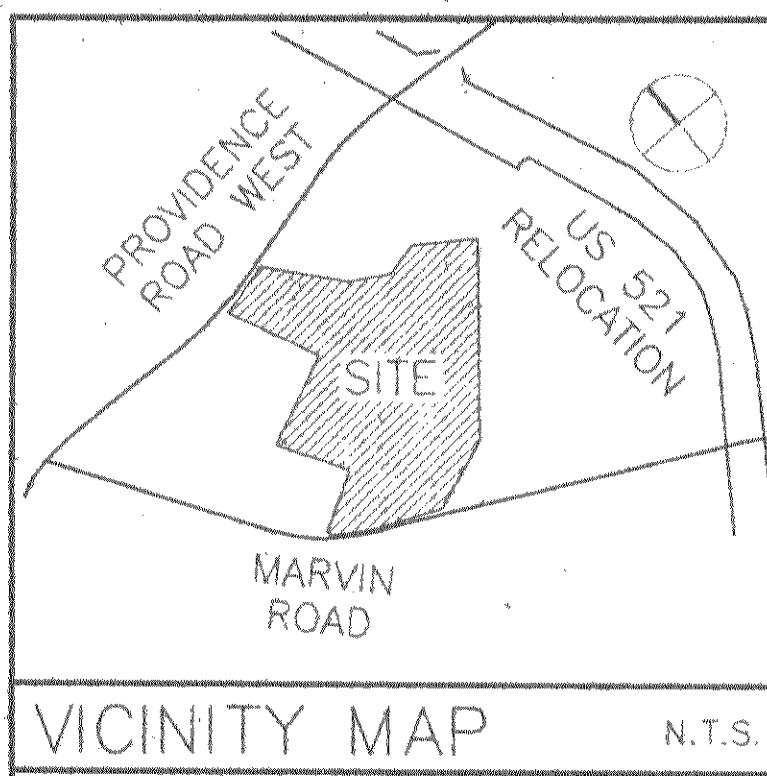


APPROVED BY COUNTY COMMISSION  
DATE January 13, 1999

98-62 C



- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - RIGHT OF WAY LINE
  - SETBACK LINE
  - EASEMENT LINE
  - UNDERGROUND TELEPHONE
  - NATURAL GAS LINE
  - OVERHEAD POWERLINE
  - WATER LINE
  - UNDERGROUND FIBER OPTIC
  - SANITARY SEWER LINE
  - PROPERTY CORNERS
  - R/W MONUMENT
  - CALCULATED POINT
  - FOUND IRON PIPE
  - SET IRON PIPE
  - WATER VALVE
  - WATER MANHOLE
  - FIRE HYDRANT
  - POWER POLE
  - GUY WIRE
  - SIGN

WARREN NEELY FERGUSON AND WIFE, MILDRED S.  
9106 PROVIDENCE ROAD WEST  
CHARLOTTE, NC 28277  
DEED: 1909-198  
223-132-24  
ZONING: R-3

FURMAN ALTON NEELY AND WIFE, ANNIE CHRISTINE  
11428 PROVIDENCE ROAD WEST  
CHARLOTTE, NC 28277  
DEED: 3237-213  
223-132-04  
ZONING: R-3

ARNOLD REID JACKSON AND WIFE, JANICE C.  
RFD 2 BOX 296-A  
PEACHLAND, NC 28133  
DEED: 2629-71  
223-132-23  
ZONING: R-3

FURMAN A. NEELY AND WIFE, CHRISTINE P.  
11428 PROVIDENCE ROAD WEST  
CHARLOTTE, NC 28277  
DEED: 4978-147  
223-132-05  
ZONING: R-3

WALTER L. FURR, JR. AND WIFE, BETTY J.  
11201 PROVIDENCE ROAD WEST  
CHARLOTTE, NC 28277  
DEED: 2047-601  
223-132-14  
ZONING: R-3

