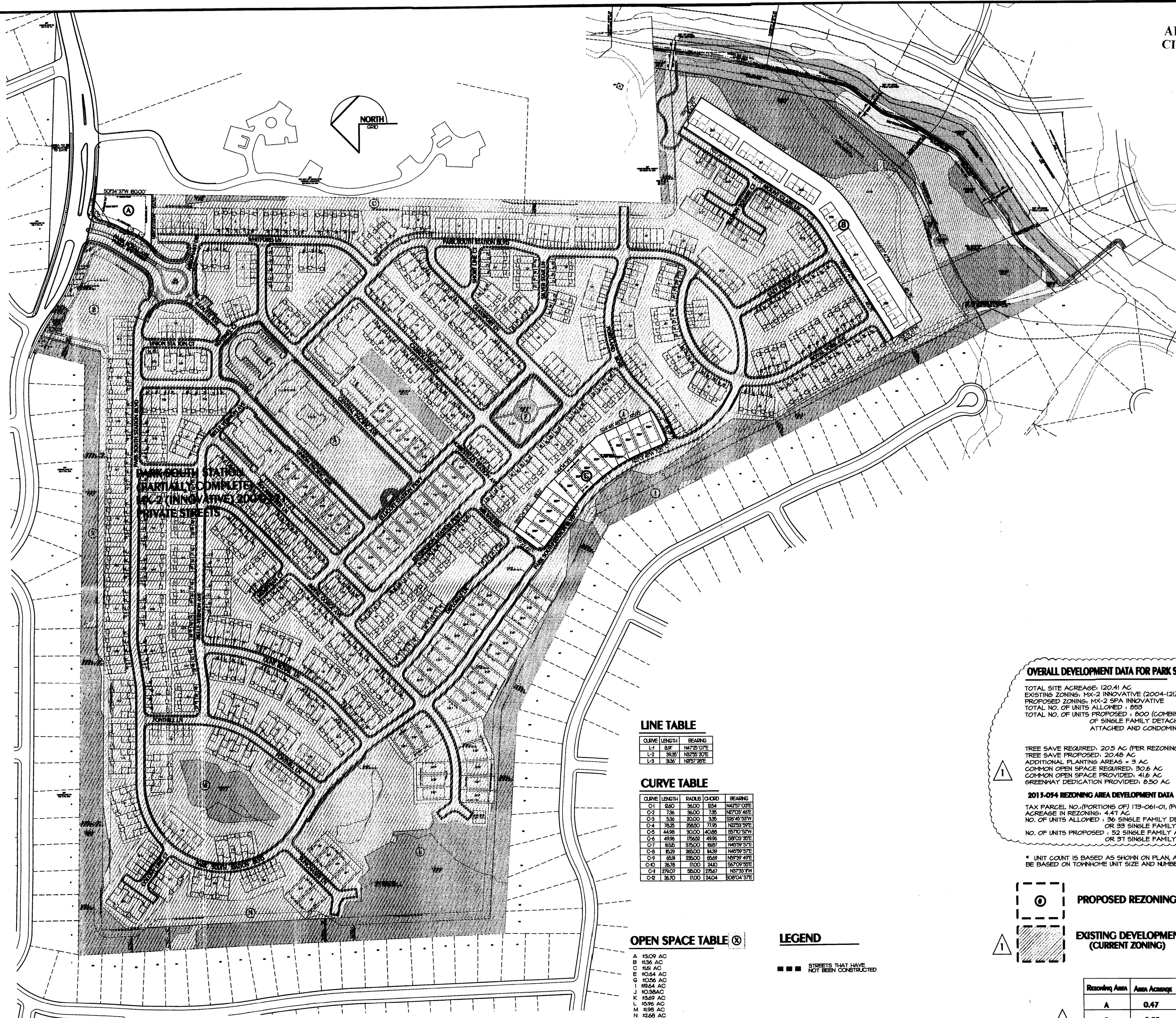


VICINITY MAP

APPROVED BY
CITY COUNCIL

JUL 15 2013



PARK SOUTH STATION
PARTIALLY COMPLETE
MIXED INNOVATIVE 3000'S
PRIVATE STREETS

LINE TABLE

CURVE	LENGTH	BEARING
L-1	8.9'	N47°31'07"E
L-2	30.25'	N27°52'20"E
L-3	3.34'	N85°37'26"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	2.60	36.00	2.54	N47°31'07"E
C-2	7.36	36.00	7.35	N27°52'20"E
C-3	3.36	20.00	3.35	S26°46'33"W
C-4	78.25	285.50	77.15	N27°52'20"E
C-5	44.98	30.00	40.88	S27°52'20"W
C-6	49.96	175.62	49.96	S27°52'20"E
C-7	16.35	375.00	16.27	N47°31'07"E
C-8	18.29	265.00	18.29	N47°31'07"E
C-9	65.9	285.00	65.69	N27°52'20"E
C-10	26.78	17.00	24.0	S27°52'20"E
C-11	279.07	36.00	278.67	N27°52'20"E
C-12	26.70	17.00	24.04	S27°52'20"E

OPEN SPACE TABLE

A	43.09 AC
B	4.36 AC
C	4.61 AC
E	40.64 AC
G	10.56 AC
I	19.64 AC
J	40.38 AC
K	43.69 AC
L	43.96 AC
M	49.96 AC
N	42.68 AC
TOTAL	441.59

LEGEND

■■■■ STREETS THAT HAVE NOT BEEN CONSTRUCTED

OVERALL DEVELOPMENT DATA FOR PARK SOUTH STATION

TOTAL SITE ACRES: 120.41 AC
EXISTING ZONING: MX-2 INNOVATIVE (2004-121), (2011-032) & (2012-064)
PROPOSED ZONING: MX-2 SPA INNOVATIVE
TOTAL NO. OF UNITS ALLOWED: 853
TOTAL NO. OF UNITS PROPOSED: 800 (COMBINATION OF SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND CONDOMINIUM UNITS)

TREE SAVE REQUIRED: 20.5 AC (PER REZONING)
TREE SAVE PROPOSED: 20.48 AC
ADDITIONAL PLANTING AREAS = 3 AC
COMMON OPEN SPACE REQUIRED: 30.6 AC
COMMON OPEN SPACE PROVIDED: 41.6 AC
GREENWAY DEDICATION PROVIDED: 8.50 AC

2013-054 REZONING AREA DEVELOPMENT DATA

TAX PARCEL NO. (PORTIONS OF) 113-061-01, (PORTIONS OF) 113-062-41
ACRES IN REZONING: 4.41 AC
NO. OF UNITS ALLOWED: 36 SINGLE FAMILY DETACHED OR 33 SINGLE FAMILY ATTACHED
NO. OF UNITS PROPOSED: 52 SINGLE FAMILY ATTACHED UNITS OR 31 SINGLE FAMILY DETACHED LOTS

* UNIT COUNT IS BASED AS SHOWN ON PLAN. ACTUAL NUMBER WILL BE BASED ON TOWNHOME UNIT SIZE AND NUMBER OF DETACHED UNITS.

PROPOSED REZONING AREAS

EXISTING DEVELOPMENT (CURRENT ZONING)

Rezoning Area	Area Acreage	Single Family Detached	Single Family Attached
A	0.47	1	0
B	2.53	24	31 (6)
C	1.47	12	21 (4)

(NUMBER OF PROPOSED BUILDINGS)

TREE SAVE INDEX*

TREESAVE A	0.08 AC
TREESAVE B	1.2 AC
TREESAVE C	2.27 AC
TREESAVE D	0.43 AC
TREESAVE E	0.2 AC
TREESAVE F	0.58 AC
TREESAVE G	6.32 AC
TREESAVE H	2.70 AC
TREESAVE I	1.09 AC
TREESAVE J	0.07 AC
TREESAVE K	0.03 AC
TREESAVE L	0.04 AC
TREESAVE M	0.30 AC
TREESAVE N	1.73 AC
TREESAVE O	3.05 AC
TREESAVE P	0.00 AC
TREESAVE Q	0.09 AC
TREESAVE R	0.07 AC
TOTAL	20.48 AC

* SEE INDIVIDUAL SITE PLAN SHEETS FOR EXACT AREA AND LOCATIONS OF THE TREESAVE TRACTS

Technical Data Sheet and Existing Conditions
Park South Station Rezoning Petition 2013-054
City of Charlotte, Mecklenburg County, North Carolina
J & B Development and Management, Inc., 9179 Davidson Hwy, Concord, NC 28025

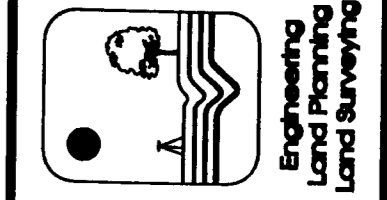
Scale:	1"=150'
Date:	7/18/13
Drawn By:	MIK
Designed By:	MIK
Job No.:	2502

RECEIVED
JUN 21 2013
BY: [Signature]

KENNEY DESIGN GROUP, PA
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM

KENNEY DESIGN GROUP, PA

1314 GREENWOOD CLIFF CHARLOTTE, NORTH CAROLINA 28204 PH: 704/377-6099 FAX: 704/377-6097 EMAIL: KENNEY@KENNEYDESIGN.COM



Drawings created using AutoCAD software. All rights reserved. No part of this drawing may be reproduced without written permission from Kenney Design Group, PA.

Table with 4 columns: Scale, Date, Drawn By, Checked By, Job No. Values: N/A, 7/15/13, MJK, MJK, 2505.

Development Standards Sheet Park South Station Rezoning Petition 2013-054 City of Charlotte, Mecklenburg County, North Carolina J & B Development and Management, Inc, 9179 Davidson Hwy, Concord, NC 28025

ADDITIONAL DEVELOPMENT STANDARDS FOR REZONING AREAS A, B, & C (REZONING 2013-054)

