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LAND DEVELOPMENT DESIGN SERVICES

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**Easlan Capital**

7526 LITTLE AVENUE  
SUITE 207  
CHARLOTTE, NC 28226

**Park South Station**

CHARLOTTE, NC

For Public Hearing

**Technical Data Sheet**

Petition # 2004-121

PROJECT NUMBER: 04133

DRAWN BY: TCS

DESIGNED BY: TCS

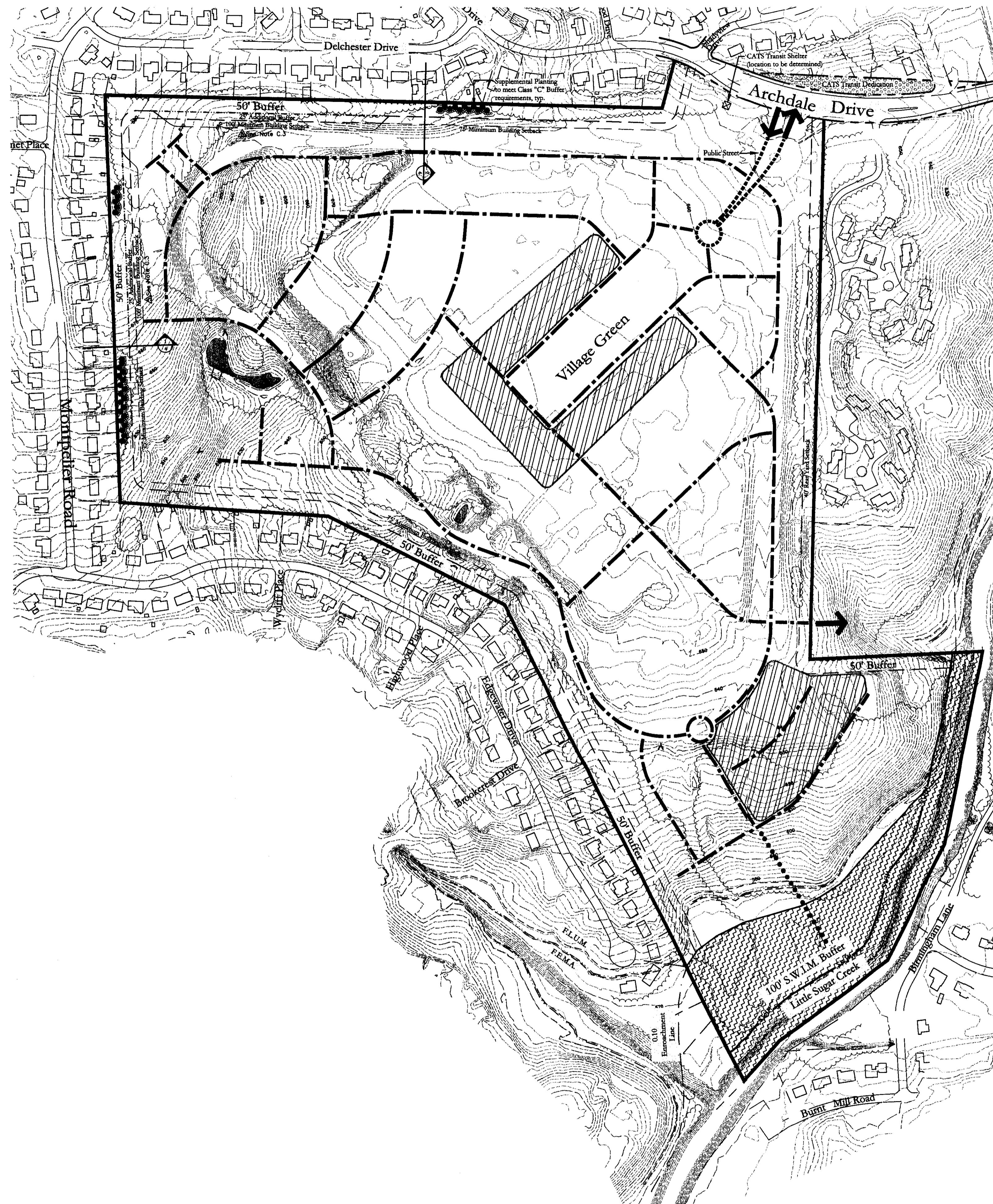
ISSUE DATE: 06/16/04

APPROVED BY CITY COUNCIL

DATE 7/25/05

- 6. 06/28/05 TCS Revise per CMPC/client comments.
- 5. 06/16/05 TCS Revise per client comments.
- 4. 05/18/05 TCS Revise per client comments.
- 3. 04/15/05 TCS Revise per client comments.
- 2. 01/28/05 TCS Revise per client comments.
- 1. 01/18/05 TCS Revise per CMPC/client comments.

NO. DATE: BY: REVISIONS:



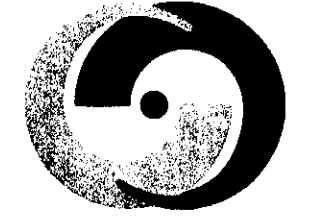
**Symbol Legend**

- Existing Topography
- Access Point
- Existing Vegetation
- Proposed Road
- Public Street
- S.W.I.M Buffer
- Greenway Dedication
- CATS Dedication
- High Density
- Supplemental Planting
- Pedestrian Connection

**Development Data**

Tax Parcel #:	173-06-101
Total Site Area:	±119.78 AC
Existing Zoning:	I-1
Proposed Zoning:	MX-2 (Innovative)
Number of Units:	851
Density:	7.10 du./ac.
Residential Unit Type:	Multi-Family Residential* (*Various Styles/Densities)
Common Open Space:(as tabulated)	±30.6 Ac.
Proposed Tree Save:	±20.5 Ac.
Greenway Dedication:	±8.51 Ac.





