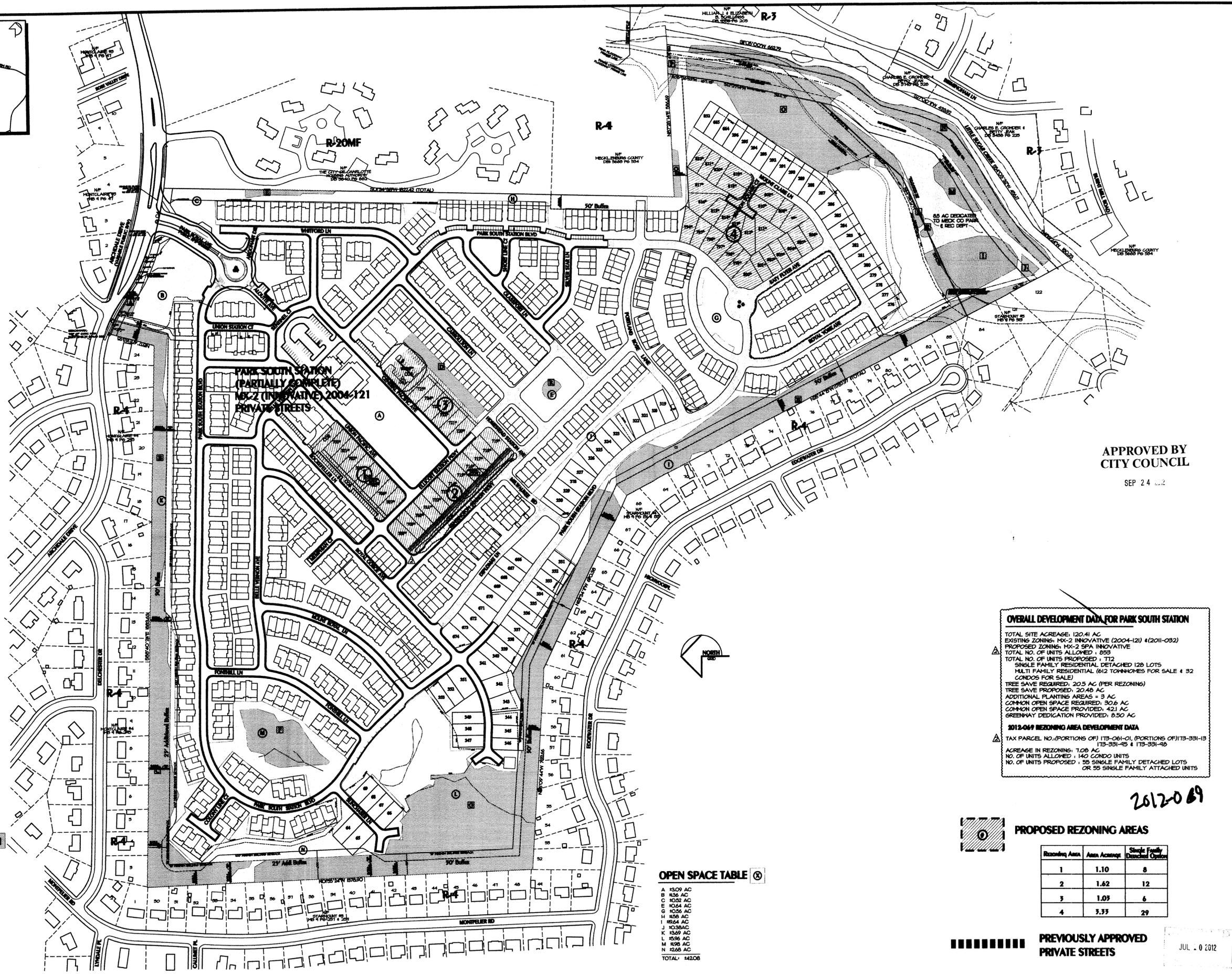


VICINITY MAP



APPROVED BY
CITY COUNCIL
SEP 24 2012

OVERALL DEVELOPMENT DATA FOR PARK SOUTH STATION
 TOTAL SITE ACREAGE: 120.41 AC
 EXISTING ZONING: MX-2 INNOVATIVE (2004-121) (2011-032)
 PROPOSED ZONING: MX-2 SPA INNOVATIVE
 TOTAL NO. OF UNITS ALLOWED: 859
 TOTAL NO. OF UNITS PROPOSED: 1712
 SINGLE FAMILY RESIDENTIAL DETACHED 128 LOTS
 MULTI FAMILY RESIDENTIAL (612 TOWNHOMES FOR SALE + 32 CONDOS FOR SALE)
 TREE SAVE REQUIRED: 20.48 AC (PER REZONING)
 ADDITIONAL PLANTING AREAS: 3 AC
 COMMON OPEN SPACE REQUIRED: 30.6 AC
 COMMON OPEN SPACE PROVIDED: 42.1 AC
 GREENWAY DEDICATION PROVIDED: 8.50 AC

2012-069 REZONING AREA DEVELOPMENT DATA
 TAX PARCEL NO. (PORTIONS OF) 173-061-01, (PORTIONS OF) 173-331-13, 173-331-45 & 173-331-46
 ACREAGE IN REZONING: 1.08 AC
 NO. OF UNITS ALLOWED: 140 CONDO UNITS
 NO. OF UNITS PROPOSED: 55 SINGLE FAMILY DETACHED LOTS OR 55 SINGLE FAMILY ATTACHED UNITS

2012-069



PROPOSED REZONING AREAS

Rezoning Area	Area Acreage	Single Family Detached Units
1	1.10	8
2	1.62	12
3	1.03	6
4	3.33	29



PREVIOUSLY APPROVED PRIVATE STREETS

OPEN SPACE TABLE

- A 13.09 AC
- B 4.56 AC
- C 10.92 AC
- E 10.64 AC
- G 10.55 AC
- H 18.5 AC
- I 39.64 AC
- J 40.38 AC
- K 13.69 AC
- L 15.96 AC
- M 18.96 AC
- N 12.68 AC
- TOTAL: 142.08

TREE SAVE INDEX

- TREESAVE A 0.08 AC
- TREESAVE B 0.27 AC
- TREESAVE C 0.43 AC
- TREESAVE D 0.2 AC
- TREESAVE E 0.08 AC
- TREESAVE F 6.32 AC
- TREESAVE G 2.70 AC
- TREESAVE H 1.08 AC
- TREESAVE I 0.07 AC
- TREESAVE J 0.03 AC
- TREESAVE K 0.04 AC
- TREESAVE L 0.30 AC
- TREESAVE M 1.73 AC
- TREESAVE N 0.02 AC
- TREESAVE O 0.02 AC
- TREESAVE P 0.02 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

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REVISIONS:
 1. MISC. REVISIONS PER CIVIC REVIEW COMMENTS
 2. CIVIC REVIEW PER CIVIC REVIEW COMMENTS

Scale: 1"=150'
 Date: 4/23/12
 Drawn By: MKK
 Designed By: MKK
 Job No.: 2103

TECHNICAL DATA SHEET AND EXISTING CONDITIONS
Park South Station Rezoning Petition 2012-069
 City of Charlotte, Mecklenburg County, North Carolina
 J & B Development and Management, Inc, 9179 Davidson Hwy, Concord, NC 28025

NOTE: ALL STREETS EXCEPT PARK ROYAL AVE. ARE PRIVATE

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

PROPOSED REZONING AREAS 1-3
ALL SINGLE FAMILY DETACHED LOTS SHALL HAVE A 5' SIDEWALK BEHIND CURB

DEVELOPMENT STANDARDS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY JOE HARRPHY TO ACCOMMODATE DEVELOPMENT OF THAT 7.06 ACRE SITE WHICH IS MORE PARTICULARLY DESCRIBED ON THE TECHNICAL DATA SHEET (SEE LISTED SITE). THE INTENT OF THIS REZONING IS TO ALLOW THE CONSTRUCTION OF SINGLE FAMILY 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 CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

