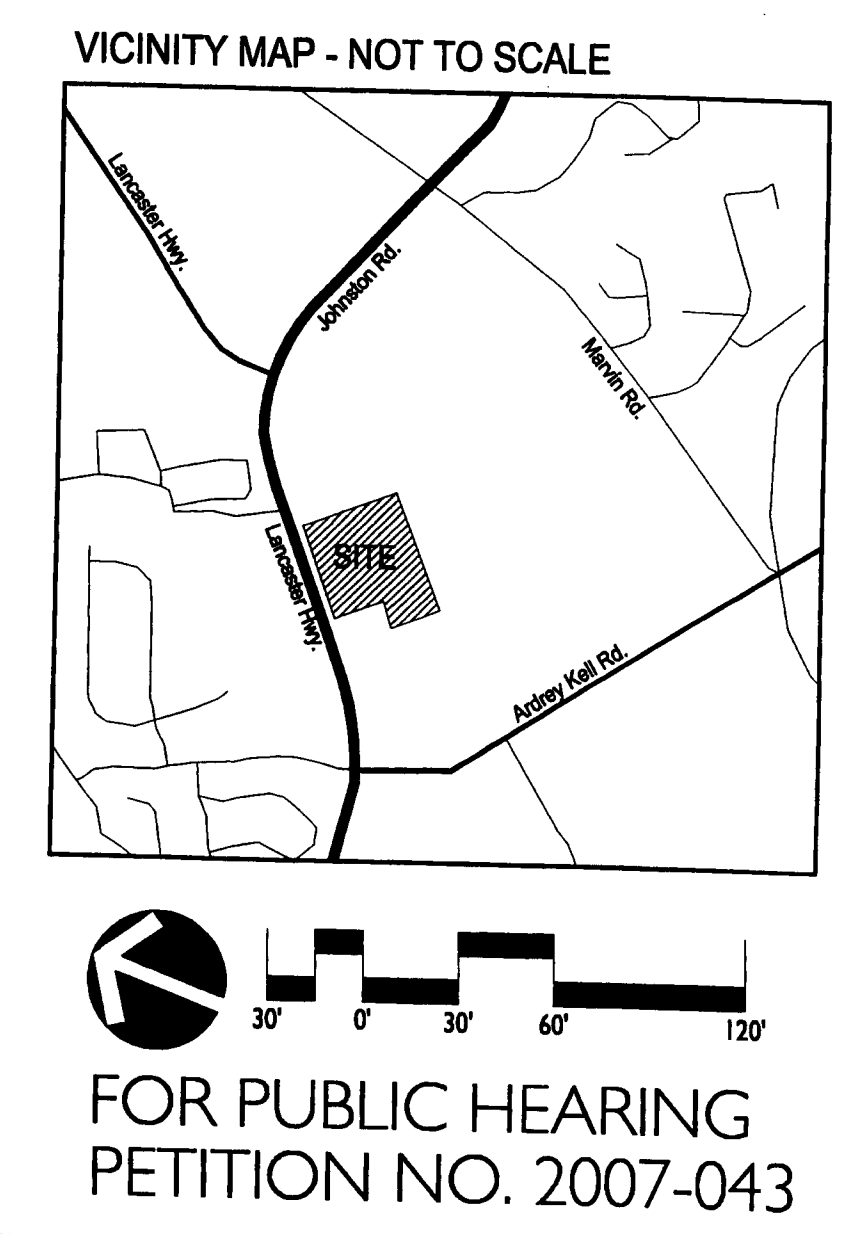


- SITE DEVELOPMENT SUMMARY:**
- 1) TAX PARCEL NUMBERS:
223-081-02
223-081-12
223-081-25
 - 2) SITE JURISDICTION:
CITY OF CHARLOTTE
 - 3) TOTAL SITE SF (ACREAGE):
686,406.31 SF (15.99 AC)
 - 4) EXISTING ZONING & USES:
SINGLE-FAMILY DISTRICT (R-3)
-SINGLE FAMILY
-VACANT
 - 5) PROPOSED ZONING & USES:
URBAN RESIDENTIAL DISTRICT (UR-2)
-APARTMENTS (FOR RENT)
-CONDOMINIUMS (FOR RENT)
-CLUBHOUSE
 - 6) DIMENSIONAL REQUIREMENT
BUILDING SETBACK:
14 FEET ALONG PROPOSED PUBLIC STREET
20 FEET ALONG LANCASTER HIGHWAY (HWY.521)
SIDE YARD:
5 FEET
REAR YARD:
10 FEET
 - 7) TOTAL PROPOSED DWELLING UNITS:
220 DU MAXIMUM
 - 8) PROPOSED DWELLING UNITS PER ACRE:
14 DUA MAXIMUM
 - 9) PROPOSED FLOOR AREA RATIO:
1.0 FAR MAXIMUM PER SECTION 9.406 (2) OF THE ORDINANCE
 - 10) BUILDING HEIGHT:
40 FEET MAXIMUM
 - 11) CLUBHOUSE GROSS BUILDING SQUARE FOOTAGE:
4,800 SQUARE FEET
 - 12) PROPOSED OPEN SPACE PROVIDED:
37,000 SF / 0.85 AC MINIMUM
 - 13) PROVIDED TREE SAVE AREA:
69,852 SF / 1.60 AC MINIMUM
 - 14) RECYCLING STATION AREA:
SOLID WASTE CONTAINERS 360 SQFT PROVIDED
(1) 34-CU.YD COMPACTOR PROVIDED
- PARKING REQUIREMENTS:**
- 1) VEHICULAR PARKING REQUIRED:
RESIDENTIAL PARKING SPACES: 220 SPACES MINIMUM (1.0 SPACE PER UNIT)
660 SPACES MAXIMUM (3.0 SPACES PER UNIT)
 - VEHICULAR PARKING PROVIDED:
GARAGE PARKING SPACES: 271 SPACES
TANDEM PARKING SPACES: 249 SPACES
ON-STREET PARKING SPACES: 36 SPACES
TYPE 'A' HOUSING: 6 HANDICAP ACCESSIBLE SPACES
TOTAL: 562 SPACES
- GENERAL NOTES:**
PROPERTY BOUNDARY, TOPOGRAPHIC INFORMATION AND WETLAND SURVEY PROVIDED BY:
R.B. PHARR AND ASSOCIATES
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
704.376.2186
- PLANIMETRIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY AND ADJACENT PARCEL INFORMATION PROVIDED BY:
MECKLENBURG COUNTY
ENGINEERING AND BUILDING STANDARDS DEPARTMENT
DELD (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT) INFORMATION SYSTEM
- DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING DISTRICTS:
SOUTH DISTRICT PLAN ADOPTED 1993



- LEGEND**
- PROPOSED PUBLIC STREET
 - PROPOSED PRIVATE STREET
 - PROPOSED PEDESTRIAN CIRCULATION
 - BUILDING ENVELOPE
 - PROPOSED OPEN SPACE
 - BUILDING ORIENTATION
 - TREE SAVE AREA