D. G. KAPRONIS (et al.)  
1721 DELICHERSTON DRIVE  
CHARLOTTE, NC 28210  
ZONING: R-3

CHARLES M. BALNESHIP AND WIFE, PAULINE B.  
4 ESTABLISHMENT  
CHARLOTTE, NC 28210  
DEED: 223-081-02  
ZONING: R-3

EDNA R. KERR (et al.)  
100 N. TRYON STREET  
CHARLOTTE, NC 28207  
DEED: 223-061-01  
ZONING: R-3

HOWARD YOUNG AND WIFE, MARIETTA  
15625 MARVIN ROAD  
CHARLOTTE, NC 28226  
DEED: 8278-98  
223-132-21  
ZONING: R-3

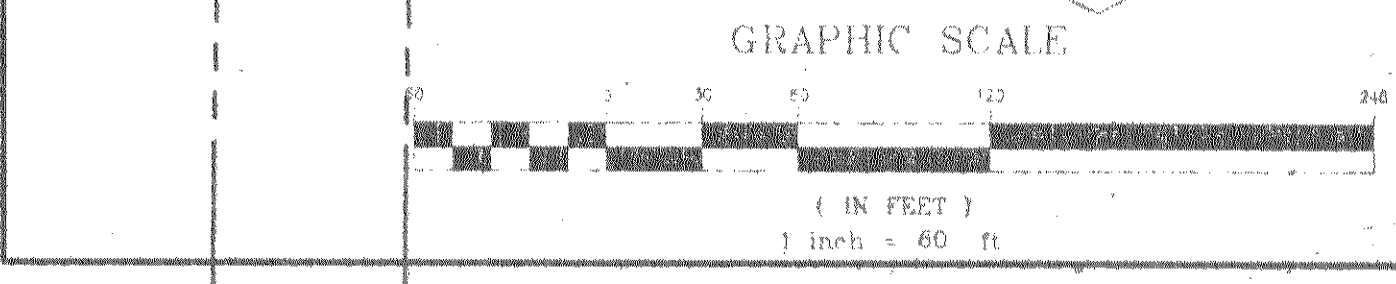
GRACE CHRISTIAN CENTER, INC.  
P.O. BOX 240725  
CHARLOTTE, NC 28217  
DEED: 3514-410  
223-132-20  
ZONING: INST.

BEST EQUITY VENTURES ORGANIZATION III, LLC  
100 N. TRYON STREET  
CHARLOTTE, NC 28202  
DEED: 223-132-18 (P.O.)  
ZONING: R-3

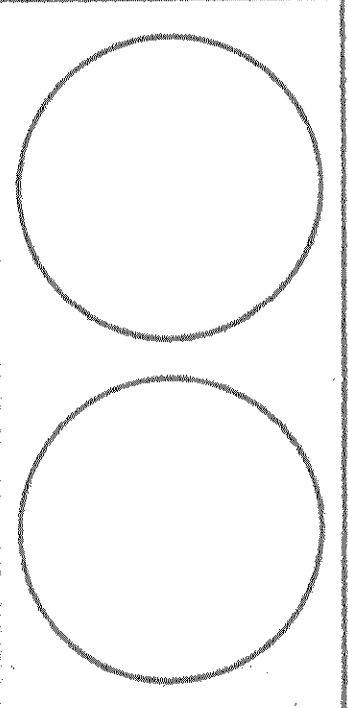
- ABBREVIATIONS ON MAP**
- C/A.....CONTROLLED ACCESS
  - E.I.P.....EXISTING IRON PIPE
  - E.M.M.....EXISTING METAL MONUMENT
  - N.I.P.....NEW IRON PIPE
  - O/L.....ON LINE
  - E/W.....EXISTING
  - R/W.....RIGHT OF WAY
  - RD.....ROAD
  - PP.....POWER POLE
  - BLDD.....BUILDING

