

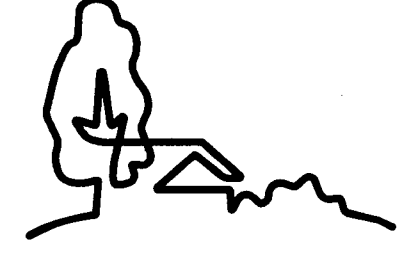
DEVELOPMENT STANDARDS

- 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- Any detached lighting on the site will be limited to 20 feet in height and be fully shielded. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
- 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.
- The use of the site will be for a single family attached housing development and related accessory uses.
- Access will be provided by a driveway connection to Park South Drive. The exact location of the access point will be subject to approval by the appropriate transportation authority.
- The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street.
- No storm water detention will be placed in any setbacks or buffers, unless the topography of the site and the design of the facilities limits the location to the setback or buffer and then only if such facility is designed and maintained as part of the landscaping of the site. The development of the Petitioner's site will comply with all adopted post construction storm water standards that may be applicable to the site.
- 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.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, 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. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- 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 September 22, 2006

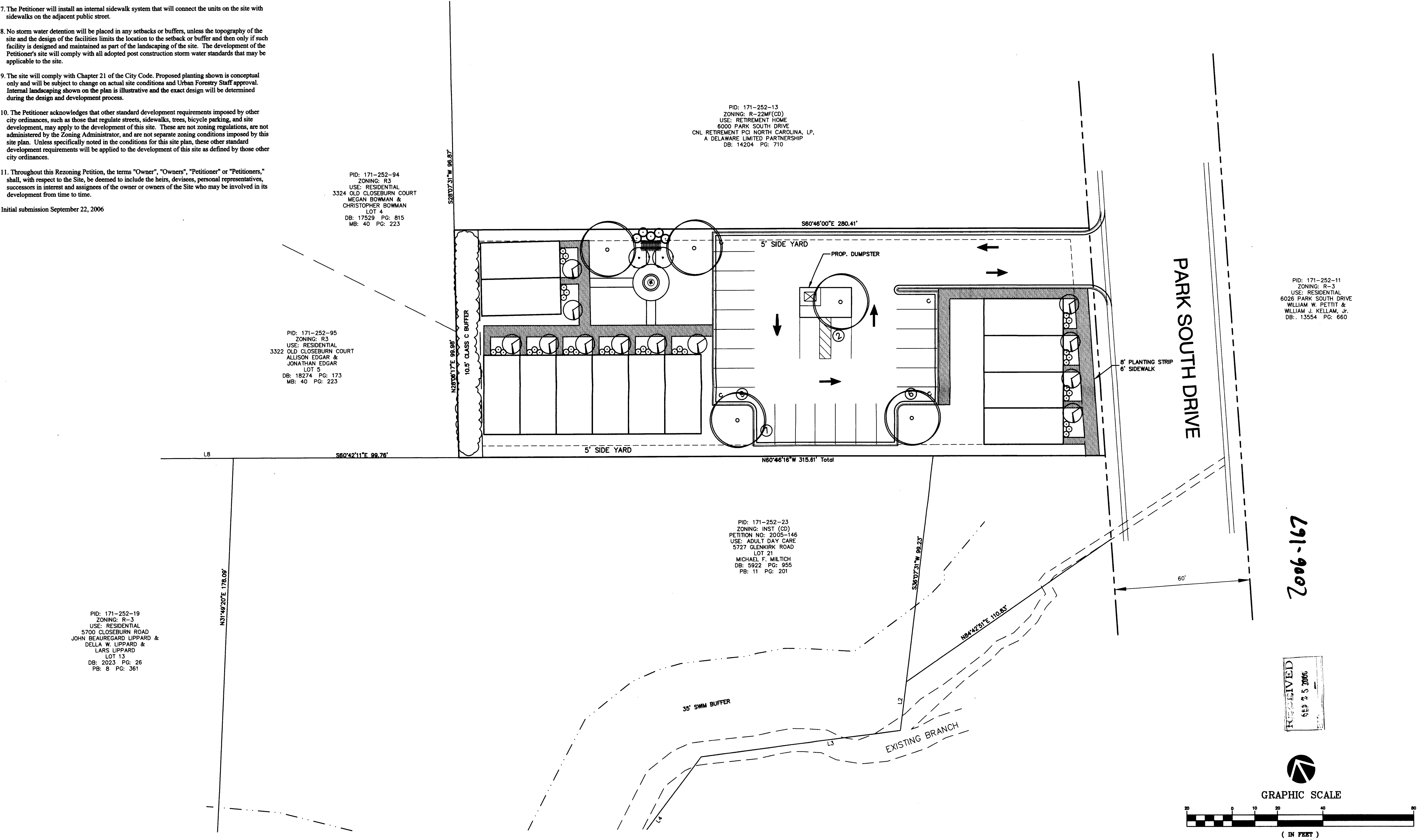
DEVELOPMENT DATA

TOTAL SITE AREA: 0.72 AC
 EXISTING ZONING: R-3
 PARCEL NUMBER: 171-252-11
 PROPOSED ZONING: UR-2 (CD)
 PROPOSED UNITS: 12
 DENSITY: 16.7 DU/AC
 SETBACKS:
 FRONT: 14' FROM BOC
 REAR: 10'
 SIDE: 5'
 MAXIMUM HEIGHT: 40'



**URBAN
 DESIGN
 PARTNERS**

1318-e6 central ave. P 704.334.3303
 charlotte, nc 28205 F 704.334.3305
 urbandesignpartners.com



Park South Road

Site Plan

City of Charlotte

NO. DATE BY: REVISIONS:

Project No: 06-076
 Date: Sept. 2006
 Designed by: BDS
 Drawn By: BDS
 Scale: 1"=20'
 Sheet No: