

Proposed Rezoning for
Newell-Hickory Grove Partnership
Technical Data Sheet

87-82

Development Data

216 Total Units Proposed
Multi-Family Housing

Proposed Density 14.14 Units/Ac.

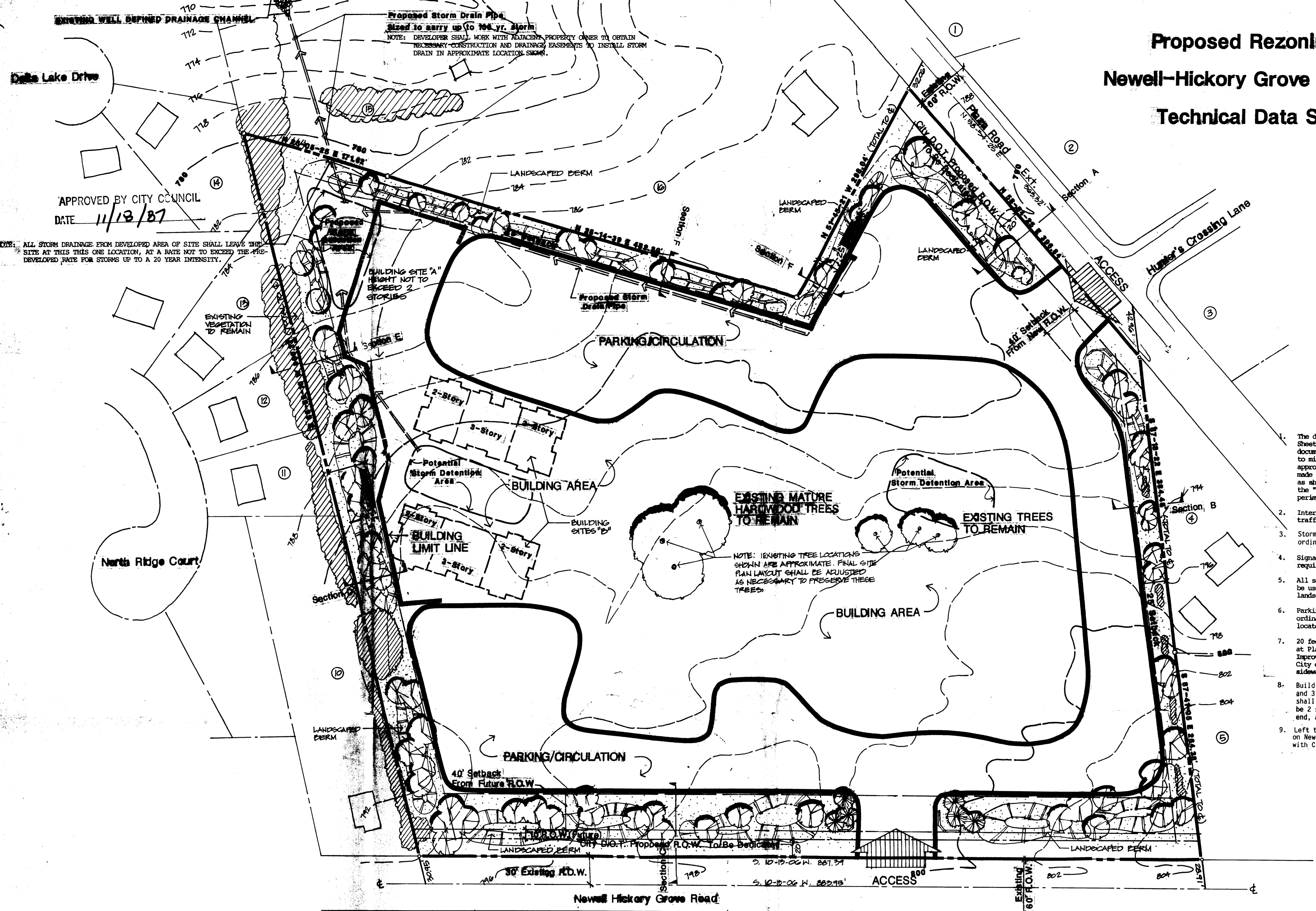
Total Site Area (to existing R.O.W.) 15.28 Ac.
Additional R.O.W. to be dedicated ±0.6 Ac.
Existing Zoning R-15MF (CD)
Proposed Zoning R-12MF (CD)

