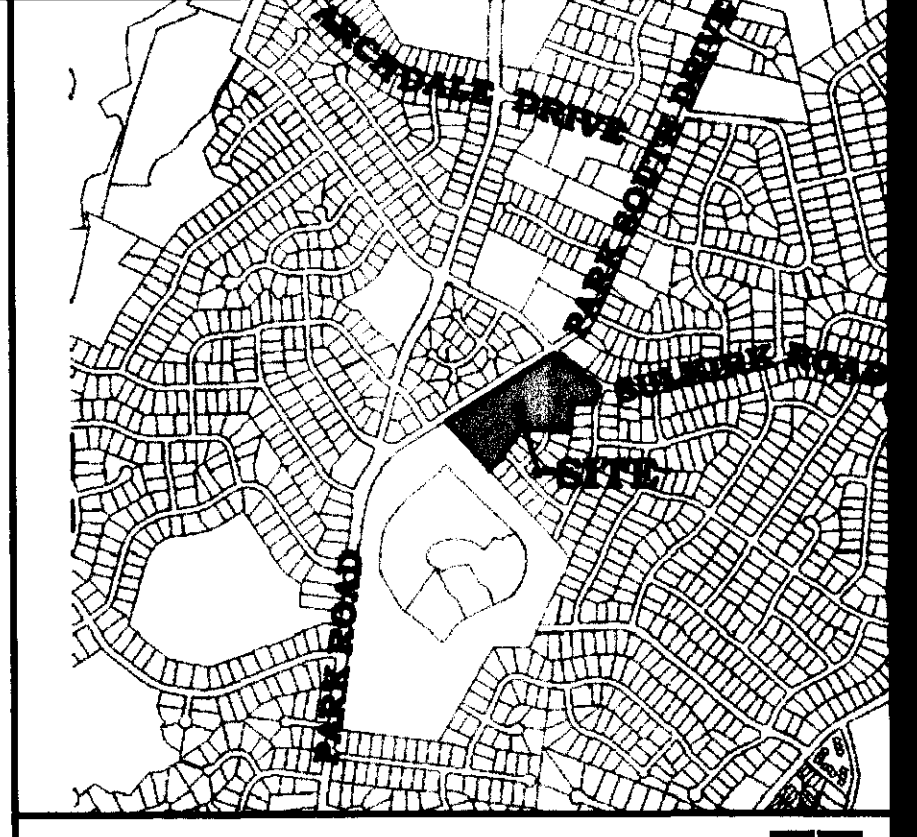
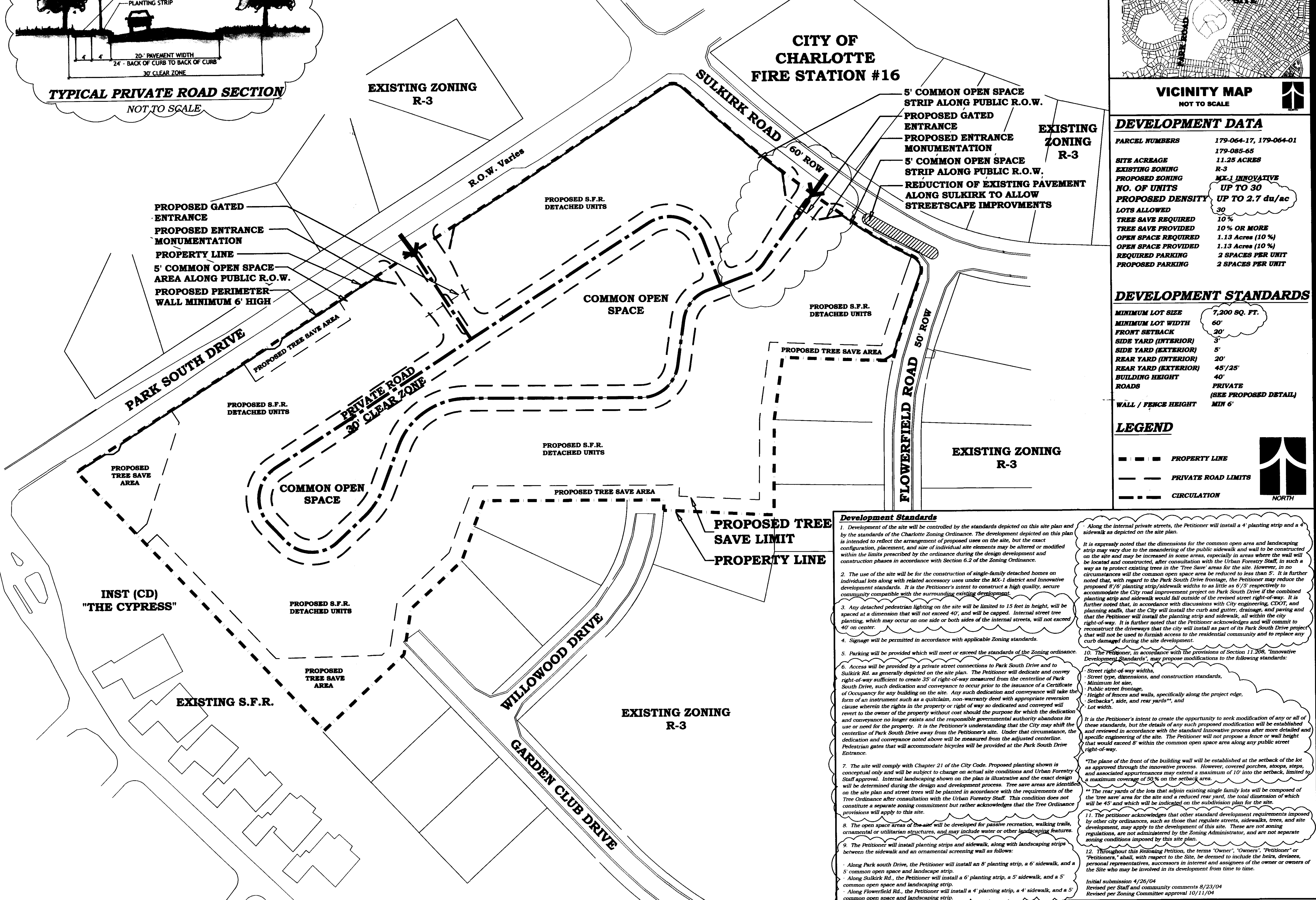