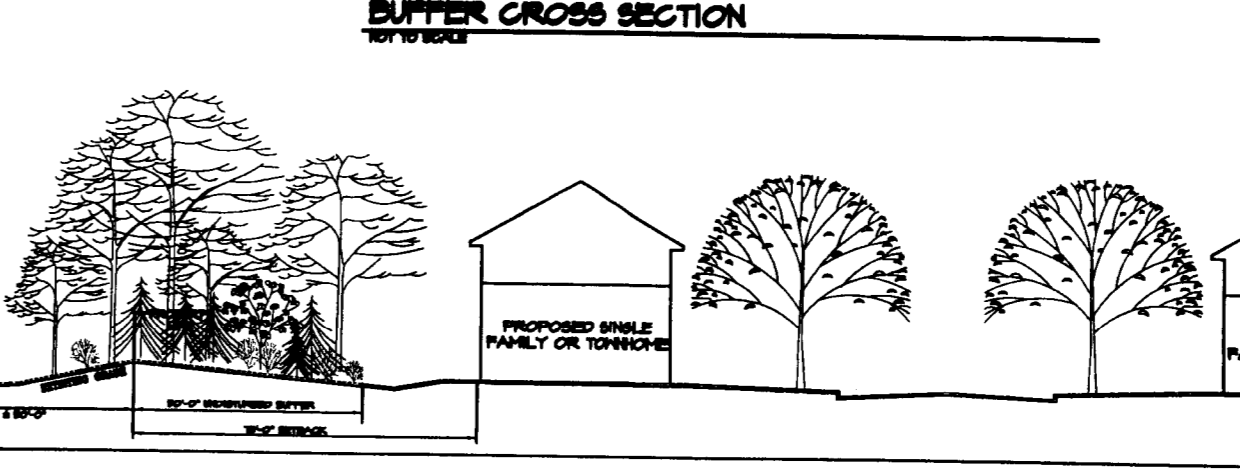
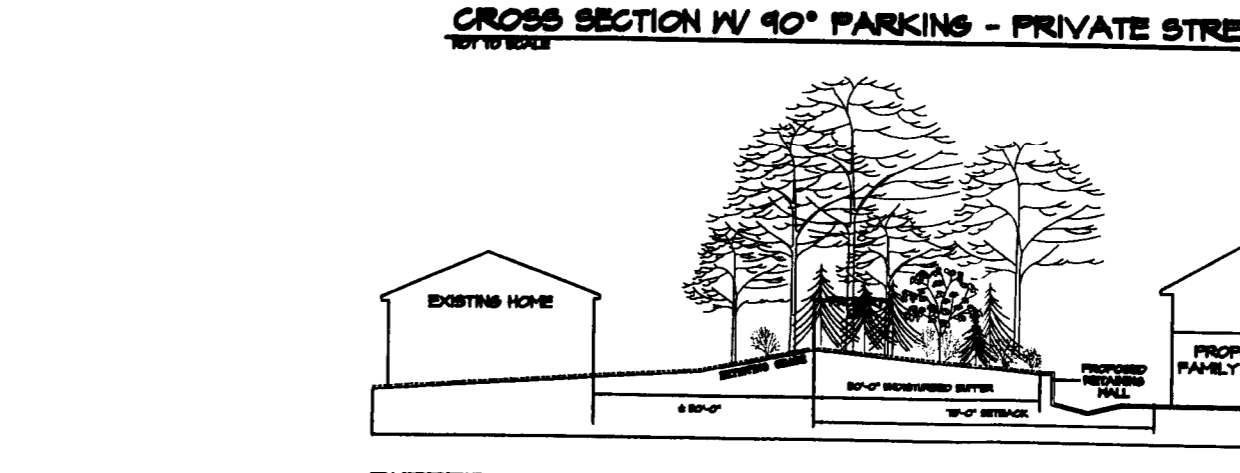
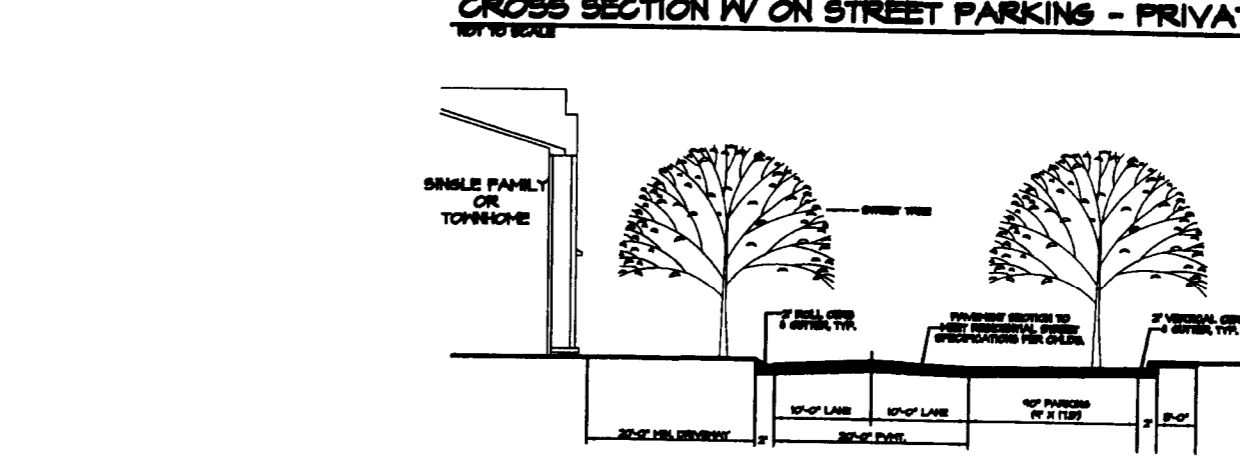
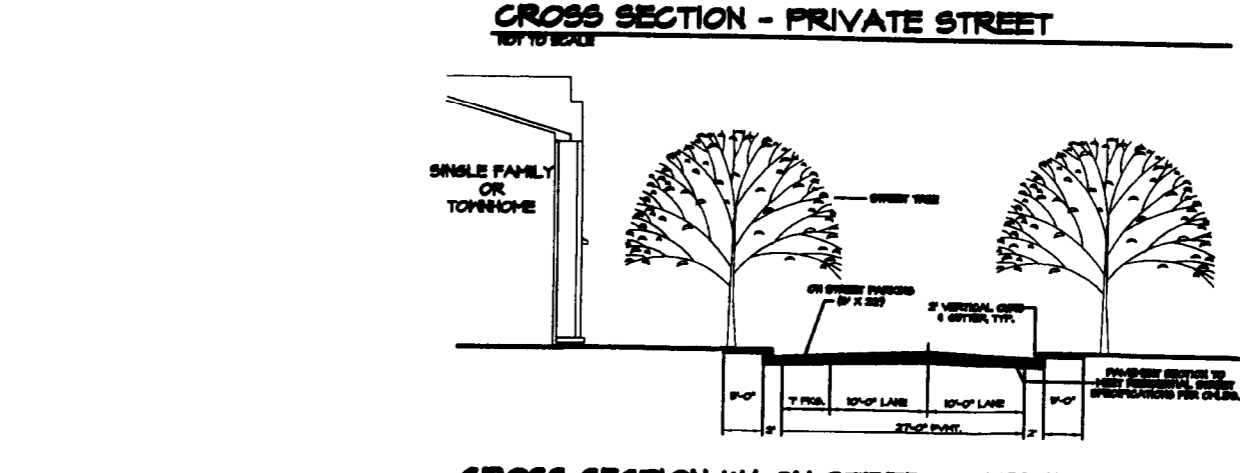
THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY EARLAN CAPITAL TO ACCOMMODATE DEVELOPMENT OF THAT 14.78 ACRE SITE WHICH IS MORE PARTICULARLY DESCRIBED ON THE TECHNICAL DATA SHEET (THE "SITE").

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER ATTACHED ILLUSTRATIONS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

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 HOMES WITH GARAGES 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.

ADDITIONAL INNOVATIVE DEVELOPMENT STANDARDS FOR AREAS A, B & C 1. THE PRIVATE STREETS SHALL BE CONSTRUCTED AS INDICATED BY THE BELOW CROSS SECTIONS.



P. TRANSPORTATION/ TRANSIT IMPROVEMENTS

1. THE PETITIONER SHALL DEDICATE THE LAND NOT INCLUDED WITHIN THE BOUNDARY OF THE REZONING SITED ON THE NORTH SIDE OF ARCHDALE DRIVE TO CATCH FOR A FUTURE STOP.

THE DEVELOPER/PETITIONER SHALL CONSTRUCT THE FOLLOWING TRANSPORTATION IMPROVEMENTS: OUTBOUND: CONSTRUCT AN EXITING LANE THAT TERMINATES AS A RIGHT TURN LANE.

Q. ENVIRONMENTAL ISSUES / PHASING THE ATTACHED MAP ILLUSTRATED HEREIN AS PART OF THIS SITE PLAN DELINEATES RESTRICTED AREAS OF THE PROPERTY WITH RESPECT TO THIS PROPERTY:

R. BUILDING ELEVATIONS THE ATTACHED BUILDING ELEVATIONS ARE INTENDED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME AND STYLE OF THE PROPOSED BUILDINGS.

T. BINDING EFFECT OF THE REZONING APPLICATION 1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT FROM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS.

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

H. SIGNS

ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH 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 LOCATION AND CONFIGURATION OF THE ACCESS ARE SUBJECT TO ANY MINOR MODIFICATIONS AS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (DOT).

J. PARKING 1. PARKING SHALL COMPLY WITH THE STANDARDS OF THE ORDINANCE. 2. THROUGHOUT THE PROPOSED DEVELOPMENT INHIBIT DRIVEWAYS ACCESS TO HOUSE GARAGES.

K. FIRE PROTECTION 1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATION.

L. STORM WATER/ WATER QUALITY 1. THE PETITIONER SHALL CONTROL AND TREAT THE DIFFERENCE IN STORM WATER RUNOFF MAY CONTAIN PRIVATE PATIOS, FENCING, ETC. AS DESCRIBED IN NOTE C2 ABOVE.

M. ARCHITECTURAL CONTROLS DWELLING INTERIORS SIDINGS COLORS FOR PROPOSED DWELLINGS WHICH ADJUT HOMES THAT FRONT ON DELICATE DRIVE, HONTPELLER ROAD AND EDGEWATER DRIVE SHALL BE RESTRICTED TO VARIOUS COLORS/SHADES WHICH ARE EARTH TONES, SUCH AS BEIGE, BROWN, GRAY, 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.

O. GREENWAY DEDICATION THE PETITIONER SHALL DEDICATE TO MECKLENBURG COUNTY THE AREA OF THE SITE ADJACENT TO THE LITTLE SUSAR CREEK AS SHOWN.

THE PROPOSED DEVELOPMENT HAS BEEN DEDICATED AN ELIGIBLE BROWNFIELD SITE. MECKLENBURG COUNTY PARKS AND RECREATION (MCRP) IS CURRENTLY WORKING WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (NCRNR) SO THAT THE GREENWAY TRAIL DEVELOPMENT IS INCLUDED WITHIN THE PETITIONER'S BROWNFIELD PROVISIONS.

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.



TYPICAL BUILDING ELEVATIONS TO SCALE

DEVELOPMENT STANDARDS (REZONING 2004-121)

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY EARLAN CAPITAL TO ACCOMMODATE DEVELOPMENT OF THAT 14.78 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 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 281 RESIDENTIAL DWELLING UNITS AND ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE M-2 DISTRICT UNDER THE ORDINANCE.

B. SETBACKS, SIDE YARDS AND REAR YARDS 1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY THE REQUIREMENTS OF SECTION 12-309 OF THE ORDINANCE, SUBJECT TO THE PROVISIONS OF SECTION 12-304.

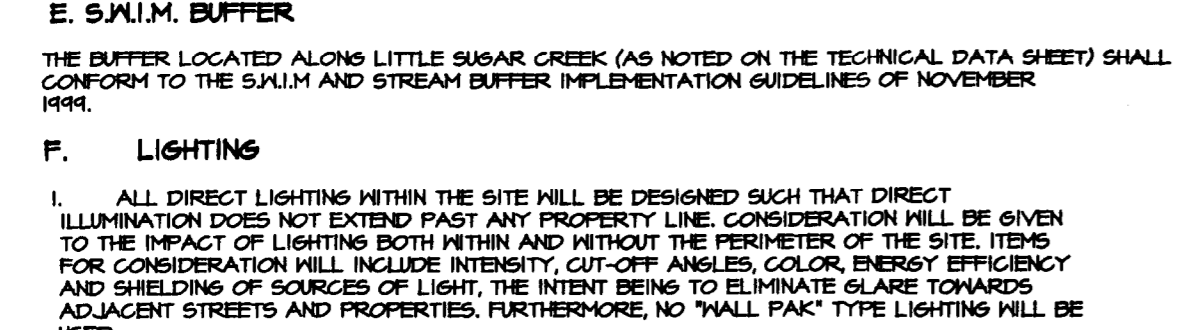
C. LANDSCAPING AND SCREENING 1. LANDSCAPING AND SCREENING SHALL AT A MINIMUM SATISFY THE REQUIREMENTS OF SECTION 12-309 OF THE ORDINANCE, SUBJECT TO THE PROVISIONS OF SECTION 12-304.

D. OPEN SPACE APPROXIMATELY 306 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.

E. 50' L.M. BUFFER THE BUFFER LOCATED ALONG LITTLE SUSAR CREEK (AS NOTED ON THE TECHNICAL DATA SHEET) SHALL CONFORM TO THE SWATH AND STREAM BUFFER IMPLEMENTATION GUIDELINES OF NOVEMBER 1994.

F. LIGHTING 1. ALL DIRECT LIGHTING WITHIN THE SITE WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE.

G. BUILDING HEIGHTS BUILDING HEIGHTS SHALL BE COMBINATION OF 2 STORIES, 3 STORIES, 2 1/2 AND 3/4 SPLIT STORIES. (SEE LEGEND FOR LOCATIONS) BUILDING HEIGHT AND LOCATIONS MAY BE ADJUSTED AND MODIFIED FROM THE DEPICTED DEPENDING UPON FINAL DESIGN AND CONSTRUCTION DOCUMENTS.



5' WOOD/VINYL PRIVACY FENCE TO SCALE

NOTES 1. POSTS AND RAILS TO BE NO. 2 PRESSURE TREATED YELLOW PINE FRAMING SQUARES. 2. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED.

3. FINISHED SIDE OF FENCE SHALL FACE THE ADJACENT LOT. 4. IF VINYL IS USED, A TONGUE & GROOVE WITH TOP AND BOTTOM RAIL MAY BE SUBSTITUTED FOR DOG EAR TOP.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.