

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

REVISIONS:
03/16/07-REVISIONS PER CITY COMMENTS

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

TDS.1.0

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):
896,406.31 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:
1.95 AC
- 13) RECYCLING STATION AREA:
SOLID WASTE CONTAINERS 360 SQFT PROVIDED
(1) 34-CU.YD COMPACTOR PROVIDED

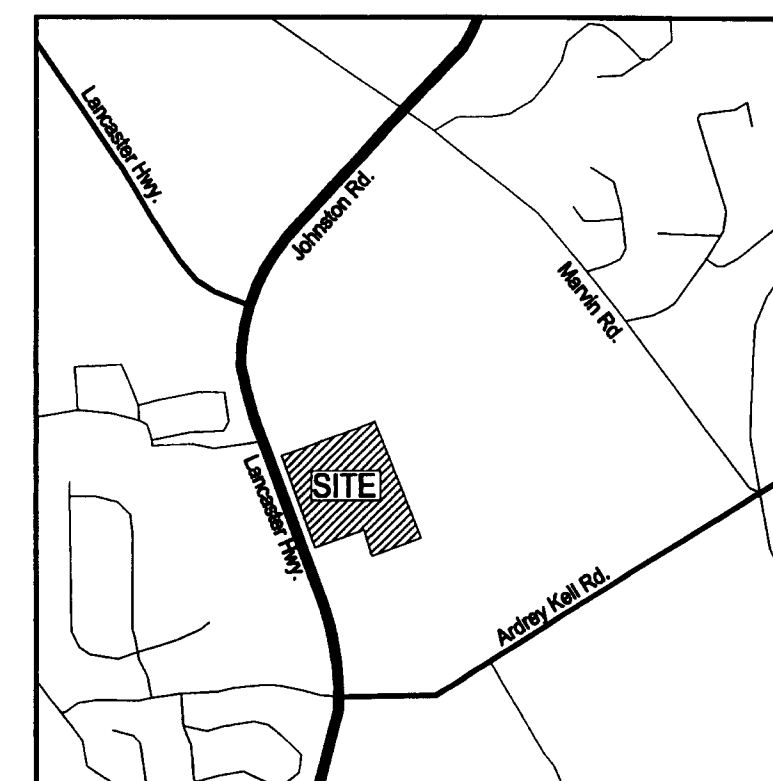
PARKING REQUIREMENTS:

- 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
704.378.2186
- 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

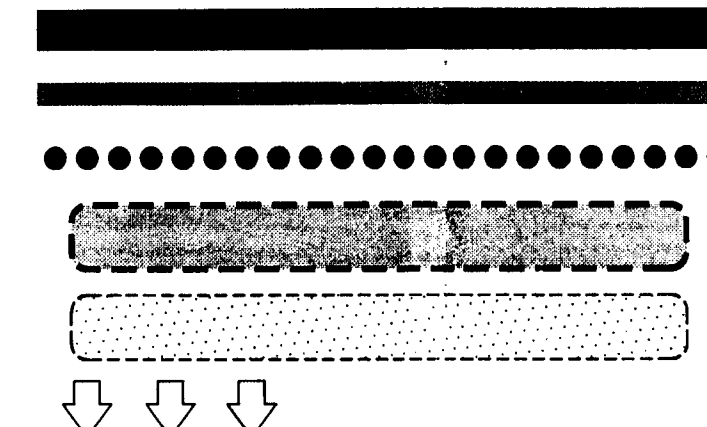
VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2007-043

LEGEND

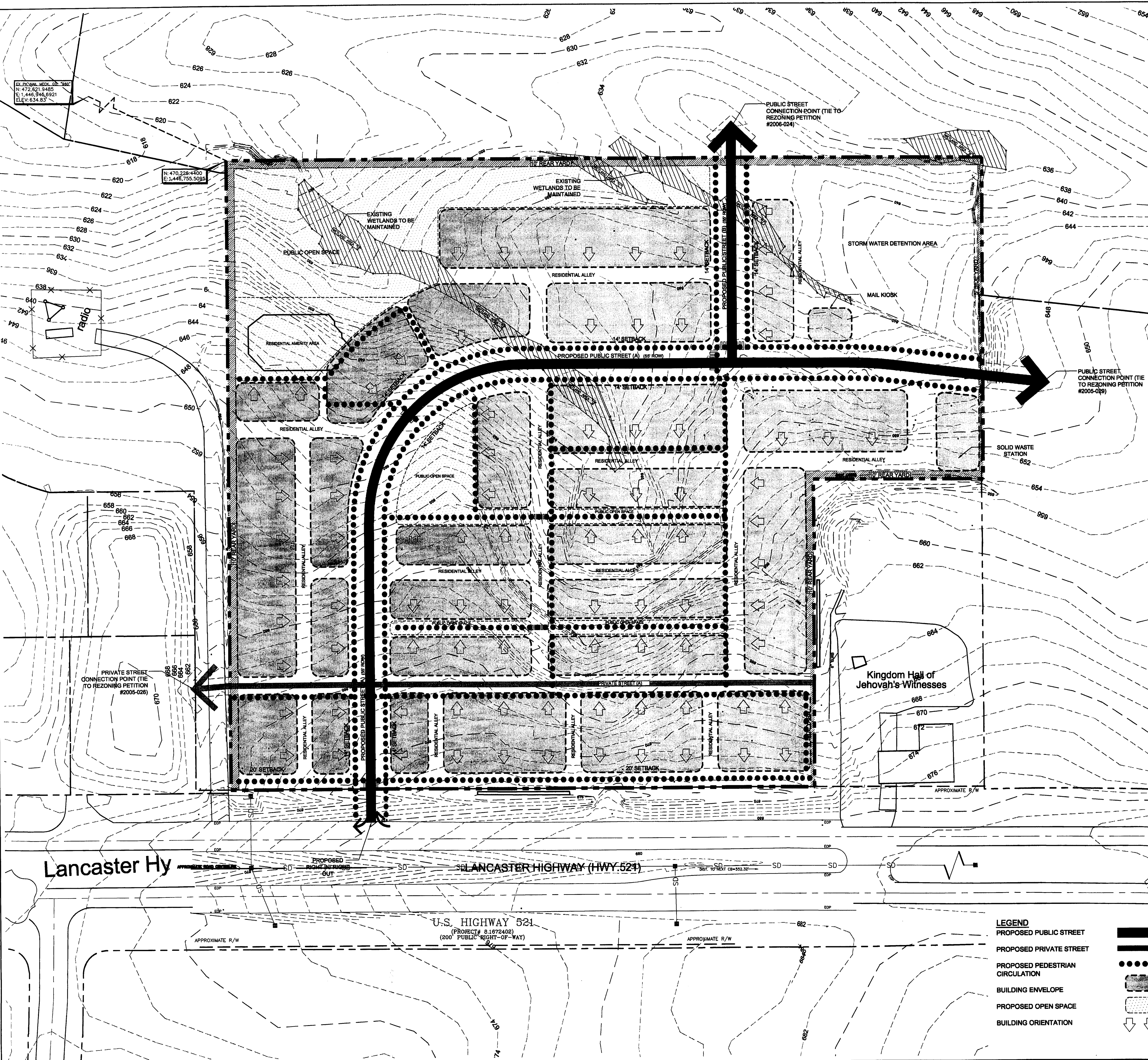
- PROPOSED PUBLIC STREET
PROPOSED PRIVATE STREET
PROPOSED PEDESTRIAN CIRCULATION
BUILDING ENVELOPE
PROPOSED OPEN SPACE
BUILDING ORIENTATION



Lancaster Hy

U.S. HIGHWAY 521
PROJECT# 8.1872402
(200' PUBLIC RIGHT-OF-WAY)

Kingdom Hall of
Jehovah's Witnesses



DEVELOPMENT GUIDELINES

THE HANOVER COMPANY PROPERTY AT U.S. HIGHWAY 521 / LANCASTER HIGHWAY

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET FOR THE "ARDREY KELL DEVELOPMENT" SUBMITTED BY THE HANOVER COMPANY (THIS "TECHNICAL DATA SHEET"). DEVELOPMENT OF THE PROPERTY IDENTIFIED ON THIS TECHNICAL DATA SHEET (THE "PROPERTY" OR THE "SITE") AND THE INDIVIDUAL COMPONENTS TO BE LOCATED THEREON WILL BE GOVERNED BY THE CONDITIONS OF THIS TECHNICAL DATA SHEET AND THOSE PLANS AND DRAWINGS EXPRESSLY INCORPORATED HEREIN BY REFERENCE AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THIS TECHNICAL DATA SHEET, THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ORDINANCE FOR THE URBAN RESIDENTIAL DISTRICT (UR-2) CLASSIFICATIONS SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN ATTACHED AS TDS.2.0 IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPALS. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINTS OUTLINED ON THE ILLUSTRATIVE SITE PLAN ARE SCHEMATIC AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS, MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES ESTABLISHED ON THE SHEET TDS.1.0. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND OFF-STREET PARKING SPACES MAY BE LOCATED INSIDE AND OUTSIDE BUILDING ENVELOPES TO THE EXTENT PERMITTED BY THE ORDINANCE. ALL SUCH CHANGES ARE SUBJECT TO APPROVAL PER SECTION 6.206(2) OF THE ORDINANCE.

PERMITTED USES

THE SITE MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE ORDINANCE FOR THE URBAN RESIDENTIAL (UR-2) DISTRICT.

THE MAXIMUM FLOOR AREA RATIO FOR THE ENTIRE RESIDENTIAL COMPONENT OF THE DEVELOPMENT SHALL COMPLY WITH SECTION 9.406 (2) OF THE ORDINANCE.

BUFFERS

1. ALL BUFFERS ALONG THE NORTHERN PROPERTY LINE AND SOUTHERN PROPERTY LINE HAVE BEEN ELIMINATED TO ALLOW FOR A MAXIMUM DENSITY OF RESIDENTIAL HOUSING ON THE SITE.

2. ALL BUFFERS ALONG THE EASTERN PROPERTY LINE HAVE BEEN ELIMINATED DUE TO THE REZONING OF THE ADJACENT PARCEL WITH PETITION #2006-024. THIS PARCEL MAINTAINS A 50' BUFFER ALONG THE WESTERN PROPERTY LINE.

3. ALL BUFFERS ALONG THE WESTERN PROPERTY LINE HAVE BEEN ELIMINATED DUE TO THE PROPOSED RESIDENTIAL UNITS FRONTING U.S. HIGHWAY 521 / LANCASTER HIGHWAY.

SETBACKS, SIDE YARDS AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT.

2. ALL PUBLIC STREETS SHALL BE DESIGNED WITH A MINIMUM BUILDING AND PARKING SETBACK OF FOURTEEN (14) FEET AS MEASURED FROM THE BACK-OF-CURB PER SECTION 9.406 (2) OF THE ORDINANCE.

SCREENING AND LANDSCAPING AREAS

1. PETITIONER IS PURSUING AN AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO ALLOW FOR ADDITIONAL LANDSCAPING WITHIN THE U.S. HIGHWAY 521 / LANCASTER HIGHWAY RIGHT OF WAY.

2. SITE WILL COMPLY WITH CHAPTER 21 OF THE TREE ORDINANCE.

3. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.

