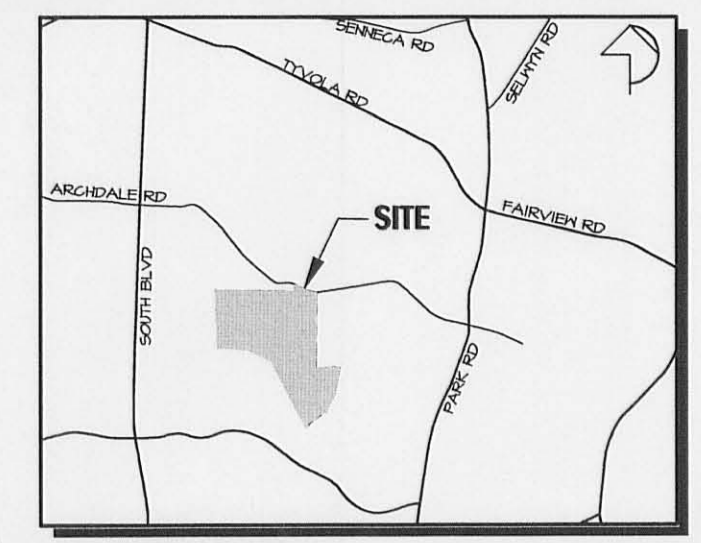
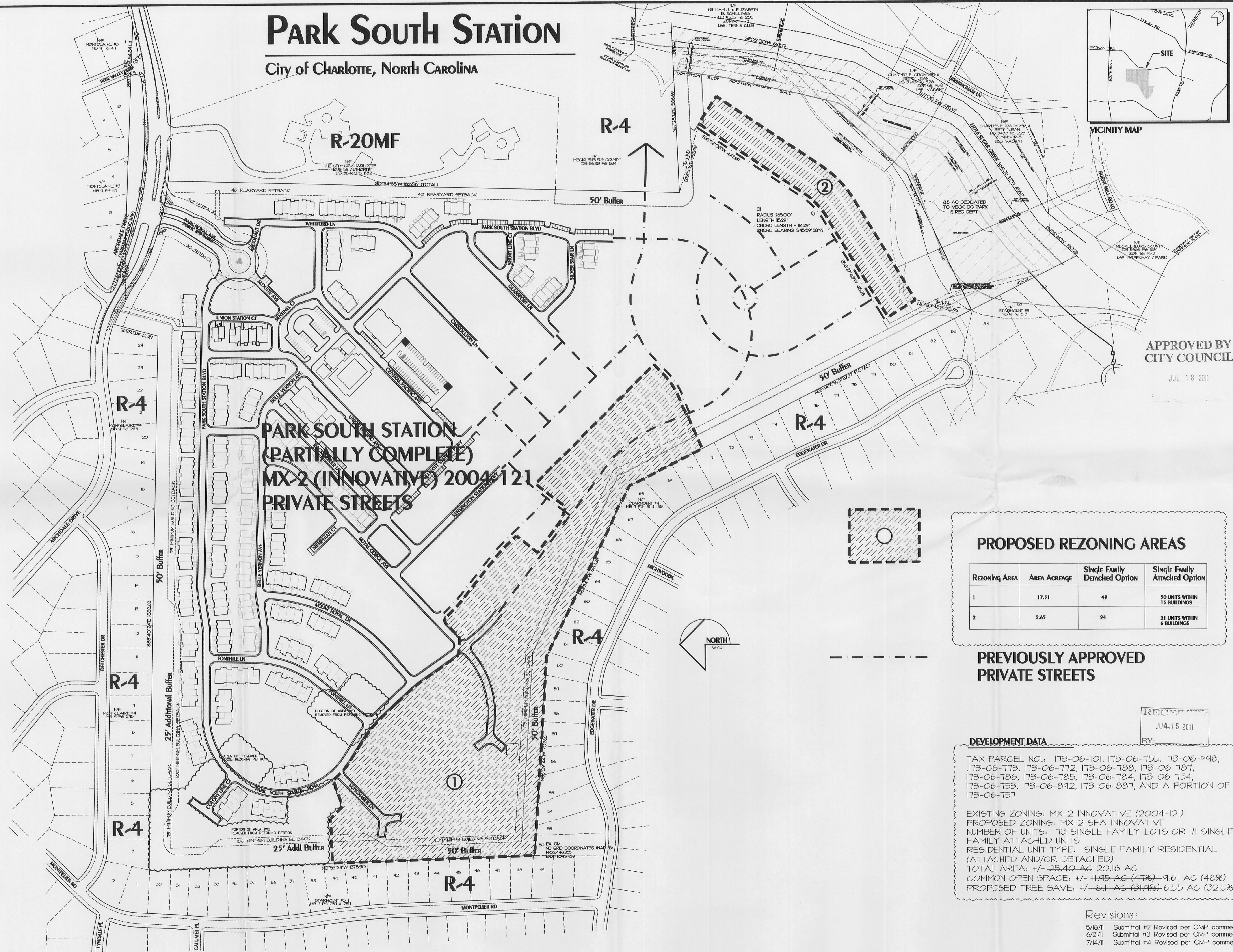


# Park South Station

City of Charlotte, North Carolina



VICINITY MAP



**PARK SOUTH STATION  
(PARTIALLY COMPLETE)  
MX-2 (INNOVATIVE) 2004-121  
PRIVATE STREETS**

APPROVED BY  
CITY COUNCIL  
JUL 18 2011

### PROPOSED REZONING AREAS

REZONING AREA	AREA ACREAGE	Single Family Detached Option	Single Family Attached Option
1	17.51	49	90 UNITS WITHIN 13 BUILDINGS
2	2.65	24	21 UNITS WITHIN 6 BUILDINGS

### PREVIOUSLY APPROVED PRIVATE STREETS

#### DEVELOPMENT DATA

TAX PARCEL NO.: 173-06-101, 173-06-155, 173-06-498, 173-06-773, 173-06-112, 173-06-188, 173-06-181, 173-06-786, 173-06-185, 173-06-784, 173-06-154, 173-06-753, 173-06-842, 173-06-887, AND A PORTION OF 173-06-751

EXISTING ZONING: MX-2 INNOVATIVE (2004-121)  
 PROPOSED ZONING: MX-2 SPA INNOVATIVE  
 NUMBER OF UNITS: 73 SINGLE FAMILY LOTS OR 71 SINGLE FAMILY ATTACHED UNITS  
 RESIDENTIAL UNIT TYPE: SINGLE FAMILY RESIDENTIAL (ATTACHED AND/OR DETACHED)  
 TOTAL AREA: +/- 25.40 AC 20.16 AC  
 COMMON OPEN SPACE: +/- 4.45 AC (47%) - 9.61 AC (48%)  
 PROPOSED TREE SAVE: +/- 8.11 AC (31.4%) - 6.55 AC (32.5%)

RECEIVED  
JUL 15 2011  
BY:

Revisions:  
 5/18/11 Submittal #2 Revised per CMP comments  
 6/2/11 Submittal #3 Revised per CMP comments  
 7/14/11 Submittal #4 Revised per CMP comments

Development and Management, Inc.  
**J&B**  
 9450 Moss Plantation Ave, Suite 201 Concord, North Carolina 28027  
 VOICE: 704-782-7800 FAX: 704-782-7839

Scale: 1"=150'  
 Date: 5/7/2011  
 Drawn By: MIK  
 Designed By: MIK  
 Job No.: 2505

**TECHNICAL DATA SHEET AND EXISTING CONDITIONS**  
**Park South Station Rezoning Petition 2011-032**  
 City of Charlotte, Mecklenburg County, North Carolina  
 J & B Development and Management, Inc., 9450 Moss Plantation Ave, Suite 201, Concord, NC 28025

Sheet No. **1** of 4

2011-032

# METES AND BOUNDS DESCRIPTION

AREA 1- FROM AN EXISTING CONCRETE MONUMENT ON A NORTHWEST PROPERTY CORNER, SAID MONUMENT BEING A COMMON POINT ON THE PARK SOUTH STATION PROPERTY AND LOT 49, BLOCK 20 OF THE STARMOUNT #3 SUBDIVISION (MB 8 PG 527), THENCE FROM SAID MONUMENT, N 14-23-39 E, 1021.19 FEET TO A POINT ON THE SOUTHERLY MARGIN OF PARK SOUTH STATION BLVD., BEING THE POINT OF BEGINNING, THENCE S 50-29-12 E, 124.65 FEET TO A POINT, THENCE N 29-53-48 E, 164.91 FEET TO A POINT, THENCE N 16-40-22 W, 113.91 FEET TO A POINT ON THE SOUTHERLY MARGIN OF PARK SOUTH STATION BLVD., THENCE WITH THE RIGHT-OF-WAY OF PARK SOUTH STATION BLVD. IN A 237.16 FOOT CURVE TO THE LEFT WITH A RADIUS OF 260.00 FEET, S 47-06-56 W AND A CHORD LENGTH OF 229.04 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 0.66 ACRES.

