

LANCASTER HWY (HWY 521)

PINEVILLE TWSP., MECK CO., N.C.
 RANDOLPH KUHN & ALEXANDER KUHN

SITE TABULATION

NET SITE ACREAGE = 65.1 ACRES
 EXISTING ZONING = R-3
 PROPOSED ZONING = O-(CD)
 TOTAL NON RESIDENTIAL FLOOR AREA = 10,000 SF MAX.
 TOTAL NUMBER OF DWELLING UNITS = 60 MAX.

NOW OR FORMERLY
 URBAN HARVEST MINISTRIES, INC.
 DEED: 9843-503
 TAX ID# 221-150-08

DEVELOPMENT STANDARDS

- Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The building and parking configuration shown on the site plan represents a firm plan for the development of the site but may be altered or modified during the design and development of the site within the maximum building and parking envelopes indicated.
- Buffers, if required, will conform to the provisions of section 12.301.
- The site will comply with SWIM buffer standards and flood regulations.
- Screening will conform to the provisions of section 12.303. Landscaped areas within the site will be improved as part of the overall site development. All garbage/trash disposal areas, dumpsters, etc. will be screened with a solid enclosure and gates.
- Any detached lighting on the site will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets.
- Signage on the site will be permitted in accordance with applicable ordinance provisions.
- Stormwater detention will comply with applicable standards of Charlotte/Mecklenburg Stormwater Services.
- Parking will be provided at a rate that will meet or exceed the minimum requirements of the ordinance.
- The building(s) proposed for the site will not exceed 3 stories (45 feet) in height.
- The proposed use of the site is for any combination of one or more of small-scale office uses, day care, or multifamily development.
- Access will be provided by one driveway connection to Lancaster Hwy. Site distance triangles as specified by NCDOT or CDOT will be maintained for all new driveways requiring a driveway permit.
- During the development of the grading plan for the site and in the context of complying with all of the other provisions of this site plan and other applicable ordinances, the Petitioner will seek to identify individual trees or groups of trees within the setback that can be preserved. It is recognized that within the setback area to the site, there is a significant variance in the topography from elevations many feet above the adjoining public street to elevations many feet below the street.

Draft notes May 2001
 Revised per staff comments September 19, 2001

FLUM FLOODLINES

- MAPPED 0.50' FLOOD ENCROACHMENT PER FLUM MAP
- MAPPED 0.10' FLOOD ENCROACHMENT PER FLUM MAP
- MAPPED LOCATION EXISTING 100-YEAR FLUM FLOODLINE PER FLUM MAP
- SURVEYED LOCATION EXISTING 100-YEAR FLUM FLOODLINE ELEVATION
- SURVEYED LOCATION ULTIMATE 100-YEAR FLUM FLOODLINE ELEVATION

FLUM X-SECTION N
 EXISTING ELEVATION 529.89
 ULTIMATE ELEVATION 531.13

100' SWIM BUFFER
 30' STREAM SIDE ZONE
 45' MANAGED USE ZONE
 25' UPLAND ZONE

REQUIRED ADDITIONAL UPLAND ZONE

FLUM X-SECTION O
 EXISTING ELEVATION 530.03
 ULTIMATE ELEVATION 531.30

FEMA FLOODLINES

- MAPPED LOCATION OF FLOODPLAIN BOUNDARY LINE PER FEMA MAP
- SURVEYED LOCATION OF FEMA FLOODPLAIN BOUNDARY LINE ELEVATION
- MAPPED LOCATION OF FLOODWAY BOUNDARY LINE PER FEMA MAP