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**Schematic Site Plan**

Petition # 2004-121

PROJECT NUMBER: 04133

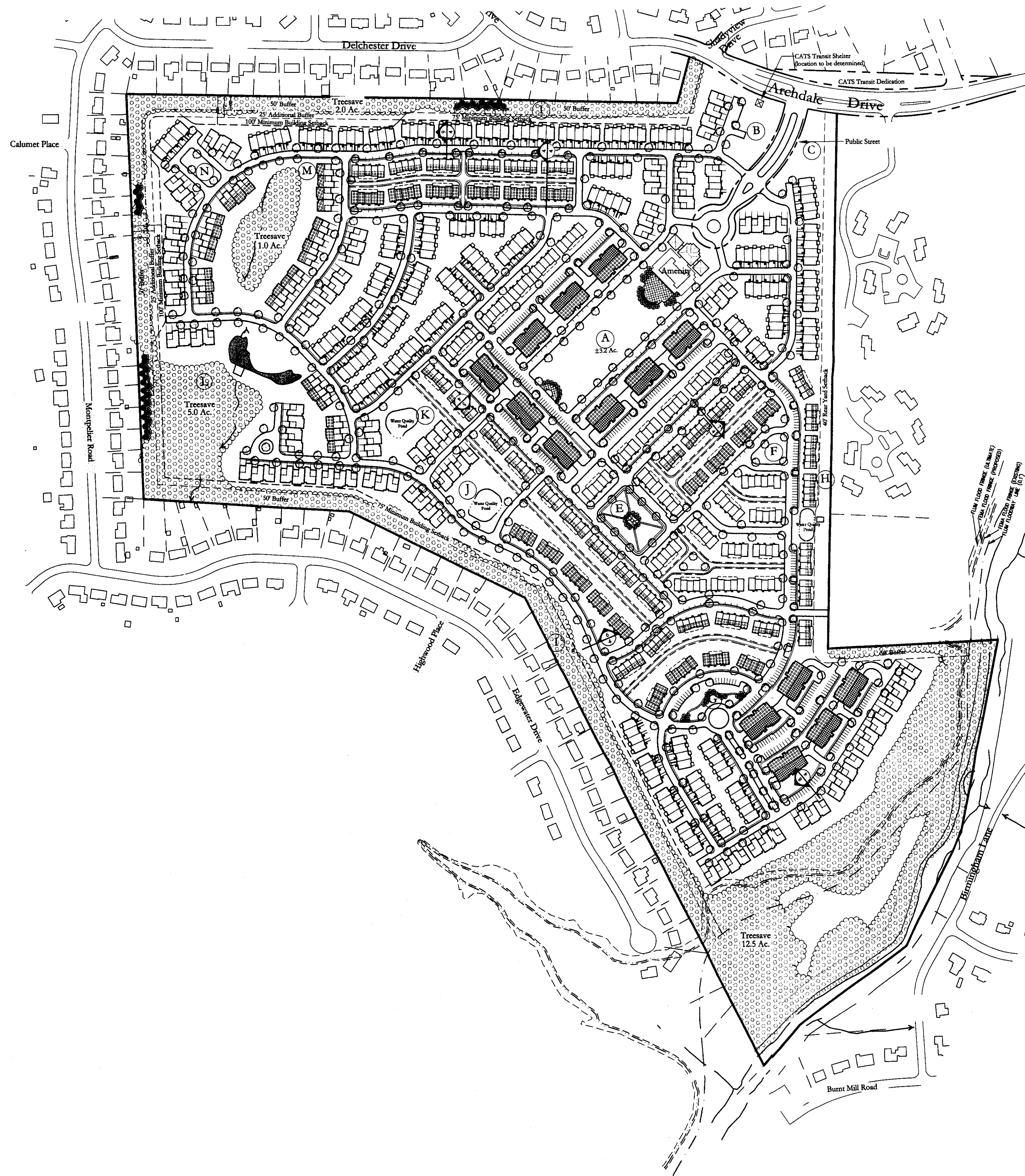
DRAWN BY: TCS

DESIGNED BY: TCS

ISSUE DATE: 06/16/04

- 7. 07/27/05 TCS Revise per CMPC comments
- 6. 06/28/05 TCS Revise per CMPC/client comments
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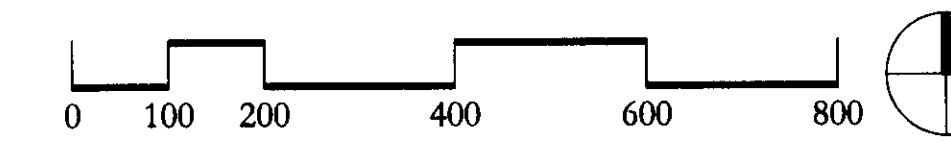
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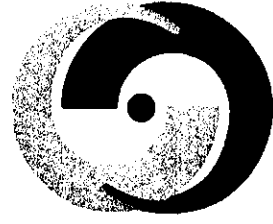
Open Space Table	
A	±3.22 Ac.
B	±0.80 Ac.
C	±0.64 Ac.
E	±0.69 Ac.
F	±0.20 Ac.
G	±0.58 Ac.
H	±1.68 Ac.
I	±14.06 Ac.
J	±0.73 Ac.
K	±0.65 Ac.
L	±4.71 Ac.
M	±2.39 Ac.
N	±0.23 Ac.
Total: ±30.6 Ac.	