AREA 1- FROM AN EXISTING CONCRETE MONUMENT ON A NORTHWEST PROPERTY CORNER, SAID MONUMENT BEING A COMMON POINT ON THE PARK SOUTH STATION PROPERTY AND LOT 49, BLOCK 20 OF THE STARMOUNT #3 SUBDIVISION (MB 8 PG 527) AND BEING THE POINT OF BEGINNING, THENCE FROM SAID MONUMENT, FOLLOWING THE COMMON LINE WITH STARMOUNT #4 SUBDIVISION (MB 9 PAGE 151) S 86-09-44 E, 702.86 FEET, THENCE S 63-34-10 E, 670.38 FEET, THENCE S 26-44-14 E, 292.28 FEET, THENCE N 66-26-39 E, 123.68 FEET TO A POINT ON THE WESTERLY MARGIN OF PARK SOUTH STATION BLVD., THENCE N 59-29-39 E, 42.55 FEET TO A POINT ON THE NORTHERLY MARGIN OF PORTLAND ROSE LANE, THENCE WITH THE ROADWAY MARGIN FOR 3 CALLS; 1) N 67-41-55 E, 33.17 FEET, 2) IN A 88.73 FOOT CURVE TO THE LEFT WITH A RADIUS OF 235.00 FEET, N 56-52-54 E AND A CHORD LENGTH OF 88.21 FEET TO A POINT, 3) N 46-03-53 E, 58.07 FEET TO A POINT, THENCE N 44-42-53 W, 596.37 FEET TO A POINT ON THE SOUTHERLY MARGIN OF MILWAUKEE ROAD, THENCE S 36-53-24 W, 135.45 FEET TO A POINT, THENCE N 71-09-08 W, 48.52 FEET TO A POINT ON THE EASTERLY MARGIN OF PARK SOUTH STATION BLVD., THENCE N 53-04-36 W, 143.64 FEET TO A POINT, THENCE N 36-37-34 E, 96.58 FEET TO A POINT ON THE WESTERLY MARGIN OF DIPLOMAT LANE, THENCE WITH THE DIPLOMAT LANE MARGIN FOR 6 CALLS; 1) N 43-56-07 W, 45.09 FEET, 2) IN A 63.43 FOOT CURVE TO THE LEFT WITH A RADIUS OF 485.00 FEET, N 47-40-55 W AND A CHORD LENGTH OF 63.38 FEET TO A POINT, 3) N 51-25-42 W, 171.65 FEET, 4) IN A 67.25 FOOT CURVE TO THE RIGHT WITH A RADIUS OF 515.00 FEET, N 47-40-55 W AND A CHORD LENGTH OF 67.30 FEET TO A POINT, 5) N 43-56-07 W, 32.29 FEET, 6) IN A 26.58 FOOT CURVE TO THE LEFT WITH A RADIUS OF 17.00 FEET, N 88-44-04 W AND A CHORD LENGTH OF 23.96 FEET TO A POINT ON THE SOUTHERLY MARGIN OF ROYAL GORGE AVE., THENCE S 46-28-00 W, 58.17 FEET TO A POINT, THENCE N 88-48-05 W, 61.08 FEET TO A POINT ON THE WESTERLY MARGIN OF PARK SOUTH STATION BLVD., THENCE WITH THE PARK SOUTH STATION BLVD MARGIN FOR 6 CALLS; 1) N 34-58-49 W, 169.72 FEET 2) IN A 37.10 FOOT CURVE TO THE LEFT WITH A RADIUS OF 285.00 FEET, N 38-42-34 W AND A CHORD LENGTH OF 37.07 FEET TO A POINT, 3) N 42-26-19 W, 130.32 FEET, 4) IN A 128.58 FOOT CURVE TO THE LEFT WITH A RADIUS OF 485.85 FEET, N 50-02-01 W AND A CHORD LENGTH OF 128.21 FEET TO A POINT, 5) THENCE N 57-37-43 W, 71.11 FEET TO A POINT, 6) IN A 97.80 FOOT CURVE TO THE RIGHT WITH A RADIUS OF 290.00 FEET, N 47-58-04 W AND A CHORD LENGTH OF 97.33 FEET TO A POINT, THENCE S 70-27-32 W, 99.46 FEET TO A POINT, THENCE N 44-17-24 W, 60.53 FEET TO A POINT, THENCE S 38-04-37 W, 157.39 FEET TO A POINT, THENCE S 1-55-23 E, 721.52 TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING, THIS TRACT CONTAINING 17.51 ACRES.

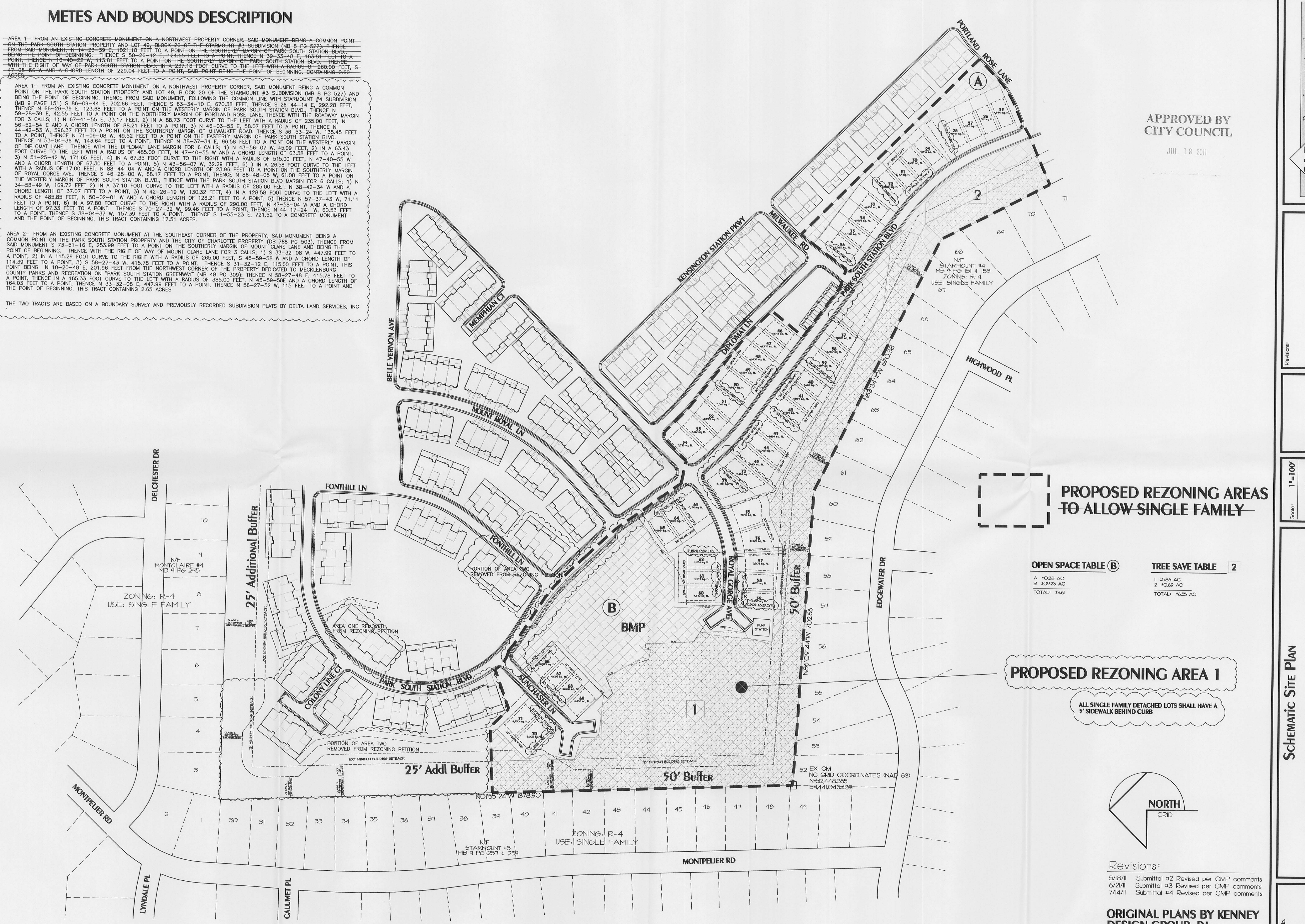
AREA 2- FROM AN EXISTING CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE PROPERTY, SAID MONUMENT BEING A COMMON POINT ON THE PARK SOUTH STATION PROPERTY AND THE CITY OF CHARLOTTE PROPERTY (DB 788 PG 503), THENCE FROM SAID MONUMENT S 73-51-16 E, 253.99 FEET TO A POINT ON THE SOUTHERLY MARGIN OF MOUNT CLARE LANE AND BEING THE POINT OF BEGINNING, THENCE WITH THE RIGHT OF WAY OF MOUNT CLARE LANE FOR 3 CALLS; 1) S 33-32-08 W, 447.99 FEET TO A POINT, 2) IN A 115.29 FOOT CURVE TO THE RIGHT WITH A RADIUS OF 265.00 FEET, S 45-59-58 W AND A CHORD LENGTH OF 114.39 FEET TO A POINT, 3) S 58-27-43 W, 415.78 FEET TO A POINT, THENCE S 31-32-12 E, 115.00 FEET TO A POINT, THIS POINT BEING N 10-20-46 E, 201.96 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY DEDICATED TO MECKLENBURG COUNTY PARKS AND RECREATION ON "PARK SOUTH STATION GREENWAY" (MB 48 PG 309); THENCE N 58-27-40 E, 415.78 FEET TO A POINT, THENCE IN A 165.33 FOOT CURVE TO THE LEFT WITH A RADIUS OF 385.00 FEET, N 45-59-58E AND A CHORD LENGTH OF 164.03 FEET TO A POINT, THENCE N 33-32-08 E, 447.99 FEET TO A POINT, THENCE N 56-27-52 W, 115 FEET TO A POINT AND THE POINT OF BEGINNING, THIS TRACT CONTAINING 2.85 ACRES.

