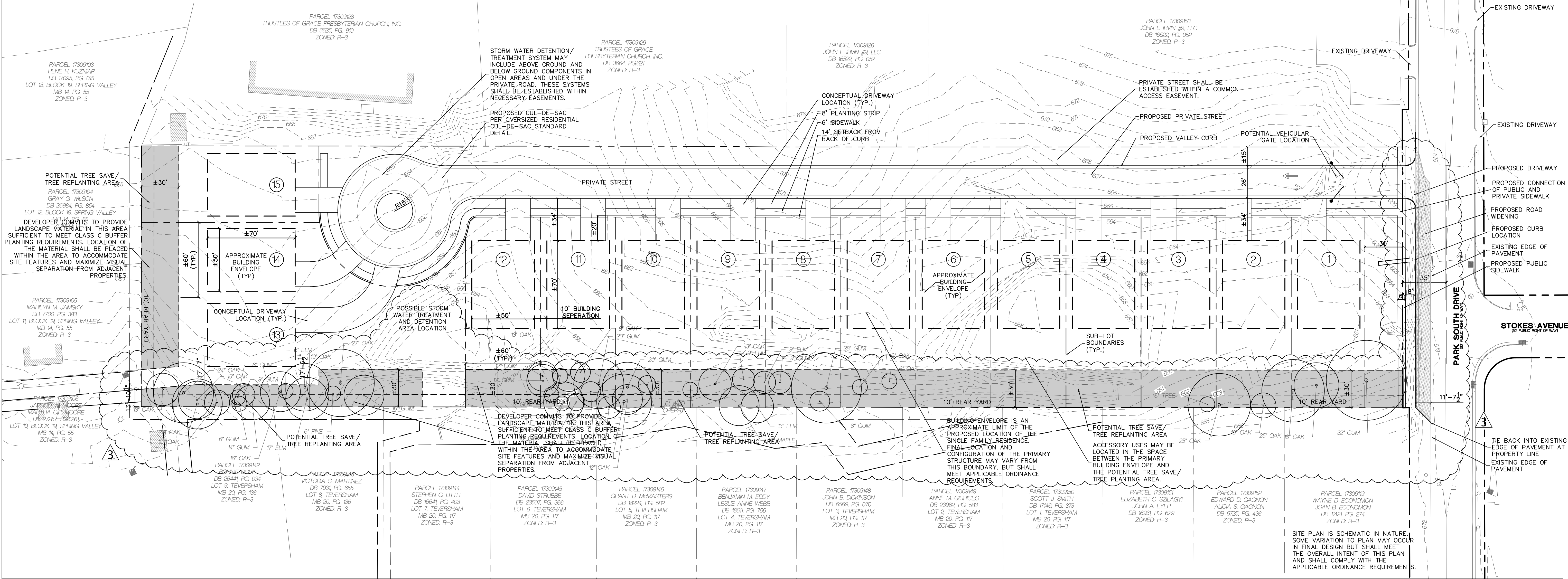




VICINITY MAP
not to scale

SITE PLAN NOTES

1. DEVELOPMENT DATA TABLE
 - a. TOTAL ACREAGE: 4.99 ACRES
 - b. TAX PARCEL NUMBERS: 17309121 & 17309120
 - c. EXISTING ZONING: R-3
 - d. PROPOSED ZONING: UR-2 (CD)
 - e. EXISTING USE: VACANT
 - f. PROPOSED USE: 15 SINGLE FAMILY HOMES
 - g. PROPOSED DENSITY: 3.006 DUA
 - h. MAXIMUM BUILDING HEIGHT: 40' PER 9.205
2. GENERAL PROVISIONS
 - a. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207
3. PERMITTED USES
 - a. ALLOWED USES: SINGLE FAMILY HOMES AND THEIR ACCESSORY USES
 - b. ACCESSORY USES SHALL BE ALLOWED IN THE SPACE BETWEEN THE APPROXIMATE BUILDING ENVELOPE AND THE CONCEPTUAL LOCATION OF THE TREE SAVE/TREE PLANTING AREAS.
4. TRANSPORTATION
 - a. SINGLE FAMILY HOMES WILL BE SERVED BY A PRIVATE STREET
 - b. ADDITIONAL R.O.W WILL BE DEDICATED ALONG PARK SOUTH DRIVE AND ADDITIONAL PAVING, CURB AND GUTTER AND SIDEWALK WILL BE ADDED AS NOTED ON THE PLAN.
 - c. THE PROPOSED PLAN/PRIVATE STREET MAY BE GATED.
5. ARCHITECTURAL FEATURES
 - a. FACADES WILL INCLUDE UP TO 60% STUCCO, BRICK, OR MASONRY
 - b. ALL SINGLE FAMILY HOMES SHALL HAVE A TWO CAR GARAGE
 - c. THE HEIGHT LIMIT FOR THE SINGLE FAMILY HOMES SHALL BE RESTRICTED TO A 40' MAXIMUM HEIGHT AS DESCRIBED IN THE ORDINANCE FOR R-3 ZONING.
6. STREETSCAPING AND LANDSCAPING
 - a. AN 8' PLANTING STRIP AND 6' SIDEWALK WILL BE PROVIDED ALONG PARK SOUTH ROAD. AN 8' PLANTING STRIP AND 6' SIDEWALK WILL BE PROVIDED ALONG A SINGLE SIDE OF THE PRIVATE INTERNAL STREET AS SHOWN AND NOTED ON THE PLAN.
7. ENVIRONMENTAL FEATURES
 - a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE ADOPTED POST CONSTRUCTION ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. PROPOSED TREE SAVE/TREE REPLANTING AREAS SHALL GENERALLY BE 30' WIDE WHERE SITE CONDITIONS PERMIT, BUT SHALL IN NO CASE BE LESS THAN 15' WIDE. THE SOLE EXCEPTION SHALL BE IN THE SOUTH WEST CORNER OF THE SITE, WHERE A UTILITY EASEMENT EXISTS AND INTRUDES ON THE PROPOSED TREE SAVE AREA. THIS TREE SAVE AREA SHALL BE AS DIMENSIONED ON THE PLANS.
8. SIGNAGE
 - a. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.
9. LIGHTING
 - a. NO "WALL PAK" LIGHTING WILL BE ALLOWED, HOWEVER ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES WILL BE PERMITTED.





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REZONING DOCUMENTS

REZONING PETITION
FOR PUBLIC HEARING
2013-015

SCALE: 1" = 40'

PROJECT #: 409-001
DRAWN BY: TH
CHECKED BY: DJK

SCHEMATIC
SITE PLAN

FIRST DATE SUBMITTAL: 11/26/12

REVISIONS:
1. 01/18/13
2. 03/15/13
3. 04/18/13 PER STAFF COMMENTS