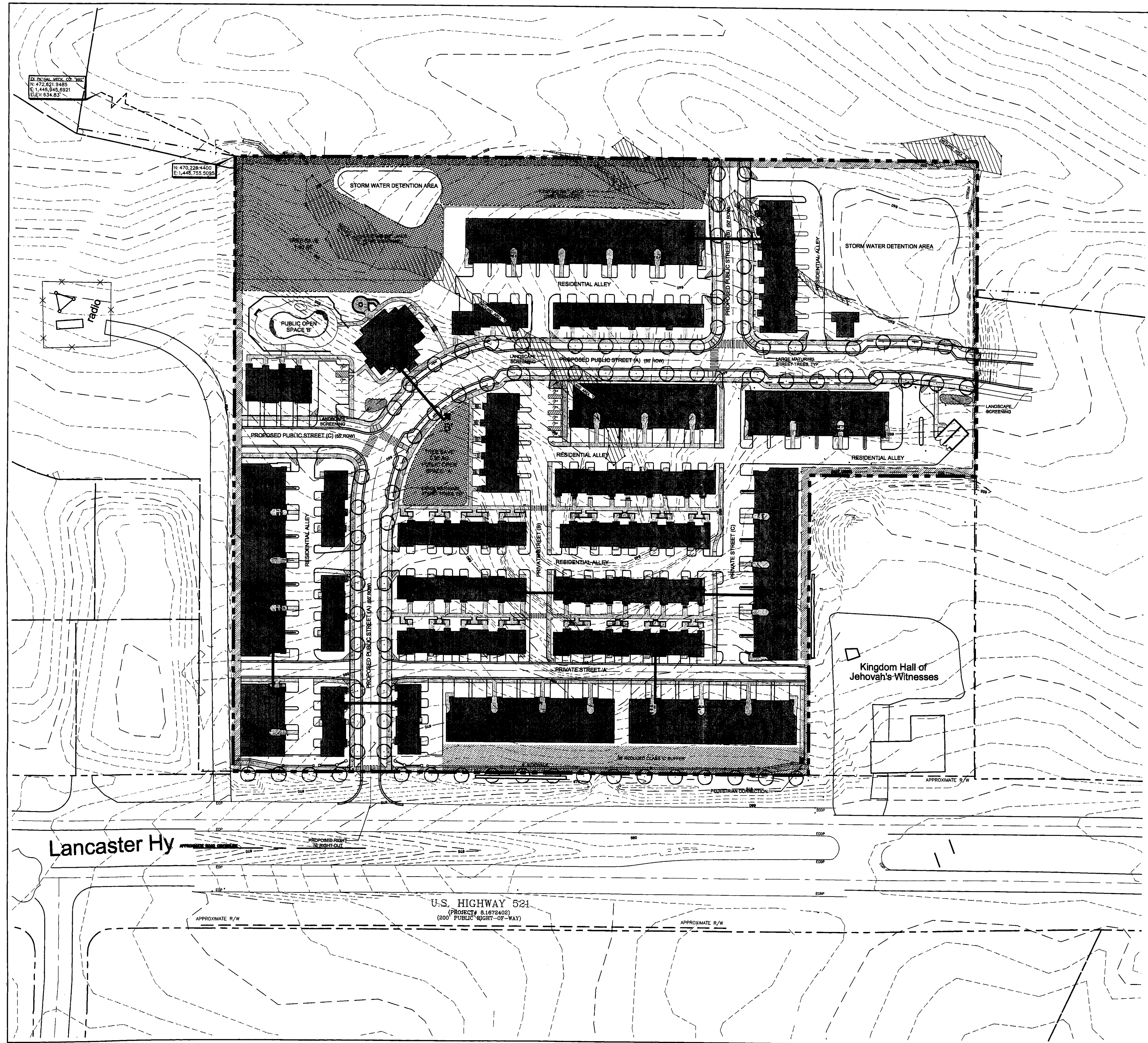
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223 N. Graham Street, Charlotte, NC 28202
V: 704.333.3325 F: 704.332.3346
www.LandDesign.com

PROPOSED ARDREY KELL PROJECT
MULTI-FAMILY DEVELOPMENT
THE HANOVER COMPANY; CHARLOTTE, NC

REVISIONS:
03/14/07 REVISIONS PER CITY COMMENTS
04/18/07 REVISIONS PER CITY COMMENTS

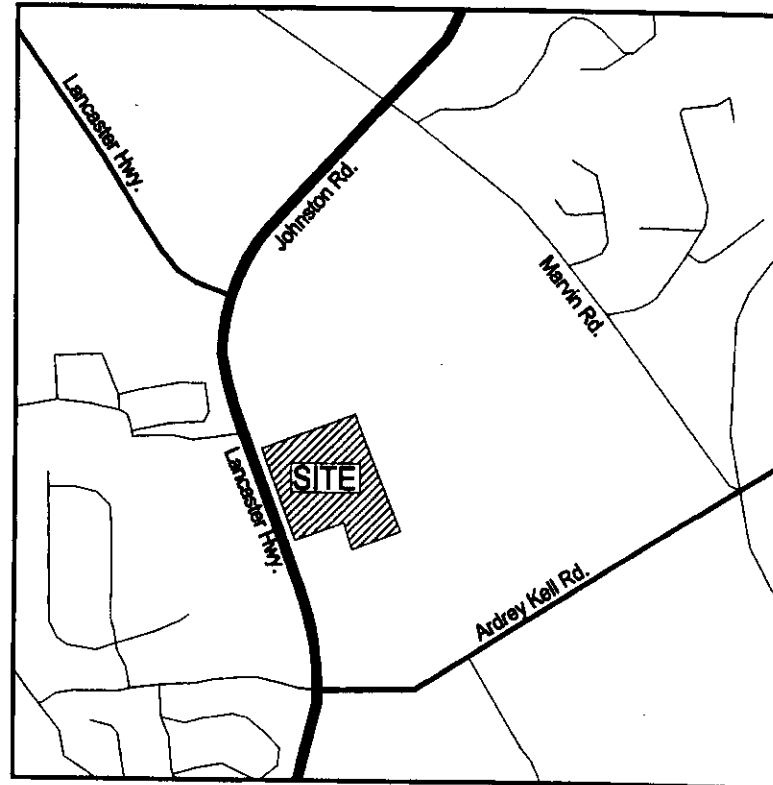
DATE: 01/22/07
DESIGNED BY: CHK AM
DRAWN BY: CHK AM
CHECKED BY: RP
SCALE: 1"=60'
PROJECT #: 1006294
SHEET #:

TDS.1.0



NOTE: THE SCHEMATIC SITE PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

VICINITY MAP - NOT TO SCALE

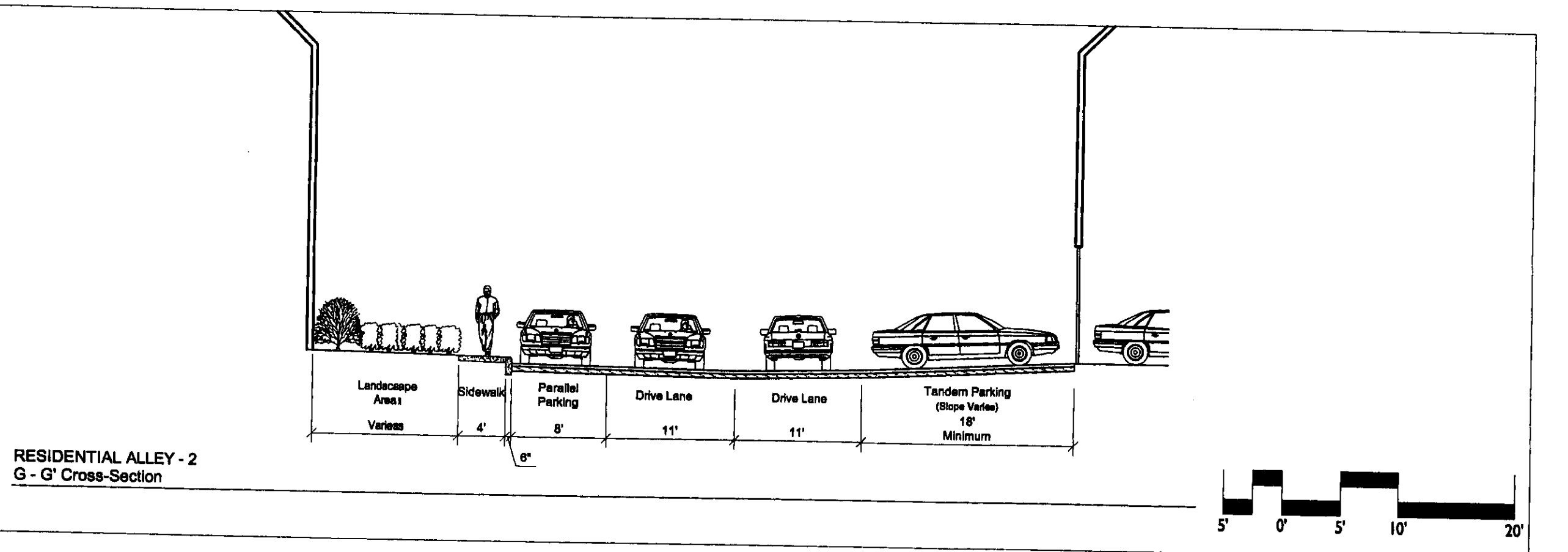
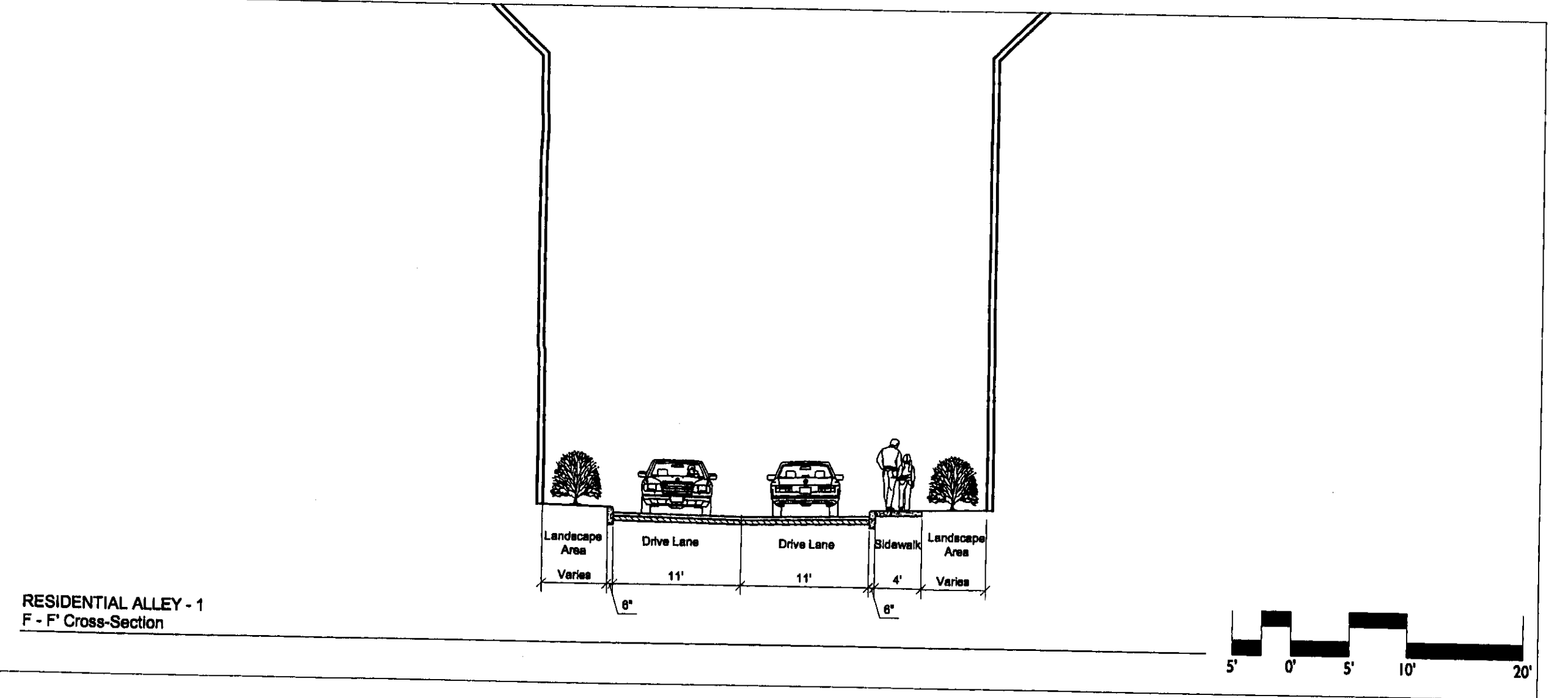
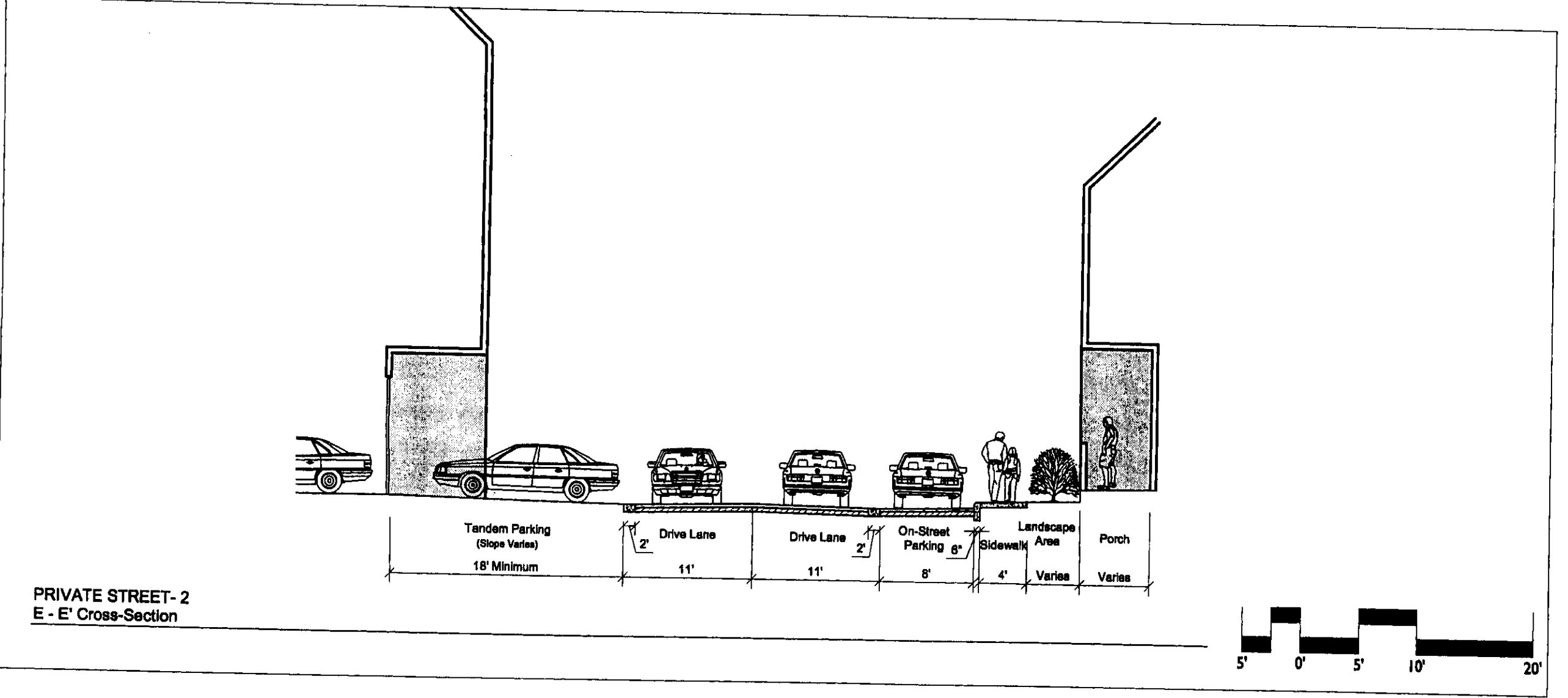
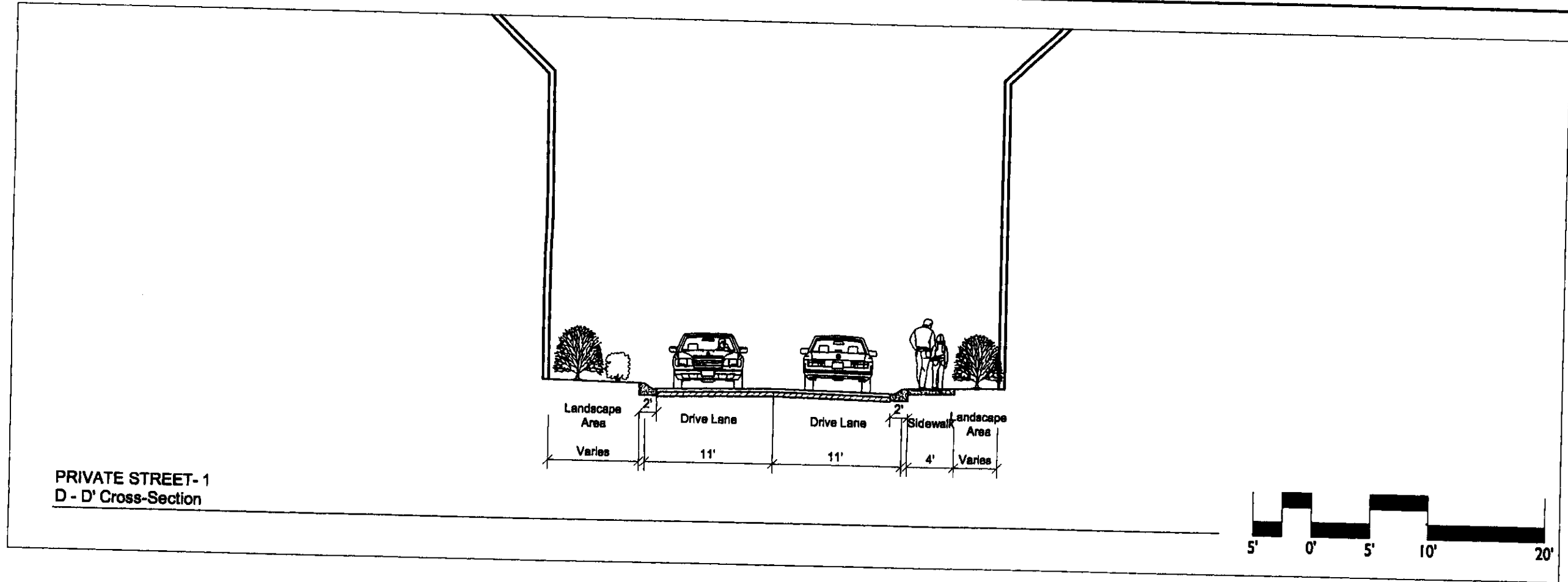
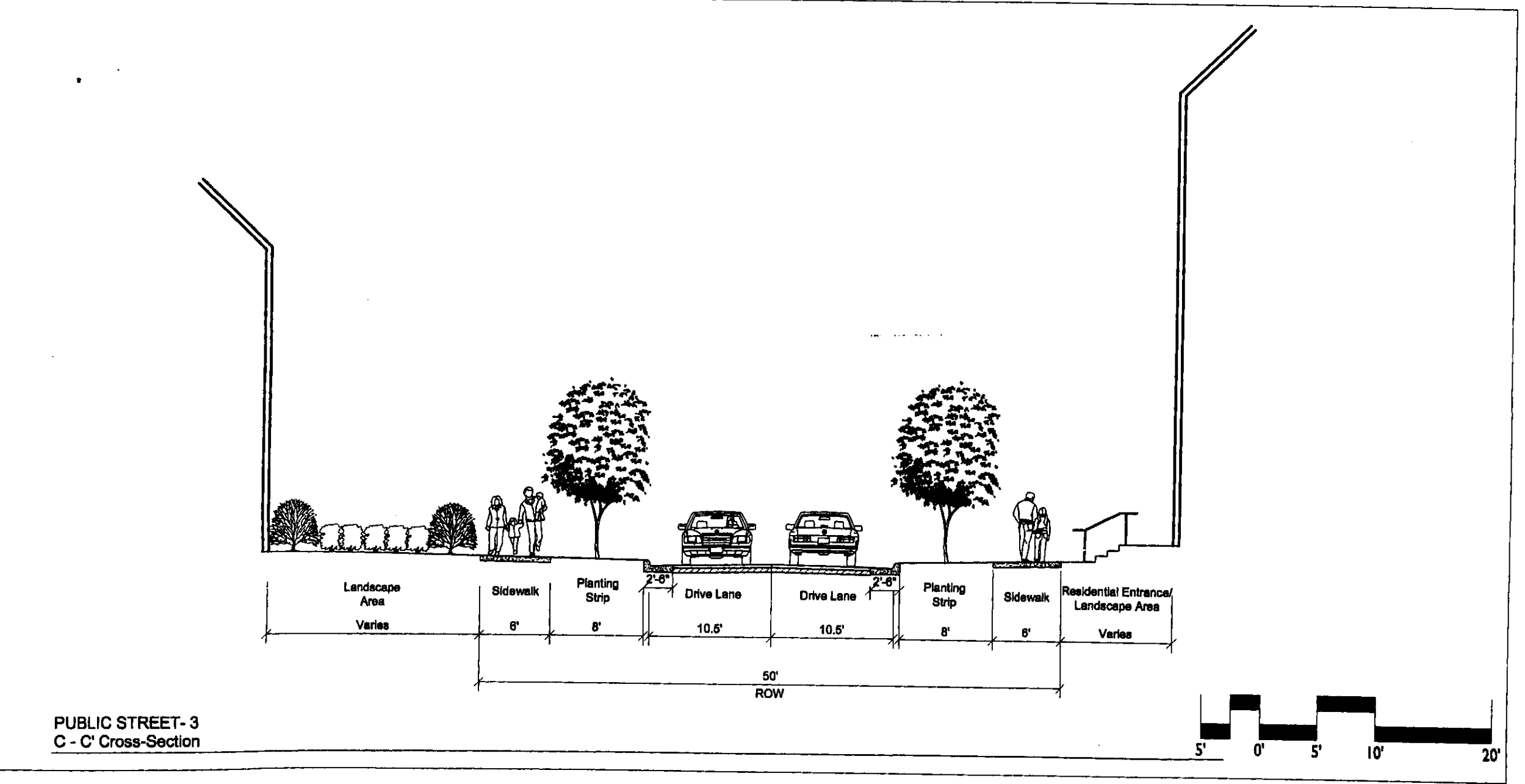
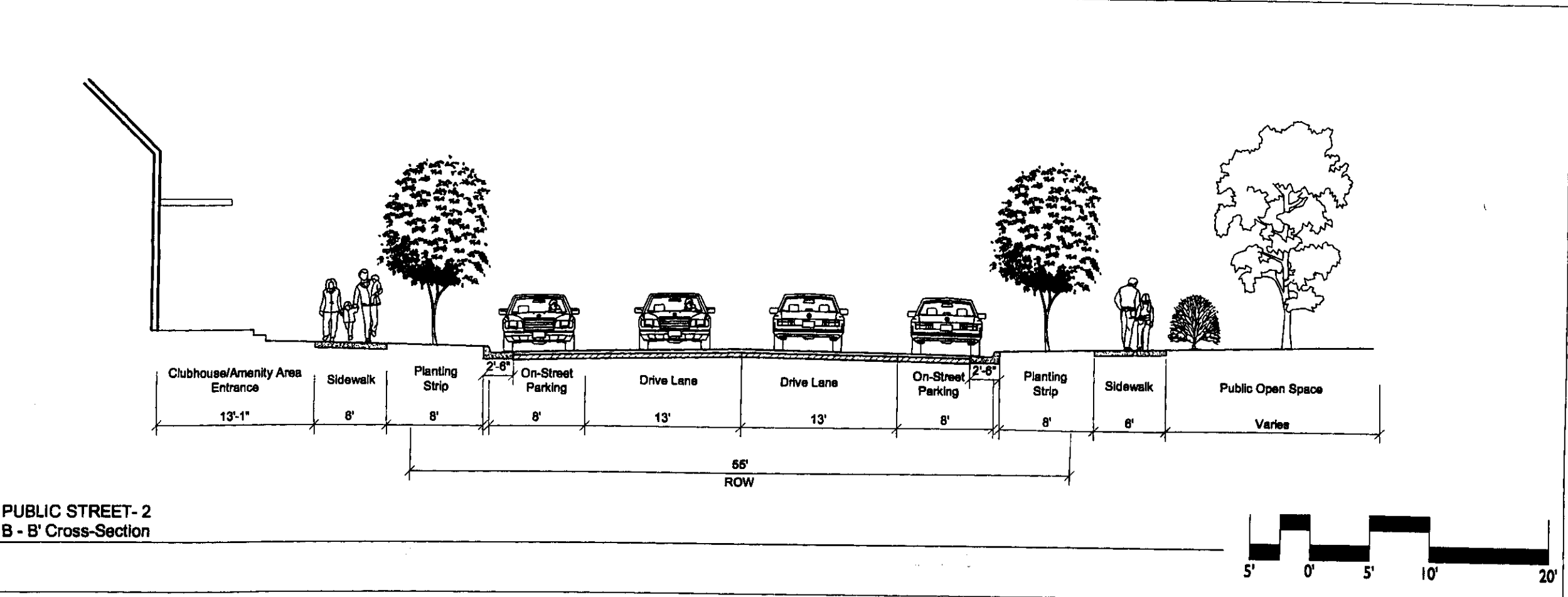
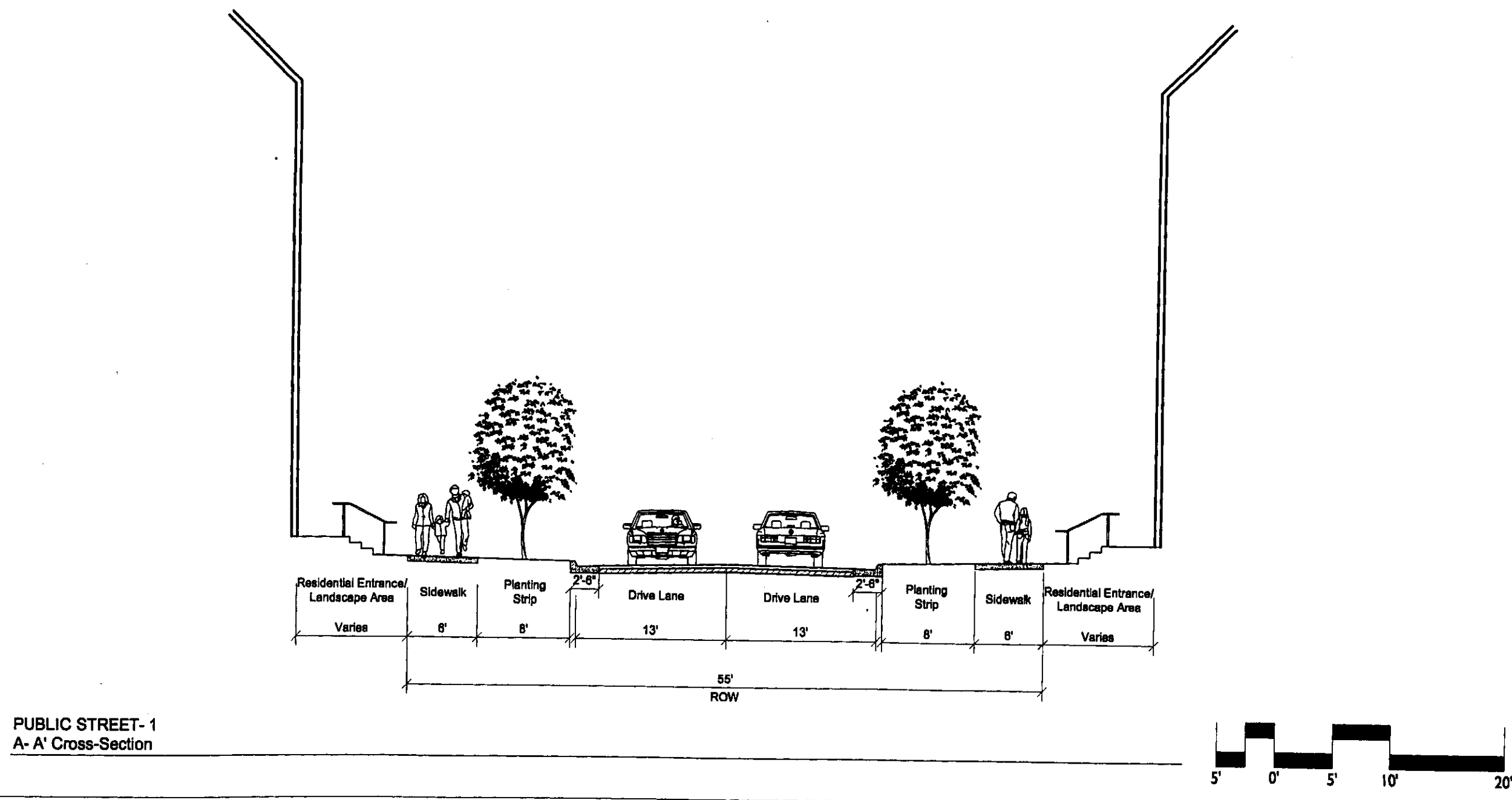