**SOUTH PARK
 CHRISTIAN CHURCH
 OF CHARLOTTE**

**CITY OF
 CHARLOTTE
 FIRE STATION #16**

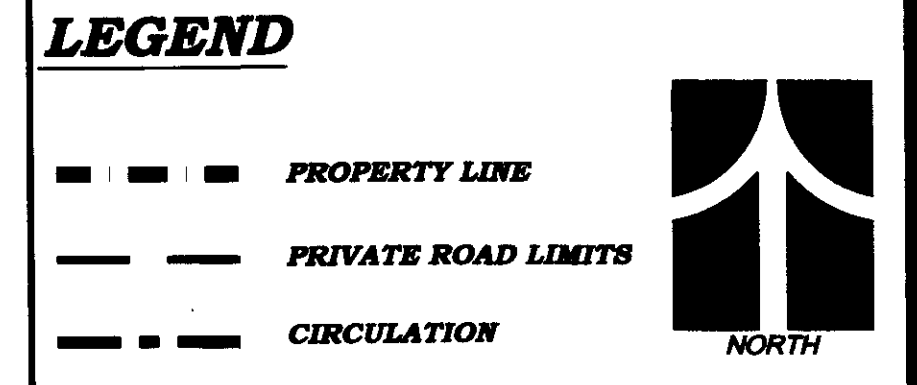


DEVELOPMENT DATA

PARCEL NUMBERS	179-064-17, 179-064-01
SITE ACREAGE	179-085-65
EXISTING ZONING	11.25 ACRES
PROPOSED ZONING	R-3
NO. OF UNITS	MX-1 INNOVATIVE UP TO 30
PROPOSED DENSITY	UP TO 2.7 du/ac
LOTS ALLOWED	30
TREE SAVE REQUIRED	10%
TREE SAVE PROVIDED	10% OR MORE
OPEN SPACE REQUIRED	1.13 Acres (10%)
OPEN SPACE PROVIDED	1.13 Acres (10%)
REQUIRED PARKING	2 SPACES PER UNIT
PROPOSED PARKING	2 SPACES PER UNIT

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE	7,200 SQ. FT.
MINIMUM LOT WIDTH	60'
FRONT SETBACK	20'
SIDE YARD (INTERIOR)	3'
SIDE YARD (EXTERIOR)	5'
REAR YARD (INTERIOR)	20'
REAR YARD (EXTERIOR)	45'/25'
BUILDING HEIGHT	40'
ROADS	PRIVATE
WALL / FENCE HEIGHT	(SEE PROPOSED DETAIL) MIN 6'