THE TWO TRACTS ARE BASED ON A BOUNDARY SURVEY AND PREVIOUSLY RECORDED SUBDIVISION PLATS BY DELTA LAND SERVICES, INC

APPROVED BY  
CITY COUNCIL

JUL 18 2011

Development and Management, Inc.  
J&B  
9450 Moss Plantation Ave, Suite 201 Concord, North Carolina 28027  
VOICE : 704-789-7800 FAX : 704-782-7899

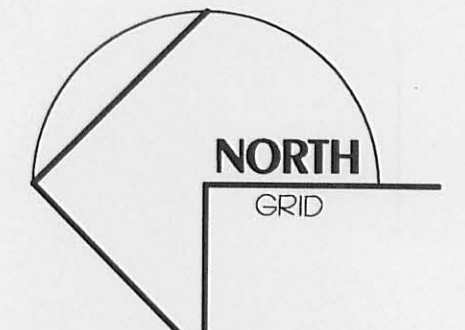


**PROPOSED REZONING AREAS TO ALLOW SINGLE FAMILY**

OPEN SPACE TABLE B		TREE SAVE TABLE 2	
A	1038 AC	1	4586 AC
B	10923 AC	2	10669 AC
TOTAL: 11961		TOTAL: 16655 AC	

**PROPOSED REZONING AREA 1**

ALL SINGLE FAMILY DETACHED LOTS SHALL HAVE A 7' SIDEWALK BEHIND CURB



Revisions:  
5/18/11 Submittal #2 Revised per CMP comments  
6/2/11 Submittal #3 Revised per CMP comments  
7/14/11 Submittal #4 Revised per CMP comments

ORIGINAL PLANS BY KENNEY DESIGN GROUP, PA

Scale:	1"=100'
Date:	7/9/2011
Drawn By:	RKH
Designed By:	RKH
Job No.:	

**Schematic Site Plan**  
**Park South Station Rezoning Petition 2011-032**  
City of Charlotte, Mecklenburg County, North Carolina  
J & B Development and Management, Inc., 9450 Moss Plantation Ave, Suite 201, Concord, NC 28025

# DEVELOPMENT STANDARDS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY PISTON, LLC TO ACCOMMODATE DEVELOPMENT OF THAT 25.40 ACRE SITE WHICH IS MORE PARTICULARLY DESCRIBED ON THE TECHNICAL DATA SHEET (THE "SITE").

THE INTENT OF THIS REZONING IS TO ALLOW THE CONSTRUCTION OF SINGLE FAMILY DETACHED HOMES IN PORTIONS OF THE PARK SOUTH STATION PROJECT (PREVIOUS REZONING PETITION 2004-121) DESIGNATED ON THE SCHEMATIC PLAN. THE DEVELOPER/PETITIONER RESERVES THE RIGHT TO CONSTRUCT SINGLE FAMILY ATTACHED (TOWNHOMES WITH LAND FOR SALE) ON THE SITE IN THE AREAS DESIGNATED FOR SINGLE FAMILY.

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER ATTACHED ILLUSTRATIONS AND THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER ATTACHED ILLUSTRATIONS OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING CLASSIFICATIONS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

STREET AND PARKING LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

ALL OF THE DEVELOPMENT STANDARDS INCLUDED IN REZONING PETITION 2004-121 SHALL REMAIN IN EFFECT EXCEPT FOR THE ABILITY OF THE DEVELOPER/PETITIONER TO CONSTRUCT SINGLE FAMILY DETACHED DWELLINGS IN THE AREAS SHOWN ON TECHNICAL DATA SHEET AND SCHEMATIC PLAN.

SINGLE FAMILY HOMES WITH GARAGES THAT EXTEND BEYOND THE MAIN ENTRY FACADE MUST HAVE A SECOND FLOOR BUILDING FACADE THAT IS NOT RECESSED MORE THAN SEVEN (7) FEET FROM THE FIRST FLOOR GARAGE FACADE. NO MORE THAN TWO SINGLE FAMILY HOMES SHALL BE ALLOWED SIDE BY SIDE WHICH HAVE GARAGES THAT EXTEND BEYOND TEN (10) FEET FROM THE MAIN ENTRY FACADE. SINGLE FAMILY HOMES SHALL UTILIZE GARAGE DOORS WITH ARCHITECTURAL FEATURES THAT DISTINGUISH THEM FROM STANDARD METAL GARAGE DOORS. SUCH ARCHITECTURAL FEATURES MAY INCLUDE WINDOWS, CARRIAGE DOOR ELEMENTS, ARCHES, DECORATIVE LIGHTING, DECORATIVE HARDWARE, ETC.

## A. INNOVATIVE DEVELOPMENT STANDARDS FOR SINGLE FAMILY HOMES

1. THE DEVELOPMENT MAY USE PRIVATE STREETS IN AREAS DESIGNATED FOR SINGLE FAMILY HOUSING.
2. THE PRIVATE STREETS SHALL BE CONSTRUCTED AS INDICATED BY THE BELOW CROSS SECTIONS.
3. THE MINIMUM FRONT SETBACK FOR SINGLE FAMILY HOMES SHALL BE 20 FEET FROM THE BACK OF CURB.
4. ALL DRIVENWAYS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM THE BACK OF SIDEWALK OR BACK OF CURB, WHICHEVER IS GREATER.
5. THE MINIMUM REAR YARD FOR SINGLE FAMILY HOMES SHALL BE 20 FEET.
6. THE MINIMUM LOT AREA FOR SINGLE FAMILY HOMES SHALL BE 3,500 SF.
7. SINGLE FAMILY LOTS MAY FRONT ON PRIVATE STREETS.
8. THE BUILDING SEPARATION FOR SINGLE FAMILY LOTS SHALL BE NO LESS THAN 10 FEET FROM OTHER SINGLE FAMILY BUILDINGS.
9. NO INTERNAL BUFFERS REQUIRED BETWEEN THE VARIOUS RESIDENTIAL TYPES LOCATED WITHIN THE UNIFIED PARK SOUTH STATION DEVELOPMENT.

# PROPOSED REZONING AREAS TO ALLOW SINGLE FAMILY

**OPEN SPACE TABLE (B)**

A	40.38 AC
B	40.23 AC
<b>TOTAL</b>	<b>80.61</b>

**TREE SAVE TABLE 2**

1	45.86 AC
2	40.69 AC
<b>TOTAL</b>	<b>86.55 AC</b>

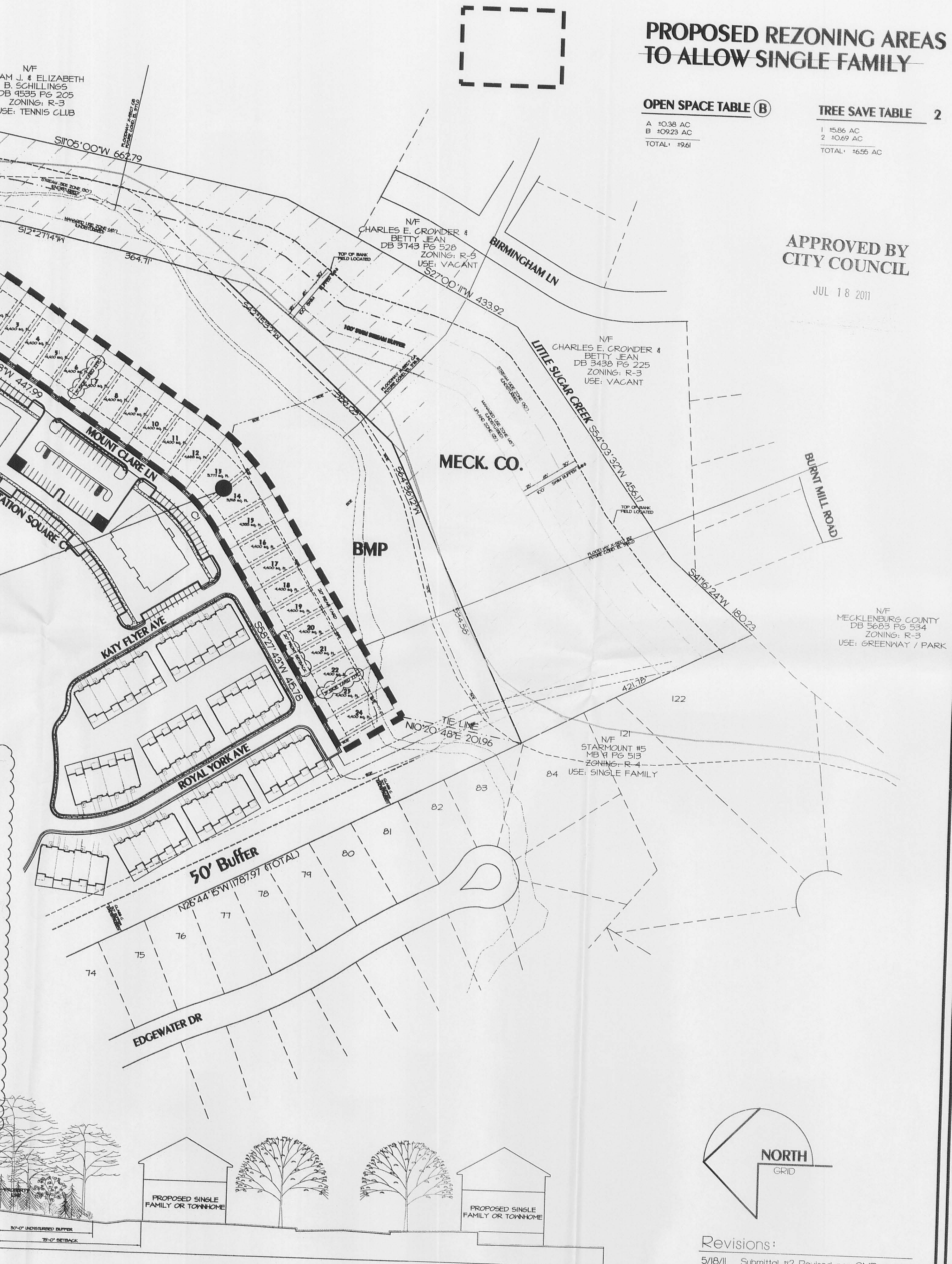
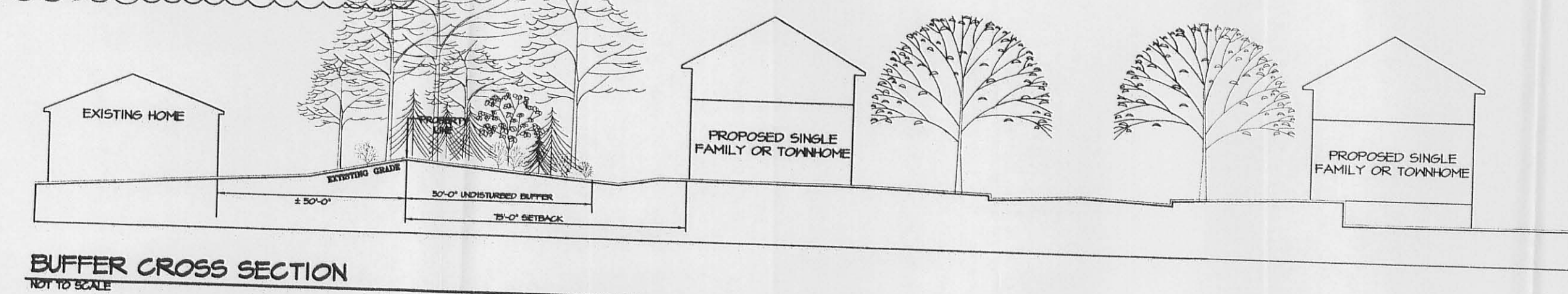
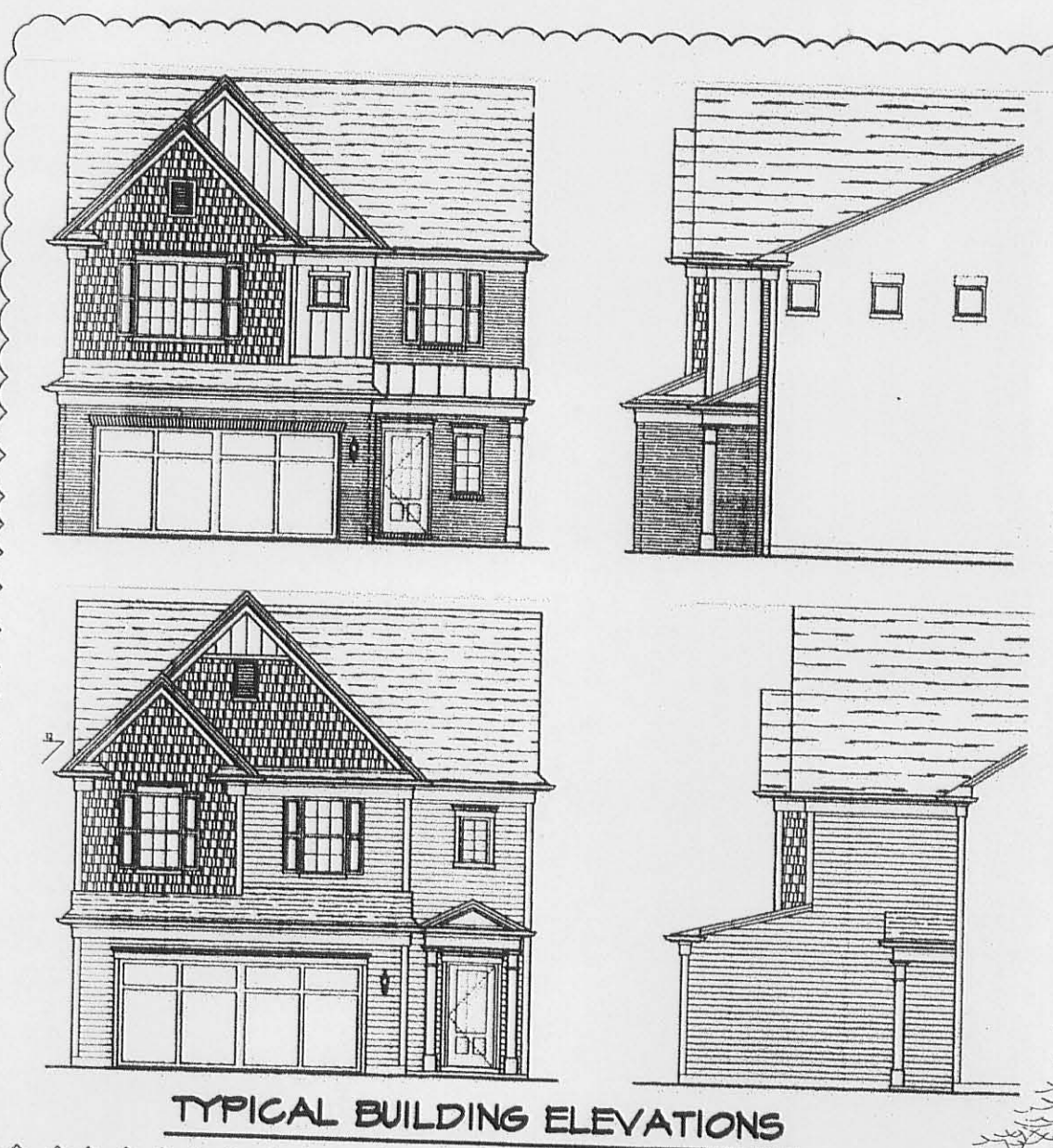
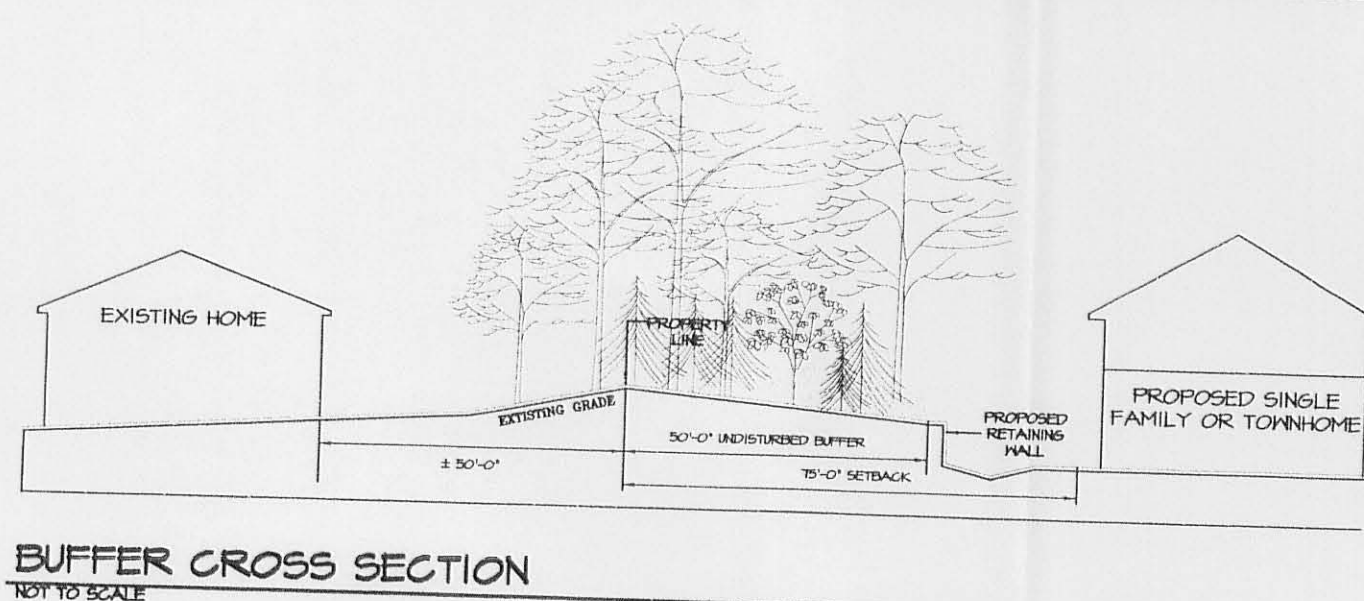
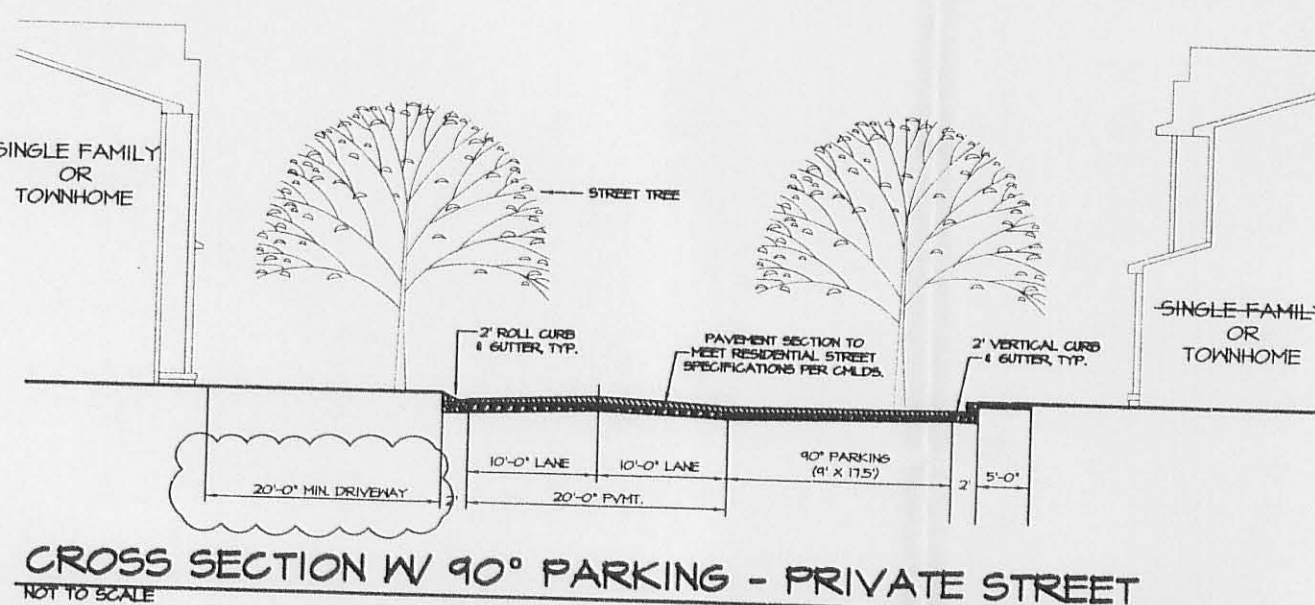
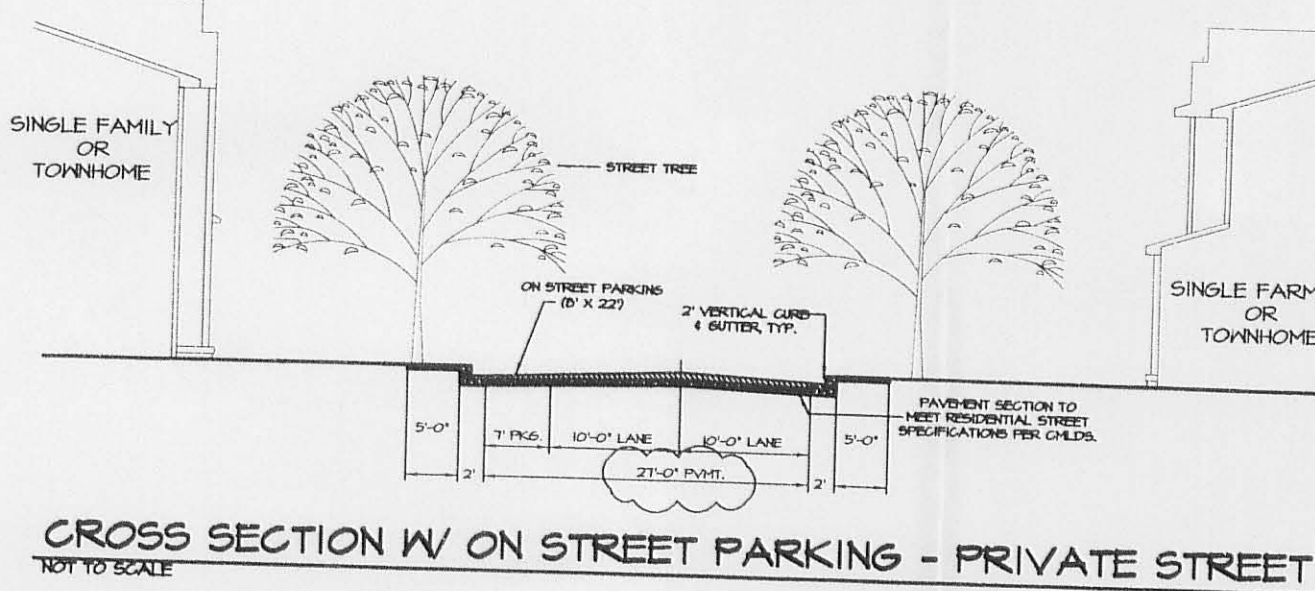
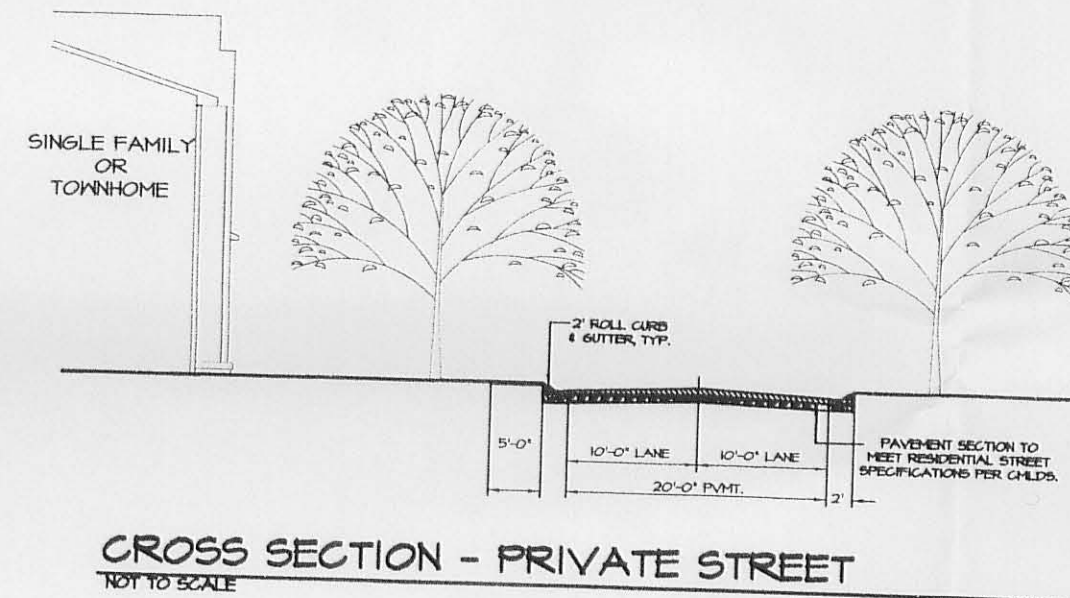
APPROVED BY CITY COUNCIL

JUL 18 2011

## PROPOSED REZONING AREA 2

ALL SINGLE FAMILY DETACHED LOTS SHALL HAVE A 5' SIDEWALK BEHIND CURB

CI  
RADIUS 265.00'  
LENGTH 115.29'  
CHORD LENGTH = 114.29'  
CHORD BEARING S45°59'58"W



**J&B Development and Management, Inc.**  
9450 Moss Plantation Ave, Suite 201, Concord, North Carolina 28027  
VOICE: 704-782-7800 FAX: 704-782-7859

Revisions:  
5/18/11 Submittal #2 Revised per CMP comments  
6/2/11 Submittal #3 Revised per CMP comments  
7/14/11 Submittal #4 Revised per CMP comments

Scale: 1"=100'  
Date: 7/9/2011  
Drawn By: RKH  
Designed By: RKH  
Job No.:

**Schematic Site Plan, Development Notes, and Details**  
**Park South Station Rezoning Petition 2011-032**  
City of Charlotte, Mecklenburg County, North Carolina  
J & B Development and Management, Inc. 9450 Moss Plantation Ave, Suite 201, Concord, NC 28025

ORIGINAL PLANS BY KENNEY DESIGN GROUP, PA

**DEVELOPMENT STANDARDS (REZONING 2004-121)**

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY EASLAN CAPITAL TO ACCOMMODATE DEVELOPMENT OF THAT 18.78 ACRE SITE, WHICH IS MORE PARTICULARLY DESCRIBED ON THE TECHNICAL DATA SHEET (THE "SITE").

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER ATTACHED ILLUSTRATIONS AND THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN OR OTHER ATTACHED ILLUSTRATIONS OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE M-X-2 ZONING CLASSIFICATIONS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

STREET AND PARKING LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

**A. PERMITTED DEVELOPMENT WITH THE SITE**

- DEVELOPMENT WILL BE LIMITED TO (a) RESIDENTIAL DWELLINGS UNITS AND ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE M-X-2 DISTRICT UNDER THE ORDINANCE.
- NO RETAIL DEVELOPMENT SHALL BE ALLOWED IN ASSOCIATION WITH THE PROPOSED DEVELOPMENT.
- THE SITE IS PROPOSED TO BE DEVELOPED WITH A COMBINATION OF CONDOMINIUMS AND TOWNHOMES FOR SALE. THE MAXIMUM PERCENTAGE OF CONDOMINIUMS SHALL BE CAPTED AT 30% OF THE TOTAL MAXIMUM UNIT COUNT OF 89 UNITS.

**B. SETBACKS, SIDE YARDS AND REAR YARDS**

ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE INNOVATIVE DEVELOPMENT PROVISIONS OUTLINED ON THE TECHNICAL DATA SHEET. SIDE AND / OR REAR YARDS MAY BE INCLUDED WITHIN AND A PART OF ANY BUFFERS AND / OR OPEN SPACE.

**C. LANDSCAPING AND SCREENING**

- LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.203 OF THE ORDINANCE, SUBJECT TO THE PROVISIONS OF SECTION 12.204.
- THE BUFFER AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.202 OF THE ORDINANCE. FURTHERMORE, THE PETITIONER/DEVELOPER SHALL ESTABLISH AN UNDISTURBED 50' BUFFER AS WELL AS AN ADDITIONAL 25' BUILDING SETBACK FROM THE BUFFER AS SHOWN. THE 25 FOOT SETBACK AREA MAY BE GRADED AND MAY CONTAIN PRIVATE PATIOS, COURTYARDS, FENCING, ETC. ASSOCIATED WITH PROPOSED DWELLING UNITS. THE 50' BUFFER SHALL NOT BE REDUCED IN DEPTH. THE 50' BUFFER AND TREE SAVE AREA MAY ONLY BE GRADED IN THE INSTANCES WHERE NECESSARY PERPENDICULAR OR NEARLY PERPENDICULAR UTILITY CROSSINGS ARE REQUIRED TO SERVICE THE SITE OR WHERE THE BUFFER AREA IS OPEN AND/OR WILL BE AUGMENTED WITH ADDITIONAL SCREEN PLANTINGS AND SUCH GRADING MAY BE NECESSARY TO INSTALL SCREEN PLANTINGS OR PERTAINING TO ANY ENVIRONMENTAL MITIGATION / REMEDIATION REQUIREMENTS ASSOCIATED WITH THE SITE.

- IN ADDITION, A 75' BUFFER AND 100' BUILDING SETBACK (IN TOTAL) SHALL BE ESTABLISHED AS SPECIFICALLY NOTED IN THE NORTHWESTERLY CORNER OF THE SITE. AS SUCH, THIS REQUIREMENT CONTAINS AN ADDITIONAL 25' OF BUFFER AND A CORRESPONDING ADDITIONAL 25' OF BUILDING SETBACK BEYOND THE MINIMUM 50' BUFFER. 75' SETBACK DIMENSIONS AS DESCRIBED IN NOTE C-2, ABOVE. IN THIS ADDITIONAL 25 FT BUFFER AREA, THE BUFFER SHALL EITHER REMAIN AS AN UNDISTURBED AREA OR MAY BE GRADED. IF THE AREA IS GRADED, THEN THE PETITIONER/DEVELOPER SHALL INSURE THAT THE AREA SHALL BE REPLANTED TO COMPLY WITH CLASS C BUFFER SCREEN/PLANTING MATERIAL REQUIREMENTS. THE ADDITIONAL 25 FT SETBACK AREA SHALL BE GRADED AND MAY CONTAIN PRIVATE PATIOS, COURTYARDS, FENCING ETC. AS DESCRIBED IN NOTE C-2 ABOVE.
- EXISTING FENCING LOCATED AROUND THE PERIMETER OF THE SITE SHALL NOT BE PERMANENTLY REMOVED BY THE PETITIONER/DEVELOPER. ANY SUCH REMOVAL SHALL BE TEMPORARY IN NATURE TO ALLOW FOR SITE CONSTRUCTION/DEVELOPMENT PURPOSES AND SHALL BE REPLACED.

**D. OPEN SPACE**

APPROXIMATELY 30.6 ACRES OF OPEN SPACE SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.

INCLUDED WITHIN THE OPEN SPACE SHALL BE A PUBLIC GREENWAY DEDICATION TO MECKLENBURG COUNTY PARKS AND RECREATION. ALSO, OTHER AREAS (SUCH AS THE "VILLAGE GREEN" SHALL BE PRESERVED AND MAINTAINED AS FORMAL OPEN SPACE AREAS. OTHER AREAS SHALL BE SET ASIDE AS BUFFER AREAS, ETC.

THE OPEN SPACES THROUGHOUT THE SITE REPRESENT A VARIETY OF FEATURES AND/OR IMPROVEMENTS. THE AMENITY AREA SHALL CONTAIN ONE OR MORE OF THE FOLLOWING RECREATIONAL FEATURES: SWIMMING POOLS, COMMUNITY ROOM AND/OR CABANA, CLUBHOUSE FITNESS FACILITY, ETC. THE 50 FOOT BUFFER SHALL REMAIN UNDISTURBED. THE 25 FOOT BUILDING SETBACK ADJOINING THE BUFFER MAY BE GRADED, LANDSCAPED AND MAY ALSO INCLUDE PRIVATE OPEN SPACE ASSOCIATED WITH PROPOSED DWELLING UNITS. AREAS ADJACENT TO LITTLE SUGAR CREEK WILL BE DEDICATED FOR PUBLIC OPEN SPACE/RECREATIONAL PURPOSES. POCKET PARKS AND/OR SIMILAR SPACES SHALL BE COMBINATION OF NATURAL AREAS AND/OR IMPROVED, SUCH AS BUT NOT LIMITED TO BENCH SEATING. THE VILLAGE GREEN SHALL BE DESIGNED TO MAINTAIN AND PRESERVE A SIGNIFICANT OPEN SPACE AREA AS LABELED ON THE TECHNICAL DATA SHEET. IN ESTABLISHING THIS AREA, THE PETITIONER/DEVELOPER RECOGNIZES THE DESIRABILITY OF CREATING A LARGE, PUBLIC OPEN SPACE AREA AS A COMMUNITY AMENITY. THIS AREA WILL ALSO BE DESIGNATED AS A FORMAL MOWED/MANICURED LAWN WHICH MAY CONTAIN BENCH SEATING. ALL COMMON OPEN SPACE AREAS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

TREE SAVE AREAS ARE INTENDED TO PRESERVE SIGNIFICANT AREAS OF THE EXISTING TREE CANOPY AND NATURAL LANDSCAPE/TOPOGRAPHY. THESE AREAS SHALL REMAIN LARGELY UNDISTURBED, IF NOT ENTIRELY, SO AS TO MAINTAIN THESE PROMINENT AREAS IN THEIR CURRENT STATE. HOWEVER, IF NECESSARY TO INSTALL VARIOUS NECESSARY REQUIRED UTILITY CONNECTIONS, PEDESTRIAN PATHS), ENVIRONMENTAL REMEDIATION SYSTEMS, ETC., SOME GRADINGS/REMOVAL OF TREES WITHIN THESE AREAS SHALL BE PERMITTED.

**E. 500' M. BUFFER**

THE BUFFER LOCATED ALONG LITTLE SUGAR CREEK (AS NOTED ON THE TECHNICAL DATA SHEET) SHALL CONFORM TO THE 500' M AND STREAM BUFFER IMPLEMENTATION GUIDELINES OF NOVEMBER 1998.

**F. LIGHTING**

- ALL DIRECT LIGHTING WITHIN THE SITE WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT-OFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT STREETS AND PROPERTIES. FURTHERMORE, NO "WALL PAK" TYPE LIGHTING WILL BE USED.
- PARKING LOT LIGHTING FIXTURE SHALL BE MAXIMUM OF 25 FEET TALL AND DESIGNED TO BE FULLY SHIELDED TO PREVENT NIGHT SKY POLLUTION.

**G. BUILDING HEIGHTS**

BUILDING HEIGHTS SHALL BE COMBINATION OF 2 STORIES, 3 STORIES, 2/3 AND 3/4 SPLIT STORIES. (SEE LEGEND FOR LOCATIONS). BUILDING HEIGHT AND LOCATIONS MAY BE ADJUSTED AND MODIFIED FROM THE DEPICTED DEPEND UPON FINAL DESIGN AND CONSTRUCTION DOCUMENTS, EXCEPT THAT IN NO EVENT SHALL THE REQUIREMENT FOR THE TWO STORY DWELLINGS BE CHANGED FOR THE AREAS ON THE SITE WHERE SUCH DWELLINGS ADJUT ADJOINING SINGLE FAMILY LOTS THAT FRONT DELCHESTER DRIVE, MONTELELIER ROAD AND EDENWATER DRIVE.

**H. SIGNS**

ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINANCE.

**I. ACCESS POINTS, SIDEWALKS & CONNECTIVITY**

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENT AND CONFIGURATION OF THE ACCESS ARE SUBJECT TO ANY MINOR MODIFICATIONS AS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DEIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- THE PETITIONER SHALL CONSTRUCT A MINIMUM OF ONE PEDESTRIAN CONNECTION FROM THE PROPOSED DEVELOPMENT TO THE AREA OF THE GREENWAY DEDICATION AND SHALL ALSO PROVIDE FOR A STREET CONNECTION TO ADJUTING, VACANT PROPERTY TO THE EAST OF THE SITE AS SHOWN.
- AT THE DISCRETION OF THE PETITIONER, THE VEHICULAR ENTRY INTO THE SITE FROM ARCHDALE DRIVE MAY BE DESIGNED AND CONSTRUCTED TO ALLOW CONTROLLED/RESTRICTED VEHICLE ACCESS (FOR EXAMPLES GUARD HOUSE, SECURITY GATE, ETC.) SOME OR ALL, THRES OF THE DAY/EVENING.
- STREETS THROUGHOUT THE SITE SHALL BE PRIVATE STREETS EXCEPT AS NOTED.
- THE PROPOSED STREET STUBS TO THE ADJUTING SITE OWNED BY THE CITY OF CHARLOTTE SHALL BE CONSTRUCTED BY PETITIONER/DEVELOPER TO THE PROPERTY BOUNDARY.
- SIDEWALKS IN ACCORDANCE WITH APPLICABLE REQUIREMENTS SHALL BE PROVIDED ON ONE SIDE OF THE PROPOSED PRIVATE STREETS. IT IS ANTICIPATED THERE WILL BE SECTIONS WHERE SIDEWALKS WILL BE ESTABLISHED ON BOTH SIDES OF THE PRIVATE STREET, BUT SUCH SECTIONS ARE NOT YET IDENTIFIED.
- THE MINIMUM DISTANCE BETWEEN THE BACK OF SIDEWALK AND FRONTS OF GARAGES SHALL BE EIGHTEEN FEET.
- PUBLIC/PRIVATE STREETS SHALL BE BUILT TO PUBLIC STREET STANDARD PAVING SPECIFICATIONS PER THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS FOR RESIDENTIAL STREETS.

**J. PARKING**

- PARKING SHALL COMPLY WITH THE STANDARDS OF THE ORDINANCE.
- THROUGHOUT THE PROPOSED DEVELOPMENT WHERE DRIVEWAYS ACCESS TOWNHOUSE GARAGES, A MINIMUM OF EIGHTEEN FEET OF SEPARATION BETWEEN THE FACE OF THE GARAGE AND THE CURB OR SIDEWALK EDGE SHALL BE MAINTAINED.
- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL CITY OF CHARLOTTE BICYCLE PARKING REQUIREMENTS.

**K. FIRE PROTECTION**

- ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.
- FIRE HYDRANTS WILL BE LOCATED WITHIN 150 FEET OF ANY BUILDING CONSTRUCTED ON SITE.

**L. STORM WATER/ WATER QUALITY**

- THE PETITIONER SHALL CONTROL AND TREAT THE DIFFERENCE IN STORM WATER RUNOFF VOLUMES LEAVING THE PROJECT SITE BETWEEN THE PRE AND POST DEVELOPMENT RUNOFF CONDITIONS FOR THE 1-YEAR 24 HOUR STORM. RUNOFF DRANDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
- THE USE OF STRUCTURAL STORMWATER TREATMENT SYSTEMS (NET PONDS, EXTENDED DETENTION WETLANDS, BIO-RETENTION, ETC) SHALL BE INCORPORATED INTO THE SITE AND DESIGNED TO HAVE AN 85% AVERAGE ANNUAL REMOVAL FOR THE TOTAL SUSPENDED SOLIDS GENERATED FROM DEVELOPMENT.
- A MAINTENANCE PLAN SHALL BE DEVELOPED TO ENSURE ADEQUATE LONG TERM OPERATION OF THE STRUCTURAL STORMWATER TREATMENT SYSTEMS.

**M. ARCHITECTURAL CONTROLS**

DWELLING UNIT/BUILDING SIDING COLORS FOR PROPOSED DWELLINGS WHICH ABUT HOMES THAT FRONT ON DELCHESTER DRIVE, MONTELELIER ROAD AND EDENWATER DRIVE SHALL BE RESTRICTED TO VARIOUS COLORS/PARTS WHICH ARE EARTH TONES, SUCH AS BEIGE, BROWN, GRAY, YELLOW, ETC. THE COLOR WHITE SHALL NOT BE ALLOWED IN THESE AREAS EXCEPT FOR MINOR AND INCIDENTAL DETAILING SUCH AS DOOR AND WINDOW TRIM, GABLES, DOORS, BUTTERS, DOWNPOUTS AND FASCIA ETC.

**N. SOLID WASTE COLLECTION/ MANAGEMENT**

GARBAGE COLLECTION METHODS AND RECYCLING AREAS SHALL BE ESTABLISHED IN ACCORDANCE WITH CITY CODE CHAPTER 12 SECTION 12-403. LOCATIONS SHALL BE IDENTIFIED DURING PLAN REVIEW AND BUILDING PERMITTING. IN NO EVENT SHALL LOCATIONS BE PLACED ALONG THE MOST EXTERIOR STREET AND/OR PARKING LOT AROUND THE PERIMETER OF THE SITE.

**O. GREENWAY DEDICATION**

THE PETITIONER SHALL DEDICATE TO MECKLENBURG COUNTY THE AREA OF THE SITE ADJACENT TO THE LITTLE SUGAR CREEK AS SHOWN. THIS DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE FOR THE INITIAL CERTIFICATE OF OCCUPANCY PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT. THE DEDICATION SHALL NOT PREVENT THE PETITIONER/DEVELOPER FROM ACCESSING OR PROVIDING REQUIRED UTILITIES AND/OR ACCESS TO THE DEDICATED AREA FOR SITE DEVELOPMENT. THE DEDICATION AGREEMENT SHALL INCLUDE APPROPRIATE ACCESS EASEMENTS WHICH ALLOW THE PETITIONER/DEVELOPER UNIMPEDDED ACCESS TO THE GREENWAY AREA AFTER THE DEDICATION HAS OCCURRED TO PERMIT SERVICE, REPAIR, INSTALLATION, ETC OF EXISTING AND/ OR NEW UTILITIES TO SERVICE THE PROPOSED DEVELOPMENT.

2. THE PETITIONER/DEVELOPER SHALL CONSTRUCT A PEDESTRIAN TRAIL ALONG THE ENTIRE LENGTH OF THE DEDICATION AREA WITHIN THE REZONING SITE. THIS GREENWAY TRAIL SHALL ALSO CONNECT TO THE PROPOSED DEVELOPMENT BY ANOTHER PEDESTRIAN TRAIL, WHICH SHALL BE LOCATED WITHIN A 50 FOOT WIDE PUBLIC ACCESS EASEMENT. THE TRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PARK AND RECREATION STANDARDS FOR SUCH CONSTRUCTION (MATERIALS, CONSTRUCTION TECHNIQUES, WIDTH, ETC).

THE PROPOSED DEVELOPMENT HAS BEEN DEEMED AN ELIGIBLE BROWNFIELD SITE. MECKLENBURG COUNTY PARKS AND RECREATION (MCRP) IS CURRENTLY WORKING WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (DENR) SO THAT THE GREENWAY TRAIL DEVELOPMENT IS INCLUDED WITHIN THE PETITIONER'S BROWNFIELD PROVISIONS. PRIOR TO DEDICATION, MCRP WILL DRAFT LANGUAGE AGREED UPON BY THE PETITIONER / DEVELOPER AND THE DEPARTMENT WHEREBY THE DEDICATION OF THE LAND WORKS WITHIN THE PARAMETERS OF THE BROWNFIELDS AGREEMENT.

**P. TRANSPORTATION/ TRANSIT IMPROVEMENTS**

- THE PETITIONER SHALL DEDICATE THE LAND NOT INCLUDED WITHIN THE BOUNDARY OF THE REZONING SITE) ON THE NORTH SIDE OF ARCHDALE DRIVE TO CATS FOR A FUTURE STOP. THIS AREA SHALL BE DEDICATED TO CATS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH PROPOSED DEVELOPMENT. FURTHERMORE, THE PETITIONER SHALL CONSTRUCT A WAITING PAD ON THE SITE'S ARCHDALE FRONTAGE (THE SOUTHERLY SIDE) CONSISTENT WITH LAND DEVELOPMENT STANDARD 6.02(A). THE EXACT LOCATION OF THE WAITING PAD SHALL BE DETERMINED BY THE PETITIONER AT THE TIME OF DEVELOPMENT OF SPECIFIC ENTRY DRIVE AND BUILDING LOCATIONS) CONSTRUCTION PLANS.

THE DEVELOPER/PETITIONER SHALL CONSTRUCT THE FOLLOWING TRANSPORTATION IMPROVEMENTS: OUTBOUND- CONSTRUCT AN EXITING LANE THAT TERMINATES AS A RIGHT TURN LANE. CONSTRUCT AN EXITING LEFT TURN LANE WITH A MINIMUM OF 300 FEET OF STORAGE.

INBOUND- CONSTRUCT TWO ENTRY LANES EACH WITH A MINIMUM DISTANCE OF 220 FEET FROM THE INTERSECTION TO THE FIRST IMPEDING INTERNAL INTERSECTION. (THE 95TH PERCENTILE HAS FOUND TO BE 144 FEET PER LANE. TO DETERMINE THE REQUIRED UNIMPEDDED DISTANCE, THE CRITICAL PLATOON QUEUE (144) HAS MULTIPLIED BY A SAFETY FACTOR OF 1.5)

**G. ENVIRONMENTAL ISSUES / PHASING**

THE ATTACHED MAP INCLUDED HEREIN AS PART OF THIS SITE PLAN DELINEATES RESTRICTED AREAS OF THE PROPERTY, WITH RESPECT WITH THIS PROPERTY.

- NO WATER SUPPLY WELLS MAY BE INSTALLED OR UTILIZED ON THE PROPERTY;
  - NO SUB-GRADE UTILITY LINE AND/OR OTHER CONDUITS MAY BE INSTALLED ON THE PROPERTY WITHOUT EITHER (1) A BROWNFIELD AGREEMENT OR (2) THE DEVELOPMENT OF PLAN CERTIFIED BY A NORTH CAROLINA REGISTERED ENGINEER THAT DESCRIBES THE MANNER IN WHICH AVAILABLE TECHNOLOGIES AND CONSTRUCTION TECHNIQUES WILL BE EMPLOYED TO ENSURE THAT CONTAMINATED VAPORS SHALL NOT MIGRATE VIA SAID LINES OR CONDUIT OR VIA THE CRUSHED STONE OR OTHER FILL MEDIA SURROUNDING SAID LINES OR CONDUITS AND (B) WRITTEN DOCUMENTATION FROM THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (DENR) THAT IT HAS NO OBJECTION TO THE SAID PLAN
  - NO GRADING MAY OCCUR WITHIN THE RESTRICTED AREA OF THE PROPERTY WITHOUT EITHER (1) A BROWNFIELD AGREEMENT OR (2) WRITTEN DOCUMENTATION FROM DENR THAT IT HAS NO OBJECTION TO GRADING;
  - NO STRUCTURES MAY BE ERECTED WITHIN THE RESTRICTED AREAS OF THE PROPERTY WITHOUT (1) A BROWNFIELD AGREEMENT OR (2) WRITTEN DOCUMENTATION FROM DENR THAT IT HAS NO OBJECTION TO THE ERECTION OF SUCH STRUCTURES;
- FROM THE TIME TO TIME, AND WITH DENR'S APPROVAL, THE RESTRICTED MAY BE AMENDED TO REFLECT CURRENT CONDITIONS AT THE PROPERTY SUCH THAT THE RESTRICTED AREAS MAY CHANGE. THE PROPERTY OWNER AND/OR THE ENTITY CONDUCTING THE REMEDIATION ACTIVITIES SHALL SUBMIT THE APPROVAL DOCUMENTATION FROM DENR AND ASSOCIATED AMENDED MAP TO THE STAFF OF CHARLOTTE MECKLENBURG PLANNING COMMISSION REZONING FILE AS MAY BE TYPICALLY PRESCRIBED OR AUTHORIZED FOR SUCH SITE PLAN AMENDMENTS. THEREAFTER, THE RESTRICTED AREAS WILL BE DEFINED BY THE AMENDED MAPS.

**R. BUILDING ELEVATIONS**

THE ATTACHED BUILDING ELEVATIONS ARE INTENDED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME AND STYLE OF THE PROPOSED BUILDINGS. CHANGES TO THESE ELEVATIONS ARE PERMITTED AS A MATTER OF RIGHT BY THE PETITIONER/DEVELOPER SO LONG AS SUCH CHANGES DO NOT SUBSTANTIALLY ALTER THE OVERALL ARCHITECTURAL THEMES, STYLES, ETC. OF THE BUILDING DEPICTED. OTHER BUILDINGS/TYPES THAN THOSE SHOWN ARE ALSO PERMITTED SO LONG AS THE STYLE AND THEME IS SIMILAR AND COMPLIMENTARY TO THOSE ILLUSTRATED. BUILDING MATERIALS, COLORS, ETC TO BE DETERMINED AT THE DISCRETION OF THE PETITIONER/DEVELOPER.

**S. INNOVATIVE DEVELOPMENT STANDARDS**

THE PETITIONER'S RESERVES THE RIGHT TO MODIFY ALL OR SOME OF THE MINIMUM PRIVATE OPEN SPACE REQUIREMENTS ASSOCIATED WITH TOWNHOME FOR SALE DWELLING UNITS IN ACCORDANCE WITH NORMAL REVIEW AND APPROVAL REQUIREMENTS BY THE PLANNING COMMISSION AS OUTLINED IN SECTION 11.200 INNOVATIVE DEVELOPMENT STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

**T. BINDING EFFECT OF THE REZONING APPLICATION**

- IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER(S) AND ITS SUCCESSOR IN INTEREST AND ASSIGNS.
- THROUGHOUT THIS REZONING PETITION, THE "PETITIONER" SHALL BE DEEMED TO INCLUDE THE SUCCESSOR IN INTEREST AND ASSIGNS OF THE PETITIONER WHO MAY BE INVOLVED IN DEVELOPMENT OF THE SITE INVOLVED FROM THE TIME TO TIME.

**U. AMENDMENTS TO REZONING PLAN**

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE

APPROVED BY  
CITY COUNCIL

JUL 18 2011

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Revisions:  
 5/15/11 Submittal #2 Revised per CMP comments  
 6/2/11 Submittal #3 Revised per CMP comments  
 7/14/11 Submittal #4 Revised per CMP comments

Scale: 1"=100'  
 Date: 7/19/2011  
 Drawn By: RGH  
 Designed By: RGH  
 Job No.:

**Development Notes**  
**Park South Station Rezoning Petition 2011-032**  
 City of Charlotte, Mecklenburg County, North Carolina  
 J & B Development and Management, Inc. 9450 Moss Plantation Ave, Suite 201, Concord, NC 28025

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Revisions:  
 5/15/11 Submittal #2 Revised per CMP comments  
 6/2/11 Submittal #3 Revised per CMP comments  
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