4. STREET TREES SHALL BE INSTALLED ALONG ALL PUBLIC STREETS PER SECTION 21-14 C(3) OF THE CHARLOTTE TREE ORDINANCE.

5. SCREENING SHALL CONFORM TO THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.

6. LIMITED AMOUNT OF CLEARING SHALL BE ALLOWED WITHIN THE SIDEYARD/REARYARD AREAS TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR ENHANCE THE AESTHETIC APPEAL OF THE SITE.

7. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

8. A DECORATIVE FENCE SHALL BE LOCATED WITHIN THE SETBACK OF THE PROPERTY FRONTAGE ALONG LANCASTER HIGHWAY BEHIND THE PROPOSED SIX FOOT SIDEWALK.

9. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.

PARKING FACILITIES

1. OFF STREET PARKING SHALL MEET THE MINIMUM AND MAXIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

2. BIKE RACKS WILL BE PROVIDED PER SECTION 12.202A OF THE ORDINANCE.

LIGHTING

1. PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG INTERNAL PUBLIC STREETS. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET.

2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERECTED ALONG LANCASTER HIGHWAY AND PUBLIC STREETS (A) AND (B)) SHALL BE FULLY SHIELDED AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE OF THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.

3. NO WALL PACK LIGHT FIXTURES WILL BE ALLOWED ON ANY STRUCTURES PLACED ON THE SITE.

SIGNS

1. ALL SIGNS PLACED ON THE SITE SHALL BE GROUND MOUNTED AND WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13 OF THE ORDINANCE.

2. TEMPORARY CONSTRUCTIONS SIGNAGE CANNOT BE LOCATED WITHIN THE REQUIRED SETBACK, AND MUST BE REMOVED NO LATER THAN 60 DAYS FOLLOWING THE RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE ADDRESSED BY THE SIGNAGE.

3. SIGNAGE LOCATED WITHIN THE URBAN RESIDENTIAL (UR-2) DISTRICT SHALL CONFORM TO SECTION 13.109 (1) OF THE ORDINANCE.

4. DEVELOPMENT ENTRY SIGNAGE SHALL BE LOCATED AT THE INTERSECTION OF LANCASTER HIGHWAY AND THE PROPOSED PUBLIC STREET (A). THIS SIGNAGE SHALL BE LOCATED OUTSIDE OF ALL REQUIRED SIGHT TRIANGLES.

ACCESS POINTS (DRIVEWAYS)

1. THE NUMBER OF ACCESS POINTS TO U.S. HIGHWAY 521 / LANCASTER HIGHWAY SHALL BE LIMITED TO ONE (1) RIGHT-IN/RIGHT-OUT ACCESS.

2. ONE PROPOSED PUBLIC STREET CONNECTION IS PLANNED TO THE SOUTH OF THE PROPERTY. THE PETITIONER SHALL COORDINATE THIS LOCATION WITH THE ADJACENT PROPERTY OWNER DURING THE CONSTRUCTION DOCUMENTATION PROCESS.

3. ONE PROPOSED PRIVATE STREET CONNECTION IS PLANNED TO THE NORTH OF THE PROPERTY. THE PETITIONER SHALL COORDINATE THIS LOCATION WITH THE ADJACENT PROPERTY OWNER DURING THE CONSTRUCTION DOCUMENTATION PROCESS.

4. ONE PROPOSED PUBLIC STREET CONNECTION IS PLANNED TO THE EAST OF THE PROPERTY. THE PETITIONER SHALL COORDINATE THIS LOCATION WITH THE ADJACENT PROPERTY OWNER DURING THE CONSTRUCTION DOCUMENTATION PROCESS.

ACCESS POINTS (DRIVEWAYS) - CONT

5. THE PLACEMENT AND CONFIGURATION OF THIS ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

6. ALL PROPOSED DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET SHALL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION FOR FINAL REVIEW AND APPROVAL.

7. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S).

OPEN SPACE

1. THE PETITIONER COMMITS TO MAINTAIN A 10 % OPEN SPACE AREA WITHIN THE PROPERTY.

2. COMMON OPEN SPACE OCCUPIED OR USED FOR GRADING, SLOPES, WALLS, FENCES, SIGNS, DRAINAGE AND UTILITIES SHALL NOT BE COUNTED TOWARD THE 10 % USEABLE COMMON OPEN SPACE.

3. IN OPEN SPACE AREAS LOCATED WITHIN THE PROPERTY THE PETITIONER RESERVES THE RIGHT FOR IMPROVEMENTS TO INCLUDE SIDEWALKS, PLAYGROUND, PEDESTRIAN LIGHTING, BENCHES, TABLES AND CHAIRS, FOUNTAINS, ADDITIONAL HARDSCAPE MATERIALS, TRASH RECEPTACLES AND ANY OTHER AMENITY ALLOWED UNDER THE ORDINANCE.

ARCHITECTURAL CONTROLS AND RESTRICTIVE COVENANTS

1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING).

2. THE FIRST FLOOR OF ALL BUILDINGS SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY.

3. BUILDING ELEVATIONS FOR THE APARTMENTS/CONDOMINIUMS LOCATED IN THE DEVELOPMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT DURING THE SITE PLAN APPROVAL PHASE PRIOR TO ISSUANCE OF BUILDING PERMITS. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED PLANS AGAINST THE APPROVED CONDITIONAL PLANS TO ASSURE COMPLIANCE WITH DESIGN PRINCIPALS ILLUSTRATED ON THE PLANS.

SOLID WASTE

1. THERE IS A PERMITTED MSW LANDFILL LOCATED WITHIN 2,000 FEET OF THE PROJECT AREA.

2. THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. THE PLAN SHALL SPECIFY THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

3. MULTI-FAMILY COMPLEXES MUST MEET ALL REQUIREMENTS AS STATED IN CHAPTERS 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS

STORM WATER MANAGEMENT

1. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

2. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24 % BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85 % TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

3. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24 % BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

4. FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24 % BUA, CONTROL THE PEAK TO MATCH THE PRE-DEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS "A DEVELOPMENT CONTAINING DWELLING UNITS WITH OPEN YARDS ON AT LEAST TWO SIDES WHERE LAND IS SOLD WITH EACH DWELLING UNIT."

5. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, THE CONDITIONS OF THIS PETITION SHALL APPLY.

6. LOCATION, SIZE, AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

7. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DEHNr. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

GROUND AND WASTEWATER SERVICES

DATA FOR THE MECKLENBURG COUNTY WELL INFORMATION SYSTEM INDICATES THAT PARCEL NUMBERS 223-081-02 AND 223-081-12 EACH HAVE A WATER SUPPLY WELL. A LOCAL GROUNDWATER ORDINANCE THAT ADDRESSES THE INSTALLATION, REPAIR AND ABANDONMENT OF WELLS (INCLUDING MONITORING WELLS) WAS EFFECTIVE JANUARY 2005. THE MECKLENBURG COUNTY GROUNDWATER AND WASTEWATER SERVICES PROGRAM SHOULD BE CONTACTED PRIOR TO ANY INSTALLATION OR ABANDONMENT OF WELLS ON THIS PROPERTY TO ENSURE COMPLIANCE WITH THESE REGULATIONS. ABANDONMENT OF ANY WELLS DISCOVERED DURING ANY DEVELOPMENT AT THE SITE SHALL BE DONE IN ACCORDANCE WITH THE MECKLENBURG COUNTY WELL REGULATIONS AND NORTH CAROLINA'S 15A NCAC 2C RULE .0133 - "ABANDONMENT OF WELLS".

FIRE PROTECTION

1. ALL NEW BUILDINGS SHALL COMPLY WITH THE LAND USE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.

2. ALL NEW BUILDINGS SHALL COMPLY WITH THE WATER SUPPLY REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT.

3. ALL NEW BUILDINGS SHALL COMPLY WITH THE ACCESS REQUIREMENTS OF THE NORTH CAROLINA STATE FIRE CODE AND THE CHARLOTTE FIRE DEPARTMENT.

AIR QUALITY

1. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAQ DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE. A LETTER OF NOTIFICATION AND THE REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.

2. THE PROPOSED PROJECT MAY BE SUBJECT TO CERTAIN AIR QUALITY PERMIT REQUIREMENTS IN ACCORDANCE WITH MECKLENBURG COUNTY AIR POLLUTION CONTROL ORDINANCE (MCAPCO) REGULATION 2.0805 - "PARKING FACILITIES". A LETTER OF NOTIFICATION AND COPY OF THE REGULATIONS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.

SIDEWALKS AND INTERNAL STREETS

1. PETITIONER SHALL INSTALL A 6 FOOT WIDE SIDEWALK WITH A MINIMUM 8 FOOT WIDE PLANTING STRIP ALONG ALL PUBLIC STREETS LOCATED IN THE DEVELOPMENT. FOR PORTIONS OF THE SIDEWALK LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, THE PETITIONER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND DEDICATE A PUBLIC ACCESS AND MAINTENANCE EASEMENT.

2. PETITIONER SHALL INSTALL A 6' SIDEWALK TO PARALLEL U.S. HIGHWAY 521 / LANCASTER HIGHWAY AND SHALL DESIGN FOR THE FUTURE CONNECTION OF THIS SIDEWALK TO ADJACENT PARCELS. THE SIDEWALK MAY MEANDER IN ORDER TO PERMIT THE PETITIONER TO EXERCISE GOOD FAITH EFFORTS TO SAVE EXISTING 8 INCH OR LARGER CALIPER TREES WITHIN THE APPLICABLE BUILDING SETBACK AREA.

3. AS CONCEPTUALLY DEPICTED ON THE SCHEMATIC SITE PLAN, THE PETITIONER SHALL INSTALL INTERNAL SIDEWALKS ON THE SITE THAT WILL PROVIDE PEDESTRIAN CONNECTIONS BETWEEN THE RESIDENTIAL BUILDINGS LOCATED THEREON AND TO THE SIDEWALKS INSTALLED ALONG U.S. HIGHWAY 521 / LANCASTER HIGHWAY.

4. EXCEPT WHERE NECESSARY TO ACCOMMODATE SIGNIFICANT DESIGN AND ARCHITECTURAL ELEMENTS LOCATED ON THE SITE, INTERNAL PRIVATE STREETS SHALL BE DESIGNED TO HAVE SIDEWALKS A MINIMUM OF 5 FEET IN WIDTH PROVIDED THAT ANY DEVIATION FROM THE MINIMUM 5 FEET SIDEWALK WIDTH SHALL RELATE TO PEDESTRIAN WALK AREAS OF AN APPROPRIATE WIDTH INCLUDED AS PART OF THE ABOVE DESCRIBED SIGNIFICANT DESIGN FEATURES.

AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST OR ASSIGNS.

