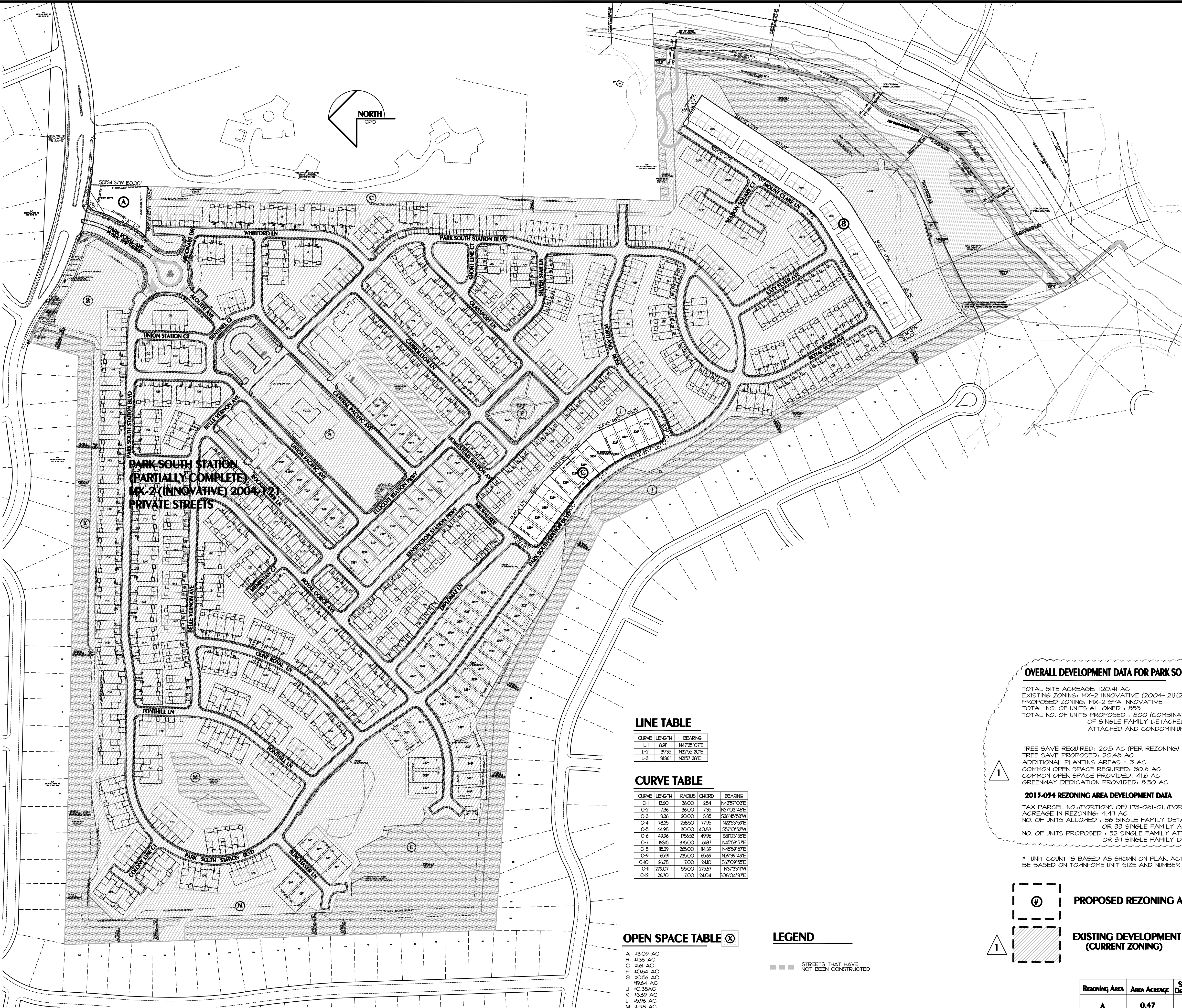


VICINITY MAP



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	0.12 AC
TREESAVE F	0.88 AC
TREESAVE G	6.32 AC
TREESAVE H	2.70 AC
TREESAVE I	1.08 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	0.10 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

