

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: RJP
SCALE: 1"=60'
PROJECT #: 1066294

SHEET #:
EX.1.0

SITE DEVELOPMENT SUMMARY:

TAX PARCEL ID NUMBERS:

223-081-02
223-081-12
223-081-25

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. 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

ADJACENT OWNERS

#223-53-02

1 CROWN ATLANTIC CO, LLC
PMB 353 4017
WASHINGTON RD
MCMEGATY, PA 1517
EXISTING ZONING: R-3
EXISTING USE: VACANT

#223-081-04

2 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

#223-081-03

3 HT HAWFIELD, LLC
400 SOUTH TRYON STREET #1300
CHARLOTTE, NC 28202
EXISTING ZONING: NS
EXISTING USE: VACANT
ZONING PETITION #2005-029

#223-081-21

4 SOUTH CONGREGATION OF
JEHOVAH'S WITNESSES
6816 REDMAYNE CT
WEDDINGTON, NC 28173
EXISTING ZONING: R-3
EXISTING USE: GOVT-INST

#223-51-05

5 MCCARLEY DEVELOPERS, LLC
1329 W MOREHEAD STREET
CHARLOTTE, NC 28204
EXISTING ZONING: MX-2(INNOV)
EXISTING USE: SINGLE FAMILY
ZONING PETITION #2006-13

#223-531-23

6 1649 LANCASTER HIGHWAY, LLC
2527 HAYES RD
MONROE, NC 2810
EXISTING ZONING: NS
EXISTING USE: VACANT
ZONING PETITION #2005-026

#223-531-30

#223-531-31

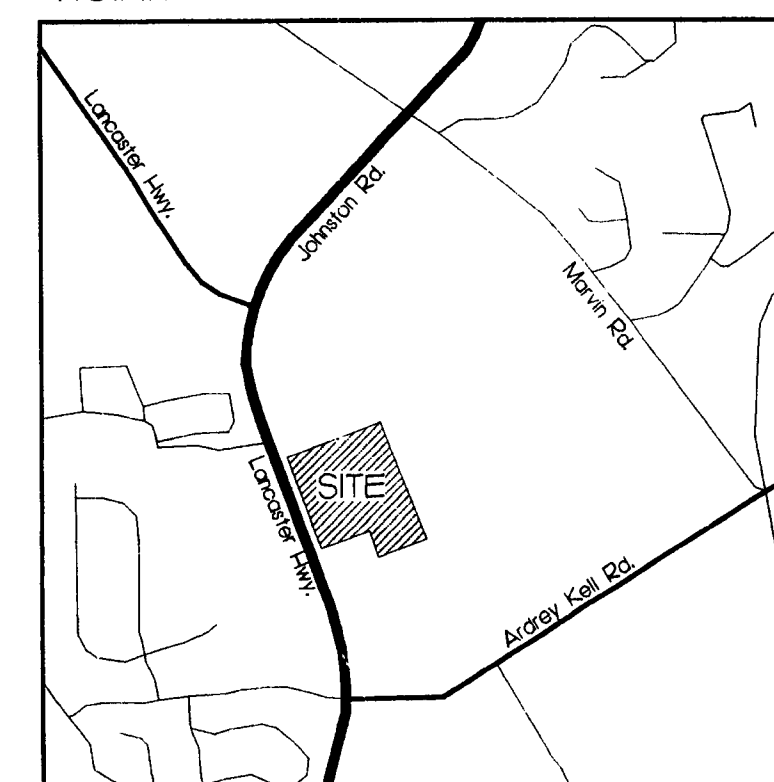
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#223-531-36