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

Development Notes

LandDesign®

223 N. Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

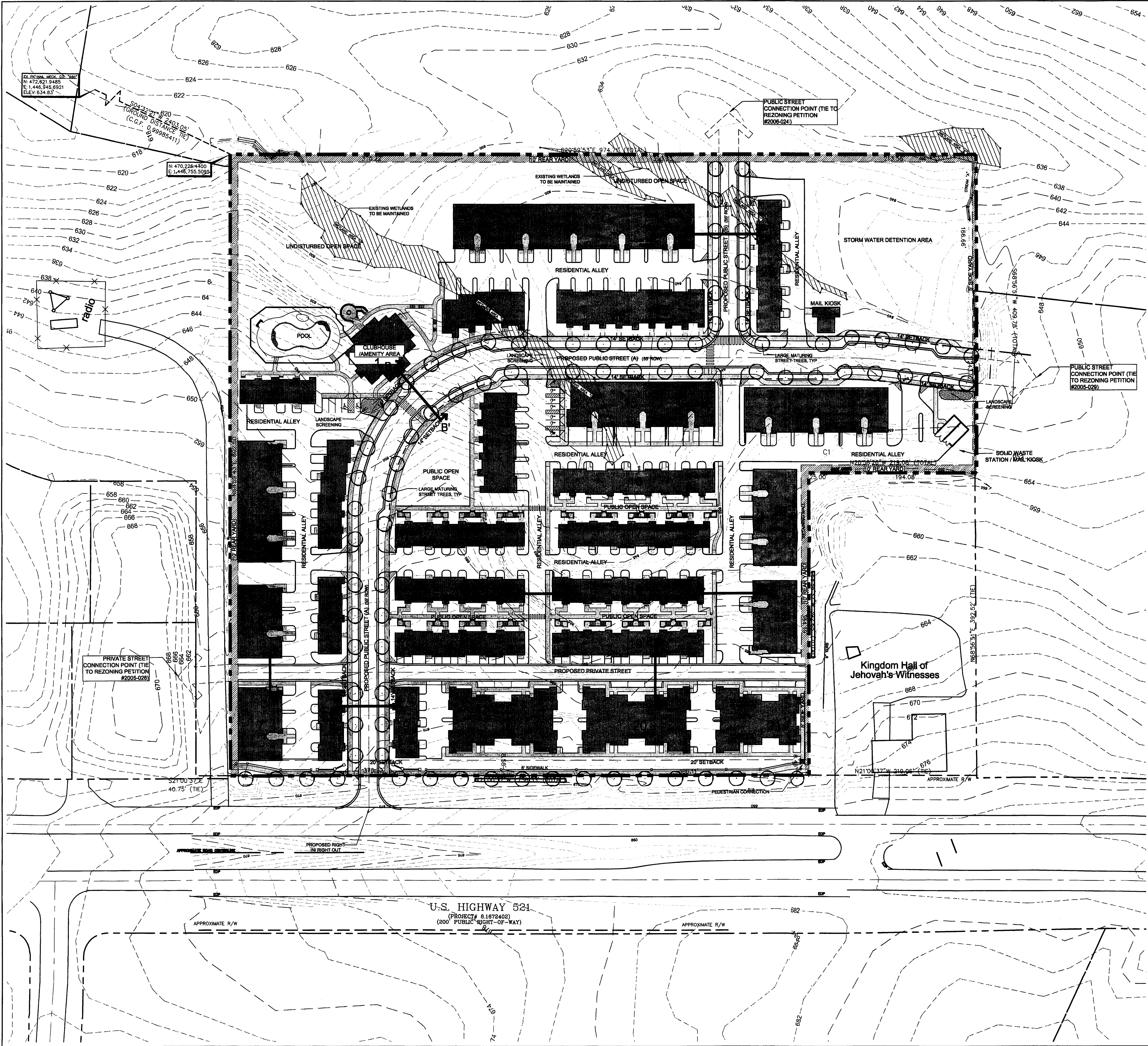
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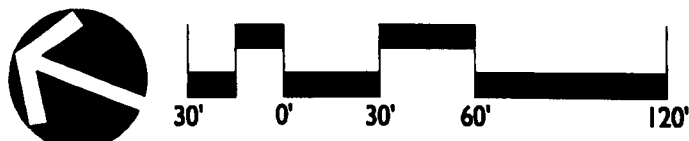
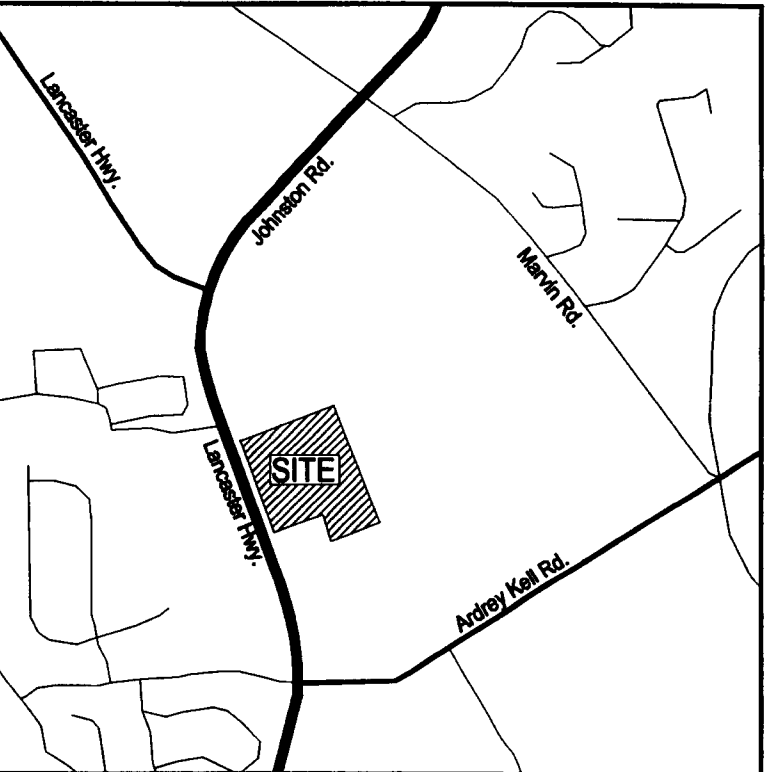
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FOR PUBLIC HEARING
PETITION NO. 2007-043