Conditions

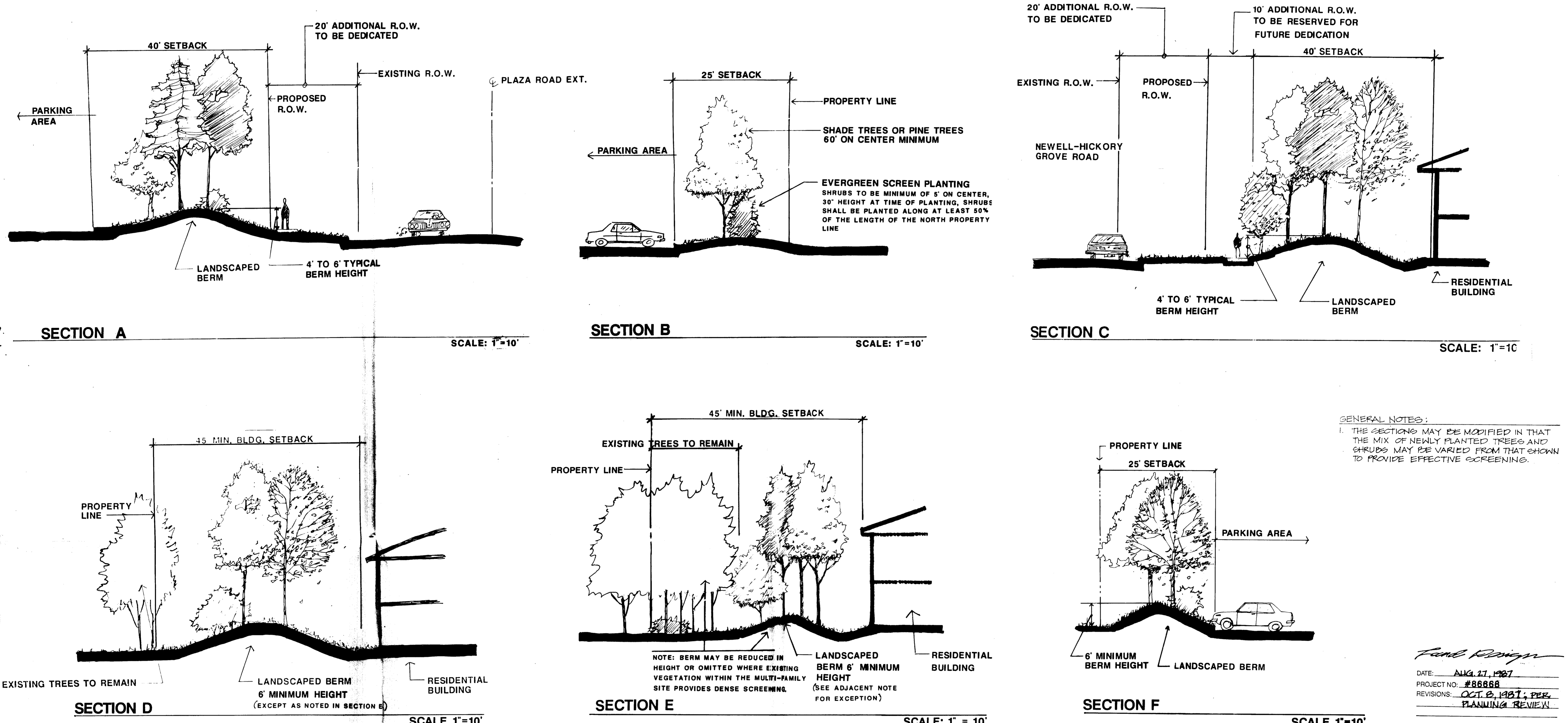
- The documents comprising this petition shall include (1) the Technical Data Sheet, (2) the Sections, and (3) the Illustrative Site Plan. These documents represent a general concept for development and are subject to minor adjustments during detailed site plan development, with approval of the Planning Commission staff. Minor adjustments may be made to the location of building areas and parking/circulation areas as shown on the Technical Data Sheet. No adjustments may be made to the "Building Limit Lines" or designated storm detention areas.
- Interior circulation shall be designed to discourage cut-through traffic.
- Storm water detention shall be provided to exceed City of Charlotte ordinance requirements, as noted on this plan.
- Staging shall be in conformance with City of Charlotte ordinance requirements.
- All setback and buffer areas at outside perimeter of property shall be used to provide effective screening through the use of berms, landscape planting, and preservation of existing vegetation.
- Parking shall be provided in conformance with City of Charlotte ordinance requirements. Also, no parking or roadways shall be located in any setback areas shown on plan.
- 20 feet of additional right-of-way shall be dedicated to the City at Plaza Road Extension and Newell-Hickory Grove Road frontage. Improvements to these roads shall be provided in accordance with City of Charlotte ordinance requirements, such as curb and gutter, sidewalks, and storm drainage.
- Building heights shall be a combination of 2 story, 2 and 3 story, and 3 story, except that building site "A" at the southwest corner shall not exceed 2 stories in height, and building site "B" shall be 2 story at south end, 3 story in center, and 2 story at north end, as shown on this plan.
- Left turn lanes into project entrance will be provided by developer on Newell-Hickory Grove Road and Plaza Road Extension, in accordance with City Dept. of Transportation requirements.