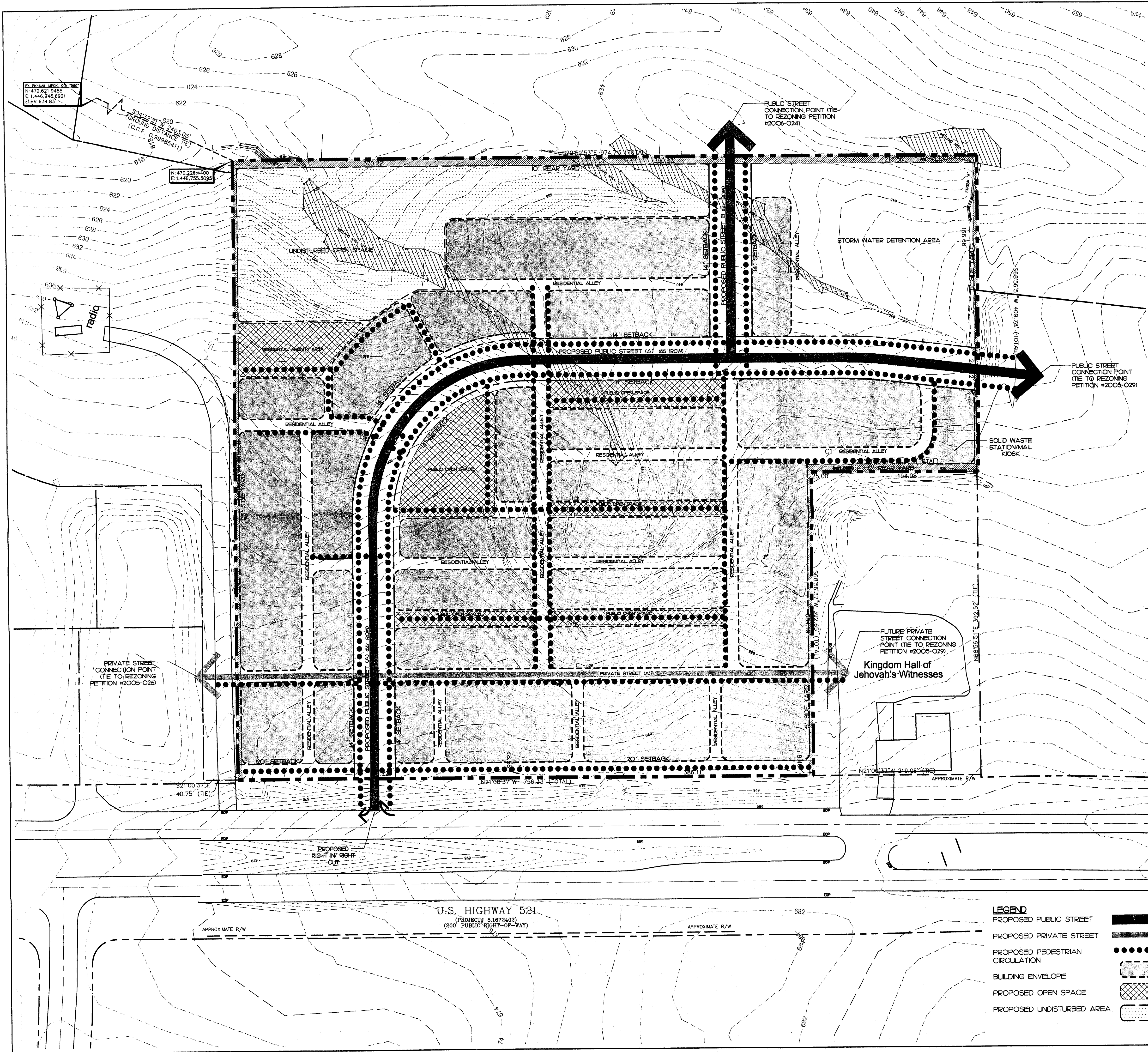
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MULTIPLE LAND OWNERSHIP
1647 LANCASTER HIGHWAY
EXISTING ZONING: NS
EXISTING USE: VACANT
ZONING PETITION #2005-026

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. XXXX-XX



SITE DEVELOPMENT SUMMARY:

- 1) TAX PARCEL NUMBERS:
223-08-02
223-08-12
223-08-25
- 2) SITE JURISDICTION:
CITY OF CHARLOTTE
- 3) TOTAL SITE SF (ACREAGE):
696,406.31 SF (5.99 AC)
- 4) EXISTING ZONING & USES:
SINGLE-FAMILY DISTRICT (R-3)
-SINGLE FAMILY
-VACANT
- 5) PROPOSED ZONING & USES:
URBAN RESIDENTIAL DISTRICT (UR-2)
-TOWN HOMES
-CLUBHOUSE
- 6) DIMENSIONAL REQUIREMENT
BUILDING SETBACK:
14 FEET ALONG PROPOSED PUBLIC STREET (15' ROW)
20 FEET ALONG LANCASTER HIGHWAY (HWY 521)
SIDE YARD:
5 FEET
REAR YARD:
10 FEET
- 7) TOTAL PROPOSED DWELLING UNITS:
220 DU MAX.
- 8) PROPOSED DWELLING UNITS PER ACRE:
14 DUA MAX.
- 9) BUILDING HEIGHT:
40 FEET MAXIMUM
- 10) CLUBHOUSE GROSS BUILDING SQUARE FOOTAGE:
4,529 SQUARE FEET
- 11) OPEN SPACE REQUIREMENTS:
UNDISTURBED OPEN SPACE REQUIRED: 69,652 SF (10.1% OF PROJECT AREA IS REQUIRED TO BE UNDISTURBED PER POST CONSTRUCTION STORM WATER ORDINANCE)
UNDISTURBED OPEN SPACE PROVIDED: 69,652 SF
- 12) RECYCLING STATION AREA:
SOLID WASTE CONTAINERS 360 SQFT PROVIDED
(1) 16-CU.YD COMPACTOR PROVIDED

PARKING REQUIREMENTS:

- 1) VEHICULAR PARKING REQUIRED:
RESIDENTIAL PARKING SPACES: 330 SPACES (15 SPACE PER UNIT)
CLUBHOUSE PARKING SPACES: 11 SPACES MAX. (1/400 SF MAX) *
TOTAL: 341 SPACES
- * MINIMUM OF 1 HANDICAP ACCESSIBLE SPACE AND VAN ACCESSIBLE SPACE REQUIRED.
- VEHICULAR PARKING PROVIDED:
GARAGE PARKING SPACES: 262 SPACES
TANDUM PARKING SPACES: 250 SPACES
ON-STREET PARKING SPACES: 15 SPACES
CLUBHOUSE PARKING SPACES: 5 SPACES **
TOTAL: 532 SPACES
- ** 1 VAN ACCESSIBLE SPACE AND 1 HANDICAP ACCESSIBLE SPACE ARE PROVIDED FOR CLUBHOUSE. 15 ON-STREET PARKING AND 3 STANDARD SPACES ARE AVAILABLE FOR VISITORS OF THE CLUBHOUSE.

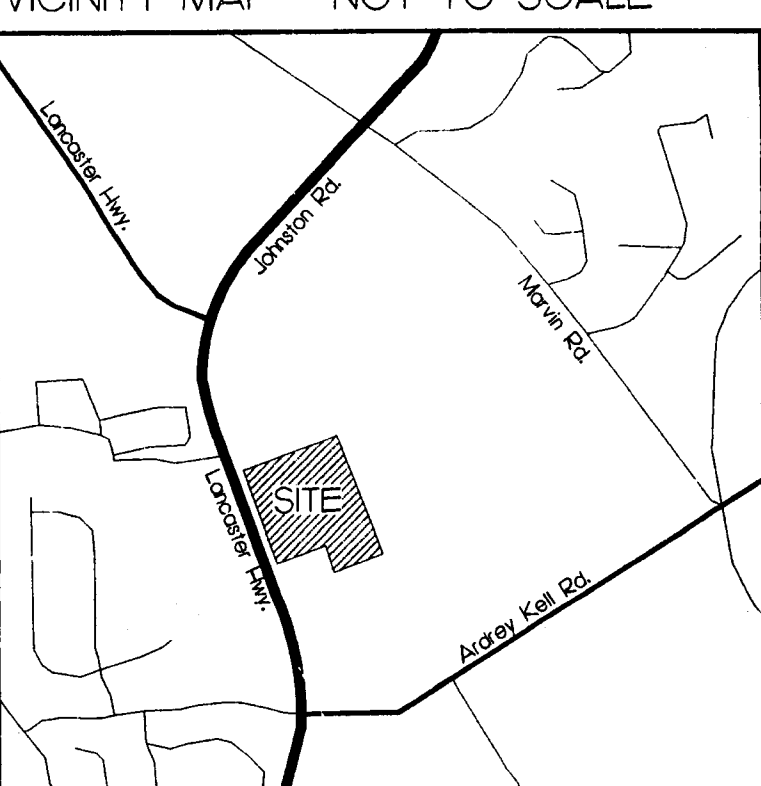
GENERAL NOTES:

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ENGINEERING AND BUILDING STANDARDS DEPARTMENT
DEL'D (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT) INFORMATION SYSTEM

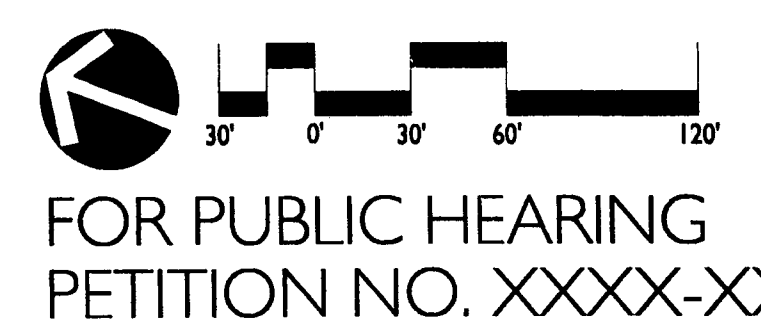
DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING DISTRICTS:
SOUTH DISTRICT PLAN ADOPTED 1993

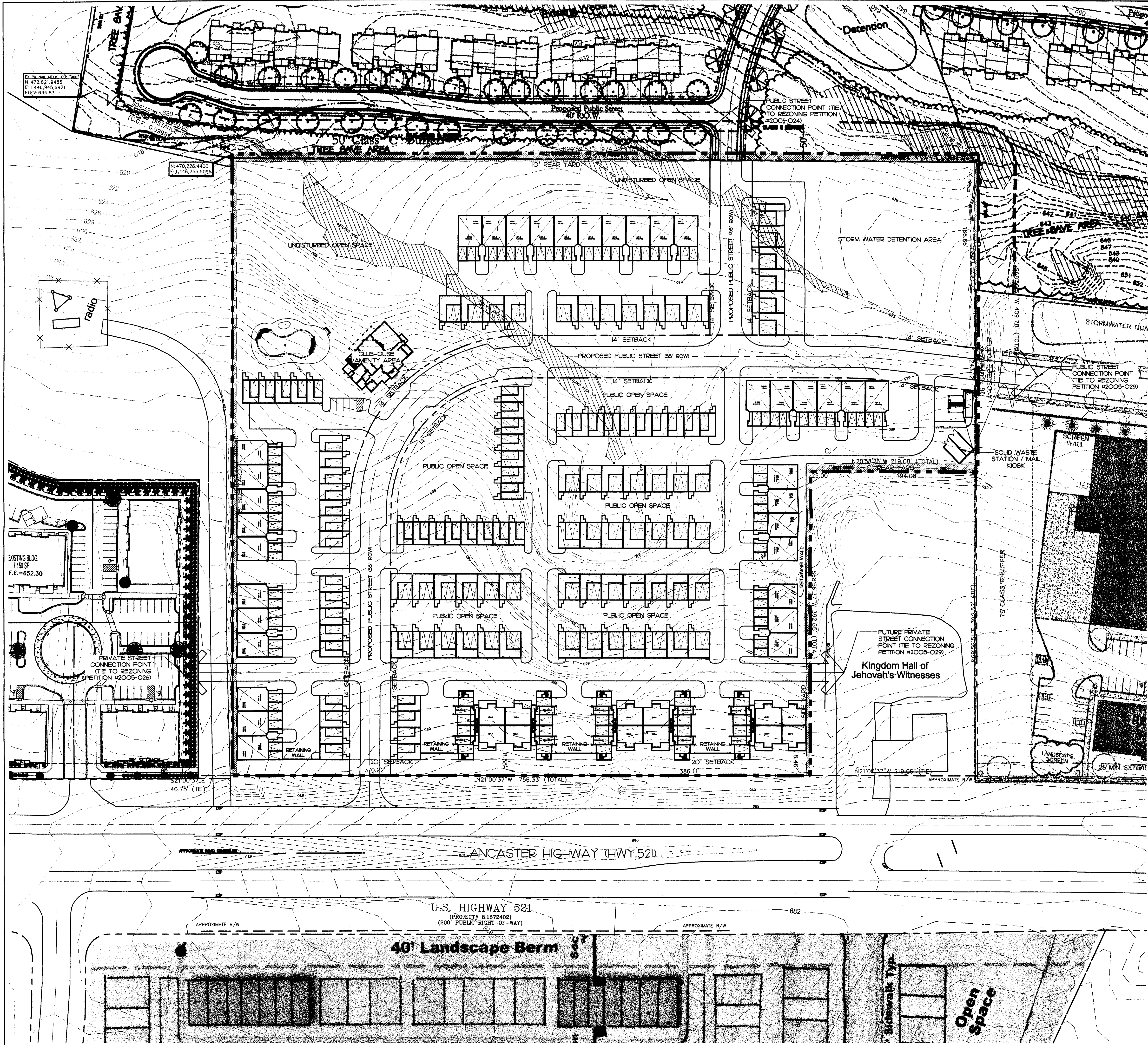
VICINITY MAP - NOT TO SCALE



LEGEND

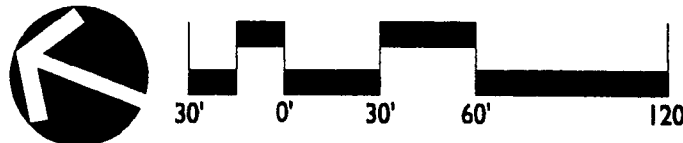
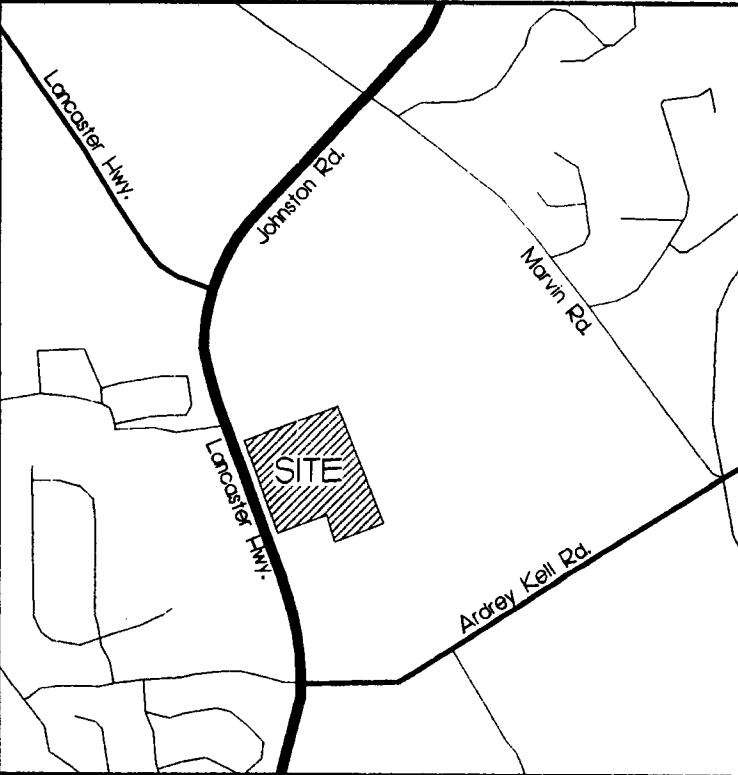
- PROPOSED PUBLIC STREET
- PROPOSED PRIVATE STREET
- PROPOSED PEDESTRIAN CIRCULATION
- BUILDING ENVELOPE
- PROPOSED OPEN SPACE
- PROPOSED UNDISTURBED AREA





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

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MULTI-FAMILY DEVELOPMENT
THE HANOVER COMPANY, CHARLOTTE, NC
SCHEMATIC SITE PLAN

REVISIONS:

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CHECKED BY: CLK/AN
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TDS.1.1