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

VICINITY MAP - NOT TO SCALE



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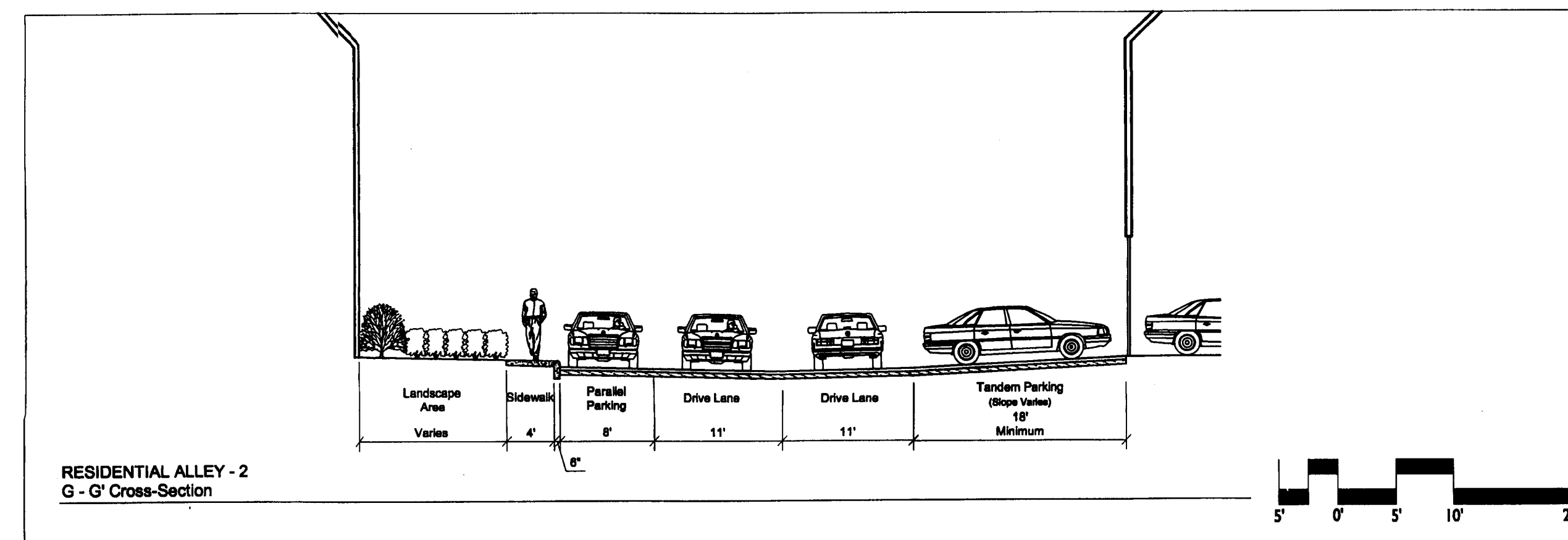
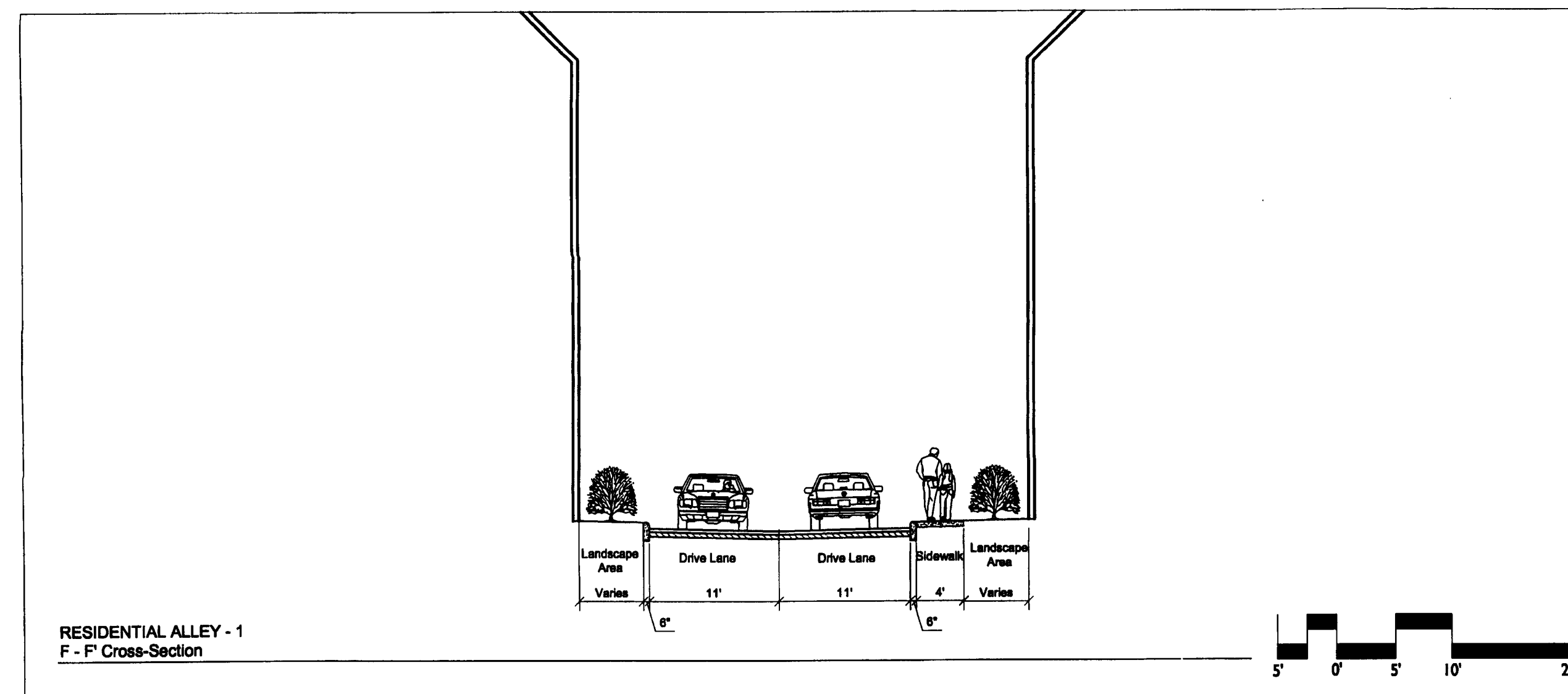
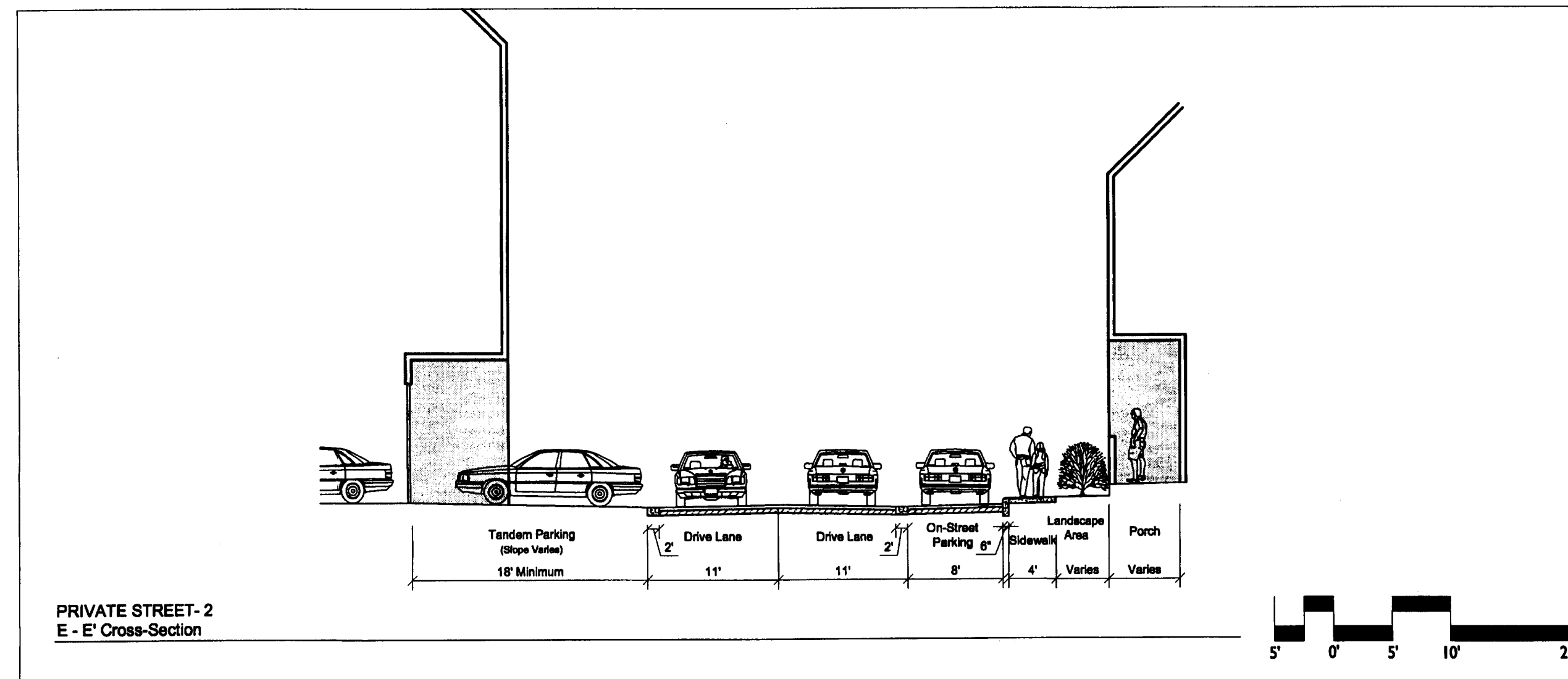
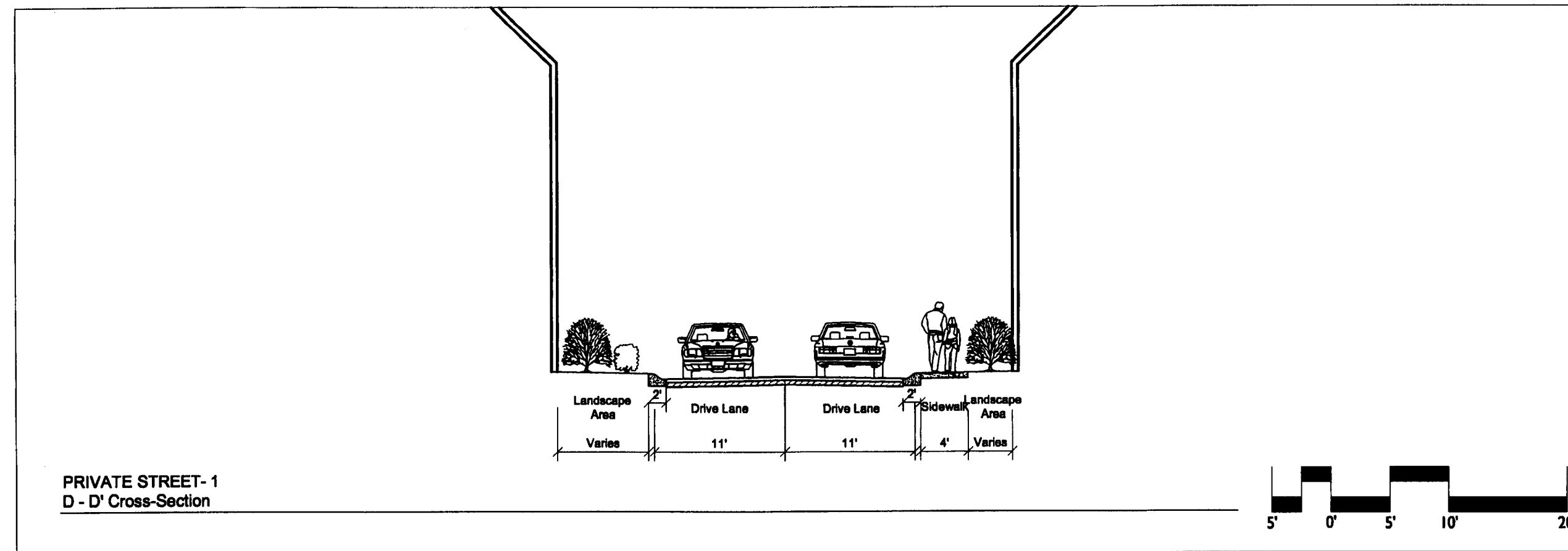
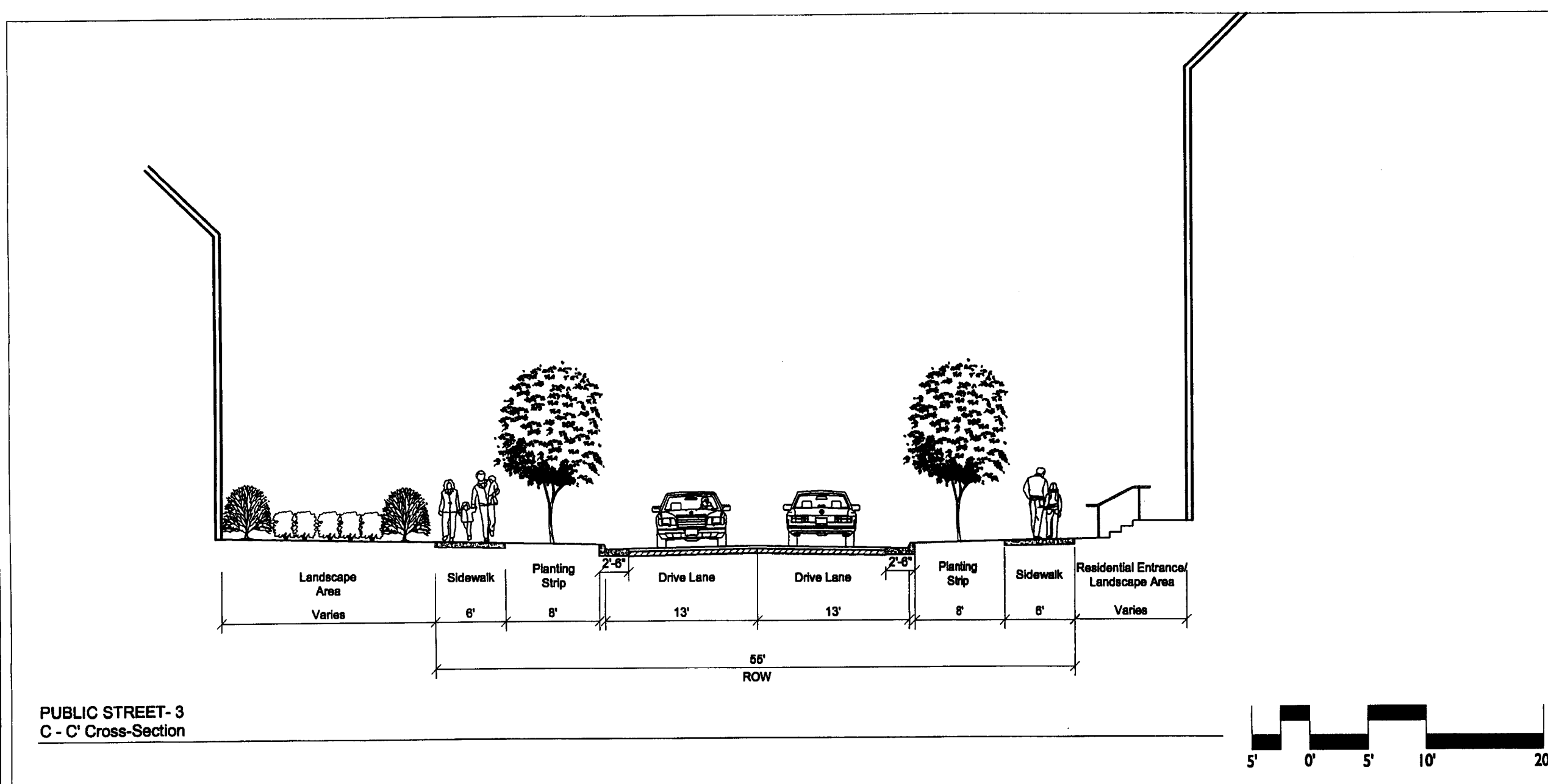
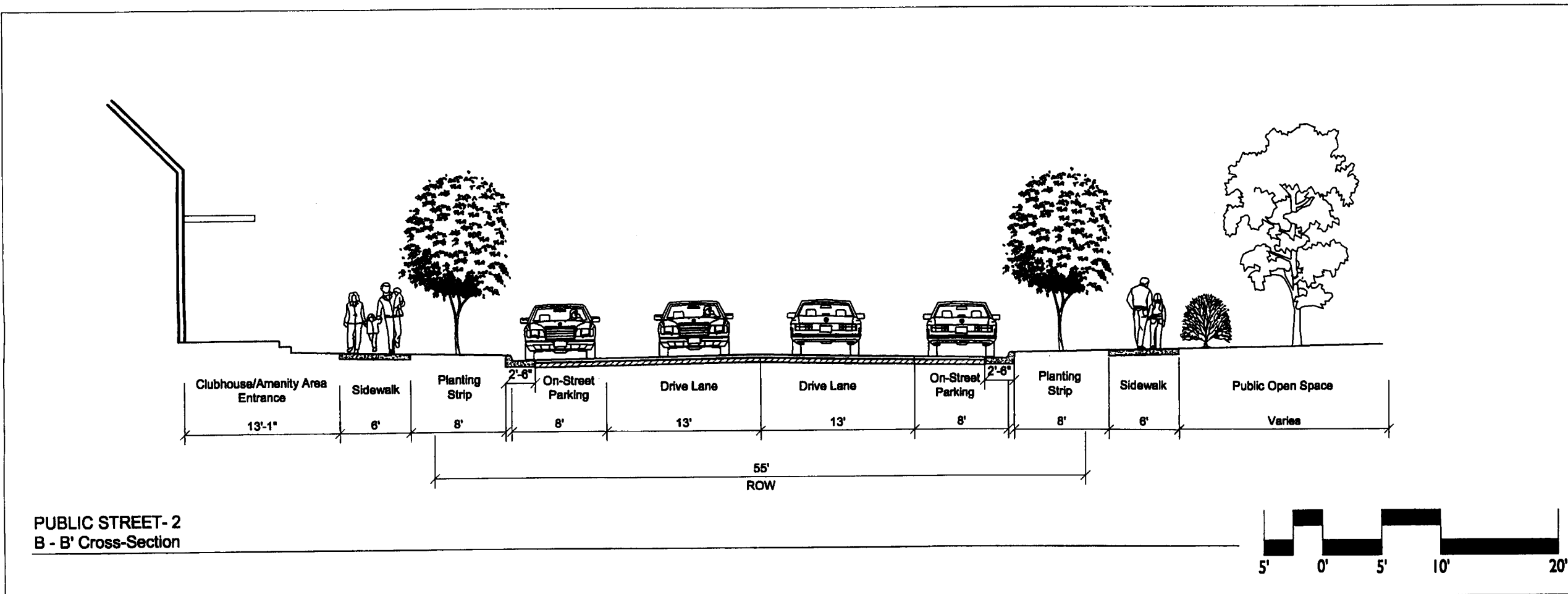
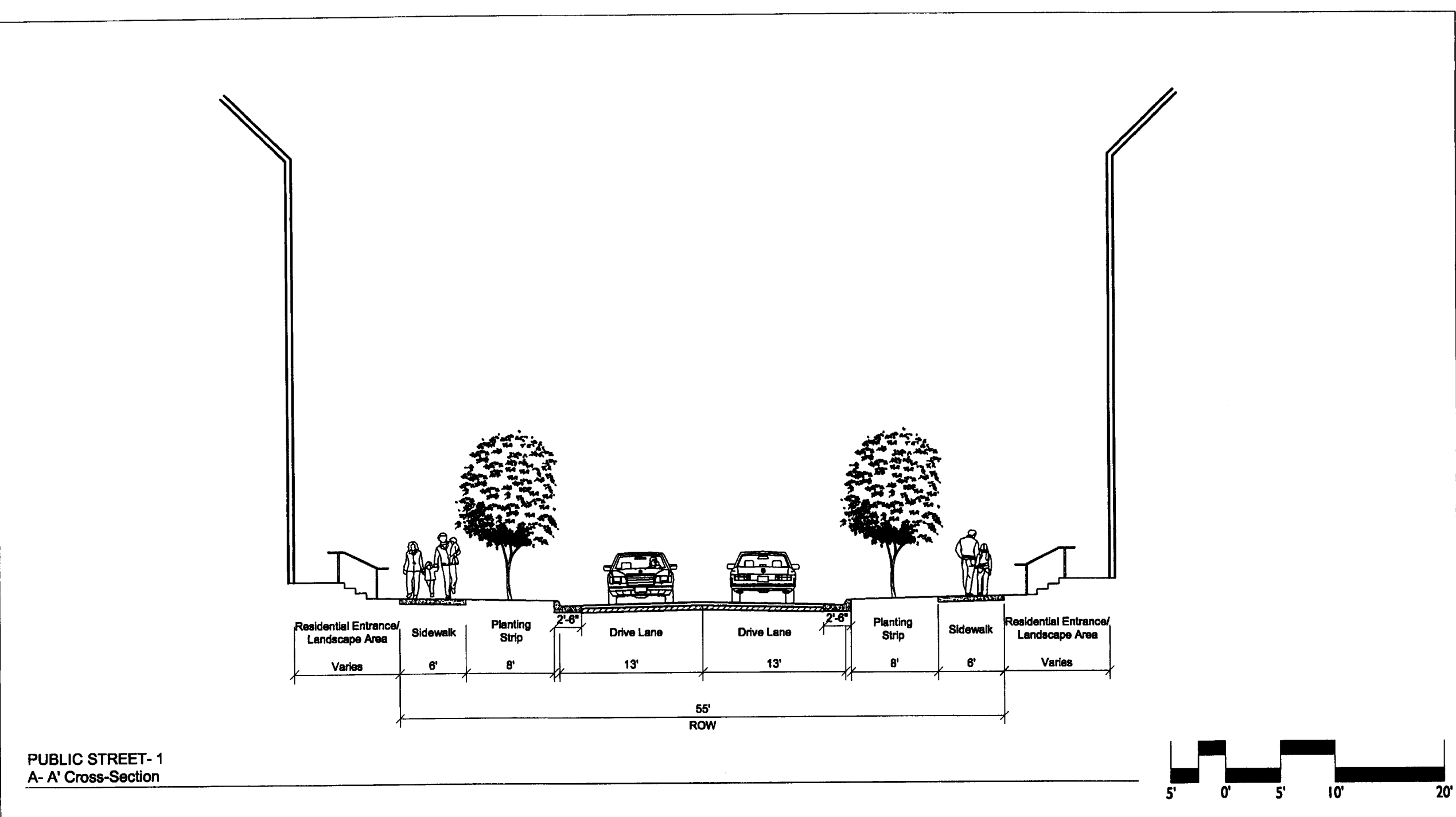
PROPOSED ARDREY KELL PROJECT
MULTI-FAMILY DEVELOPMENT
THE HANOVER COMPANY; CHARLOTTE, NC
SCHEMATIC SITE PLAN

