

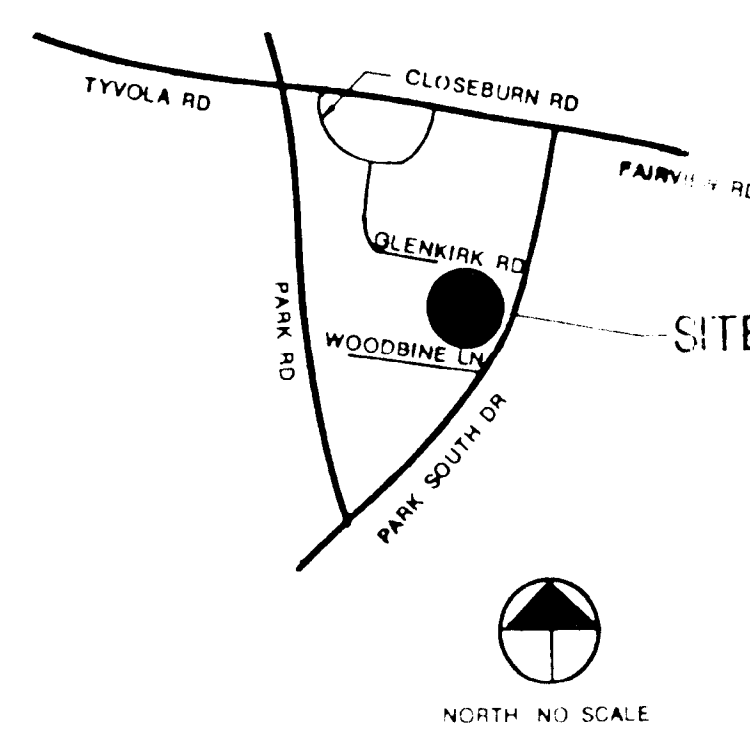
SITE DATA

Existing Zone: R-3
 Proposed Zone: R-8 MF(CD)
 Acreage: 2.74
 Density: 19 U./Ac
 Number of Units: 31
 Proposed Use: Townhomes for sale

NOTES

- The site plan represents a firm concept of development with respect to the number and arrangement of buildings, perimeter walls and the layout of parking and circulation areas. However, minor alterations to the overall layout of the site are permitted based upon topography or other site constraints. Final architectural and engineering details, etc., in no event, shall the number of units be increased or buffer areas, yard dimensions or building setbacks be reduced from that depicted on the plan.
- A maximum of thirty-one townhouse for sale homes shall be constructed on the site. Most homes will contain a garage and all homes will have a private driveway with access to park two cars. Some guest parking spaces as shown will be provided throughout the site, but the intention of the parking and circulation plan is to avoid large concentrations of automobiles and large parking lots.
- All townhomes shall be a maximum of two stories in height.
- All townhomes shall be constructed of brick, stone, stucco or a combination of those materials. The townhomes shall reflect the general design and architectural scheme of the attached rendering/elevation, though variations in the design of the final finishing materials, roof lines, architectural details, etc. are permitted so long as the overall architectural theme is maintained.
- The proposed development shall comply with all applicable requirements related to road dimensions, off street parking, signage, etc. as shown on the plan.
- As shown on the plan, a 5 foot area of the site running along Park South Drive shall be dedicated for additional right of way purposes. Building setbacks shall be measured from the new right of way line. The right of way shall be dedicated to the appropriate agency prior to the issuance of the final building permit associated with the development.
- The proposed development shall be surrounded by a masonry wall to provide extra privacy and security. The wall shall be constructed of brick, stone, stucco or similar material or a combination of those materials in a fashion to complement the exterior facade of the townhomes. The masonry wall shall be interrupted beneath a Duke Power right-of-way, which crosses the site. In this instance a solid wooden fence gate shall be used in order to permit access to the townhomes from the street.
- The site shall be accessed by a single driveway connection to Park South Drive. The location of this driveway shall comply with all Charlotte Dept. of Transportation requirements concerning design, location, site distance standards, etc.
- No swimming pool, tennis courts, clubhouse or similar recreation feature will be allowed.
- The petitioner shall make all reasonable efforts to preserve and maintain existing trees and mature landscaping in the area of the site where it adjoins the Glenkirk Road right-of-way. This area of the site is generally the front yard of an existing structure. The trees and mature landscaping shall be preserved to provide a buffer between the site and the Glenkirk neighborhood. Furthermore, additional landscaping, including a combination of evergreen and deciduous trees, will be planted in the area to establish additional screening and landscaping between the proposed townhome development and homes nearby on Glenkirk Road.
- The masonry perimeter wall surrounding the site shall be constructed in stages as construction of the townhomes progresses throughout the site. The construction of the wall will always proceed the construction of the townhomes associated with it in order to act as an immediate screen between the adjoining property and the townhomes.
- Perimeter may seek a variance to permit the height of the perimeter wall in the setback to be six feet, rather than the allowed maximum of five feet. A minimum separation of 10' shall be maintained between perimeter walls and the Woodloch Lane right-of-way.
- Plots which are associated with townhomes 18-21 shall not be permitted to have any structures located within the plot area. The owners of these townhomes shall have the structure located in the front setback with each townhome.

