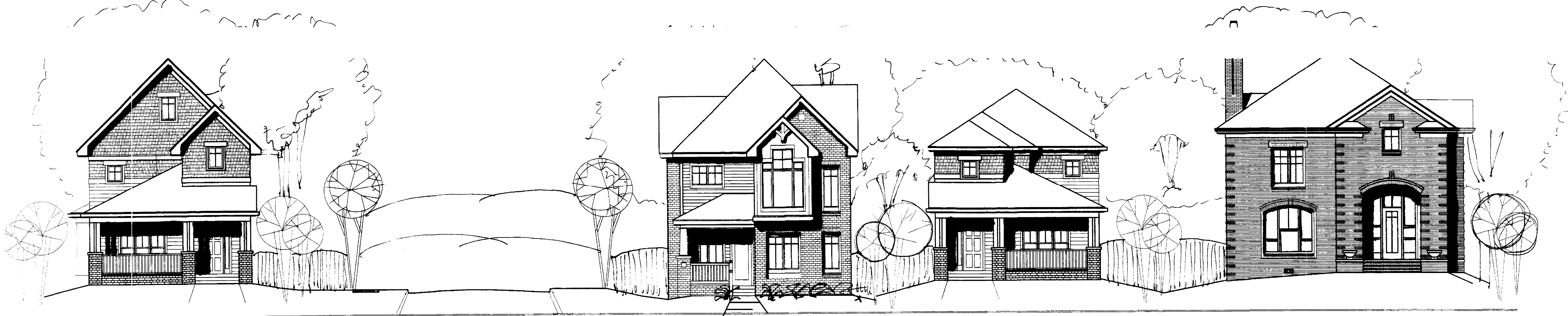


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 BRUCE KEITH DESIGN
 ARCHITECTURE
 PLANNING
 DEVELOPMENT CONSULTING

BUCKINGHAM
 ON THE COTSNOLDS
 SHARON AMITY AT WHITBY ROAD, CHARLOTTE, NC



CONCEPTUAL ELEVATION ON SHARON AMITY
 1/8" = 1'-0"



CONCEPTUAL ELEVATIONS
 1/8" = 1'-0"

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ELEVATIONS PETITION 02-48
 SEPTEMBER 20, 2002
 OCTOBER 15, 2002

A-1
 DATE: 04/03/02
 G. NEWFOLDER@USHTITLE

APPROVED BY CITY COUNCIL
 DATE: 11/13/02