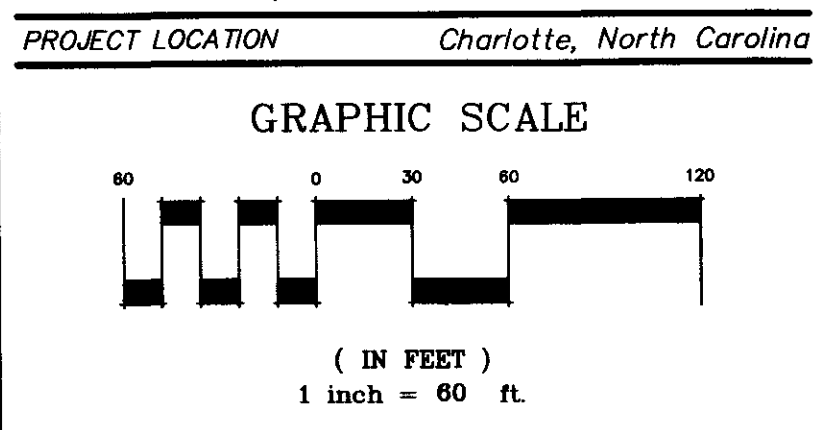
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**Technical
 Data Sheet**
 Petition # 2004-076

**Park South
 Drive Site**

APPROVED BY CITY COUNCIL
 DATE 10/12/04



PROJECT NO	SC09		
SCALE	1" = 60' - 0"		
DATE	October 12, 2004		
DRAWN BY	LRL		
CHECKED BY	PT		
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
1	9-23-04	ML	REVISED DEVELOPMENT NOTES
AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
2	10-4-04	ML	ADDED SULKIRK ENTRANCE - PER 9-29-04 ZONING MEETING
3	10-11-04	ML	ADJUSTED NOTES - PER 10-11-04 PLANNING MEETING

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 in accordance with Section 6.2 of the Zoning Ordinance.
- The use of the site will be for the construction of single-family detached homes on individual lots along with related accessory uses under the MX-1 district and Innovative development standards. It is the Petitioner's intent to construct a high quality, secure community compatible with the surrounding existing development.
- Any detached pedestrian lighting on the site will be limited to 15 feet in height, will be spaced at a dimension that will not exceed 40', and will be capped. Internal street tree planting, which may occur on one side or both sides of the internal streets, will not exceed 40' in center.
- 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.
- Access will be provided by a private street connections to Park South Drive and to Sul Kirk Rd. as generally depicted on the site plan. The Petitioner will dedicate and convey right-of-way sufficient to create 35' of right-of-way measured from the centerline of Park South Drive, such dedication and conveyance to occur prior to the issuance of a Certificate of Occupancy for any building on the site. Any such dedication and conveyance will take the form of an instrument such as a quitclaim, non-warranty deed with appropriate reversion clause wherein the rights in the property or right of way so dedicated and conveyed will revert to the owner of the property without cost should the purpose for which the dedication and conveyance no longer exists and the responsible governmental authority abandons its use or need for the property. It is the Petitioner's understanding that the City may shift the centerline of Park South Drive away from the Petitioner's site. Under that circumstance, the dedication and conveyance noted above will be measured from the adjusted centerline. Pedestrian gates that will accommodate bicycles will be provided at the Park South Drive Entrance.
- The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process. Tree save areas are identified on the site plan and street trees will be planted in accordance with the requirements of the Tree Ordinance after consultation with the Urban Forestry Staff. This condition does not constitute a separate zoning commitment but rather acknowledges that the Tree Ordinance provisions will apply to this site.
- The open space areas of the site will be developed for passive recreation, walking trails, ornamental or utilitarian structures, and may include water or other landscaping features.
- The Petitioner will install planting strips and sidewalk, along with landscaping strips between the sidewalk and an ornamental screening wall as follows:
 - Along Park South Drive, the Petitioner will install an 8' planting strip, a 6' sidewalk, and a 5' common open space and landscape strip.
 - Along Sul Kirk Rd., the Petitioner will install a 6' planting strip, a 5' sidewalk, and a 5' common open space and landscape strip.
 - Along Flowerfield Rd., the Petitioner will install a 4' planting strip, a 4' sidewalk, and a 5' common open space and landscape strip.

Along the internal private streets, the Petitioner will install a 4' planting strip and a 4' sidewalk as depicted on the site plan.

It is expressly noted that the dimensions for the common open areas and landscaping strip may vary due to the meandering of the public sidewalk and wall to be constructed on the site and may be increased in some areas, especially in areas where the wall will be located and constructed, after consultation with the Urban Forestry Staff, in such a way as to protect existing trees in the "Tree Save" areas for the site. However, in no circumstances will the common open space area be reduced to less than 5'. It is further noted that, with regard to the Park South Drive frontage, the Petitioner may reduce the proposed 8'/6' planting strip/sidewalk widths to as little as 6'/5' respectively to accommodate the City road improvement project on Park South Drive if the combined planting strip and sidewalk would fall outside of the revised street right-of-way. It is further noted that, in accordance with discussions with City engineering, CDOT, and planning staffs, that the City will install the curb and gutter, drainage, and paving and that the Petitioner will install the planting strip and sidewalk, all within the city right-of-way. It is further noted that the Petitioner acknowledges and will commit to reconstruct the driveways that the city will install as part of its Park South Drive project that will not be used to furnish access to the residential community and to replace any curb damaged during the site development.

10. The Petitioner, in accordance with the provisions of Section 11.206, "Innovative Development Standards", may propose modifications to the following standards:

- Street right-of-way widths.
- Street type, dimensions, and construction standards.
- Minimum lot size.
- Public street frontage.
- Height of fences and walls, specifically along the project edge.
- Setbacks, side, and rear yards, and
- Lot width.

It is the Petitioner's intent to create the opportunity to seek modification of any or all of these standards, but the details of any such proposed modification will be established and reviewed in accordance with the standard innovative process after more detailed and specific engineering of the site. The Petitioner will not propose a fence or wall height that would exceed 8' within the common open space area along any public street right-of-way.

** The rear yards of the lots that adjoin existing single family lots will be composed of the "tree save" area for the site and a reduced rear yard, the total dimension of which will be 45' and which will be indicated on the subdivision plan for the site.

11. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.

12. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.

Initial submission 4/26/04
 Revised per Staff and community comments 8/23/04
 Revised per Zoning Committee approval 10/11/04

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Illustrative Concepts
 PETITION # 2004-076

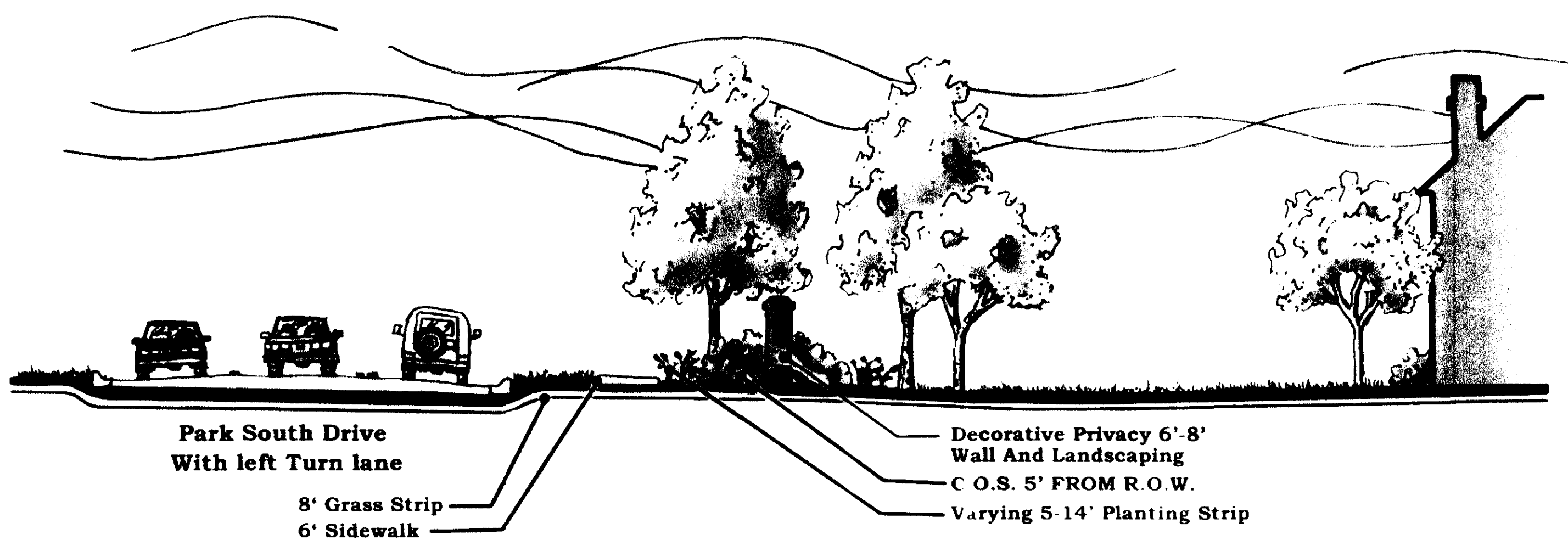
Park South Drive Site

PROJECT LOCATION Charlotte, North Carolina

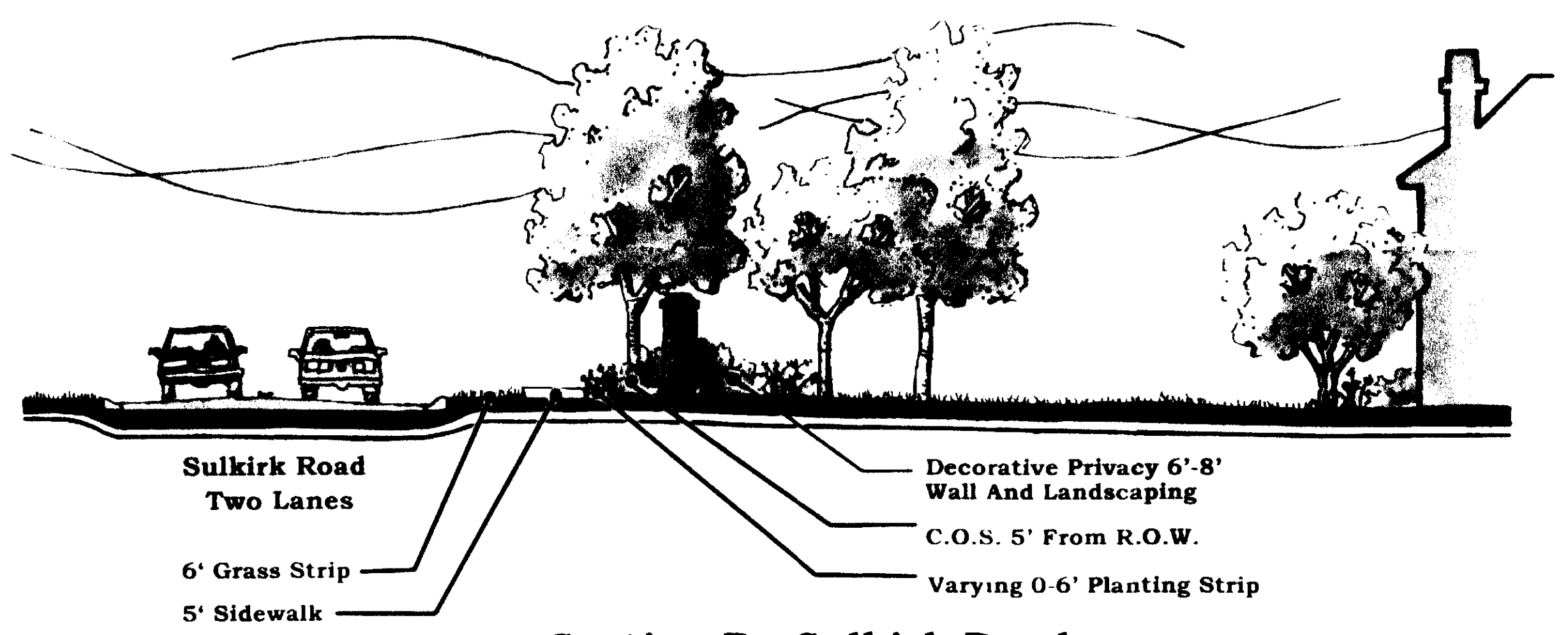
PROJECT NUMBER SC09
 DRAWING NAME SC09 Illustr Sections.psd
 DATE September 7, 2004
 DRAWN BY ML
 CHECKED BY PJ

ESP / CLIENT REVISION				
NO.	DATE	BY	REVISION	
1	10-11-04	ML	5' Planting strip along R.O.W.	