LINE TABLE

CURVE	LENGTH	BEARING
L-1	8.8'	N47°23'07"E
L-2	39.35'	N37°42'30"E
L-3	3.36'	N0°57'28"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	0.60	36.00	12.54	N42°57'03"E
C-2	7.36	36.00	7.35	N27°03'40"E
C-3	3.36	20.00	3.35	S28°45'35"W
C-4	78.29	288.50	77.05	N22°51'59"E
C-5	44.98	30.00	40.88	S57°05'21"W
C-6	49.96	175.62	49.96	S87°03'30"E
C-7	63.35	375.00	148.87	N45°59'37"E
C-8	85.29	265.00	148.39	N45°59'37"E
C-9	65.91	235.00	65.69	N69°39'49"E
C-10	26.78	17.00	24.00	S67°09'55"E
C-11	279.07	95.00	275.67	N87°33'11"W
C-12	26.70	17.00	24.04	S38°04'37"E

OPEN SPACE TABLE

A	13.09 AC
B	11.36 AC
C	11.61 AC
D	10.44 AC
E	10.56 AC
F	19.64 AC
G	10.38 AC
H	13.69 AC
I	15.96 AC
J	1.93 AC
K	12.68 AC
L	15.96 AC
M	1.93 AC
N	12.68 AC
TOTAL*	141.59

LEGEND

STREETS THAT HAVE NOT BEEN CONSTRUCTED

OVERALL DEVELOPMENT DATA FOR PARK SOUTH STATION

TOTAL SITE ACREAGE: 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) IT3-061-01, (PORTIONS OF) IT3-062-91  
ACREAGE 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 Option	Single Family Attached Option
A	0.47	1	0
B	2.53	24	31 (6)
C	1.47	12	21 (4)

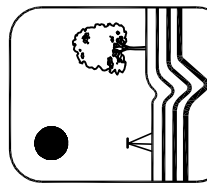
(NUMBER OF PROPOSED BUILDINGS)

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

KENNEY DESIGN GROUP, PA



1316 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
PH: 704/377-5099 FAX: 704/377-5097  
EMAIL: KENNEY@KENNEYDESIGN.COM

REVISIONS:  
1. 5/1/13 REVISED PER CIRC COMMENTS

Scale:	1"=150'
Date:	3/18/13
Drawn By:	MIK
Designed By:	MIK
Job No.:	2505

Sheet No.

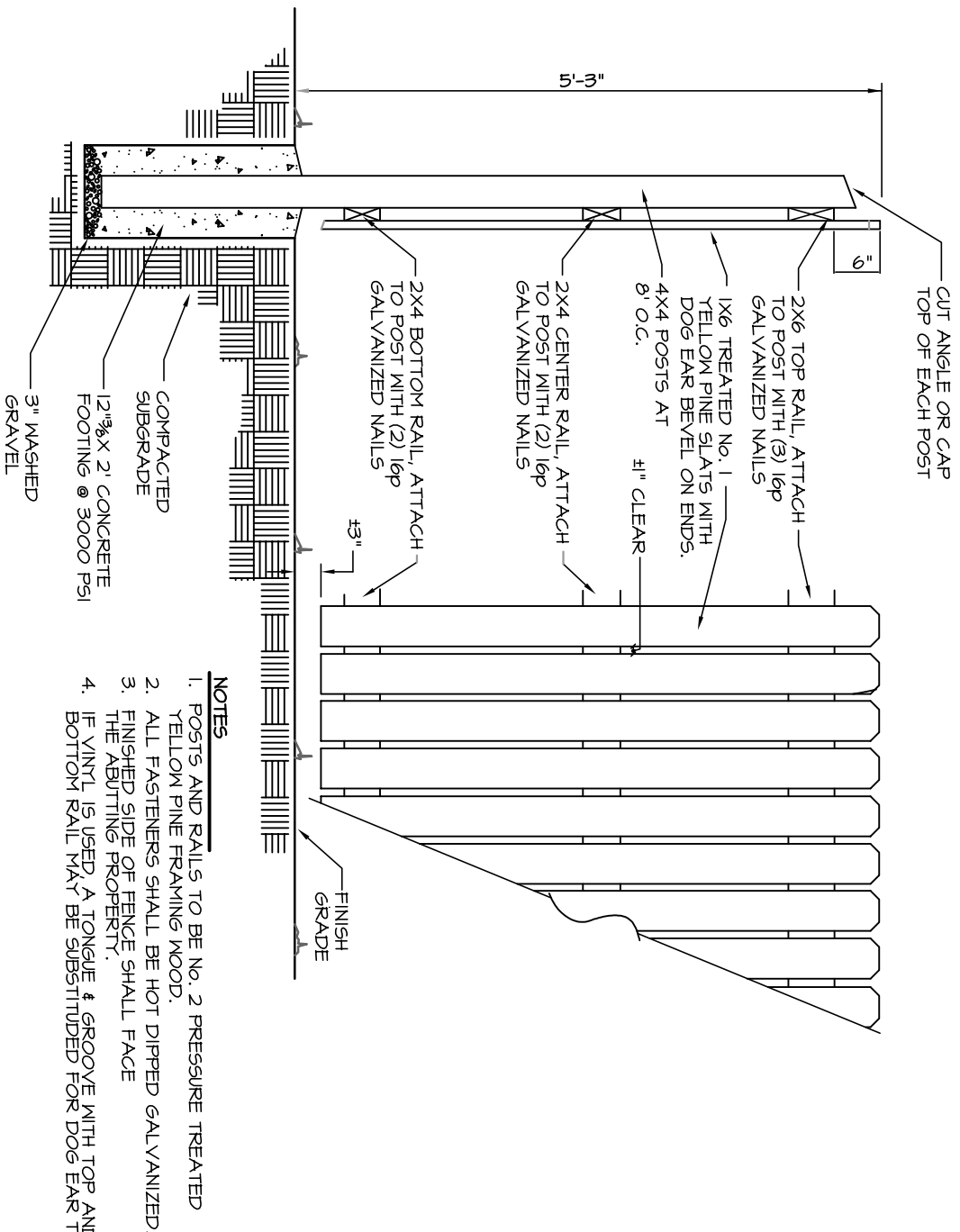
1

or 2



[illegible]

- [illegible]



**NO SCALE**

ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINANCE.

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENT AND CONFIGURATION OF THE ACCESS ARE SUBJECT TO ANY MINOR MODIFICATIONS AS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGN AND TO ANY ACQUISITIONS REQUIRED FOR APPROVAL BY THE CITY OF CHICAGO.
2. THE RETAILER SHALL CONSTRUCT A MINIMUM OF ONE PEDESTRIAN CONNECTION FROM THE PROPOSED DEVELOPMENT TO THE AREA OF THE GARDENWAY DEVIATION AND SHALL ALSO PROVIDE FOR A STREET CONNECTION TO ADJACENT ADJACENT PROPERTY TO THE EAST OF THE SITE FROM THE DEVIATION OF THE RETAILER. THE RETAILER SHALL PROVIDE A SIDE DRIVE FROM

- [illegible]

1. PARKING SHALL COMPLY WITH THE STANDARDS OF THE ORDINANCE.

2. THROUGHOUT THE PROPOSED DEVELOPMENT WHERE DRIVEWAYS ACCESS TOWNHOUSE GARAGES, A MINIMUM OF EIGHTEEN FEET OF SEPARATION BETWEEN THE FACE OF THE GARAGE AND THE CURB OR SIDEWALK EDGE SHALL BE MAINTAINED
3. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL CITY OF CHARLOTTE BICYCLE PARKING REQUIREMENTS.

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

1. THE PETITIONER SHALL CONTROL AND TREAT THE DIFFERENCE IN STORM WATER RUNOFF

DREILING, LIMITING SPINNING, COLOR, AND FOR PROPOSED DREILING, WHICH ABOUT HONES, THAT FRONT ON DRILLERS, DRIVE, MONTREAL, ROAD, AND REPAIRS, DRIVE SHALL BE RESTRICTED TO VARIOUS COLORES, WHICH ARE EARTH TONES, SUCH AS BEIGE, BROWN, GRAY, YELLOW ETC. THE COLOR WHITE SHALL NOT BE ALLOWED IN THESE AREAS EXCEPT FOR MINOR AND INCIDENTAL DETAILING SUCH AS DOOR AND WINDOW TRIM, GABLES, GUTTERS, DOWNPOUTS, AND FASCIA ETC.

