



Burgess Property Development Standards

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan.
- Buffer areas adjacent to single-family homes will be developed in accordance with Sect. 12.302 and will remain undisturbed, except as necessary for the installation of utilities and storm drainage facilities and minor hot clearing of underbrush, debris, and trees less than 2 inches in caliper. In such cases the utilities will cross the buffer as near to perpendicular to the buffer as is reasonably possible. Buffer widths will not be reduced from the dimensions shown on the plan.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No stormwater detention will occur within any required buffer or setback area.
- Any detached lighting on the site will be limited to 20 feet in height in the interior of the site and 10 feet in height on the exterior of the site and will be shielded to prevent glare onto adjacent residential properties. No detached or site security lighting will be located within any buffer area and any residential type accent or security lighting, such as "corner spotlights" will be directed away from all adjoining properties.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance, but will not be allowed in the 20 foot setback along Pine Valley Rd.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance. All permanent garages, trash disposal facilities (i.e. dumpsters or compactors if provided) will be screened with a solid enclosure with gates.
- The use of the site will be for the construction of a townhouse development. If not used for a townhouse development, the site may be used for any use allowed in the R-4 district in accordance with the standards of that district.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
- Petitioner will dedicate additional right-of-way sufficient to provide 35 feet from the centerline of Park South Drive prior to the issuance of building permits.
- Petitioner agrees to install sidewalk on Park South Drive and Pine Valley Rd. at the request of the Planning Staff. In some locations, the sidewalk may meander to avoid existing trees in the setback and will, where possible, be installed with and 8 foot planting strip.
- All utilities serving the site will be located underground.
- Trees within the setback along Park South Drive and Pine Valley Rd. which are not required to be removed for the construction of driveways, buildings, fire code requirements, or for the construction of curbs, gutters and sidewalks will be preserved. Hand clearing of underbrush, debris and trees less than 2 inches in caliper is permitted.

Notes:

- Location of proposed brick wall shall be field determined with Urban Forester after sidewalk is constructed.
- Coordinate all curb and street grades in intersection with inspector.
- All road improvements at Park South Drive to be coordinated with Engineering Department prior to construction.
- Developer will provide street signs per CMLDS 50.05.09 signs only.
- Sight triangles shown are the minimum required.
- In rolling and hilly terrain, sweeping of the stone base and/or application of a tack coat may be required near intersections. These requirements will be established by the Inspector based on field conditions.
- Approval of this plan is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from the affected property owners.
- In order to ensure proper drainage, keep a minimum of 0.50% slope on the curb. Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the Inspector.
- The (City of Charlotte/Mecklenburg County) Engineering Department has not reviewed the structural stability of any retaining walls on the site and does not assume responsibility for them.

- Access to the site will be provided by a single driveway connection to Park South Drive.
- Petitioners will require through covenants and restrictions that roll out trash containers will be placed only on Park South Drive and not on Pine Valley Rd.
- Petitioners will reconstruct the existing brick wall on the site to a height of 6 feet, and will extend and continue the wall along Pine Valley Rd. between Pine Valley Rd. and the townhomes that orient and are parallel to Pine Valley Rd. and will continue the wall to wrap around the structure for a distance sufficient to discourage pedestrian access from Pine Valley Rd. to gain access to the project. The wall will be constructed of masonry materials and be of an architectural style to compliment the townhome project and the existing homes on Pine Valley Rd. Petitioners will install decorative landscaping between the new wall and the Pine Valley Rd. right-of-way to soften the wall and to supplement the existing landscaping along Pine Valley Rd.
- Construction access to the site will be from Park South Drive only.
- Building height will be limited to that of a conventional two story single family home and will not exceed 32 feet.
- The building elevations for the inside and outside of the project are included as commitments by the Petitioner.
- Elevated decks are not allowed within setbacks, side or rear yards, or within any buffer areas. On grade patios are not allowed within any buffer area.

SITE DATA

Total Area: 1.29 Acres
 Existing Zoning: R-3
 Proposed Zoning: R-8 MF (CO)
 Proposed Units: 9
 Density: 6.97
 Parking Required: 14
 Parking Provided: 22
 Building Height: 32' Maximum

THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ADDRESS:
 6221 PARK SOUTH DRIVE
 TAX PARCEL # - 179-22-15



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND C&D SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED March 30, 1998
 BY: MARTIN R. CRAMTON, JR.
 98-53

THIS PLAN IS A FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALLED/DATED AS APPROVED:
 APPROVED: _____ INITIALS _____ DATE _____

NO.	DATE	REVISION	BY
1	11/11/98	REVISED BUILDING PADS, AND PROPOSED SIDEWALKS, REDLINES PER CITY OF CHARLOTTE	MSB

SHEET TITLE
SITE PLAN

PROJECT
PARK SOUTH ESTATES
 CITY OF CHARLOTTE, MECK. CO., NC
 FOR: ALLEN TATE CO.

YARBROUGH - WILLIAMS & ASSOCIATES, INC.
 PLANNING • SURVEYING • ENGINEERING
 730 WINDSOR OAK COURT CHARLOTTE, NC 28275
 (704)556-1990

SCALE
 1" = 20'

DATE
 8/28/98

DRAWN BY
 BTG

CHECKED BY
 MAF

DRAWING NO.
 102-42

SHT 1 of 5 SHEETS

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: December 1, 1998

TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 98-53 by Frank M. Burgess, Jr. tax parcel 179-022-15.

Attached is a revised site plan for the above petition reflecting a reduction in the sidewalk and planting strip width along Park South Drive and a new location for the sidewalk along Pine Valley Road. These changes will enable the developer to save existing trees along both roadways. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

UNIVERSITY DESIGN/ARCHITECTURE, Inc. The City of Charlotte, NC 28202