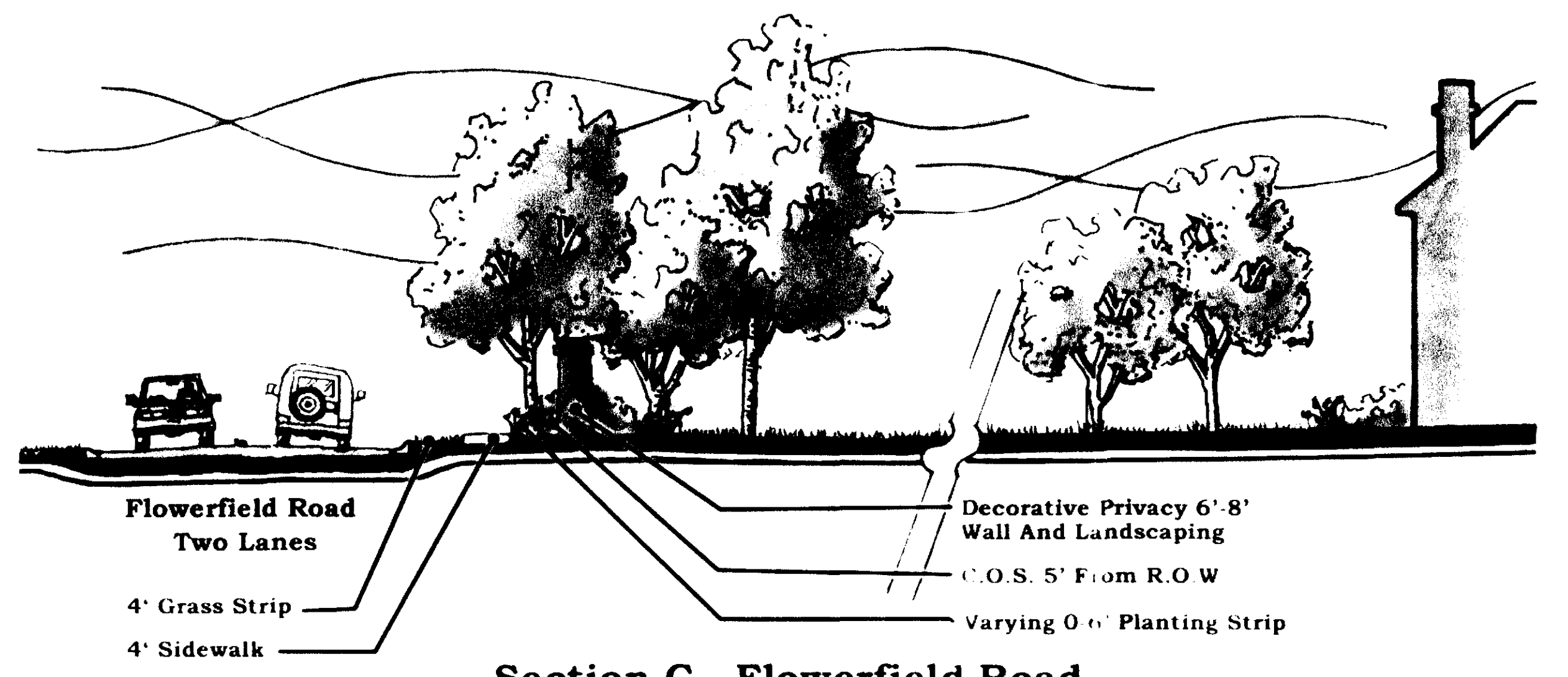
AGENCY / SUBMITTAL REVISION				
NO.	DATE	BY	REVISION	