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

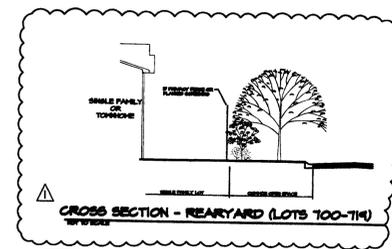
ALL OF THE DEVELOPMENT STANDARDS INCLUDED IN REZONING PETITION 2004-121 SHALL REMAIN IN EFFECT EXCEPT FOR THE ABILITY OF THE DEVELOPER/PETITIONER TO CONSTRUCT SINGLE FAMILY DETACHED DWELLINGS IN THE AREAS SHOWN ON TECHNICAL DATA SHEET AND SCHEMATIC PLAN.

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.

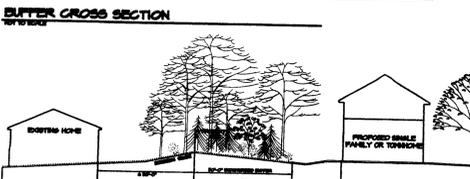
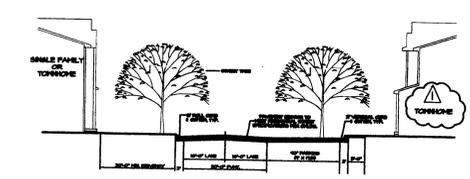
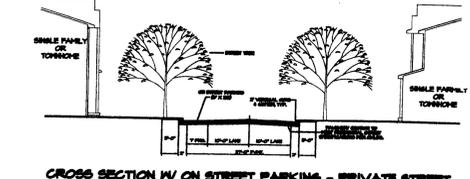
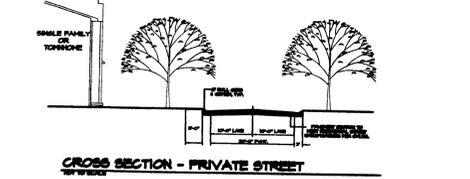
SINGLE FAMILY HOMES SHALL UTILIZE GARAGE DOORS WITH ARCHITECTURAL FEATURES THAT DISTINGUISH THEM FROM STANDARD METAL GARAGE DOORS. SUCH ARCHITECTURAL FEATURES MAY INCLUDE WINDOWS, CARRIAGE DOOR ELEMENTS, ARCHES, DECORATIVE LIGHTING, DECORATIVE HARDWARE, ETC.

A. INNOVATIVE DEVELOPMENT STANDARDS FOR SINGLE FAMILY HOMES

1. THE PRIVATE STREETS SHALL BE CONSTRUCTED AS INDICATED BY THE BELOW CROSS SECTIONS.
2. THE MINIMUM FRONT SETBACK FOR SINGLE FAMILY HOMES SHALL BE 20 FEET FROM THE BACK OF CURB.
3. ALL DRIVEWAYS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM THE BACK OF CURB, WHICHEVER IS GREATER.
4. THE MINIMUM REAR YARD FOR SINGLE FAMILY HOMES SHALL BE 20 FEET.
5. SINGLE FAMILY LOTS MAY FRONT ON PRIVATE STREETS.
6. NO INTERNAL BUFFERS REQUIRED BETWEEN THE VARIOUS RESIDENTIAL TYPES LOCATED WITHIN THE UNIFIED PARK SOUTH STATION DEVELOPMENT.



CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	26.70	17.00	24.04	S070°52'W
C-2	26.70	17.00	24.04	S88°56'08"E
C-3	26.70	17.00	24.04	S070°52'W
C-4	26.70	17.00	24.04	N070°52'E
C-5	26.70	17.00	24.04	S88°56'08"E
C-6	26.70	17.00	24.04	S070°52'W
C-7	26.70	17.00	24.04	N88°56'08'W



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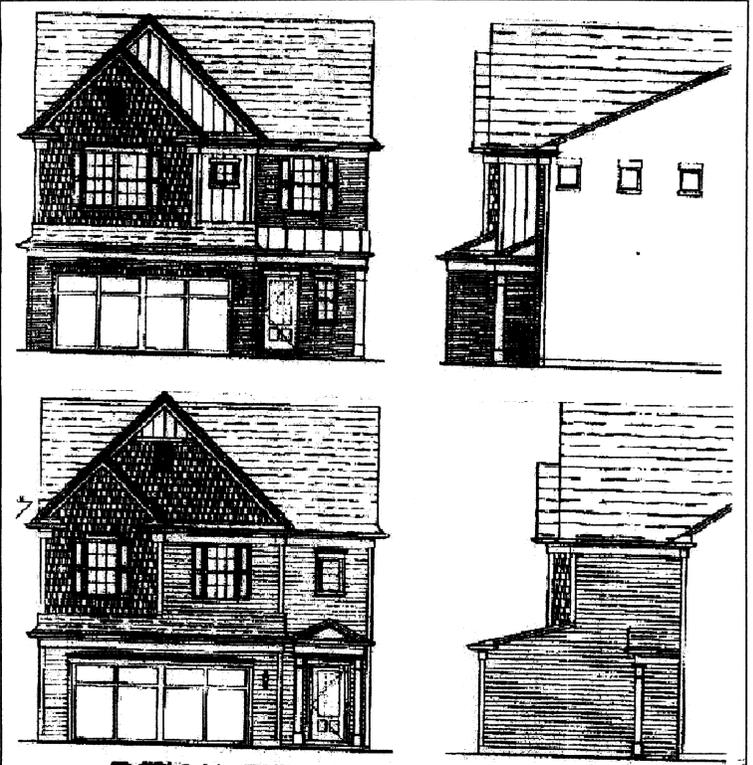
REVISIONS:
1. 08/12/12 REVISED PER CAP/REVIEW COMMENTS
2. 09/12/12 REVISED PER CAP/REVIEW COMMENTS

Scale: 1"=50'
Date: 4/23/12
Drawn By: MJK
Designed By: MJK
Lab. No.: 2505

Schematic Site Plan, Development Notes, and Details
Park South Station Rezoning Petition 2012-069
City of Charlotte, Mecklenburg County, North Carolina
J & B Development and Management, Inc., 9179 Davidson Hwy, Concord, NC 28025

Sheet No. **2** of 4

N/F
 CHARLES E. CROWDER &
 BETTY JEAN
 DB 3143 PG 528



TYPICAL BUILDING ELEVATIONS

TYPICAL ELEVATIONS

APPROVED BY
 CITY COUNCIL
 SEP 24 2012

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-8	102.25	233.90	104.44	N45°59'57"E
C-9	26.70	17.00	24.04	S76°32'13"E
C-10	27.40	29.00	26.39	S04°28'16"E
C-11	29.98	57.50	29.64	N07°39'22"E
C-12	15.92	32.00	16.72	S38°56'04"W
C-13	47.66	30.00	47.61	N49°40'31"E
C-14	128.58	222.81	126.80	N28°07'13"E

PROPOSED REZONING AREA 4
 ALL SINGLE FAMILY DETACHED LOTS SHALL HAVE A 5' SIDEWALK BEHIND CURB

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REVISION:
 L. 06/12 REVISED PER CITY REVIEW COMMENTS

Scale:	1"=50'
Date:	4/23/12
Drawn By:	MIK
Designed By:	MIK
Job No.:	2905

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