Symbol Legend

- 2 Story
- 2/3 Split
- 3 Story
- 3/4 Split
- Tree Save



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Easlan Capital

7526 LITTLE AVENUE
SUITE 207
CHARLOTTE, NC 28226

Park South Station

CHARLOTTE, NC

For Public Hearing

Rezoning: Development Standards

Petition # 2004-121

PROJECT NUMBER: 04133

DRAWN BY: TCS

DESIGNED BY: TCS

ISSUE DATE: 06/16/04

Table with 2 columns: No., Date, and Revisions. Includes entries for TCS revisions per CMPC and Charlotte Zoning Committee comments.

NO. DATE: BY: REVISIONS:

Development Standards

General Provisions

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 119.78 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 illustration and these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Street and parking layouts may be modified to accommodate final building locations.

A. Permitted Development with the Site

1. Development will be limited to 851 residential dwelling units and any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the MX-2 District under the Ordinance.

2. No retail development shall be allowed in association with the proposed development.

3. The site is proposed to be developed with a combination of condominiums and townhomes for sale. The maximum percentage of condominiums shall be capped at 30% of the total maximum unit count of 851 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. Landscaped Areas, Buffers & Screening

1. Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance, subject to the provisions of Section 12.304.

2. The buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 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.

3. 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.

4. 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.

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 pool(s), community room and/or cabana, clubhouse, fitness facility, etc.

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.

E. S.W.I.M. Buffer

The buffer located along Little Sugar Creek (as noted on the Technical Data Sheet) shall conform to the S.W.I.M. and Stream Buffer Implementation Guidelines of November 1999.

F. Lighting

1. 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.

2. Parking lot lighting fixtures shall be a maximum of 25 feet tall and designed to be fully shielded to prevent night sky light pollution.

G. Building Heights

Building heights shall be a 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 that depicted depending upon final design and construction documents.

H. Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

I. Access Points, Sidewalks & Connectivity

1. 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 required to accommodate final site and architectural construction plans and designs.

2. 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 the abutting, vacant property to the east of the site as shown.

3. 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 example; guard house, security gate, etc.) some or all times of the day/evening.

4. Streets throughout the site shall be private streets except as noted.

5. The proposed street stub to the abutting site owned by the City of Charlotte shall be constructed by the petitioner/developer to the property boundary.

6. 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 a private street, but such sections are not yet identified.

7. The minimum distance between the back of sidewalk and the fronts of garages shall be eighteen feet.

8. Public/Private streets shall be built to public street standard paving specifications per the Charlotte Mecklenburg Land Development Standards for residential streets.

J. Parking

1. Parking shall comply with the standards of the Ordinance.

2. Throughout the proposed development where driveways access townhome garages, a minimum of eighteen feet of separation between the face of the garage and the street curb or sidewalk edge shall be maintained.

3. The proposed development shall comply with all City of Charlotte bicycle parking requirements.

K. Fire Protection

1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

2. Fire hydrants will be located within 750 feet of any building constructed on the Site.

L. Storm Water/Water Quality

1. The petitioner shall control and treat the difference in stormwater runoff volumes leaving the project site between the pre and post development runoff conditions for the 1-year 24 hour storm.

2. The use of structural stormwater treatment systems (wet ponds, extended detention wetlands, bioretention, etc.) shall be incorporated into the site and designed to have an 85% average annual removal for the Total Suspended Solids generated from the development.

3. 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, Montpelier Road and Edgewater Drive shall be restricted to various colors/hues which are earth tones, such as beige, brown, gray, green, yellow, 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.

O. Greenway Dedication

1. 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 of the initial certificate of occupancy permit associated with the proposed development.

2. The petitioner/developer shall construct a pedestrian trail along the entire length of the dedication area within the rezoning site.

The proposed development has been deemed an eligible Brownsfield site. Mecklenburg County Parks and Recreation (MCPR) is currently working with the North Carolina Department of Environmental and Natural Resources (NCDENR) so that the greenway trail development is included within the petitioners' Brownsfields provisions.

P. Transportation/Transit Improvements

1. 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.

The developer/petitioner shall construct the following transportation improvements:

- Outbound - construct an exiting land that terminates as a right turn lane.
Inbound - construct two entry lanes each with a minimum distance of 220 feet from the intersection to the first impeding internal intersection.

2. The petitioner/developer shall be responsible for all costs associated with any required signal modifications pertaining to the existing signal at the entry street into the site which result from the proposed development.

Q. Environmental Issues/Phasing:

The attached map included herein as part of this Site Plan delineates restricted areas of the property. With respect to this property:

(i) No water supply wells may be installed or utilized on the property;

(ii) No sub-grade utility lines and/or other conduits may be installed on the property without either (1) a Brownsfields Agreement or (2) (a) the development of a plan, certified by a North Carolina registered engineer.

(iii) No grading may occur within the restricted areas of the property without either (1) a Brownsfields Agreement or (2) written documentation from DENR that it has no objection to the grading;

(iv) No structures may be erected within the restricted areas of the property without (1) a Brownsfields Agreement or (b) written documentation from DENR that it has no objection to the erection of such structures;

From 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 the Charlotte Mecklenburg Planning Commission rezoning file.

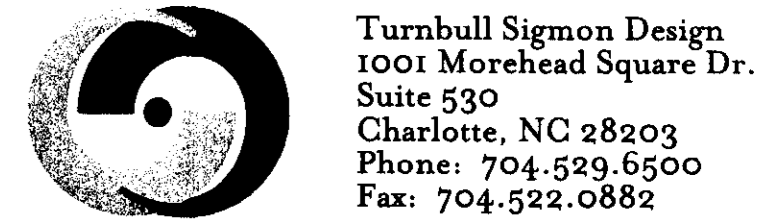
R. Building Elevations

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 buildings depicted.

S. Innovative Development Standards

1. The petitioner/developer 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 11.208 Innovative Development Standards of the City of Charlotte Zoning Ordinance.

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**Park South Station**

CHARLOTTE, NC

**For Public Hearing**

**Rezoning:  
Site Details**

Petition # 2004-121

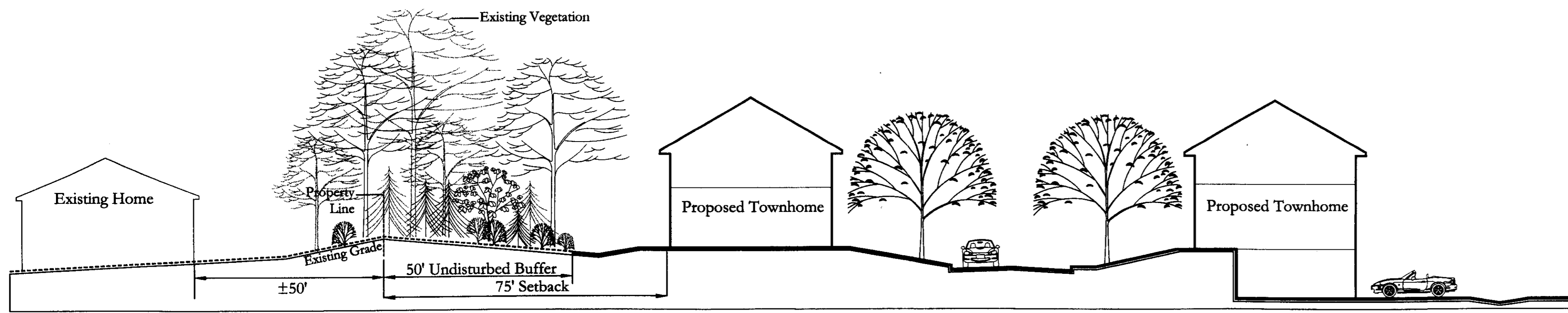
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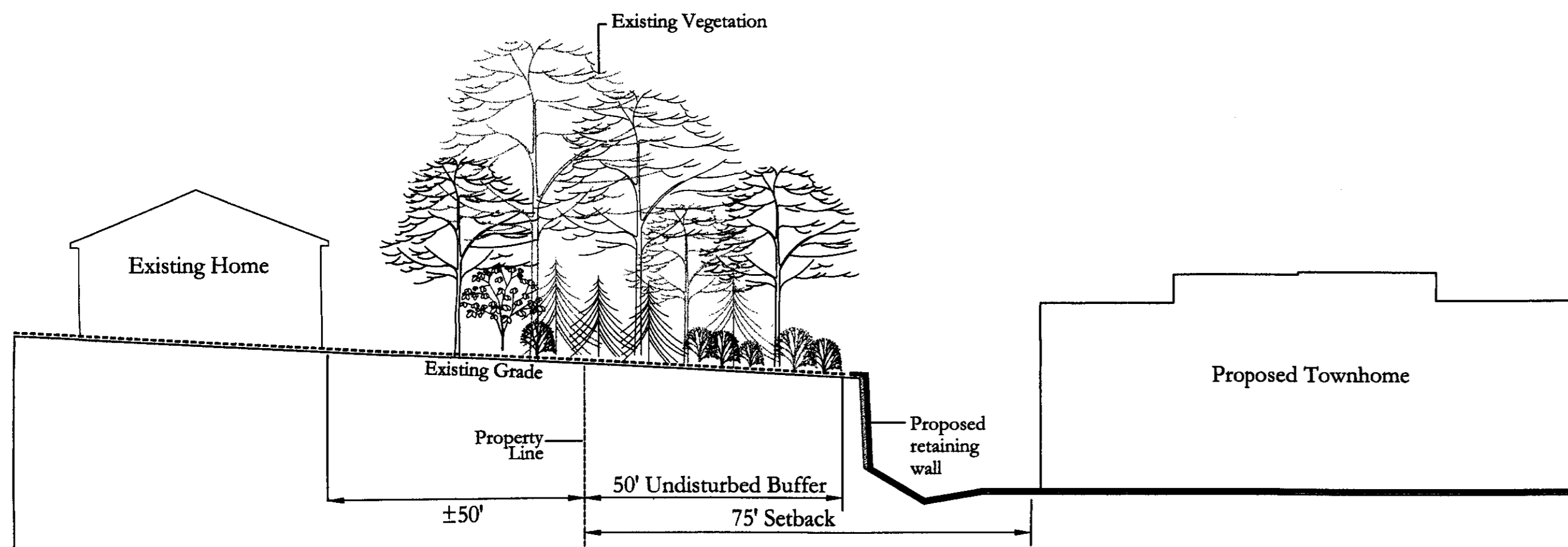
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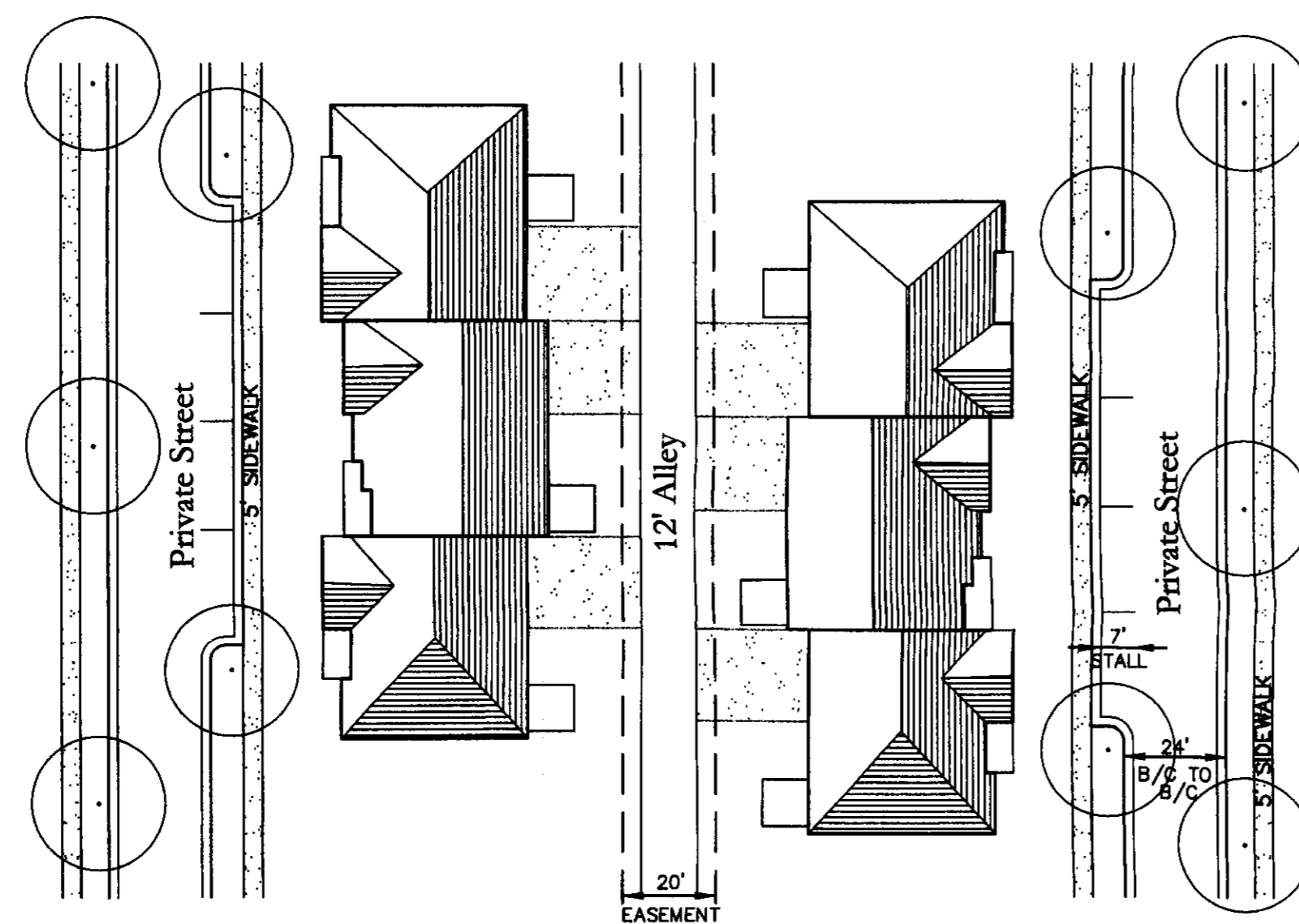
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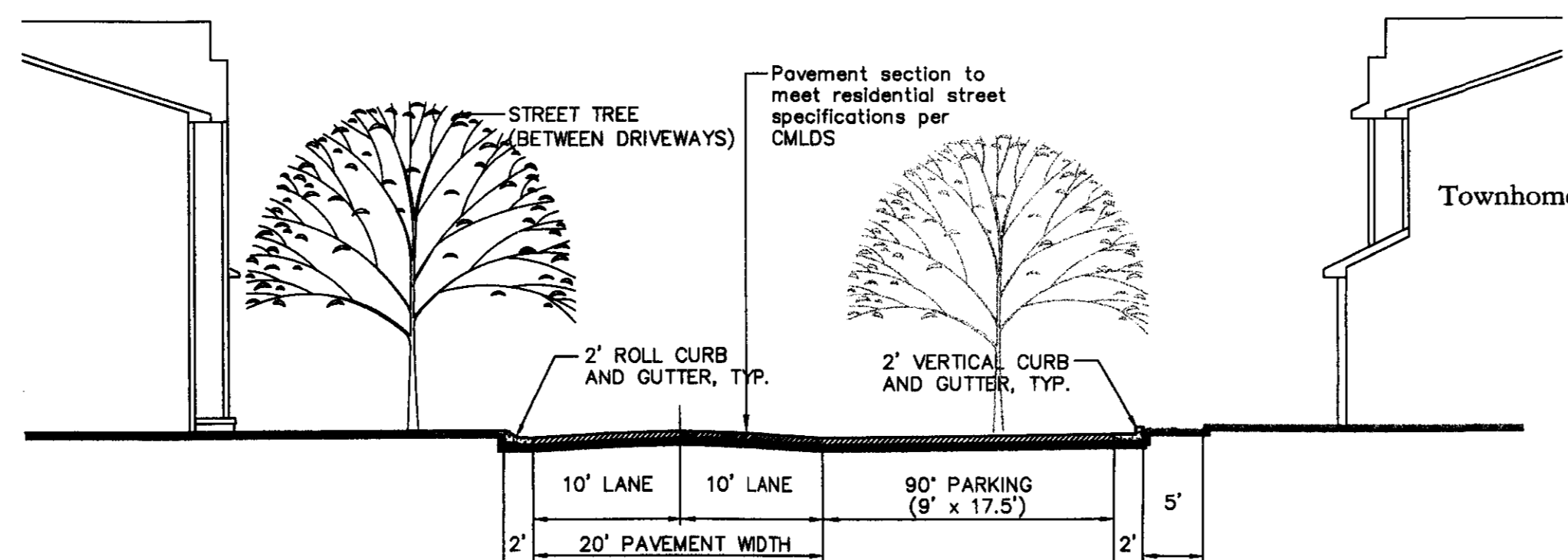
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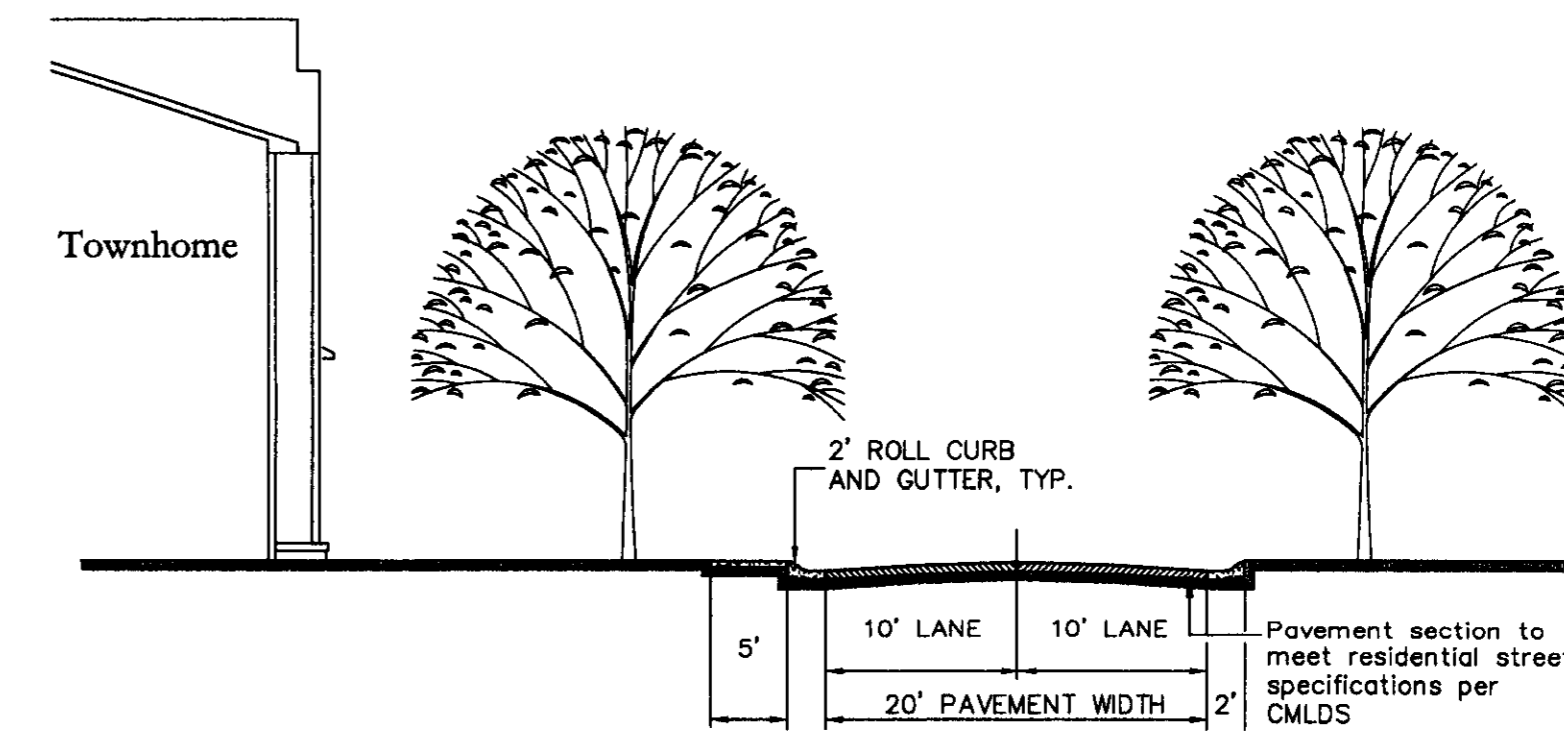
2 Buffer Cross Section  
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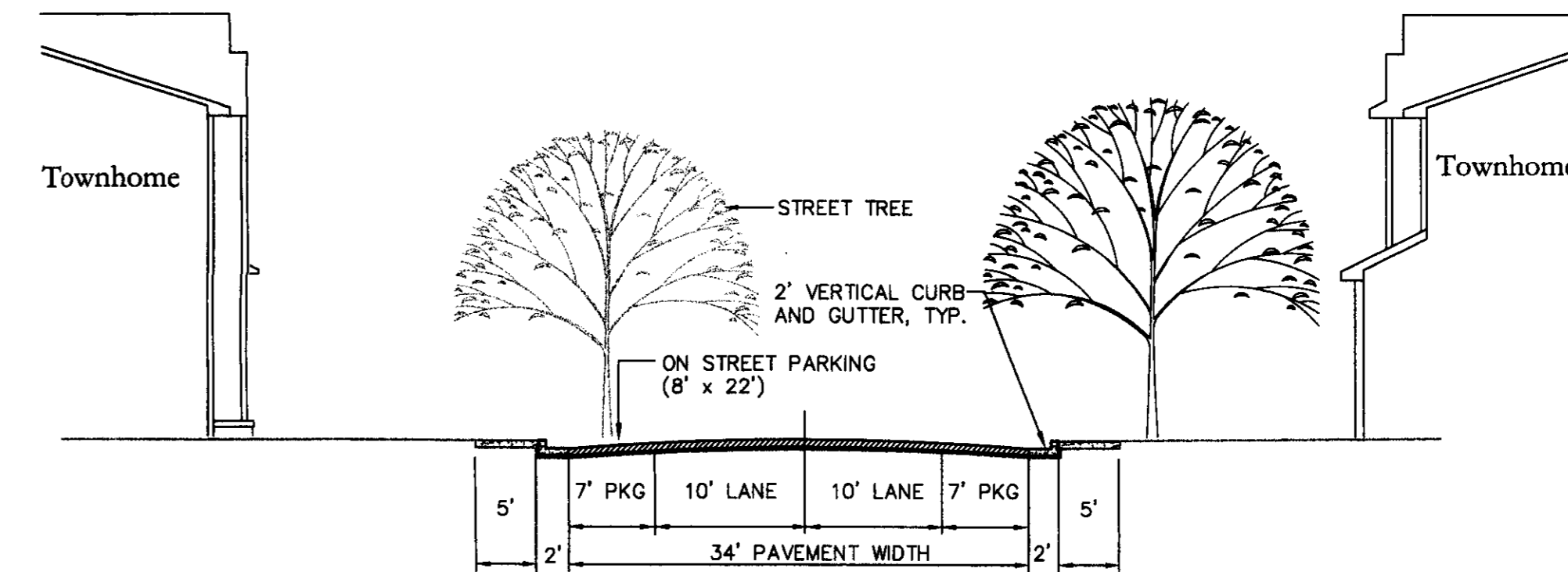
4 Site Detail - On-street Parking W/alley-loaded Garage  
4 Not To Scale