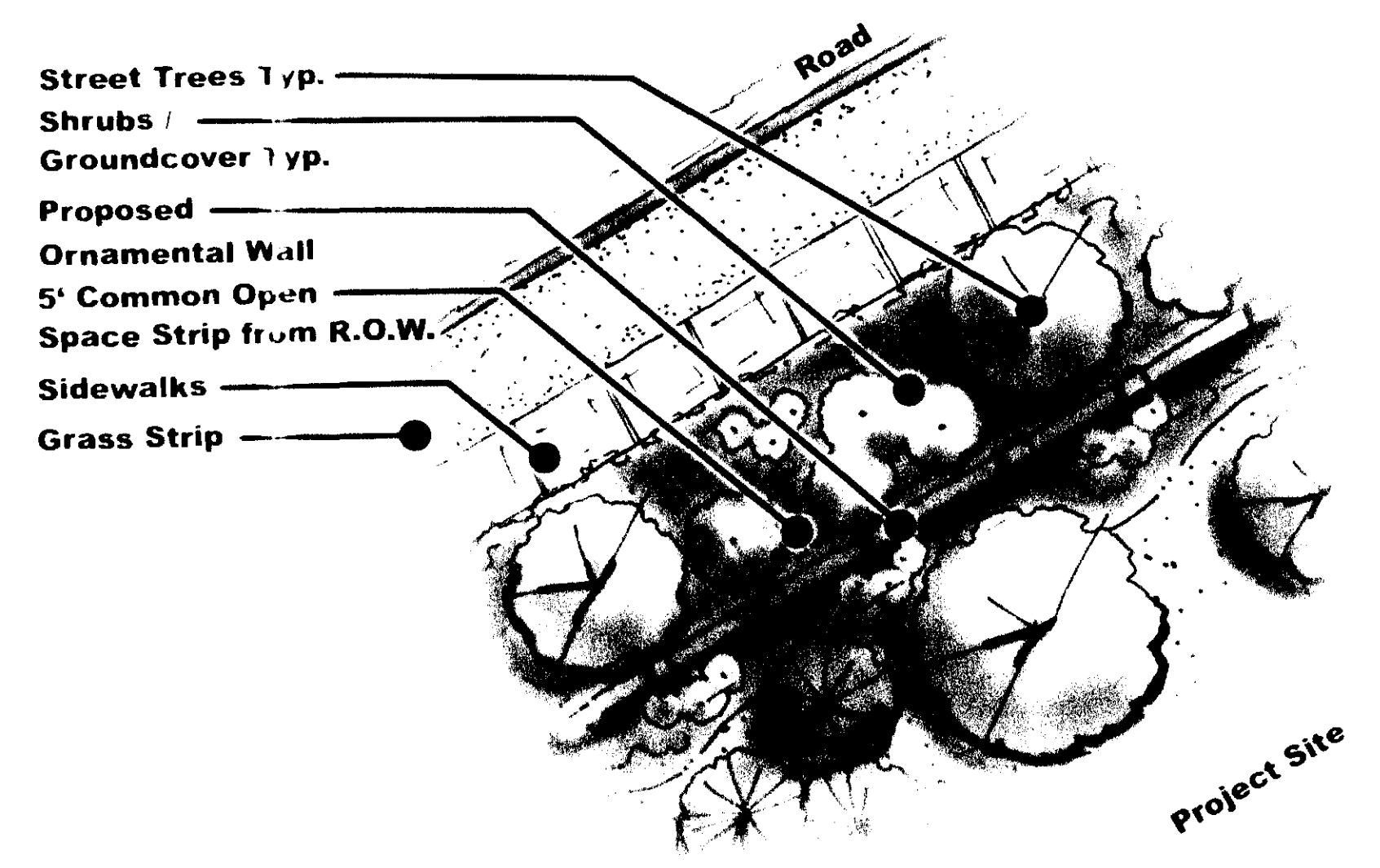
Section A - Park South Drive
 Scale: 1" = 10'
 (See Note 10 on Technical Data Sheet)