REVISIONS:
03/16/07 REVISIONS PER CITY COMMENTS

DATE: 01/22/07
DESIGNED BY: CHK, AM
DRAWN BY: CHK, AM
CHECKED BY: RFP
SCALE: 1"=50'
PROJECT #: 1006294
SHEET #:

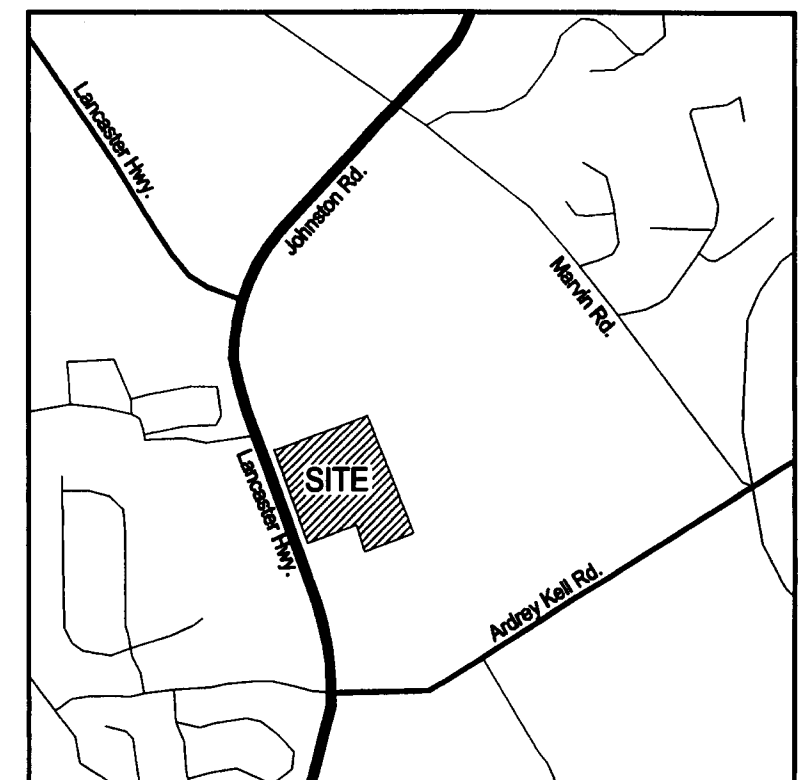
TDS.2.0

LandDesign®
233 N Graham Street, Charlotte, NC 28202
V: 704.331.0325 F: 704.331.2146
www.LandDesign.com



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

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2007-043

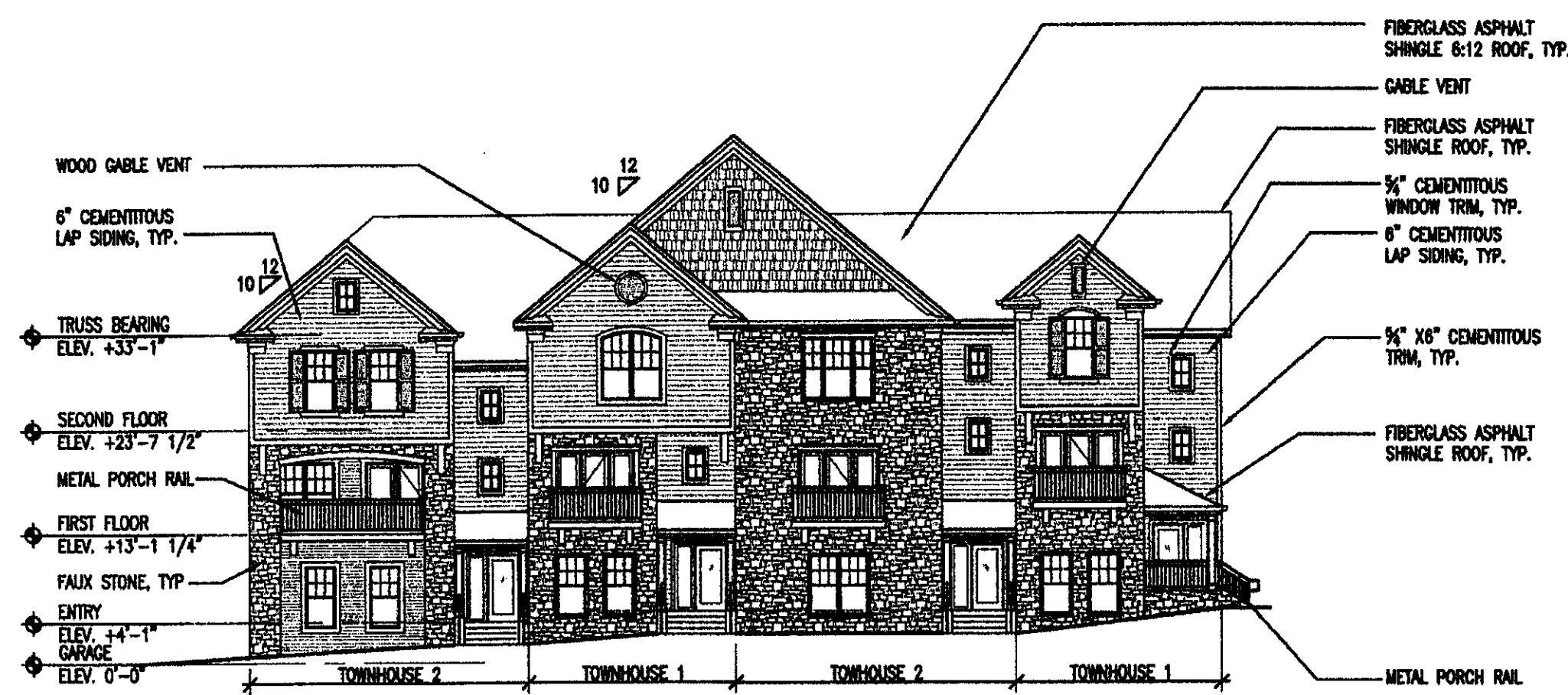
PROPOSED ARDREY KELL PROJECT **MULTI-FAMILY DEVELOPMENT** THE HANOVER COMPANY; CHARLOTTE, NC

DATE: 01/22/07
 DESIGNED BY: CHK, AM
 DRAWN BY: CHK, AM
 CHECKED BY: RJP
 SCALE: 1"=10'
 PROJECT #: 1006294
 SHEET #:

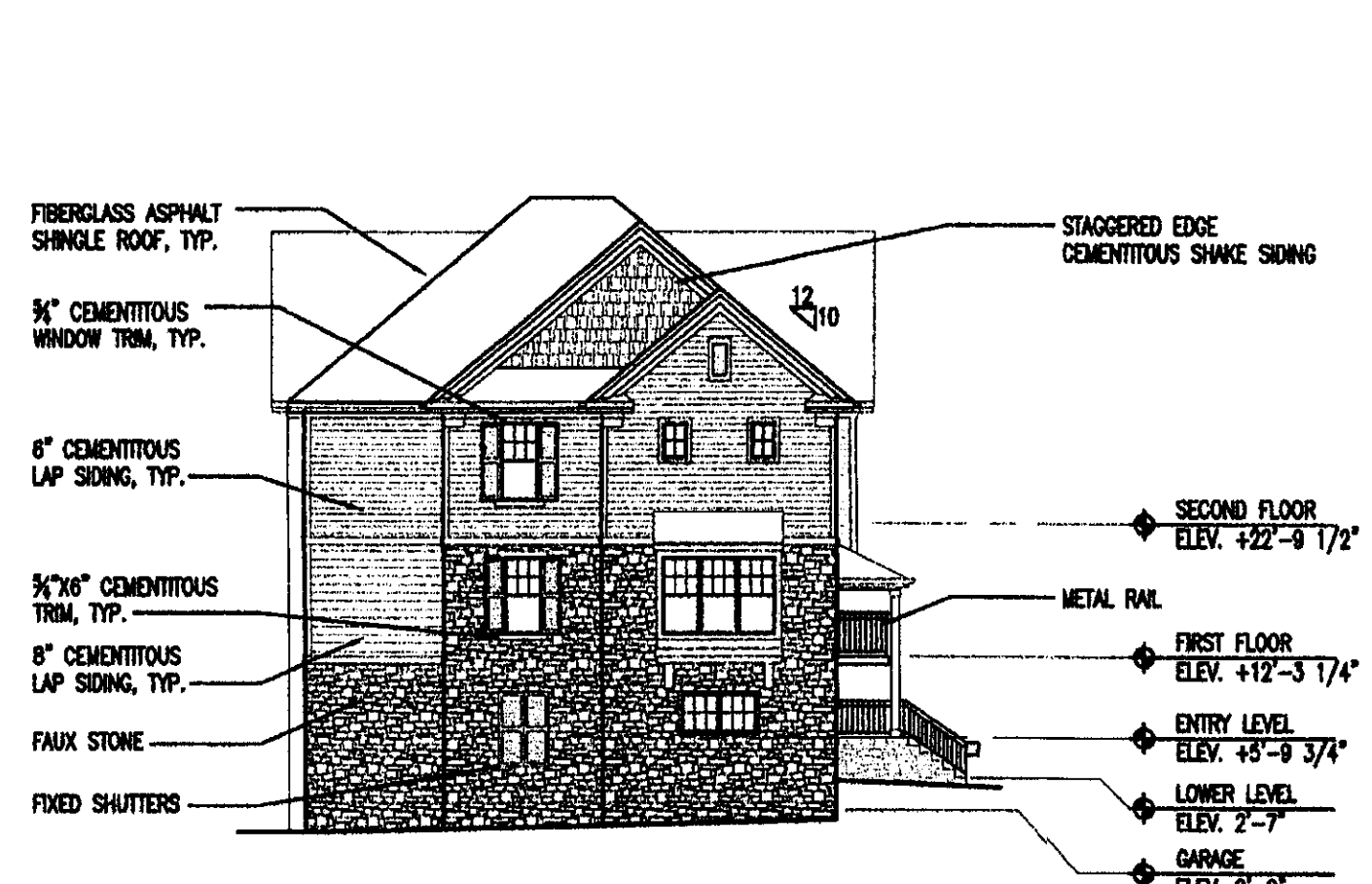
LandDesign®
 223 N Graham Street - Charlotte, NC 28202
 V: 704.333.0325 F: 704.332.3246
 www.LandDesign.com

TYPICAL CROSS SECTIONS

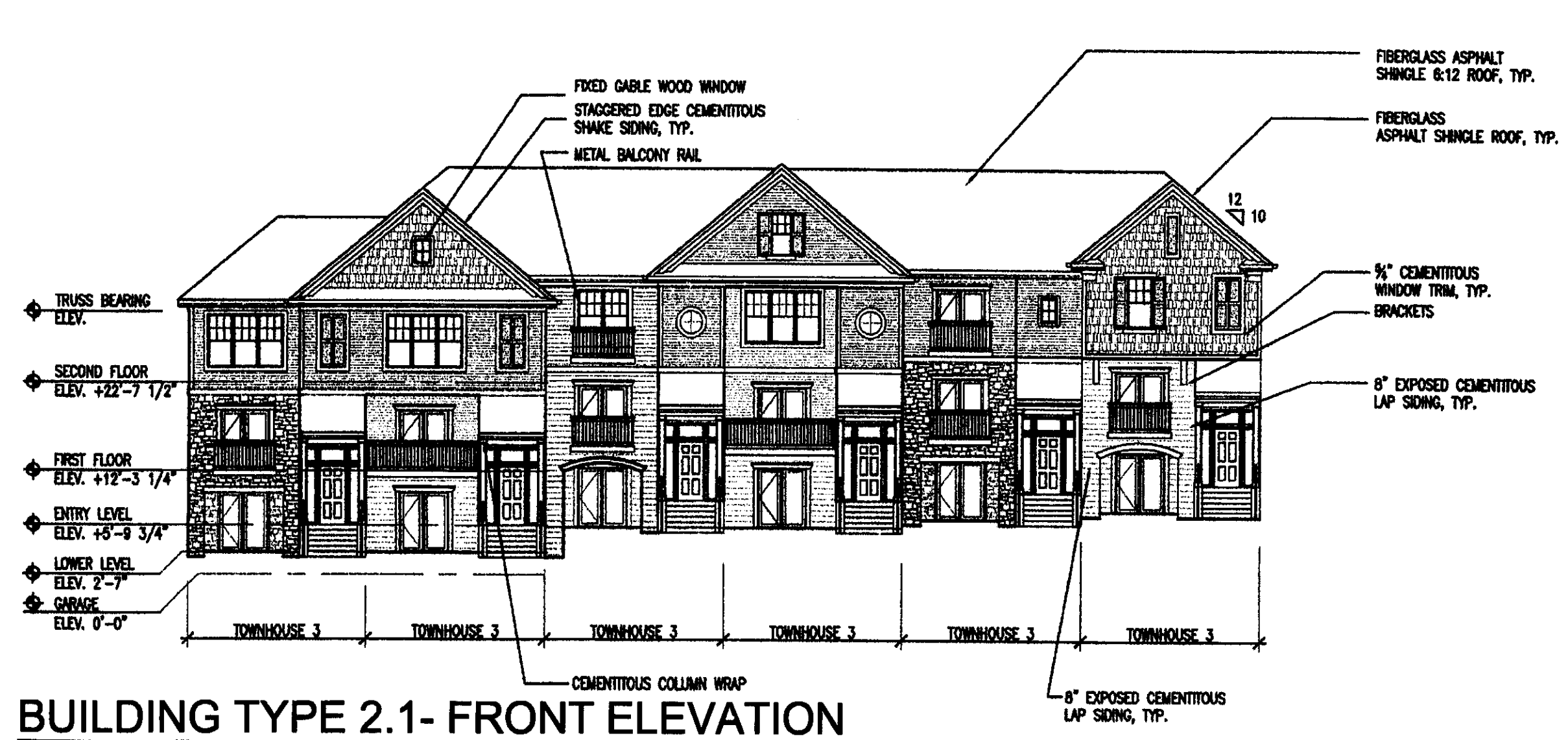
TDS.2.1



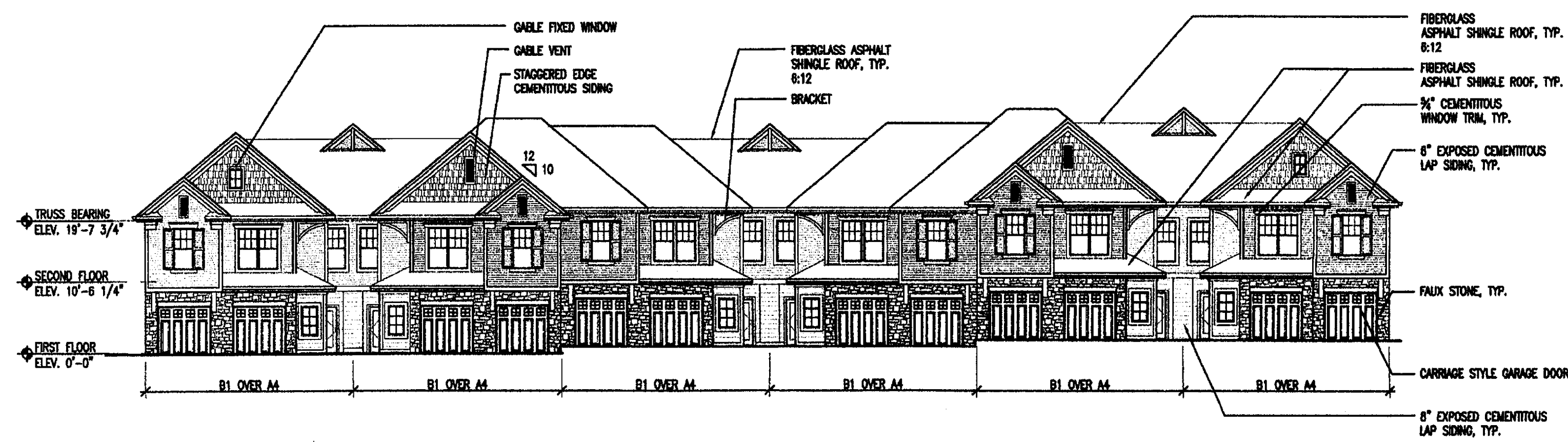
BUILDING TYPE 1.5 - FRONT ELEVATION



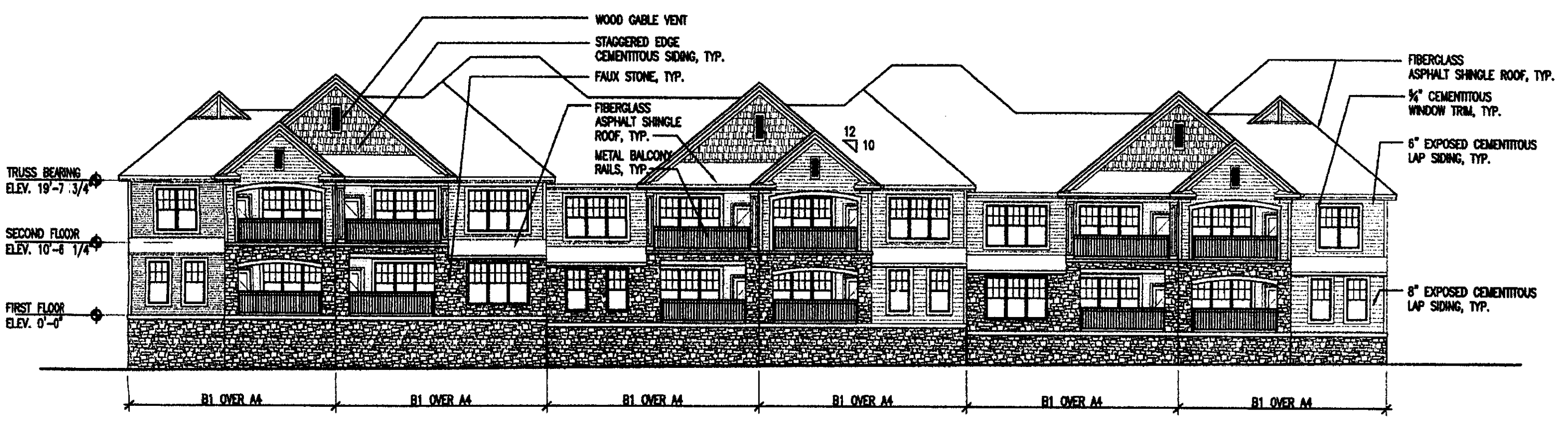
BUILDING TYPE 2.1- SIDE ELEVATION



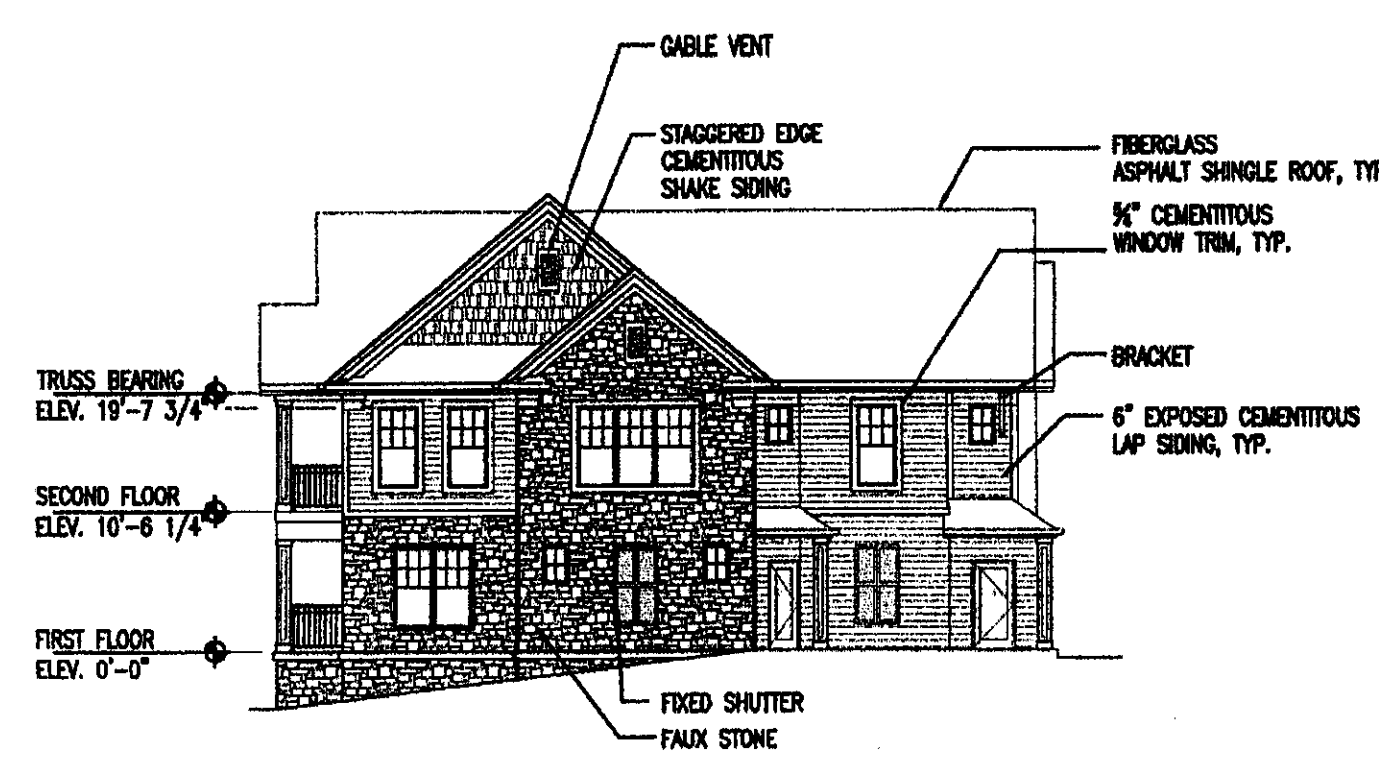
BUILDING TYPE 2.1- FRONT ELEVATION



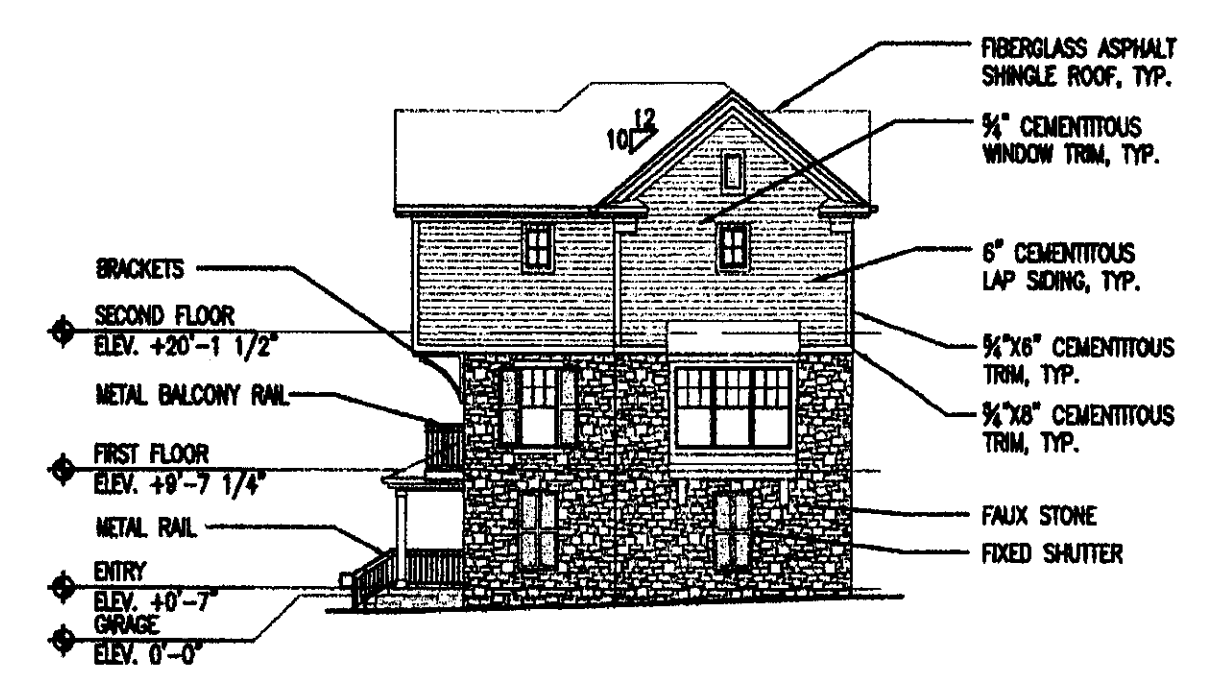
BUILDING TYPE 3.4- REAR ELEVATION



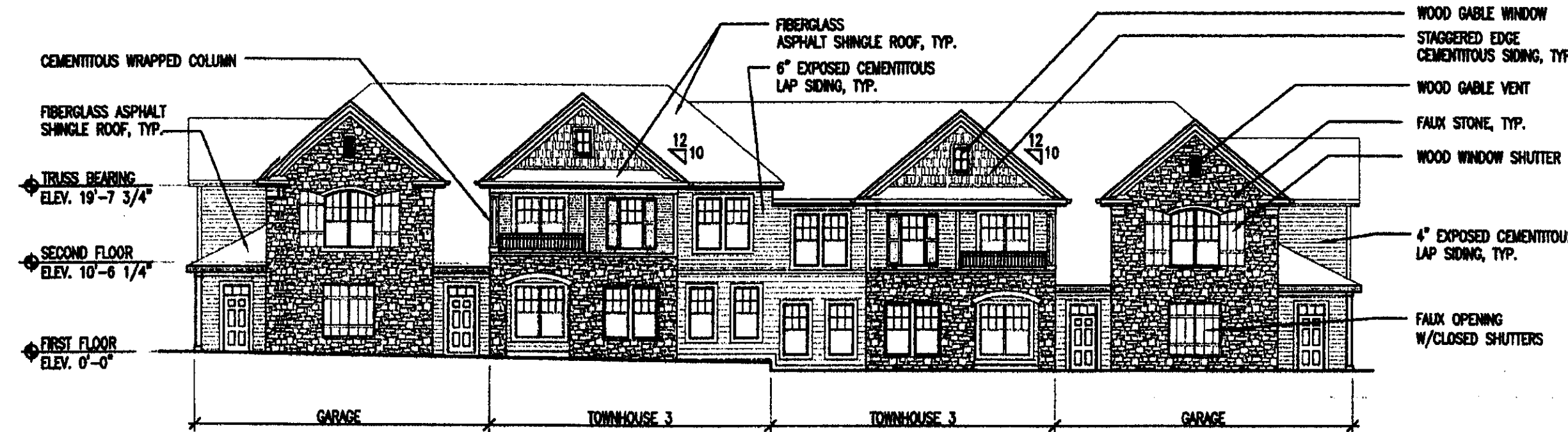
BUILDING TYPE 3.4- FRONT ELEVATION



BUILDING TYPE 3.4- SIDE ELEVATION



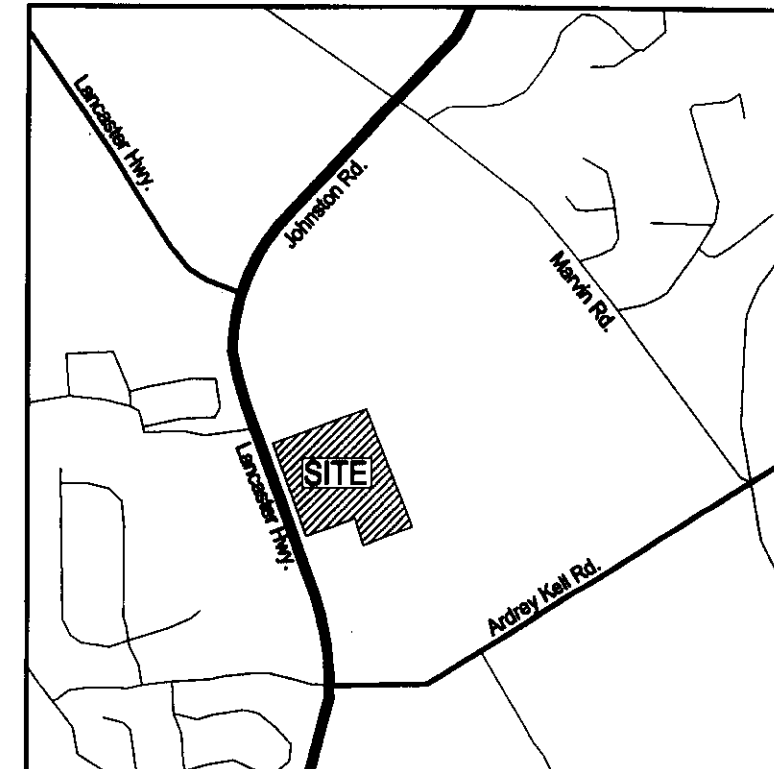
BUILDING TYPE 1.2 - SIDE ELEVATION



BUILDING TYPE 5 - FRONT AND REAR ELEVATION

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

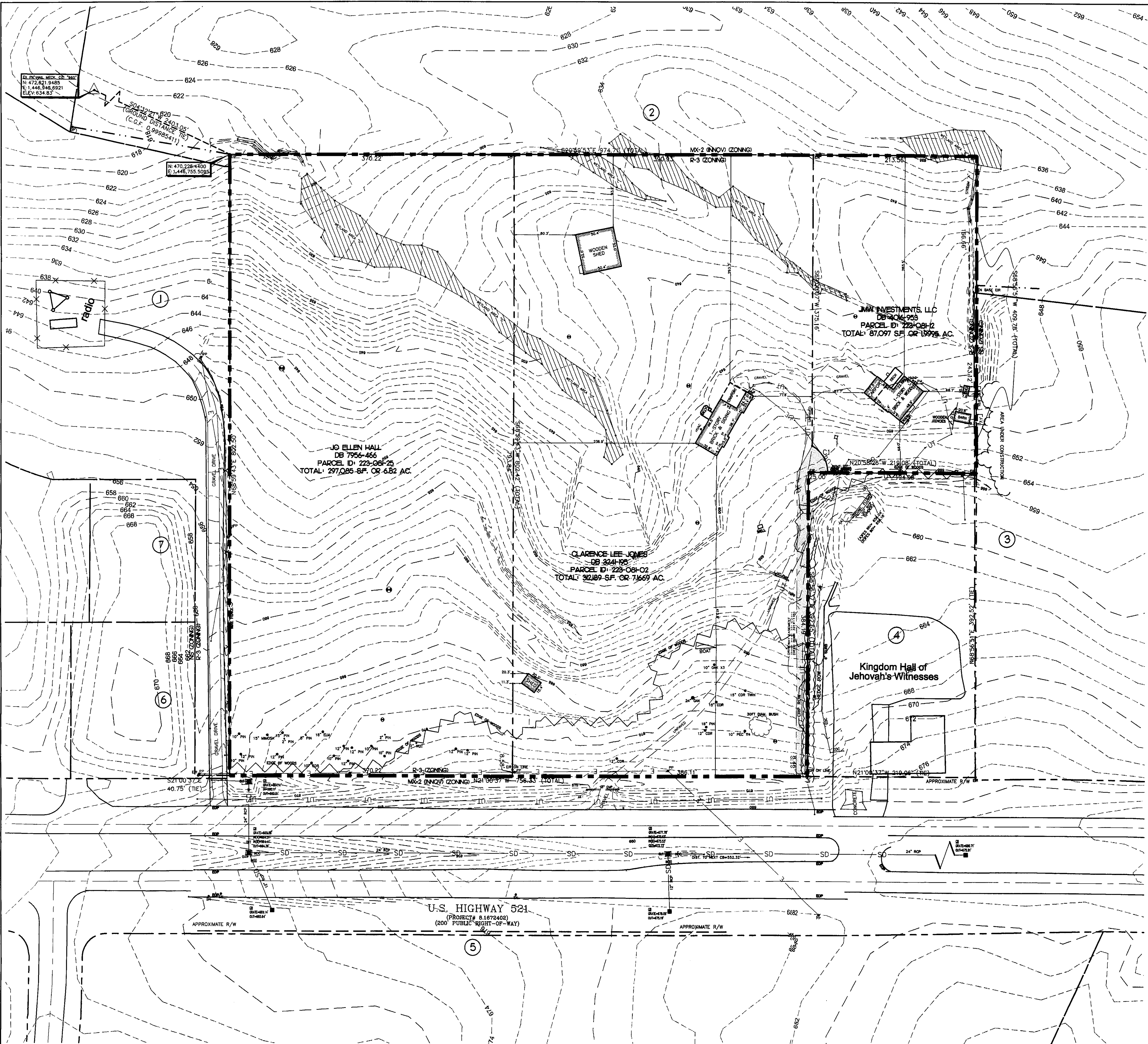
VICINITY MAP - NOT TO SCALE



TYPICAL BUILDING ELEVATIONS PROVIDED BY:



FOR PUBLIC HEARING
PETITION NO. 2007-043



SITE DEVELOPMENT SUMMARY:

TAX PARCEL ID NUMBERS:
223-08-02
223-08-12
223-08-25

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

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

GENERAL NOTES

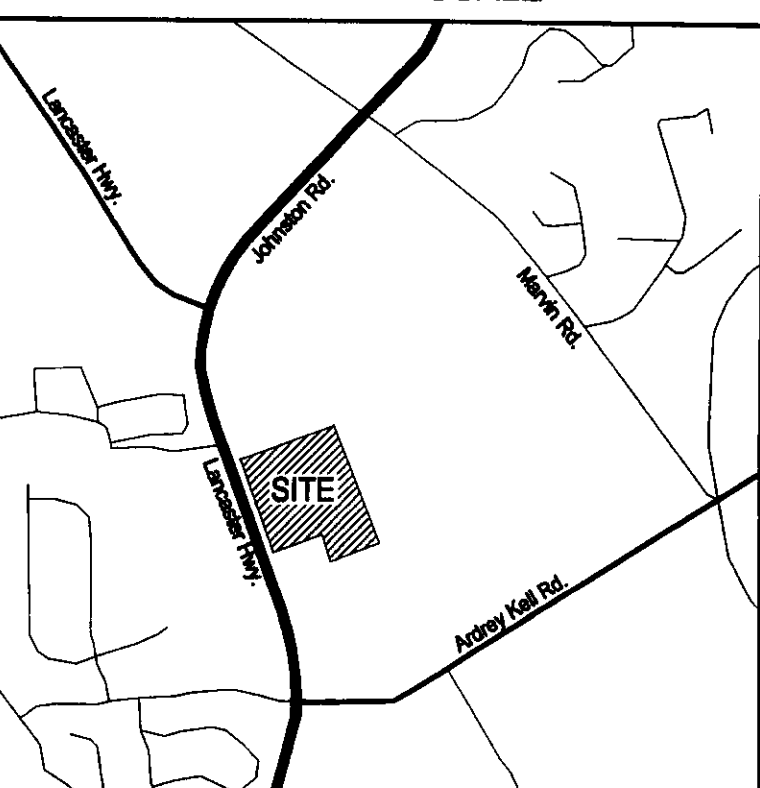
PROPERTY BOUNDARY, TOPOGRAPHIC INFORMATION AND WETLAND SURVEY PROVIDED BY:
R.B. PHAER AND ASSOCIATES
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
704.376.2856