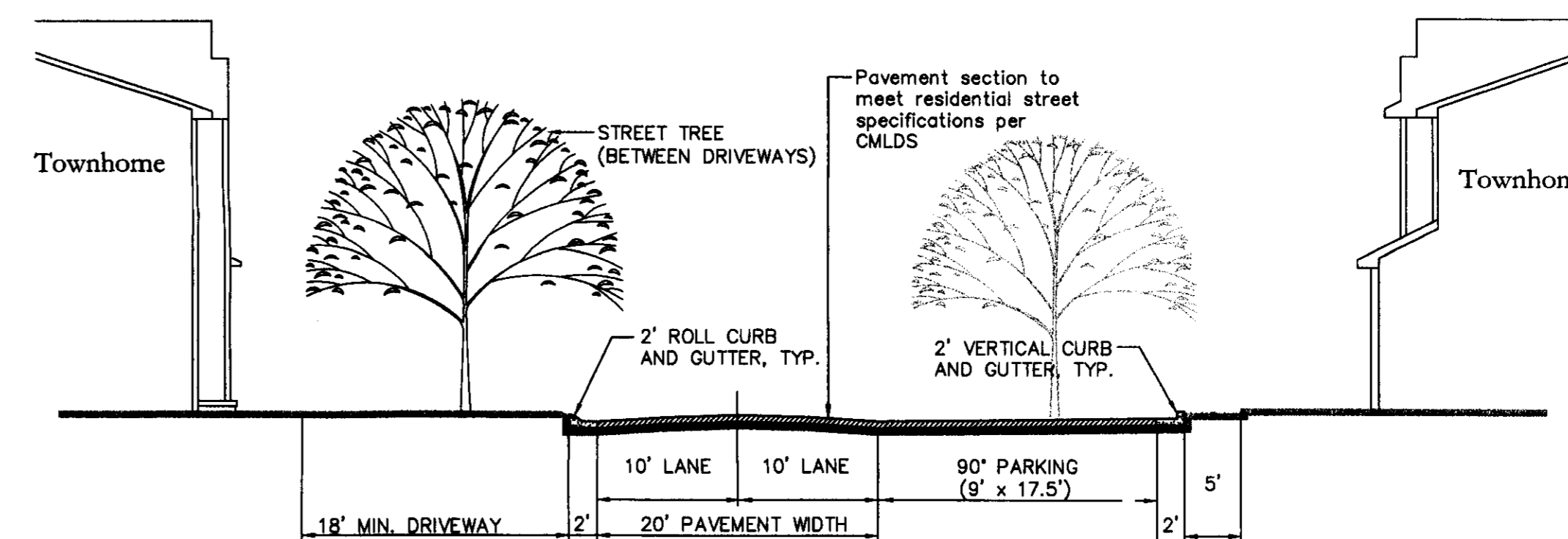
5 Cross Section With 90° Parking - Private Street  
4 Not To Scale



