

NCDDT/OLD ARDREY KELL ROAD NOTES:

1. ACCORDING TO NCDDT ENCROACHMENT MANUAL, ALL UNDERGROUND UTILITIES MUST HAVE ADEQUATE COVER. IF ADEQUATE COVER CANNOT BE OBTAINED, THE UTILITIES NEED TO BE RELOCATED WHERE ADEQUATE COVER CAN BE PROVIDED.
2. TREES ALONG SR 5751 MUST BE APPROVED VIA A NCDDT PLANTING PERMIT BY TIM SIMPSON (704) 982-0101.

HASKELL G. EARNHEART
FAYE W. EARNHEART
DB 04040 Pg 285
Parcel Id: 22314130
Zoning: R-3
Use: WAREHOUSE

BARBARA TATE SHOUSE'S TRUST
ALLEN TATE
DB 22444 Pg 990
Parcel Id: 22314146
Zoning: R-3
Use: SINGLE FAMILY

SEE SHEET 3.1A FOR PROVIDENCE ROAD WEST AND OLD ARDREY KELL ROAD DIMENSIONS

JERRY W. DORMAN
PEGGY J. DORMAN
DB 06273 Pg 300
Parcel Id: 22314111
Zoning: R-3
Use: SINGLE FAMILY

20' INNOVATIVE SETBACK LINE PER ZONING PETITION #2007-017

ERSKINE L. EARNHEART
MAMIE J. EARNHEART
DB 08964 Pg 086
Parcel Id: 22314110
Zoning: R-3
Use: SINGLE FAMILY

HASKELL G. EARNHEART
FAYE W. EARNHEART
DB 01468 Pg 003
Parcel Id: 22314109
Zoning: R-3
Use: SINGLE FAMILY

DEVELOPMENT DATA

ZONING: MX-2
PETITION#: 2007-017
TAX PARCEL#: 229-011-(03,04,05,06,10,15,16)
MINIMUM SETBACK: 20' FROM BACK OF CURB ALONG PROVIDENCE RD WEST AND OLD ARDREY KELL RD (INNOVATIVE) 5', 10' ABUTTING SINGLE FAMILY
MINIMUM SIDE YARD: 40'
MINIMUM REAR YARD: SPACE SUFFICIENT TO ACCOMMODATE DWELLING UNIT PLUS 400 SF OF OPEN PRIVATE SPACE
MINIMUM SUBLOT SIZE: 16'
BUILDING SEPARATION: 802,655 SF (18.43 AC, INCLUDING FIRE STATION TRACT) 775,477 SF (17.80 AC, LESS FIRE STATION TRACT)
TOTAL SITE ACREAGE: 100,812 SF (2.31 AC, 13%)
COS (OPEN SPACE): 175,969 SF (4.04 AC, 23% OF NET AREA)
TOTAL # OF UNITS: 100 UNITS (TOWNHOMES FOR SALE)
DENSITY: 5.62 DU/ACRES
OPEN SPACE (40% MIN): 51.1% (9.09 AC)
BUILDING HEIGHT: MAX HEIGHT 40'
PARKING (MIN 1.5/UNIT): 150 SPACES
SQUARE FOOTAGE OF HOMES RANGE FROM 2,000 SF TO 4,000 SF
ESTIMATED PROJECT COMPLETION: JANUARY 2010
SOLID WASTE REQUIREMENTS: ONE 8 CY COMPACTOR PER 90 UNITS OR ONE 8 CY DUMPSTER PER 30 UNITS. PROVIDED FOUR (4) 8 CY DUMPSTERS.
ONE 144 SF RECYCLING STATION PER 80 UNITS. PROVIDED TWO (2) 144 SF RECYCLING STATIONS.