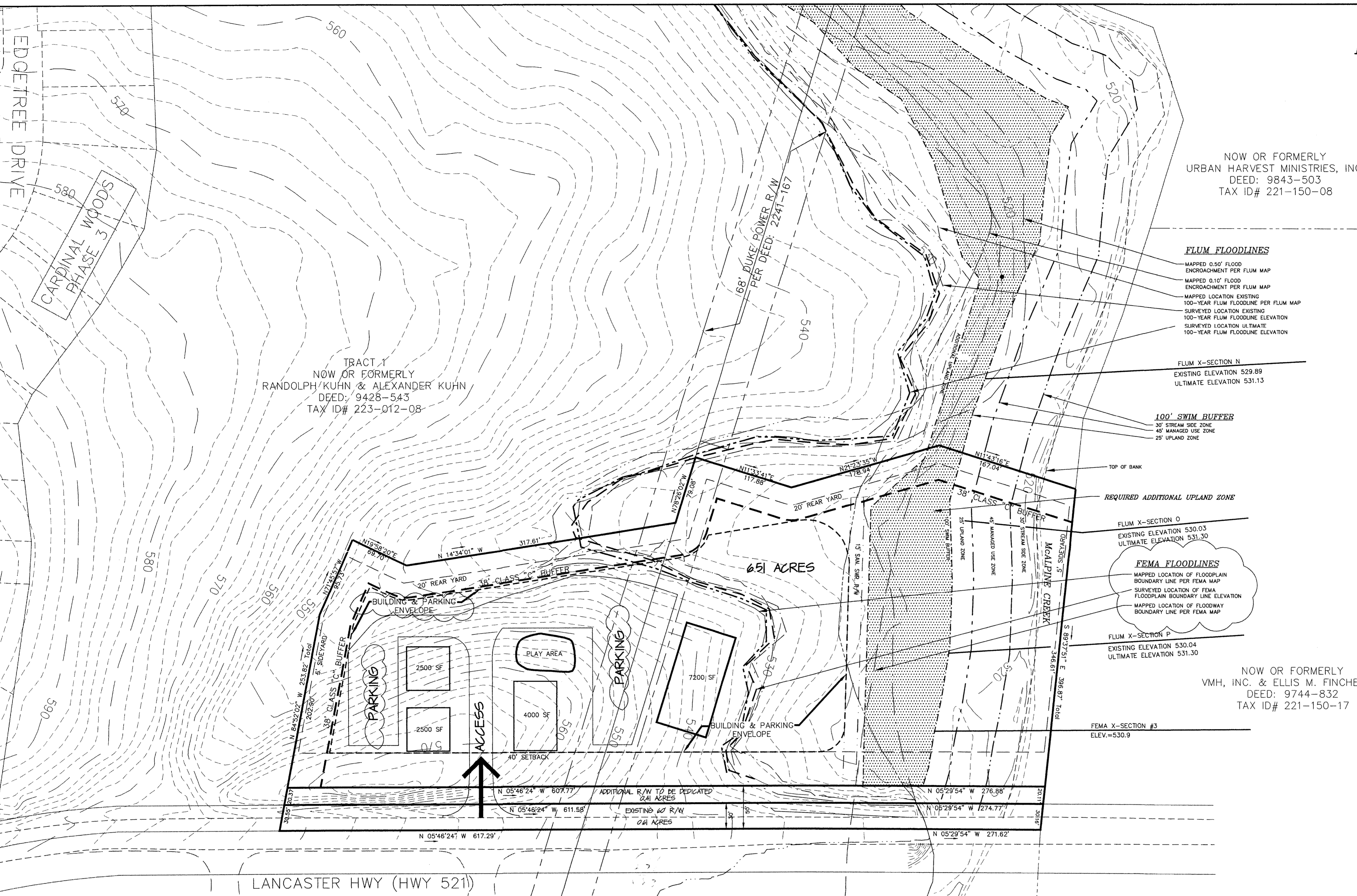
FLUM X-SECTION P
 EXISTING ELEVATION 530.04
 ULTIMATE ELEVATION 531.30

FEMA X-SECTION #3
 ELEV.=530.9

NOW OR FORMERLY
 VMH, INC. & ELLIS M. FINCHER JR.
 DEED: 9744-832
 TAX ID# 221-150-17

TRACT 1
 NOW OR FORMERLY
 RANDOLPH/KUHN & ALEXANDER KUHN
 DEED: 9428-543
 TAX ID# 223-012-08

65.1 ACRES



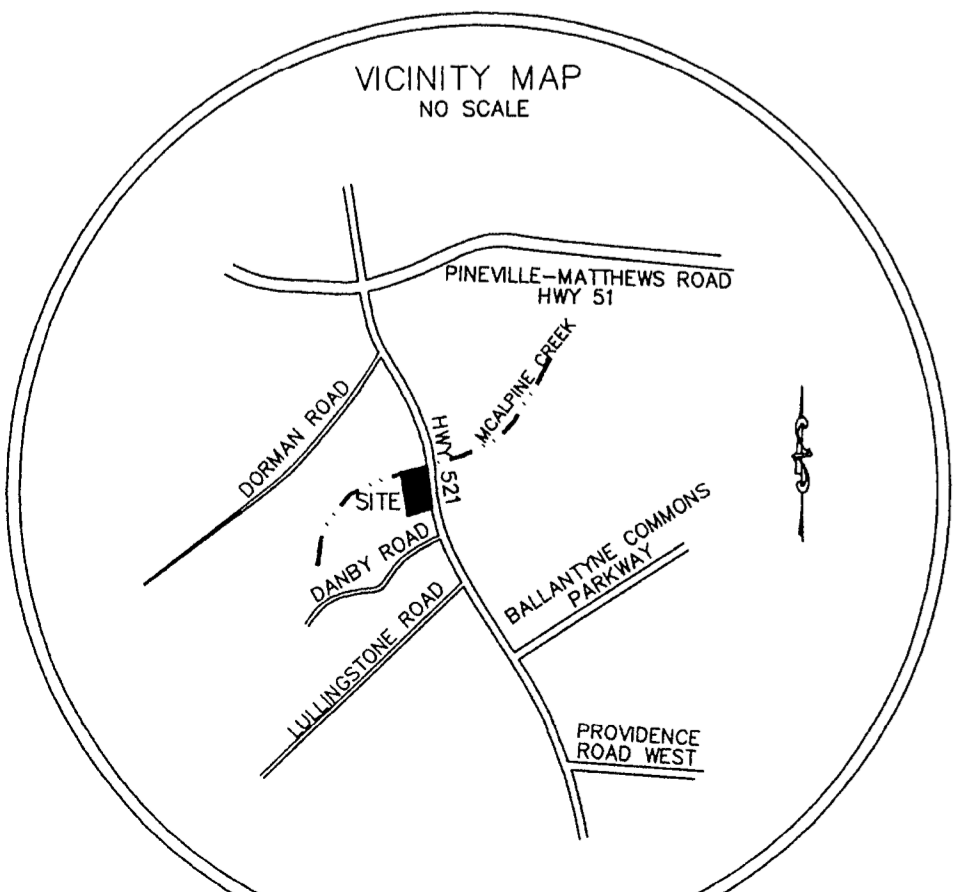
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FOR PUBLIC HEARING
REZONING PETITION # 2001-17(c)

TECHNICAL DATA SHEET

SCALE: 1" = 60'
 DATE: 5-09-01
 REVISIONS:
 1 PER STAFF COMMENTS 9-19-01
 2 PER STAFF COMMENTS 11-05-01

APPROVED BY COUNTY COMMISSION
 DATE 11/3/01



NOW OR FORMERLY
 PRIVATE MINI STORAGE REALTY LP
 DEED: 10472-865
 TAX ID# 221-121-02
 MB: 32-419

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