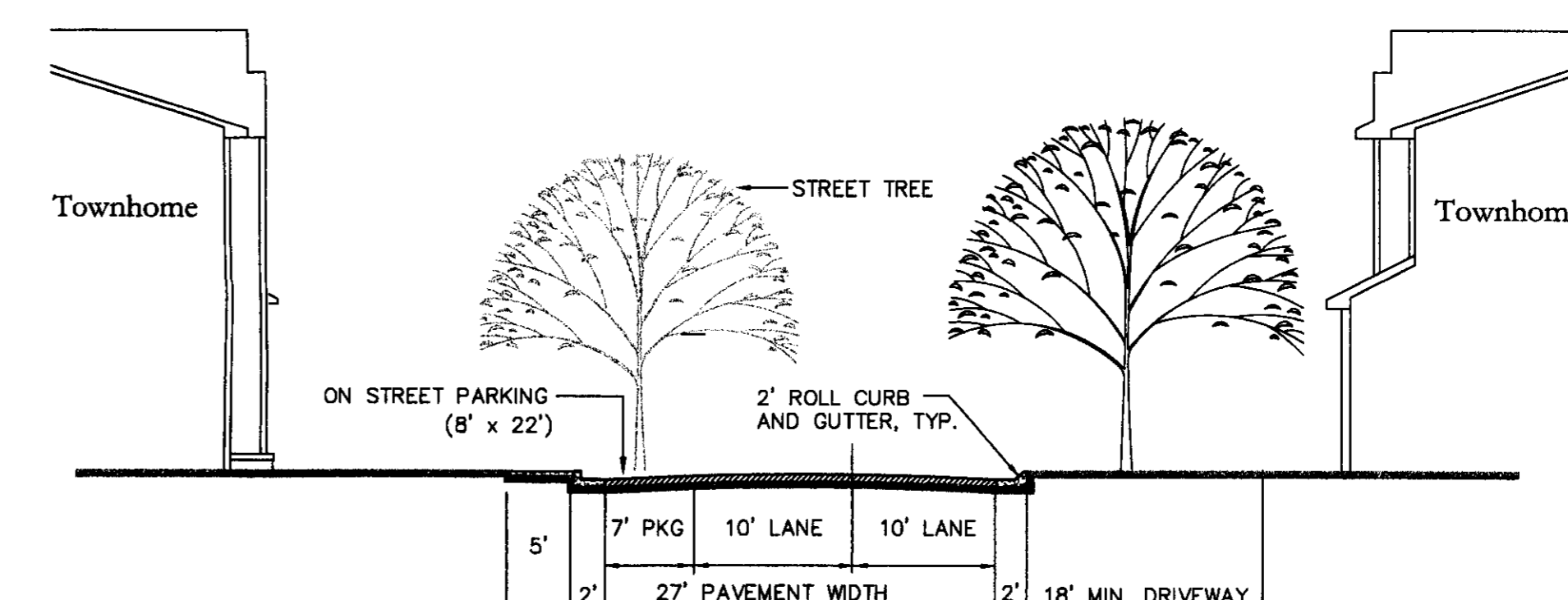
6 Cross Section - Private Street  
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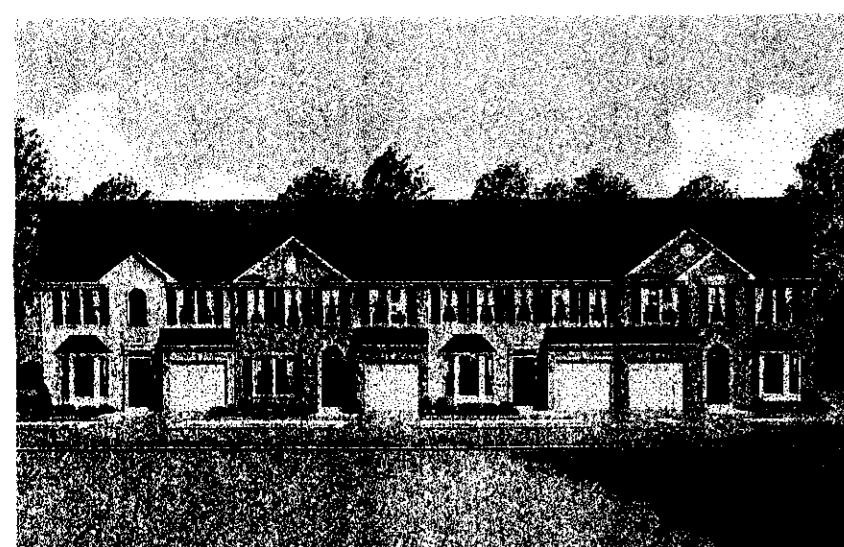
7 Cross Section With On Street Parking (Both Sides) - Private Street  
4 Not To Scale



8 Cross Section With 90° Parking - Private Street  
4 Not To Scale



9 Cross Section With On Street Parking (One Side) - Private Street  
4 Not To Scale



3 Proposed Building Elevations  
4 Not To Scale

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