SEE SHEET 3.2 FOR PROVIDENCE ROAD WEST AND OLD ARDREY KELL ROAD DIMENSIONS AND R/W DEDICATIONS

PROJECT INNOVATIONS LLC
DB 20278 Pg 588
Parcel Id: 22319112
Zoning: R-3
Use: SINGLE-FAM

(COLLECTOR STREET) PROVIDENCE ROAD WEST PUBLIC R/W

TYPE III (CLOSM 10.28)

PROPOSED LEFT TURN LANE

NCSS Mon. "Providence"
N 479,377.95
E 1,452,135.68
Elev. 675.78

TBM Spikes on North of 24" Obk
Elev. 689.53

ARP Cornerstone (Church)
DB 19879 Pg 177
Parcel Id: 22301102
Zoning: R-3
Use: Church

ONLY AT GRADE PATIOS ALLOWED IN REAR YARDS

TYPE "C" BUFFER REQUIRED PER TABLE 12.302(G) 34' REQUIRED WIDTH PER TABLE 12.302(G)

ONLY AT GRADE PATIOS ALLOWED IN REAR YARDS

TOTAL 34' BUFFER EXCLUSIVE OF THE SEWER AND STORM EASEMENTS

LOT#333
OPCNC LLC
DB 20252 Pg 776
PID: 22901434
Zoning: R-3
Use: VACANT

OPCNC LLC
DB 19686 Pg 317
Parcel Id: 22901433
Zoning: R-3
Use: VACANT

OPCNC LLC
DB 18766 Pg 931
Parcel Id: 22901432
Zoning: R-3
Use: VACANT

ULLIAN WILDER
JOHN WILDER
DB 22482 Pg 515
Parcel Id: 22901431
Zoning: R-3
Use: VACANT

JOHN A. GORDON
ANGELA GORDON
DB 22159 Pg 489
Parcel Id: 22901430
Zoning: R-3
Use: SINGLE FAMILY