Final Design
DATE: AUG 27, 1987
PROJECT NO: 88888
REVISIONS: OCT 2, 1987, PER PLANNING REVIEW
OCT 26, CHANGE NOTE #2 TO ROAD SOUTH END
ADD NOTE #1

Land Design
Landscape Architecture Land Planning
Urban Design
SHEET NO. R-1 OF 3



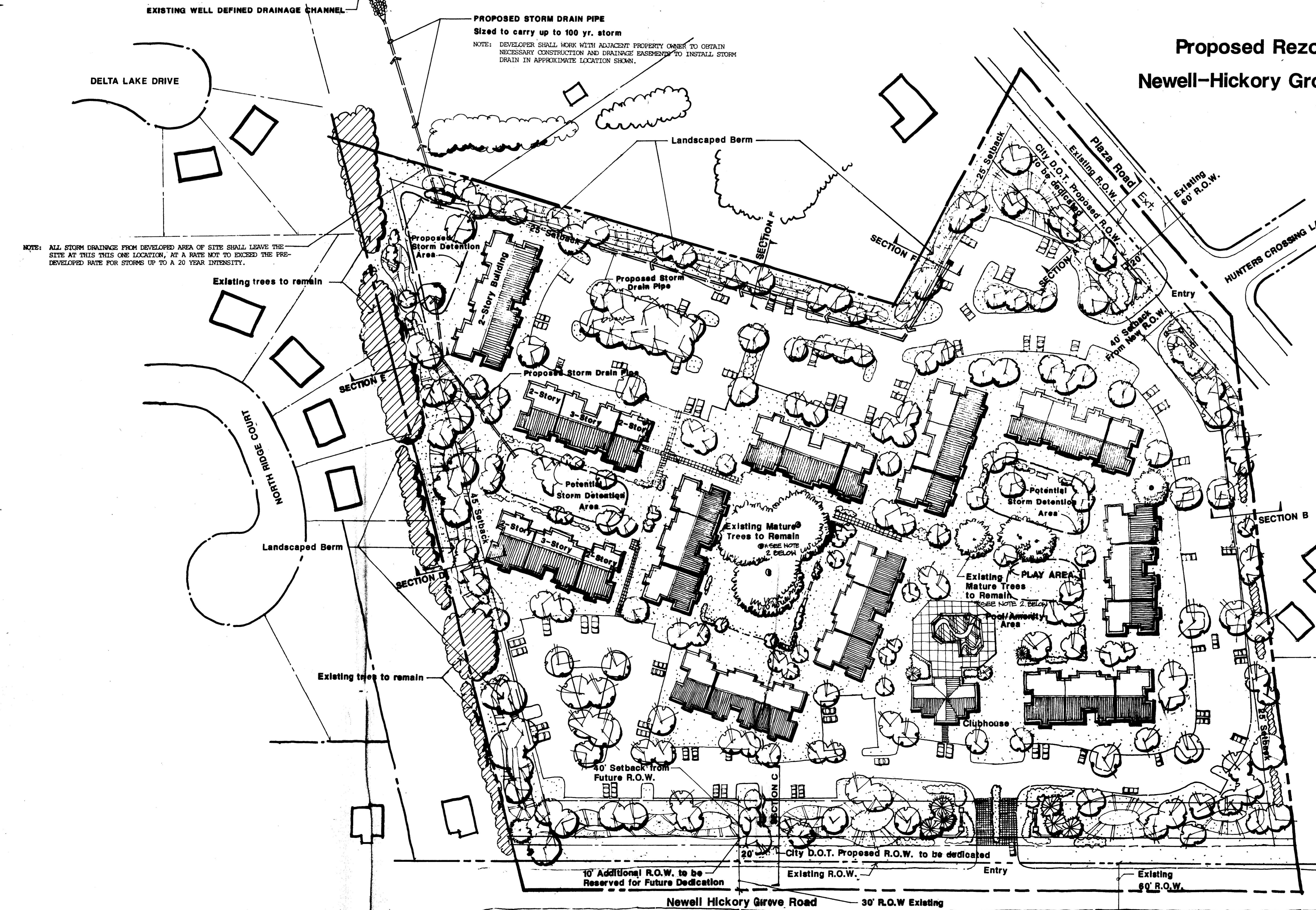
Proposed Rezoning for
Newell-Hickory Grove Partnership
Sections



Final Design
DATE: AUG 27, 1987
PROJECT NO: 88888
REVISIONS: OCT 2, 1987, PER PLANNING REVIEW

Land Design
Landscape Architecture Land Planning
SHEET NO. R-2 OF 3

Proposed Rezoning for
Newell-Hickory Grove Partnership
Illustrative Site Plan



Development Data

Multi-Family Housing
10 20-Unit Buildings
1 16-Unit Building
216 Total Units Proposed

Total Site Area (to existing R.O.W.) 15.28 Ac.
Additional R.O.W. to be dedicated ±0.6 Ac.
Existing Zoning R-15MF (CD)
Proposed Zoning R-12MF (CD)

Final Design
DATE: AUG 27, 1987
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Land Design
Landscape Architecture Land Planning
SHEET NO. R-3 OF 3

1. The Illustrative Site Plan is a general concept for the site development of the subject to minor adjustments during detailed site plan development, with approval of the Planning Commission staff. Minor adjustments may be made to the shape and more location of footprints, parking and driveway areas, and open spaces, provided any adjustments meet the conditions set forth in the Technical Data Sheet.

2. Existing tree locations shown are approximate. Final site plan layout shall be adjusted as necessary to preserve the existing trees shown inside the internal courtyard.