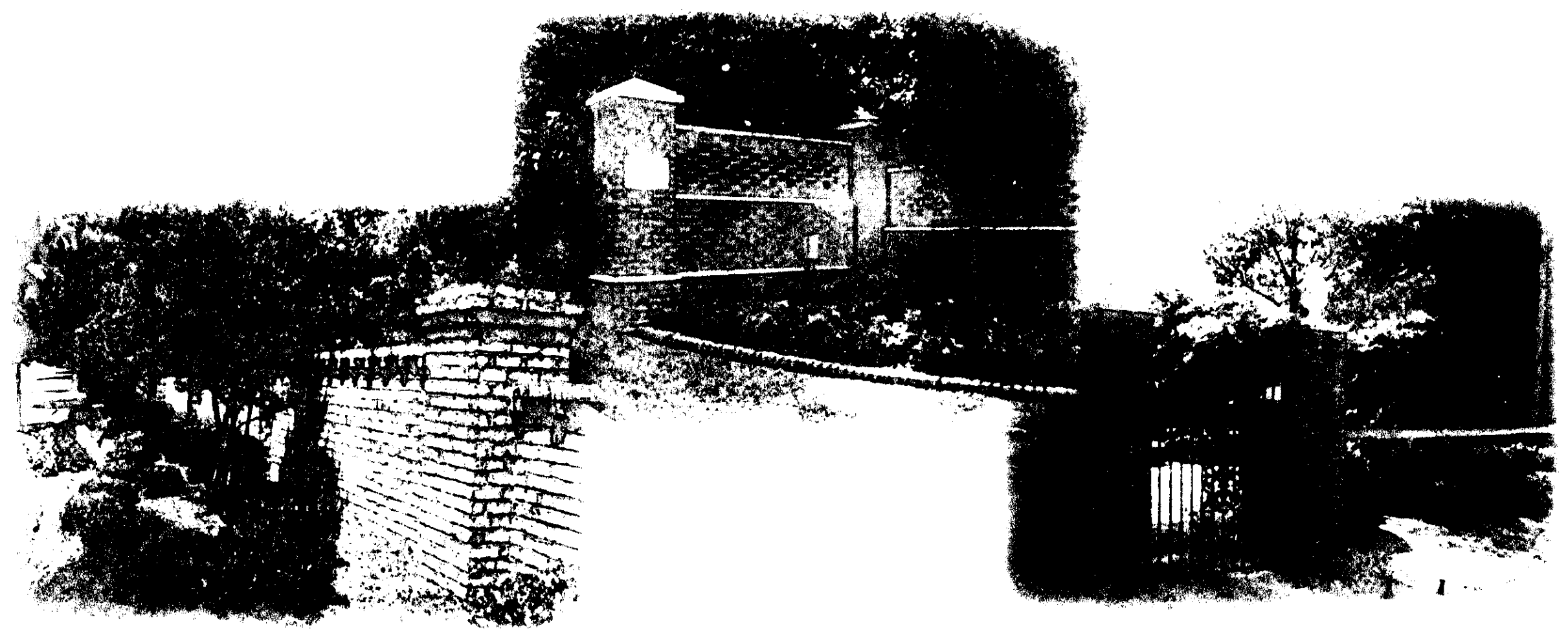
Section B - Sulkirk Road
 Scale: 1" = 10'