THE PETITIONER SHALL DEDICATE TO MECKLENBURG COUNTY THE AREA OF THE SITE ADJACENT TO THE LITTLE CREEK AS SHOWN THIS DEDICATION SHALL BE FILED PRIOR TO THE ISSUANCE FOR THE

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 FEET PUBLIC ACCESS EASEMENT. THE TRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PARK AND RECREATION STANDARDS FOR SUCH CONSTRUCTION MATERIALS, CONSTRUCTION TECHNIQUES, WITH LIGHT, ETC.

DEDICATION WORK WILL DRAFT LANGUAGE AGREED UPON BY THE PETITIONER / DEVELOPER AND THE DEPARTMENT WHEREBY THE DEDICATION OF THE LAND WORKS WITHIN THE PARAMETERS OF THE BROWNFIELDS AGREEMENT.

1. THE PETITIONER SHALL DEDICATE THE LAND (NOT INCLUDED WITHIN THE BOUNDARY OF THE REZONING SITE) ON THE NORTH SIDE OF ARCADE DRIVE TO CATS FOR A FUTURE STOP. THIS AREA SHALL BE DEDICATED TO CATS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED

- [illegible]

(i) NO WATER SUPPLY WELLS MAY BE INSTALLED OR UTILIZED ON THE PROPERTY;

(ii) NO SUB-GRADE UTILITY LINE AND/OR OTHER CONDITIONS MAY BE INSTALLED ON THE PROPERTY;

- [illegible]

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

THE PLANNING COMMISSION CARRIES THE BURDEN OF PROOF AND ON SOME OF THE ALTERNATIVE PRIVATE OPEN SPACE REQUIREMENTS ASSOCIATED WITH TOWNHOME FOR SALE DWELLING UNITS IN ACCORDANCE WITH NORMAL REVIEW AND APPROVAL REQUIREMENTS BY THE PLANNING COMMISSION AS OUTLINED IN SECTION 12.06 INNOVATIVE DEVELOPMENT STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

THE LATTER PART OF SECTION 1, ARTICLE IV OF THE CONSTITUTION OF THE STATE OF CALIFORNIA, AS AMENDED, PROVIDES THAT THE LEGISLATURE SHALL ESTABLISH UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE INTERESTS OF THE PUBLIC AND THE ENVIRONMENT.

## 0 AMENDMENTS TO REZONING PLAN

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

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE RETAINING RETENTION ELLER BY MARY GAWRITZ TO ACCOMMODATE DEVELOPMENT OF THAT 4.47 ACRE

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND SITES. THERE WILL BE NO MORE PORTLAND DESCRIBED ON THE TECHNICAL DATA SHEET.

THE INTENT OF THIS ZONING IS TO ALLOW THE CONSTRUCTION OF SINGLE-FAMILY TRACHED HOMES IN PORTIONS OF THE PROJECT THAT ARE NOT TRACHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND SITES.

ADDITIONALLY, THE DEVELOPER/OWNER RESERVES THE RIGHT TO ALLOW THE SALE OF THE AREA PREVIOUSLY USED AS A SALES OFFICE, AREA A, TO BE SOLD AS A RESIDENTIAL USE PARCEL.

- [illegible]

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

1. ALL DRIVEWAYS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM THE BACK OF SIDEWALK OR BACK OF CURB WHICHEVER IS GREATER.
2. THE MINIMUM REAR YARD FOR SINGLE FAMILY HOMES SHALL BE 20 FEET.
3. THE MINIMUM FRONT YARD SHALL BE 35.00 FT.
4. SINGLE FAMILY LOTS MAY FRONT ON PRIVATE STREETS.
5. NO INTERNAL DIFFERS REQUIRED BETWEEN THE VARIOUS RESIDENTIAL TYPES LOCATED WITHIN THE UNIFIED PARK SOUTH STATION DEVELOPMENT.
- 6.