M. SCOTT RASNER
JANINE D. RASNER
DB 22448 Pg 275
Parcel Id: 22901429
Zoning: R-3
Use: VACANT

OPCNC LLC
DB 18419 Pg 697
Parcel Id: 22901428
Zoning: R-3
Use: VACANT

OPCNC LLC
DB 18419 Pg 697
Parcel Id: 22901427
Zoning: R-3
Use: VACANT

OPCNC LLC
DB 18419 Pg 697
Parcel Id: 22901425
Zoning: R-3
Use: VACANT

OPCNC LLC
DB 18419 Pg 697
Parcel Id: 22901424
Zoning: R-3
Use: SINGLE FAMILY

OPCNC LLC
DB 18419 Pg 697
Parcel Id: 22901423
Zoning: R-3
Use: VACANT

OPCNC LLC
DB 18419 Pg 697
Parcel Id: 22901422
Zoning: R-3
Use: VACANT

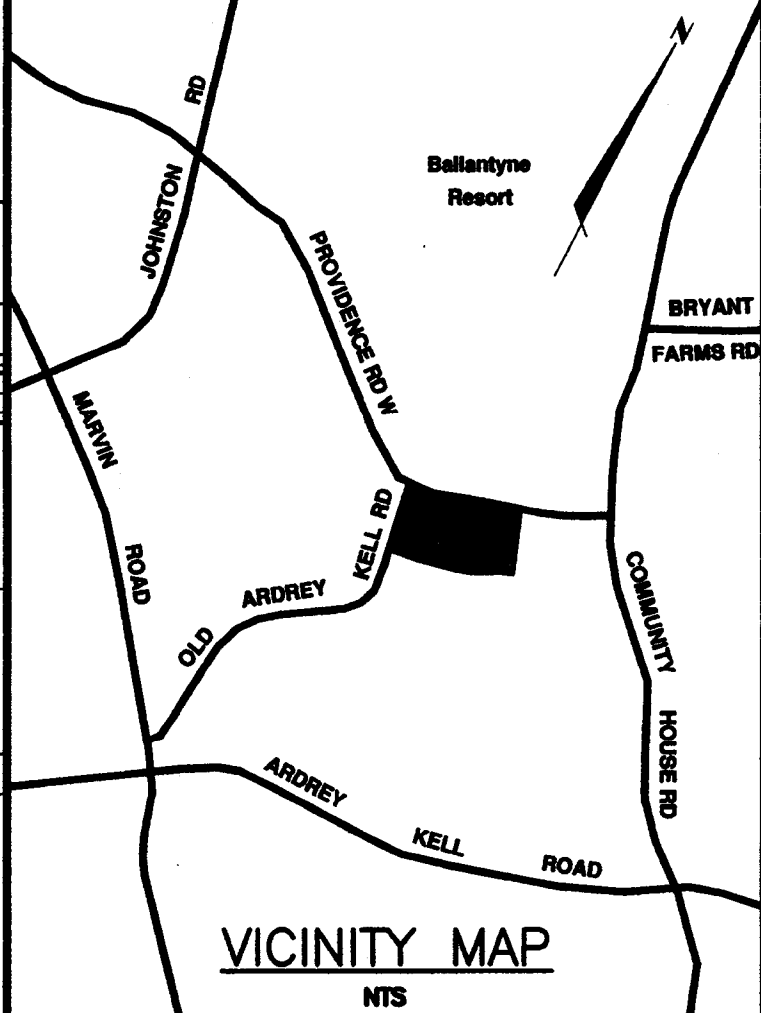
GUOWEI WU
PINGPING TAO
DB 22702 Pg 371
Parcel Id: 22901421
Zoning: R-3
Use: VACANT

INC ALLYSON PARK
COMMUNITY ASSOCIATION
DB 19759 Pg 919
Parcel Id: 22901498
Zoning: R-3
Use: VACANT

OPCNC LLC
DB 19686 Pg 317
Parcel Id: 22901420
Zoning: R-3
Use: VACANT

OPCNC LLC
DB 19686 Pg 317
Parcel Id: 22901420
Zoning: R-3
Use: VACANT

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1	2/19/08	REV. PER CITY COMMENTS
REV.	ISSUED DATE	DESCRIPTION
KEYPLAN		

PROJECT TITLE	ARDREY PARK CHARLOTTE, NC
SHEET TITLE	PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL Charlotte-Mecklenburg Planning Commission

ARCADIS

G&M OF NORTH CAROLINA, INC.
128 SOUTH TRYON STREET, SUITE 1100
CHARLOTTE, NC 28202
704-752-4258 MAIN
704-752-0271 FAX
WWW.ARCADIS-US.COM

PROJECT MANAGER M. CASE	DEPARTMENT MANAGER L. BAKELY
LEAD DESIGN PROF. B. FAY	CHECKED BY L. BAKELY
TASK/PHASE NUMBER -----	DRAWN BY C. ATUNCAR
PROJECT NUMBER CNMCA001.00002	DRAWING NUMBER 3.1

SECTION A-A

NOT TO SCALE

BUILDING INFORMATION

BLDG. #	MODEL	BASE SF/UNIT	# OF UNITS	BUILDING TOTAL BASE SF	BUILDING TOTAL OPTIONAL SF	OPTIONAL UNFINISHED BASEMENT SF/UNIT	TOTAL BLDG. W/ UNFINISHED BASEMENT
21, 24, 27	FONTAIN	2,223	41	8,892	N/A	N/A	N/A
22, 23, 25, 26	FONTAIN	2,223	55	11,115	N/A	N/A	N/A
*5, *6, 10, 11, 14, 15, 17, 18, 19, 20	ELMHURST	2,325	33	6,975	8,838	1,584	13,590
1, 2, 3, 4, 7, 8, 9, 12, 13, 16	ELMHURST	2,325	41	9,300	11,784	1,584	18,120

* BLDGS. # 5 AND # 6 ARE REQUIRED TO HAVE BASEMENTS

GRAPHIC SCALE