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 **#223-08-02**
CROWN ATLANTIC CO. LLC
PMB 353 407
WASHINGTON RD
MONMURRAY, PA 1537
EXISTING ZONING: R-3
EXISTING USE: VACANT
- ② **#223-08-04**
VIRGINIA SLAGUE HAWFIELD
100 NORTH TRYON STREET
4TH FLOOR
CHARLOTTE, NC 28202
EXISTING ZONING: MK-2(INNOV)
EXISTING USE: SINGLE FAMILY
ZONING PETITION #2006-024
- ③ **#223-08-03**
HT HAWFIELD, LLC
400 SOUTH TRYON STREET #300
CHARLOTTE, NC 28202
EXISTING ZONING: NS
EXISTING USE: VACANT
ZONING PETITION #2005-029
- ④ **#223-08-21**
SOUTH CONGREGATION OF
JEHOVAH'S WITNESSES
5916 SEDWAYNE CT
WEDDINGTON, NC 28173
EXISTING ZONING: R-3
EXISTING USE: GOVT-INST
- ⑤ **#223-08-05**
MCCARLEY DEVELOPERS LLC
329 W MOREHEAD STREET
CHARLOTTE, NC 28204
EXISTING ZONING: MK-2(INNOV)
EXISTING USE: SINGLE FAMILY
ZONING PETITION #2006-13
- ⑥ **#223-08-23**
6149 LANCASTER HIGHWAY LLC
2527 HAYES RD
MONROE, NC 2810
EXISTING ZONING: NS
EXISTING USE: VACANT
ZONING PETITION #2005-026
- ⑦ **#223-08-30**
#223-08-31
#223-08-35
#223-08-36
#223-08-37
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

DATE: 01/22/07
DESIGNED BY: CHK, AM
DRAWN BY: CHK, AM
CHECKED BY: RP
SCALE: 1"=60'
PROJECT #: 1006294
SHEET #: **EX.1.0**

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: RP
SCALE: 1"=60'
PROJECT #: 1006294
SHEET #: **EX.1.0**