FOR PUBLIC HEARING
PETITION NO. 2007-043

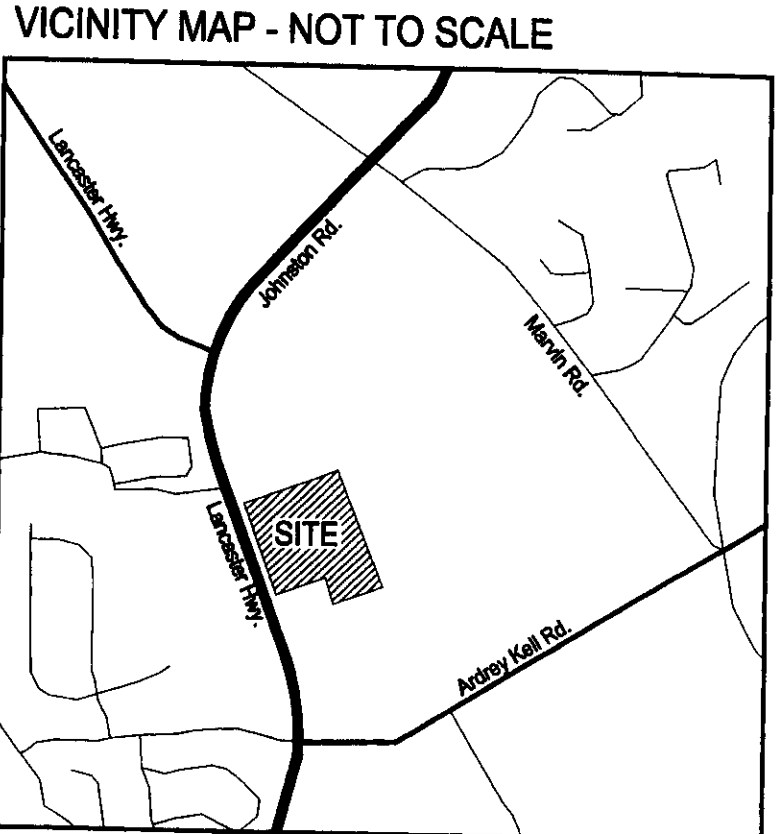
PROPOSED ARDREY KELL PROJECT MULTI-FAMILY DEVELOPMENT THE HANOVER COMPANY; CHARLOTTE, NC SCHEMATIC SITE PLAN

REVISIONS:
03/16/07: REVISIONS PER CITY COMMENTS
04/18/07: REVISIONS PER CITY COMMENTS

DATE: 01/22/07
DESIGNED BY: CHK, AM
DRAWN BY: CHK, AM
CHECKED BY: RP
SCALE: 1"=60'
PROJECT #: 1006294
SHEET #:

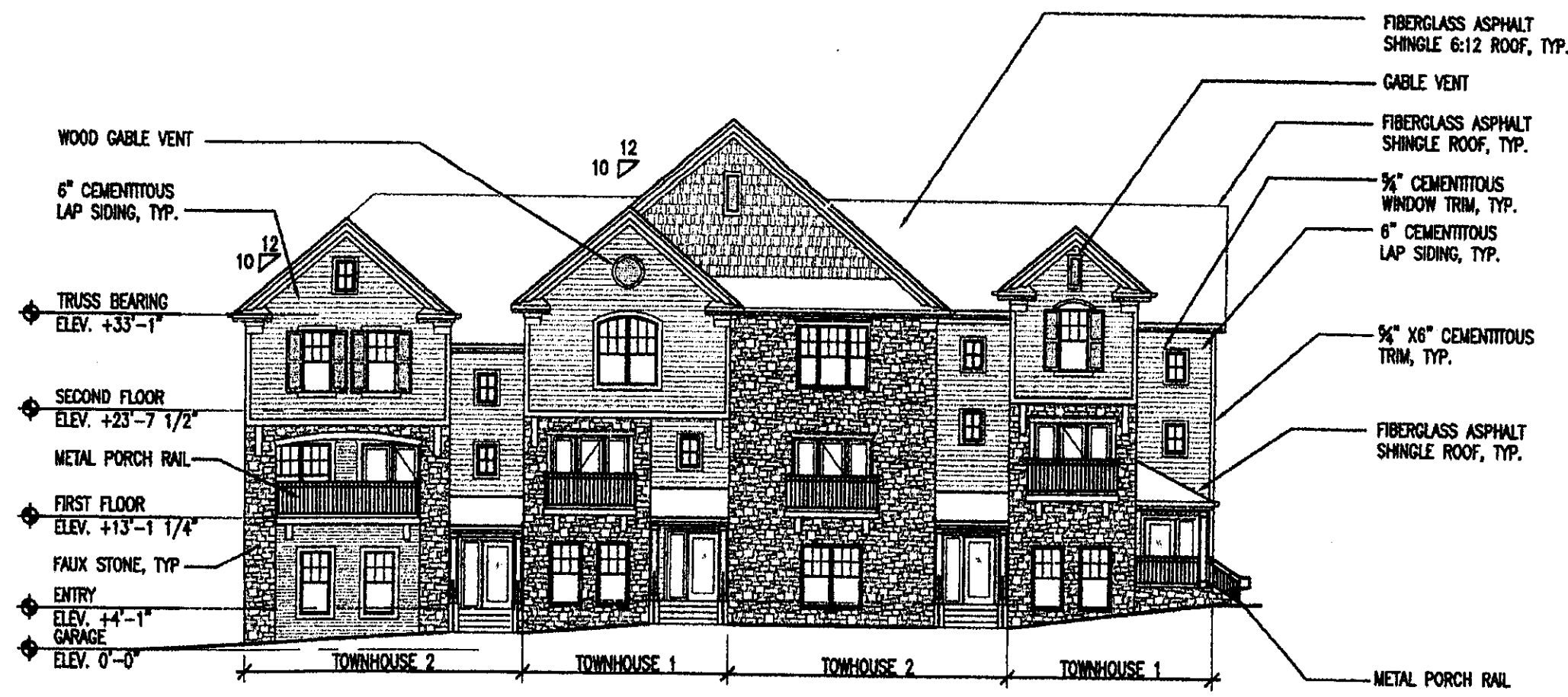


NOTE: THE TYPICAL CROSS SECTIONS ARE SCHEMATIC ARE NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

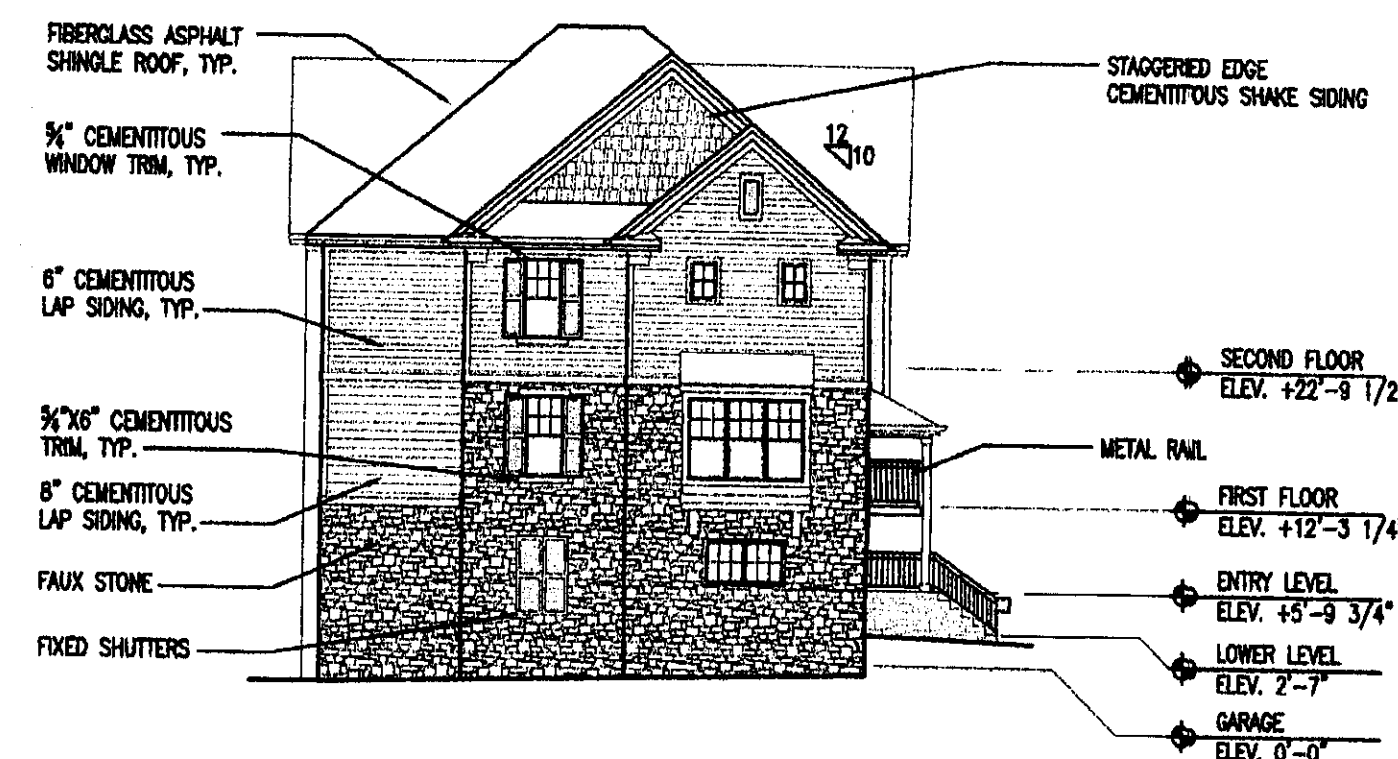


FOR PUBLIC HEARING
PETITION NO. 2007-043

PROPOSED ARDREY KELL PROJECT
MULTI-FAMILY DEVELOPMENT
THE HANOVER COMPANY, CHARLOTTE, NC
TYPICAL CROSS SECTIONS



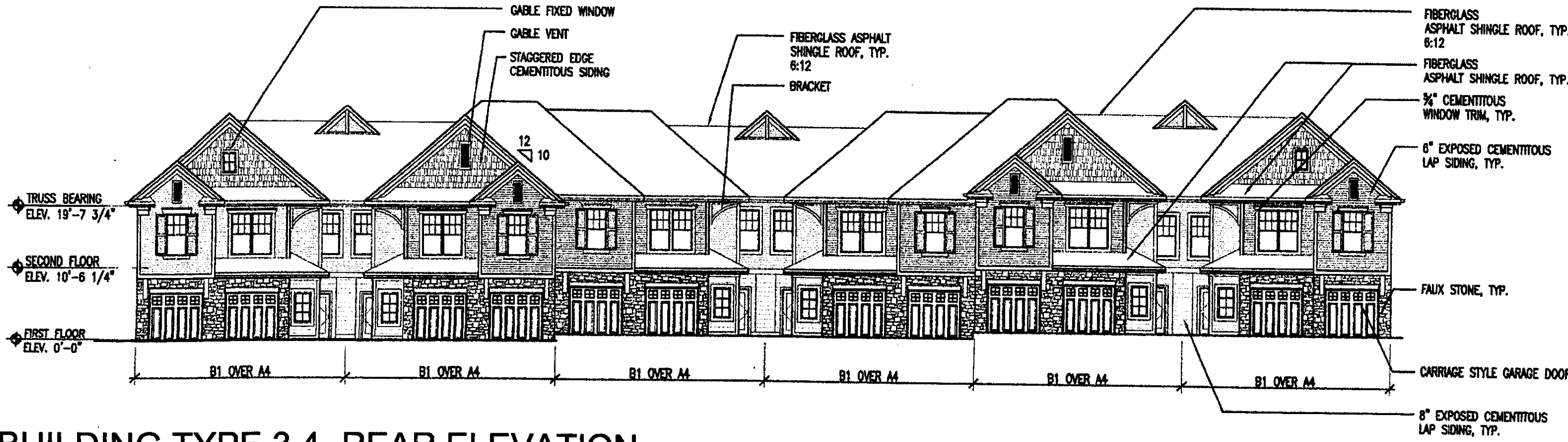
BUILDING TYPE 1.5 - FRONT ELEVATION



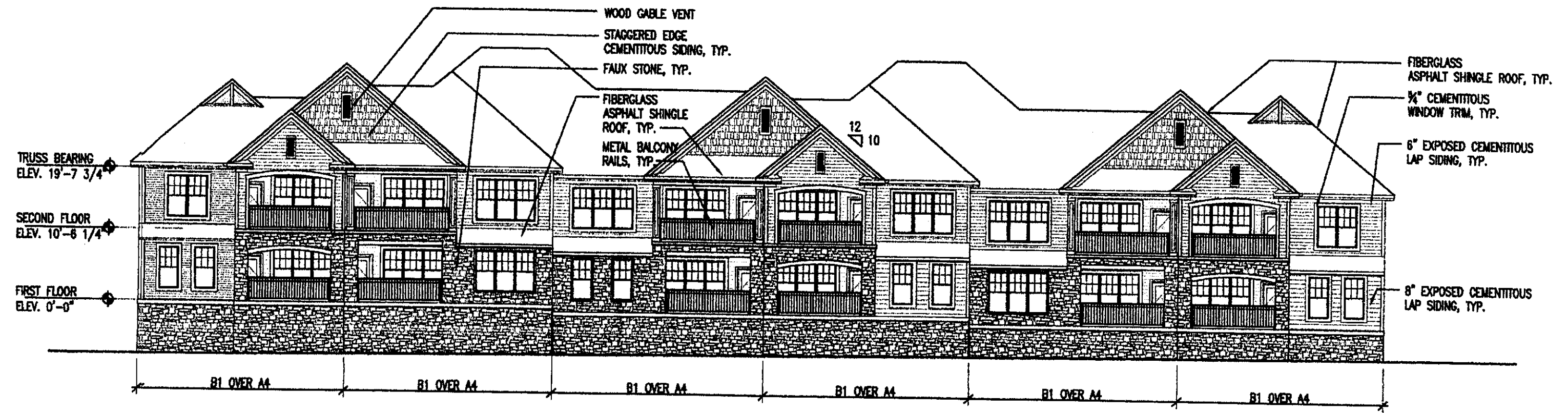
BUILDING TYPE 2.1- SIDE ELEVATION



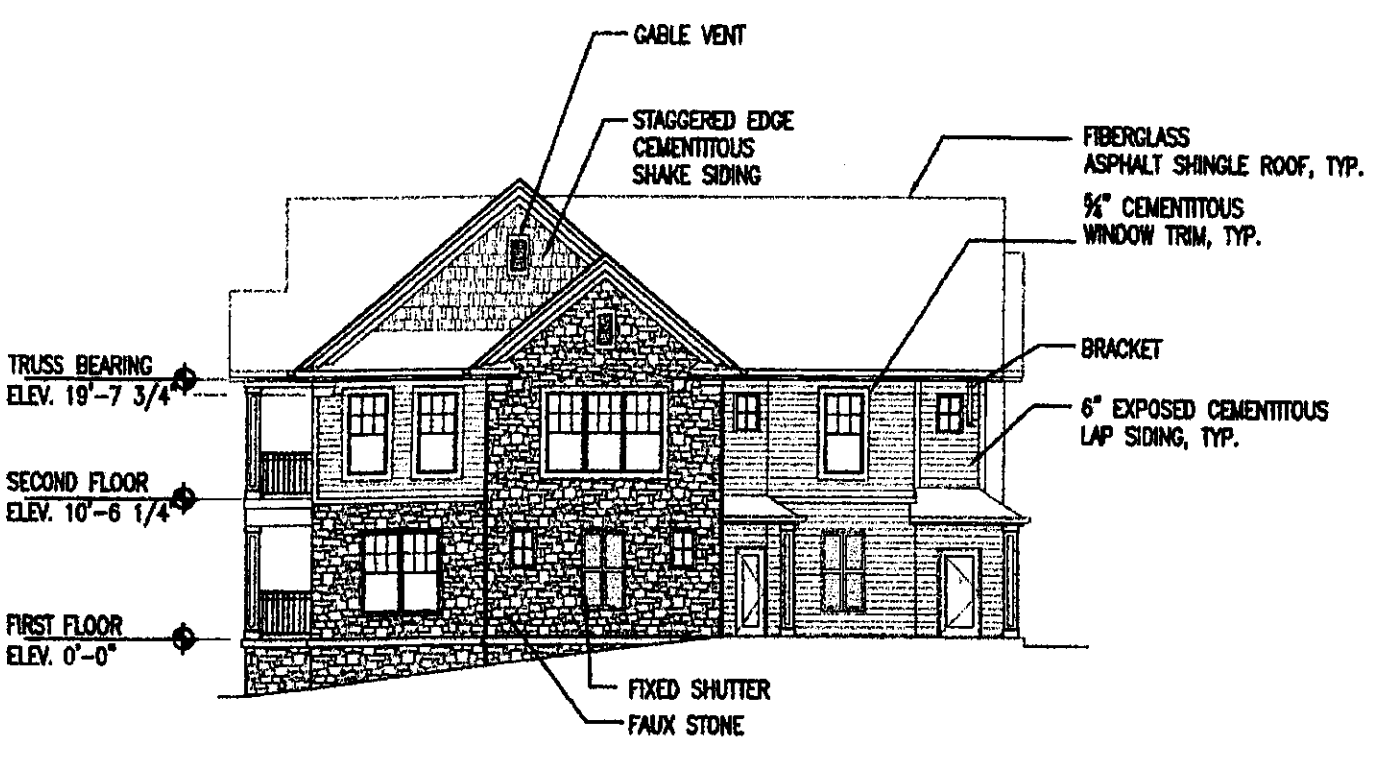
BUILDING TYPE 2.1- FRONT ELEVATION



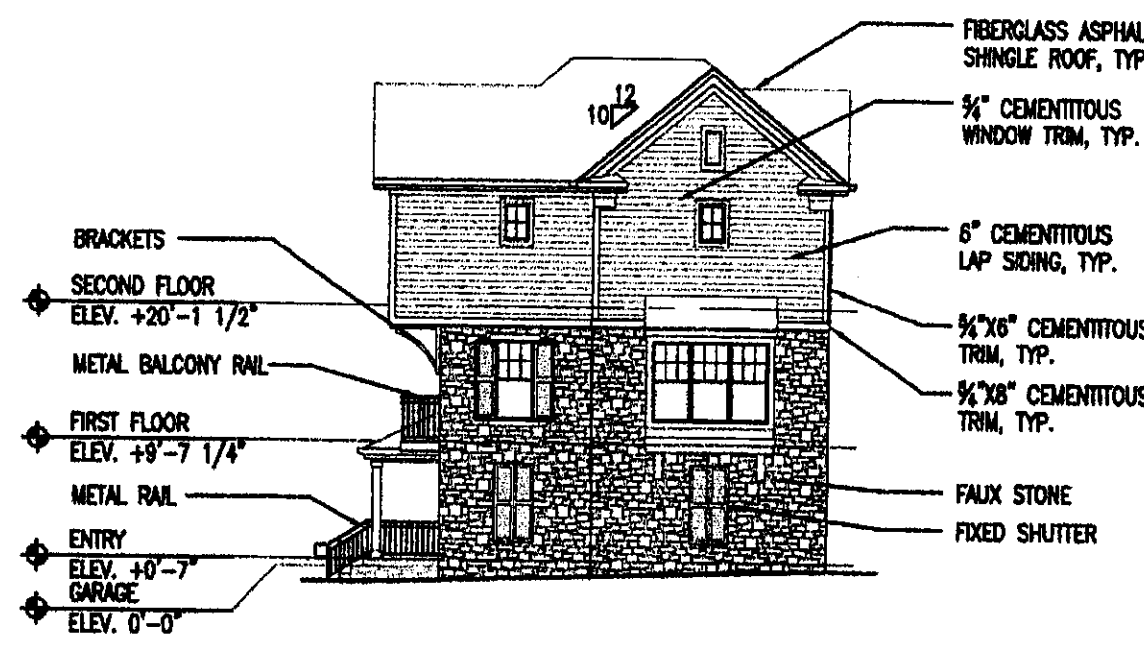
BUILDING TYPE 3.4- REAR ELEVATION



BUILDING TYPE 3.4- FRONT ELEVATION



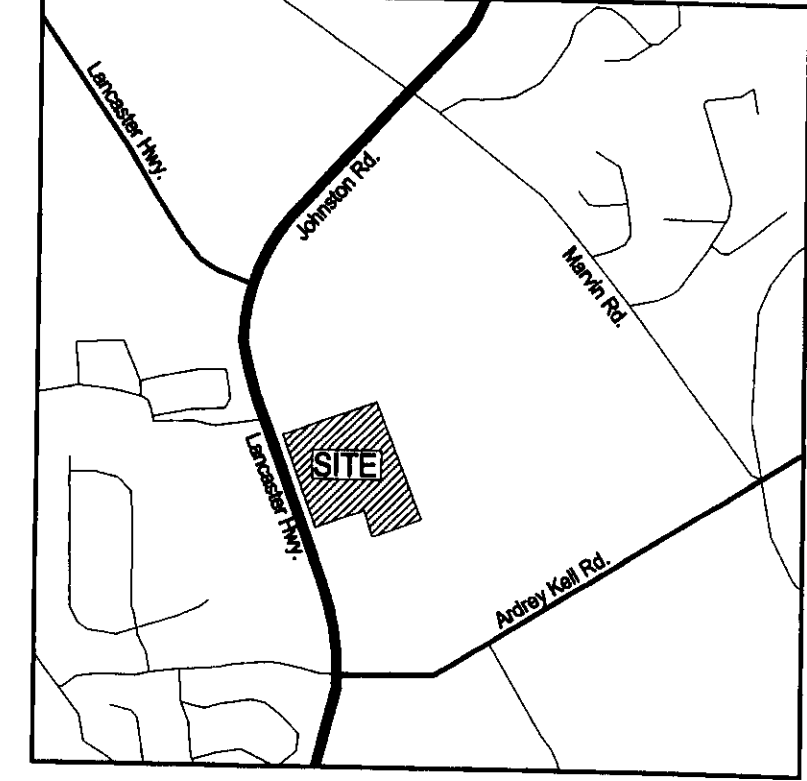
BUILDING TYPE 3.4- SIDE ELEVATION



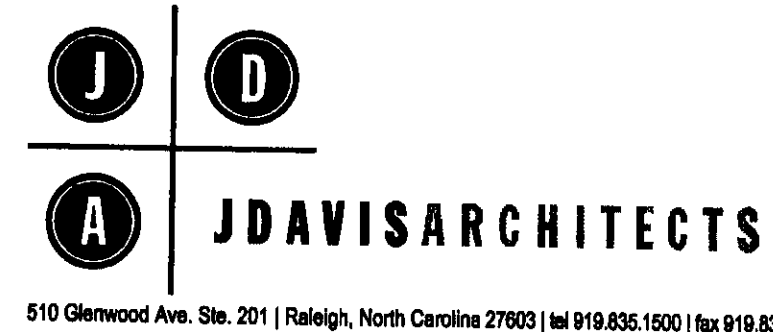
BUILDING TYPE 1.2 - SIDE ELEVATION

NOTE: THE TYPICAL ARCHITECTURAL ELEVATIONS ARE SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

VICINITY MAP - NOT TO SCALE



TYPICAL BUILDING ELEVATIONS PROVIDED BY:



FOR PUBLIC HEARING
 PETITION NO. 2007-043