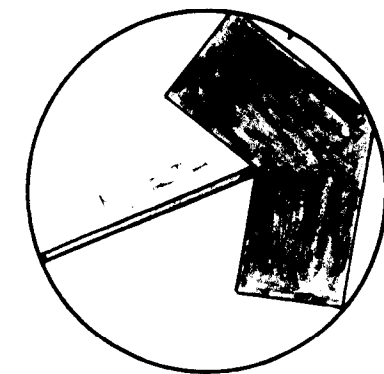
LOCATION MAP



ADJOINING PROPERTY OWNERS

- | | | | |
|---|---|---|--|
| 1. 171-2840
S.J. Buggamer
5621 Cedar Forest Drive
Charlotte, NC 28226 | 4. 179-022-41
South Executive Park
Dept. 938
67 Marston Drive
Washington, DC 20085 | 7. 179-022-14
Michael E. Millich
5127 Glenkirk Rd.
Charlotte, NC 28210 | 10. 171-282-26
International Network Services Corp.
P.O. Box 412089
Charlotte, NC 28241 |
| 2. 171-286-01
Alice's Charms
6200 Park South Drive
Charlotte, NC 28210 | 5. 179-022-40
South Executive Park
6060 St. Aditya S.
Charlotte, NC 28210 | 8. 179-022-14
Michael E. Millich
5127 Glenkirk Rd.
Charlotte, NC 28210 | 11. 171-282-06
T.H. Jamison
442 Woodloch Lane
Charlotte, NC 28210 |
| 3. 179-022-08
Summit B. M.A.
Rt. 1, Box 245
Holly Ridge, NC 28340 | 6. 179-022-39
Fairview Plaza Associates
c/o Building Manager
Two Fairview Plaza
Charlotte, NC 28210 | | |

APPROVED BY CITY COUNCIL
 DATE 1/11/94



<p>REVISIONS</p> <p>1. 5/1/94 - SJK - ADJUSTED FRONT YARD BUFFER & BUILDING AS REQUESTED</p> <p>2. 8/18/94 - SJK - ADDED SITE DATA AND TRIP OWNERS ADJUSTED BUFFER & ADDED PLANNING INFORMATION</p> <p>3. 10/15/94 - SJK - REVISED NOTES & GRAPHICS REQUESTED BUILDER</p> <p>4. 11/18/94 - SJK - ADJUST PLAN TO CORRECT SINGLE FRONT YARD BUFFER & GRAPHIC. EXHAUSTIVE AND REVISED TOWNHOMES FROM PLANS & ELEVATIONS</p>	<p>6805 D FAIRVIEW RD CHARLOTTE, NC 28210</p> <p>BKD Bruce Keith Design Architecture Planning Development Consulting</p>	<p>REZONING PLAN • PETITION NO. 94-98</p> <p>PARK SOUTH TOWNHOUSES YAGER CONSTRUCTION COMPANY CHARLOTTE, NORTH CAROLINA</p>	<p>Sheet Number RZ-1 of Total</p>
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REZONING PLAN • PETITION NO. 94-98
PARK SOUTH TOWNHOUSES
 YAGER CONSTRUCTION COMPANY
 CHARLOTTE, NORTH CAROLINA

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