

LANCASTER HWY (HWY 521)
PINEVILLE TWP., MECK CO., N.C.
RANDOLPH KUHN & ALEXANDER KUHN

SITE TABULATION

NET SITE AREA = 6.51 ACRES
 EXISTING ZONING = R-3
 PROPOSED ZONING = O-(C2)
 TOTAL NON-RESIDENTIAL FLOOR AREA = 10,000 SF MAX.
 TOTAL NUMBER OF DWELLING UNITS = 60 MAX.

DEVELOPMENT STANDARDS

- Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance. 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 SWM buffer standards and flood regulations.
- Screening will conform to the provisions of section 12.303. Landscaped areas within the site will be planted as per the site plan. Landscaping shall include trees, shrubs, grasses, etc. and 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 applicant shall submit a site plan showing the proposed site plan 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

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

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

FLOOD FLOODLINES
 MAPPED 0.50' FLOOD FLOOD MAP
 MAPPED 0.1' FLOOD FLOOD MAP
 ENVELOPMENT PER FLOOD MAP
 MAPPED LOCATION EXISTING
 100-YEAR FLOODLINE PER FLOOD MAP
 SURVEYED LOCATION ULTIMATE
 100-YEAR FLOODLINE ELEVATION

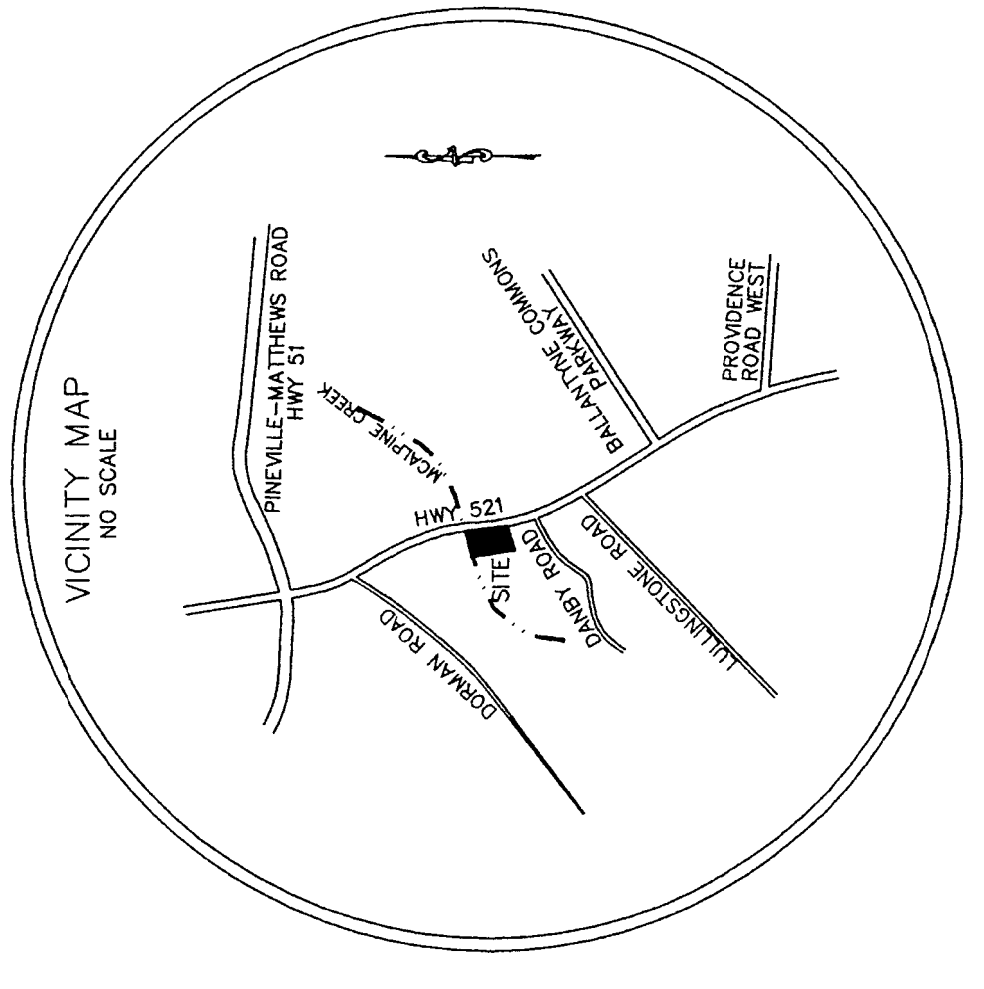
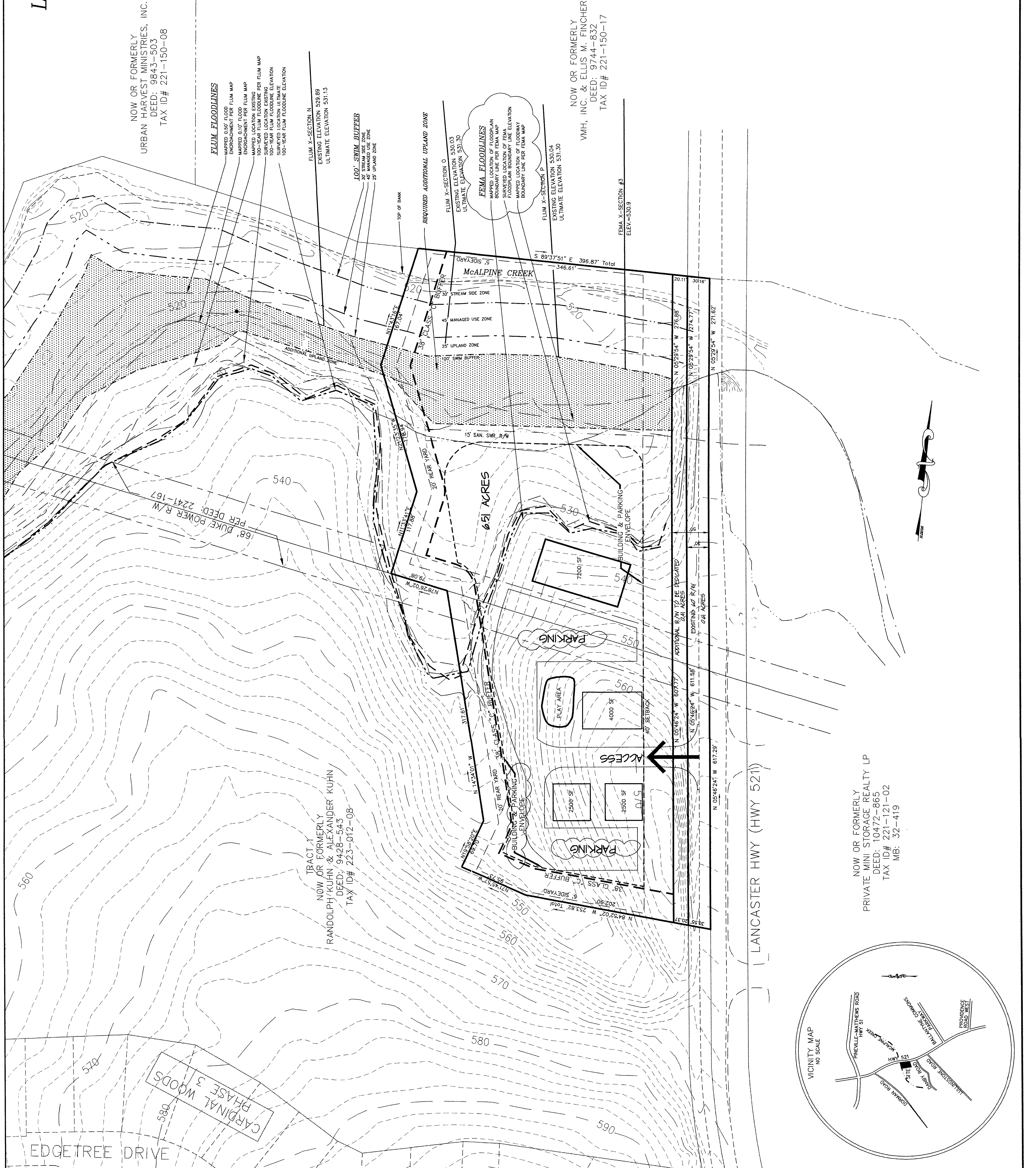
FLOOD X-SECTION N
 EXISTING ELEVATION 529.89
 ULTIMATE ELEVATION 531.13

100' SWM BUFFER
 25' MANAGED USE ZONE
 25' UPLAND ZONE

FEMA FLOODLINES
 MAPPED LOCATION OF FLOODPLAIN BOUNDARY LINE PER FEMA MAP
 SURVEYED LOCATION OF FEMA ELEVATION
 MAPPED LOCATION OF FLOODPLAIN BOUNDARY LINE PER FEMA MAP

FLOOD X-SECTION P
 EXISTING ELEVATION 530.04
 ULTIMATE ELEVATION 531.30

FEMA X-SECTION #3
 ELEV=530.9



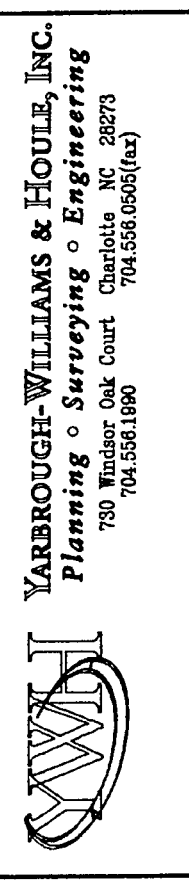
NOW OR FORMERLY
 PRIVATE MINI STORAGE REALTY LP
 DEED: 10472-865
 TAX ID# 221-121-02
 MB: 32-419

LANCASTER HWY (HWY 521)

FOR PUBLIC HEARING
REZONING PETITION # 2001-17(C)
TECHNICAL
DATA SHEET

SCALE: 1" = 60'
 DATE: 5-09-01
 REVISIONS:
 1 PER STAFF COMMENTS 8-18-01
 2 PER STAFF COMMENTS 11-05-01

APPROVED BY COUNTY COMMISSION
 DATE 11/2/01



CATC
 11-8-01