SITE DEVELOPMENT SUMMARY:

TAX PARCEL ID NUMBERS:
223-081-02
223-081-12
223-081-25

TOTAL SITE SF (ACREAGE):
+/- 696,406.31 SOFT (15.99 AC)

EXISTING ZONING & USES:
SINGLE-FAMILY DISTRICT (R-3)
SINGLE FAMILY
-VACANT

GENERAL NOTES

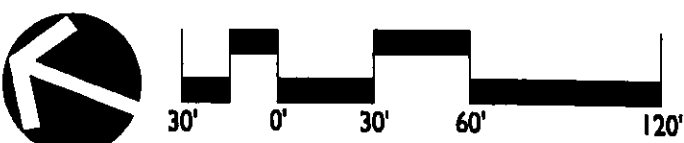
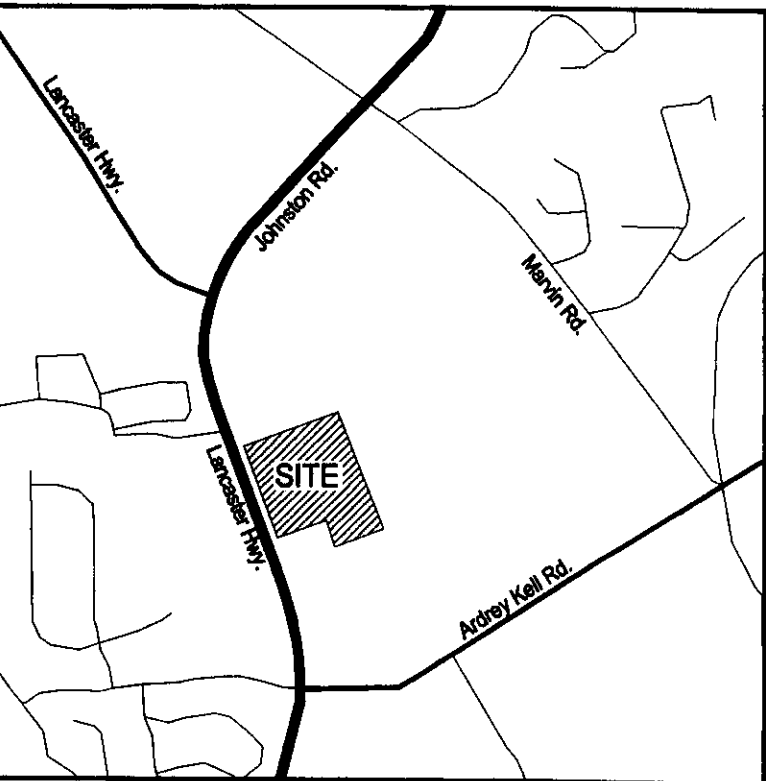
PROPERTY BOUNDARY, TOPOGRAPHIC INFORMATION AND WETLAND SURVEY PROVIDED BY:
R.B. PHARR AND ASSOCIATES
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
704.376.2166

PLANIMETRIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY AND ADJACENT PARCEL INFORMATION PROVIDED BY:
MECKLENBURG COUNTY
ENGINEERING AND BUILDING STANDARDS DEPARTMENT
DELD (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT) INFORMATION SYSTEM

ADJACENT OWNERS

1. 223-081-02
CROWN ATLANTIC CO, LLC
PMB 353 4017
WASHINGTON RD
MOHLERAY, PA 1587
EXISTING ZONING: R-3
EXISTING USE: VACANT
2. 223-081-04
VIRGINIA SLAGLE HAWFIELD
100 NORTH TRYON STREET
4TH FLOOR
CHARLOTTE, NC 28202
EXISTING ZONING: MX-2(INNOV)
EXISTING USE: SINGLE FAMILY
ZONING PETITION #2006-024
3. 223-081-03
HT HAWFIELD, LLC