**SITE DEVELOPMENT DATA**  
EXISTING ZONING: R-3 (SINGLE FAMILY RESIDENTIAL)  
PROPOSED ZONING: R-12MF (CD)  
ACREAGE: 28.54 ACRES (GROSS)  
27.92 ACRES (NET)  
MAXIMUM NUMBER OF ATTACHED DWELLINGS: 336  
22.0 DU/ACRE

- NOTES:**
1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE SCHEMATIC SITE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS, SETBACK/YARD DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE SCHEMATIC SITE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET. HOWEVER OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC. NO EVENT, HOWEVER, SHALL BUFFER OR SETBACK/YARD AREAS BE DECREASED OR THE MAXIMUM LEVEL OF DEVELOPMENT INTENSITY INCREASED FROM THAT SHOWN ON THE TECHNICAL DATA SHEET.
  2. UP TO 336 ATTACHED DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE IN AN R-12MF ZONING DISTRICT.
  3. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE MECKLENBURG COUNTY REGULATIONS PERTAINING TO OFF-STREET PARKING, STORAGE, BUFFERS/LANDSCAPING SCREENING, DRAINAGE, ETC.
  4. THE NUMBER OF VEHICULAR ACCESSES TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THIS TECHNICAL DATA SHEET. HOWEVER, THE LOCATION MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH APPLICABLE STANDARDS AND REQUIREMENTS OF MECKLENBURG COUNTY TRANSPORTATION STAFF AND NC DOT.
  5. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO THREE STOREYS, WITH A MAXIMUM HEIGHT OF 40'.
  6. A CLASS "C" BUFFER MEASURING 50' WIDTH SHALL BE ESTABLISHED AS SHOWN. THE BUFFER SHALL REMAIN UNDISTURBED, WHERE THERE IS EXTENSIVE EXISTING VEGETATION EXCEPT FOR ANY REQUIRED/NECESSARY UTILITY CONNECTIONS. ALSO, SOME AREAS MAY REQUIRE GRADING TO FACILITATE CONSTRUCTION, BUT WILL BE LIMITED TO 15' OF DISTURBANCE WHERE THERE IS INSUFFICIENT NATURAL VEGETATION. GRADING WILL BE ALLOWED BUT REPLANTED TO COMPLY WITH MINIMUM BUFFER STANDARD. THE INSUFFICIENT EXISTING BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH APPLICABLE MECKLENBURG COUNTY ZONING ORDINANCE STANDARDS.
  7. STORM WATER DETENTION SHALL NOT BE LOCATED IN SCREENING AREAS OR BUFFER AREAS.
  8. IN ADDITION TO THE 1 AND 10 YEAR STORM EVENTS, THE PETITIONER SHALL ALSO PROVIDE STORM WATER DETENTION FOR THE 25 YEAR STORM EVENT.
  9. MAXIMUM HEIGHT OF LIGHTING SHALL BE 20 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.
  10. BUFFER AREAS SHALL NOT BE REDUCED IN DEPTH FROM THAT DEPICTED ON THE PLAN.
  11. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
  12. PETITIONER SHALL PROVIDE RIGHT-OF-WAY SUFFICIENT TO ESTABLISH A 50' RIGHT-OF-WAY ALONG PROVIDENCE ROAD WEST AS MEASURED FROM THE CENTERLINE OF THE EXISTING RIGHT-OF-WAY.