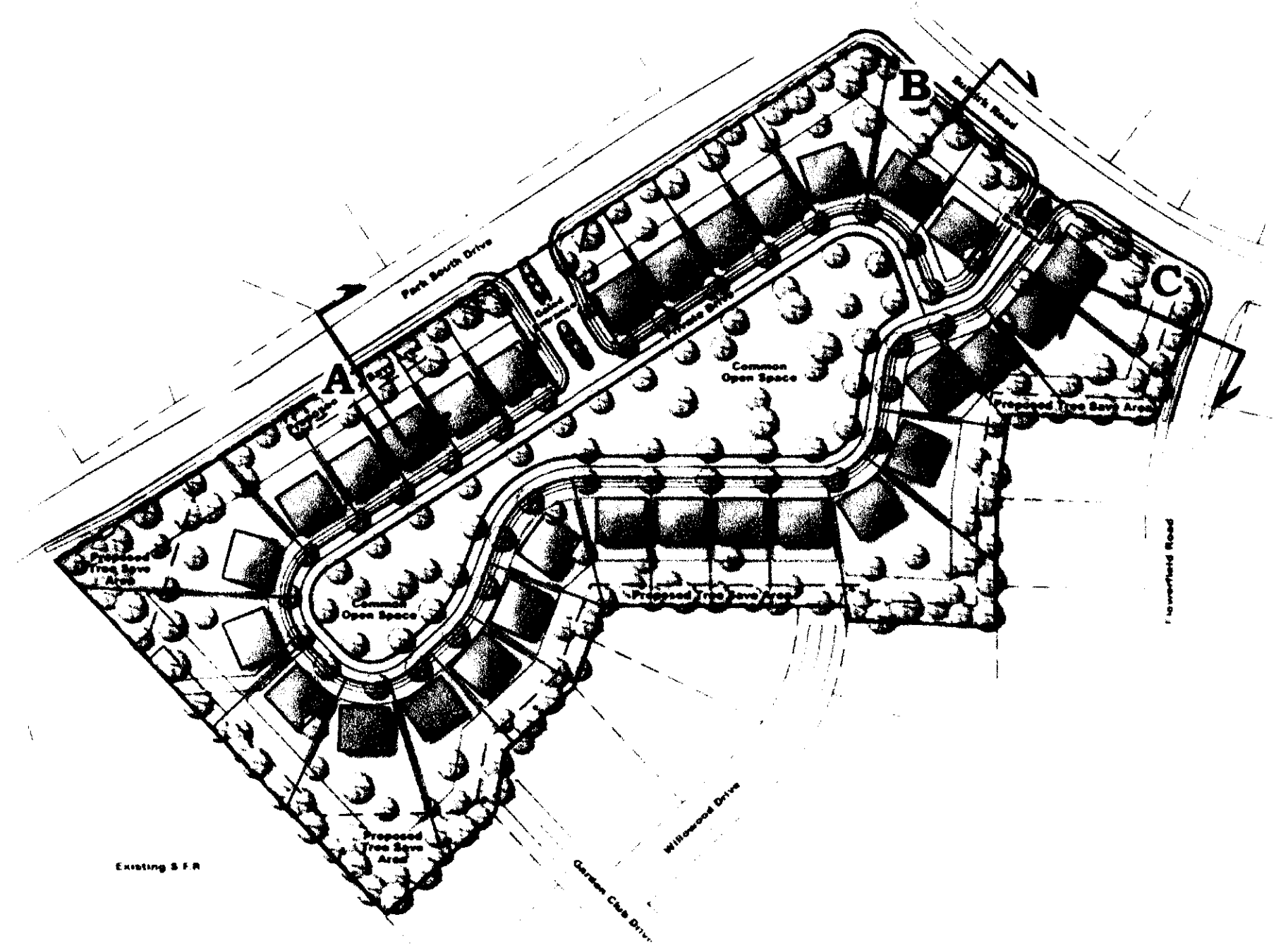
Section C - Flowerfield Road
 Scale: 1" = 10'



Typical Streetscape Concept Along R.O.W
 Not To Scale



Neighborhood Wall and Entry Concepts



Illustrative Schematic Plan
 Not To Scale