400 SOUTH TRYON STREET #300
CHARLOTTE, NC 28202
EXISTING ZONING: NS
EXISTING USE: VACANT
ZONING PETITION #2005-029
4. 223-081-21
SOUTH CONGREGATION OF
JEHOVAH'S WITNESSES
8818 REDMAYNE CT
WEDDINGTON, NC 28173
EXISTING ZONING: R-3
EXISTING USE: GOVT-INST
5. 223-51-05
MCCARLEY DEVELOPERS LLC
1329 W MOREHEAD STREET
CHARLOTTE, NC 28204
EXISTING ZONING: MX-2(INNOV)
EXISTING USE: SINGLE FAMILY
ZONING PETITION #2006-13
6. 223-51-23
1649 LANCASTER HIGHWAY LLC
2527 HAYES RD
MONROE, NC 2810
EXISTING ZONING: NS
EXISTING USE: VACANT
ZONING PETITION #2005-026
7. 223-51-30
223-51-31
223-51-35
223-51-36
223-51-37
MULTIPLE LAND OWNERSHIP
1647 LANCASTER HIGHWAY
EXISTING ZONING: NS
EXISTING USE: VACANT
ZONING PETITION #2005-026

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2007-043

PROPOSED ARDREY KELL PROJECT
MULTI-FAMILY DEVELOPMENT
THE HANOVER COMPANY; CHARLOTTE, NC
EXISTING FEATURES PLAN

REVISIONS:

DATE: 01/22/07
DESIGNED BY: CHK, AM
DRAWN BY: CHK, AM
CHECKED BY: NP
QC BY: RP
SCALE: 1"=60'
PROJECT #: 1006294
SHEET #:

EX.1.0

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