



127 W. Worthington Avenue
Suite 206
Charlotte, NC 28203
704.376.6000
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www.narmourwright.com
email: nwa@narmourwright.com

Interim
Release
Drawing

Not for Construction,
Final Pricing, or Permit

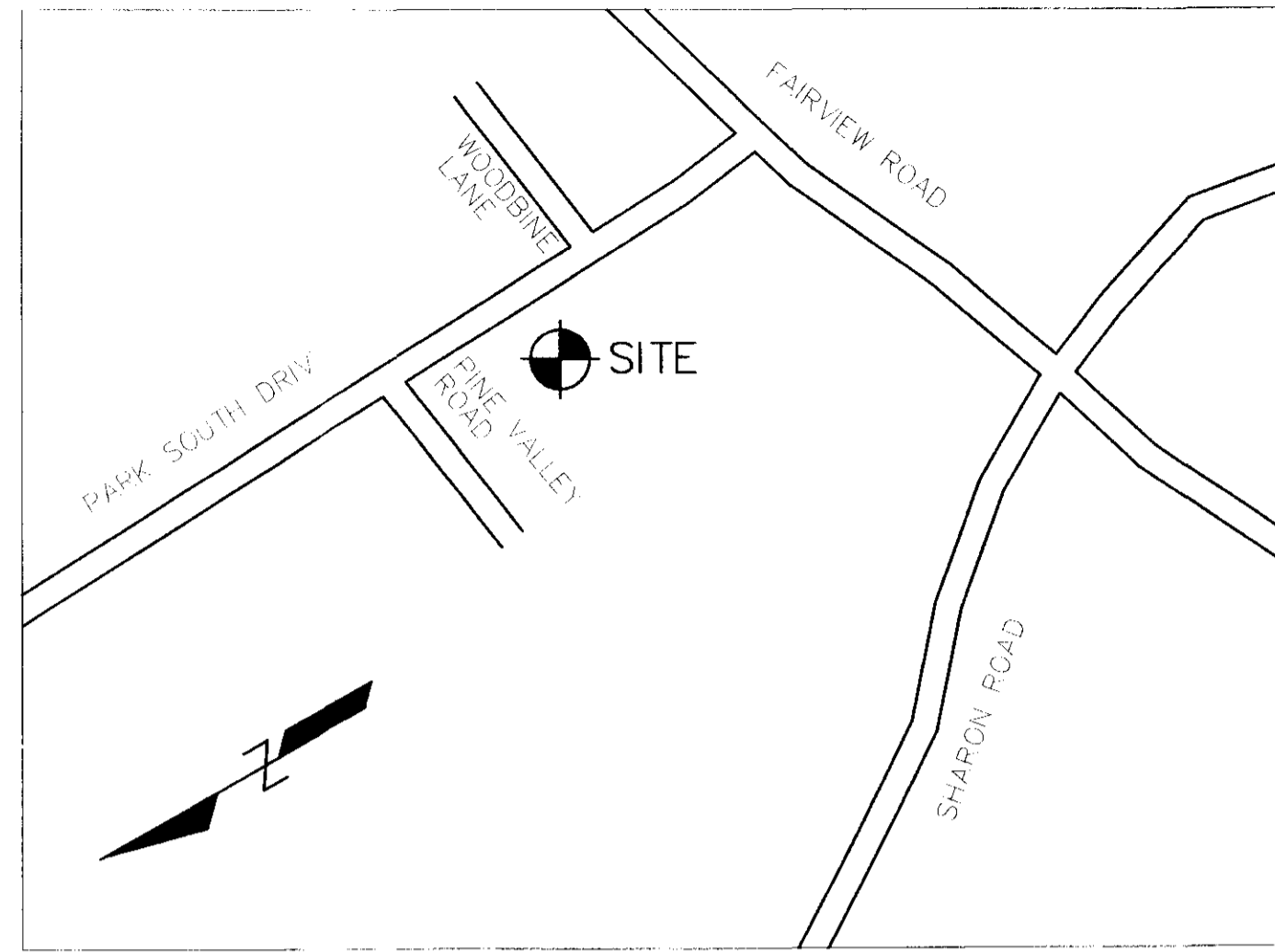
DEVELOPMENT DATA SUMMARY

TOTAL SIZE AREA	1174 ACRES
EXISTING ZONING	R-3
PROPOSED ZONING	UR-G-CD
PROPOSED DENSITY	7 MULTIFAMILY UNITS 9,000 SF OFFICE USE
PROPOSED PARKING	2 CARS PER UNIT (14 SUBTOTAL) 1 CAR PER 360 GROSS SF OFFICE SPACE (3) SUBTOTAL 34 PARKING SPACES TOTAL REQUIRED 34 PARKING SPACES PROVIDED

DIMENSIONAL REQUIREMENTS:

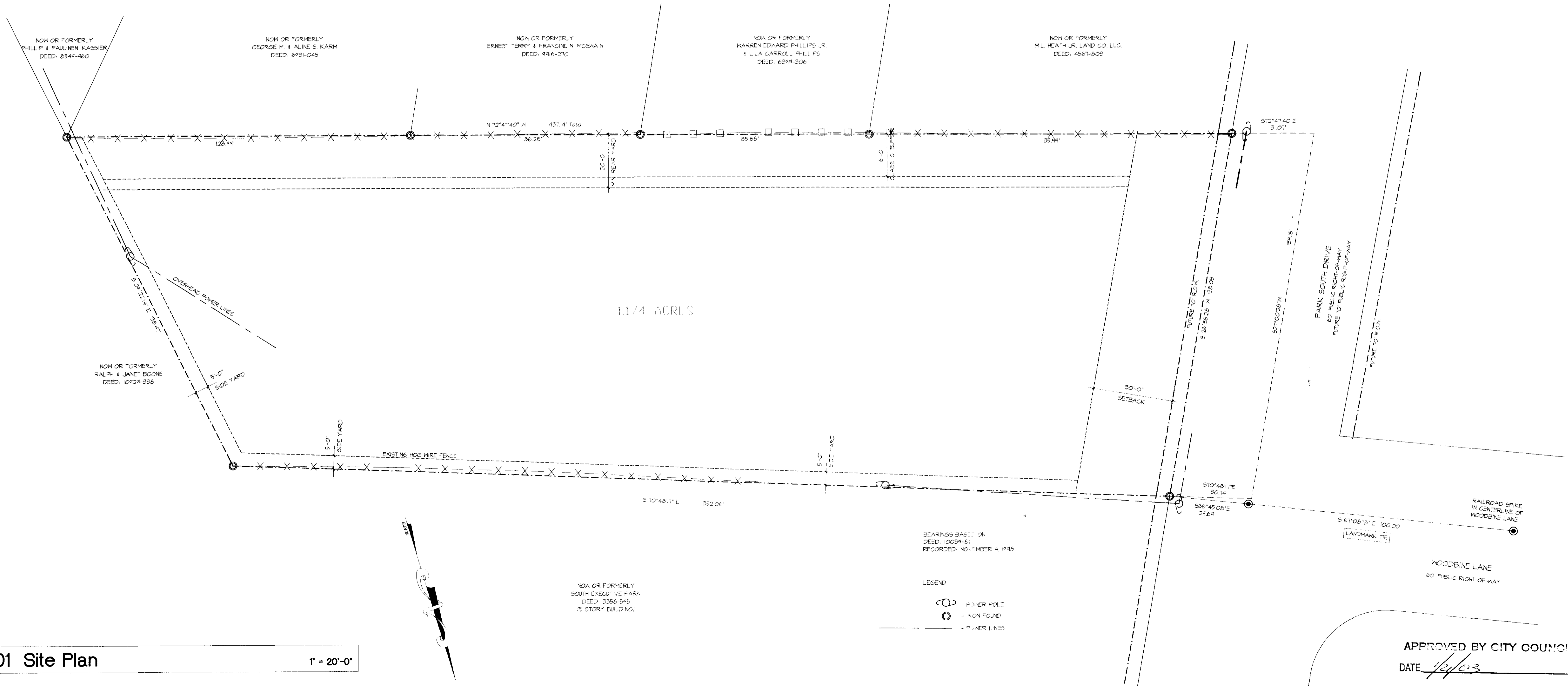
MINIMUM LOT AREA	5,000 SF
MINIMUM SIDE YARD	5 FEET
MINIMUM SETBACK	5 FEET
MINIMUM REAR YARD	20 FEET
MAXIMUM F.A.R.	3.0 (no more than 1.5 for each use)
PROPOSED F.A.R. OFFICE USE	0.11
PROPOSED F.A.R. MULTIFAMILY USE	0.21
MAXIMUM HEIGHT	60 FEET
MINIMUM LOT WIDTH	20 FEET
BUILDING SEPARATION	10 FEET MIN.

- NOTES
1. DEVELOPMENT MUST CONFORM TO THE UR-G-CD ZONING REQUIREMENTS.
 2. GRADING PERMITS IN ACCORDANCE WITH OPT. B OF THE CITY CODE.
 3. STORM WATER DETENTION FACILITIES IN ACCORDANCE WITH THE DRAINAGE DETENTION ORDINANCE.
 4. DRIVEWAY PERMITS IN ACCORDANCE TO THE DRIVEWAY PERMIT REGULATIONS.
 5. SITE SHALL CONFORM TO THE ZONING ORDINANCE, TREE ORDINANCE, STORM WATER DETENTION ORDINANCE, AND THE PARKING AND DRIVEWAY ORDINANCE.
 6. SIGNAGE SHALL BE PERMITTED AS REGULATED BY THE ZONING ORDINANCE.
 7. A FIRE HYDRANT SHALL BE LOCATED WITHIN 750' OF THE MOST REMOTE LOCATION DESIGNATED FOR FIRE TRUCK ACCESS PER THE CHARLOTTE FIRE MARSHALL.
 8. MINIMUM BUFFER REQUIREMENTS SHALL COMPLY WITH CHAPTER 12, PART 2 OF THE ZONING ORDINANCE. A 65-FOOT BUFFER (6' WIDE) SHOULD BE MAINTAINED BETWEEN THE SINGLE FAMILY USE, AND THE PROPOSED MULTIFAMILY AND OFFICE USES.
 9. THE 16'-0" BUFFER WILL NOT BE REDUCED AT ANY POINT, AND THE PATIOS THAT EXTEND INTO THE REAR YARD SETBACK WILL BE AT GRADE.
 10. THE DETENTION SHALL TIE INTO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURRING.
 11. MAIN ENTRY DRIVEWAY TO BE A TYPE III STREET-TYPE DRIVEWAY.
 12. THE RIGHT OF WAY NEEDED TO TOTAL 35 FEET FROM THE EXISTING CENTERLINE OF PARK SOUTH DRIVE WILL BE DEDICATED AND CONVEYED TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.



Vicinity Map

NTS.



Tate Rezoning at
Park South Drive
Charlotte, NC

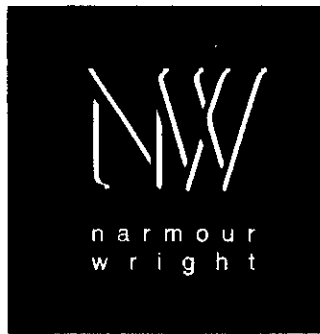
DATE:
December 30, 2002
REVISIONS:

Pet. # 02-1283

PROJECT NUMBER
02-021
DRAWN BY:
DR
CHECKED BY:
TW

SITE PLAN
AND
NOTES

TD-1



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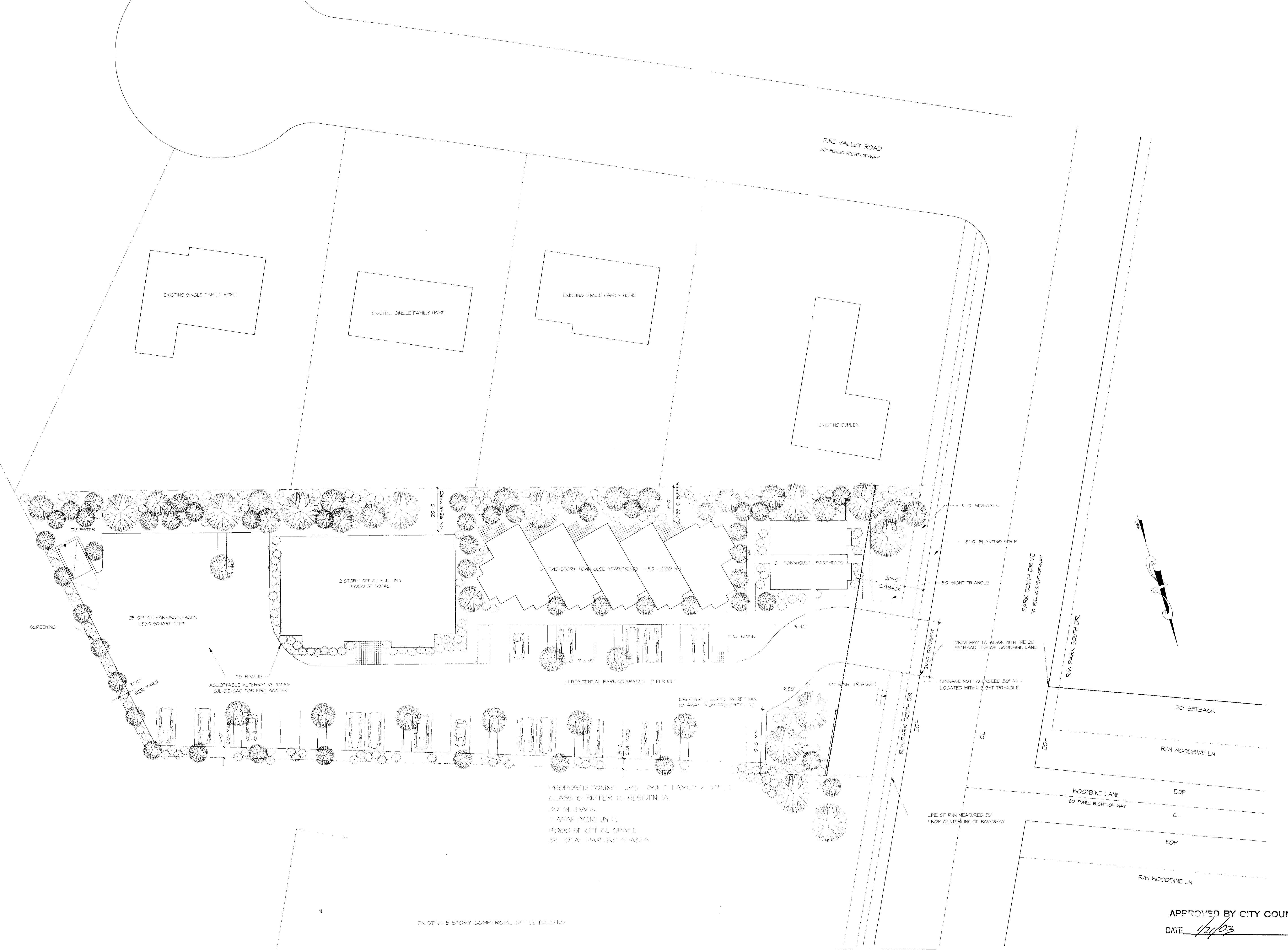
DATE:
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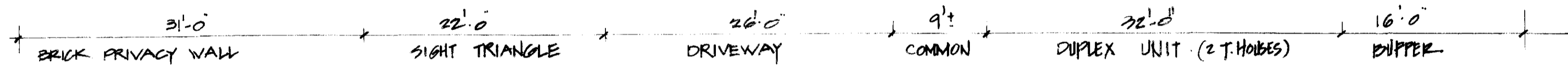
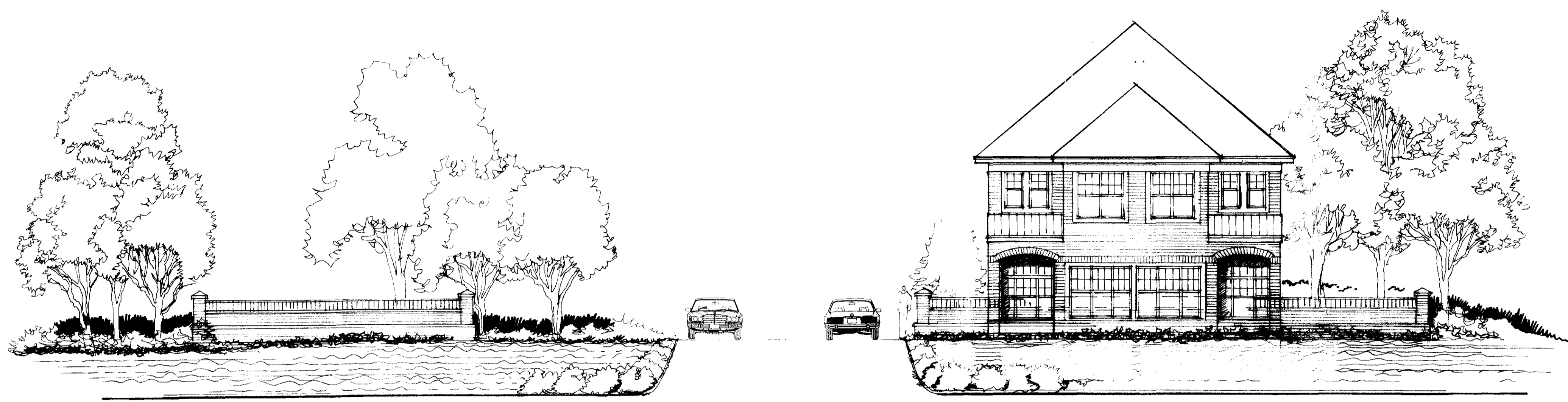
PROJECT NUMBER
 02-021
 DRAWN BY:
 DR
 CHECKED BY:
 TW

SITE PLAN

APPROVED BY CITY COUNCIL
 DATE: 1/21/03

SP1





DR
TW

01 Proposed Streetscape for Park South Drive

1/8" = 1'-0"

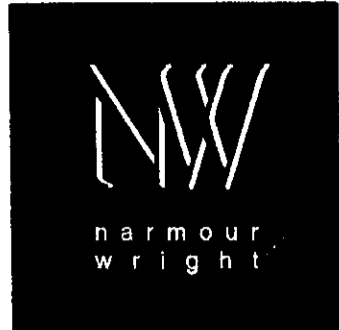
NOTE:

ELEVATIONS ARE INTENDED TO SHOW SCALE AND MASSING. THE ACTUAL DESIGN AND MATERIALS MAY VARY.

ELEVATIONS

ES1

APPROVED BY CITY COUNCIL
DATE 12/03



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 Charlotte, NC**



01 Proposed Streetscape for Private Street - Office Building

1/8" = 1'-0"

NOT
 TO SCALE
 DRAWN BY: ANDY MANN
 CHECKED BY: ANDY MANN
 DATE: 1/1/02

DATE

October 11, 2002
 REVISIONS

PROJECT NUMBER

02-021

DRAWN BY

DR

CHECKED BY

TW

ELEVATIONS

ES2

APPROVED BY CITY COUNCIL

1/1/02



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Existing Five Story Office Building

Proposed Townhome Apartments

Existing Single Family Residence

Schematic Site Section through Townhome Apartments 1/16" = 1'-0"

Tate Rezoning at
 Park South Drive
 Charlotte, NC

DATE:
 November 18, 2002
 REVISIONS:

PROJECT NUMBER
 02-021
 DRAWN BY:
 JC
 CHECKED BY:
 TW

SITE SECTIONS

APPROVED BY CITY COUNCIL
 DATE 1/2/03

SS1