  13. THIS ADDITIONAL RIGHT-OF-WAY SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  14. THE PETITIONER SHALL ALSO PROVIDE RIGHT-OF-WAY SUFFICIENT TO ESTABLISH A 30 FOOT RIGHT-OF-WAY ALONG MARVIN ROAD AS MEASURED FROM THE CENTERLINE OF THE EXISTING RIGHT-OF-WAY, AS SHOWN ON THIS PLAN. THIS ADDITIONAL RIGHT-OF-WAY SHALL ALSO BE DEDICATED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  15. THE PETITIONER PROPOSES A TRAIL SYSTEM THROUGH THE OPEN SPACE AREAS THAT WILL CONNECT TO THE ADJACENT CHURCH PROPERTY, IF SO AUTHORIZED BY THE CHURCH.
  16. MARVIN ROAD IS CLASSIFIED AS A RESIDENTIAL COLLECTOR WHICH WILL INCLUDE PAVEMENT REPAIRS, CURB AND GUTTER AND SIDEWALK. THE SIDEWALK SHALL BE 5 FEET IN WIDTH AND LOCATED BEHIND A 6 FOOT TREE PLANTING STRIP ALONG THE BACK OF NEW CURBS ALONG PROVIDENCE ROAD WEST. PROVIDENCE ROAD WEST IS CLASSIFIED AS A MAJOR THOROUGHFARE AND WILL REQUIRE THE INSTALLATION OF A LEFT HAND TURN LANE AND ASSOCIATED STORAGE AND TAPERS IN ACCORDANCE WITH MECKLENBURG COUNTY STANDARDS. THE ROAD IMPROVEMENTS SHALL ALSO INCLUDE THE INSTALLATION OF CURB AND GUTTER ALONG THE SUBJECT PROPERTY FRONTAGE, AND PROVIDENCE ROAD WEST.
  17. THE BOUNDARY INFORMATION WAS TAKEN FROM A SURVEY PREPARED FOR LINDA PROPERTY COMPANY BY R. B. PHARR & ASSOCIATES, P.A. DATED 10/11/96.
  18. THE MET AND BOUNDARIES DEPICTED ON THE SCHEMATIC SITE PLAN WERE DELINEATED BY SECC IN CONJUNCTION WITH THE U.S. ARMY CORPS OF ENGINEERS.
  19. PRIVATE STREETS ASSOCIATED WITH THIS PROJECT SHALL PROVIDE A 4' SIDEWALK AND A 4' PLANTING STRIP ON ONE SIDE OF THE STREET.
  20. THE PETITIONER AGREES TO INSTALL CURB AND GUTTER ALONG PROVIDENCE ROAD WEST.
  21. DUMPSTERS WILL BE LOCATED WITHIN AN ENCLOSED STRUCTURE WITH A GATE.
  22. THE PETITIONER SHALL INSTALL LARGE MAINTENANCE TREES SPACED @ 35' O.C. ALONG BOTH SIDES OF THE INTERNAL PUBLIC STREET.
  23. THE 50' INTERNAL PUBLIC STREET SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF CHARLOTTE TYPICAL SECTION FOR A LOCAL RESIDENTIAL STREET CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARD # 10.01A.
  24. THE PETITIONER/DEVELOPER COMMITS TO CONSTRUCT A NEW 50 FOOT PUBLIC RIGHT OF WAY STREET (I.E. LOCAL RESIDENTIAL STREET) IN COMPLIANCE WITH CMDS #0.01A, AS DEPICTED ON THE SCHEMATIC SITE PLAN.
  25. THE PETITIONER/DEVELOPER WILL ORIENT THE APARTMENT BUILDINGS TO THE PUBLIC STREETS, AS DEPICTED ON THE SCHEMATIC SITE PLAN.



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Surveying • Landscape Architecture • Civil Engineering



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PROJECT: PROVIDENCE ROAD WEST MULTI-FAMILY  
CONDITIONAL REZONING THE HANOVER COMPANY  
SHEET TITLE: TECHNICAL DATA SHEET

PROJECT NO: 42435

Checked by: JMC  
Drawn by: JMC  
Date Drawn: 8/12/98

Revisions:

11/16/98 PER STAFF COMMENTS FOR PUBLIC HEARING  
12/7/98 OMP STAFF/ADD NOTES #22 & #23

Sheet: 1 OF 2

PETITION #98-62(c): FOR PUBLIC HEARING