PARK SOUTH STATION

City of Charlotte, North Carolina

DEVELOPMENT DATA

TAX PARCEL NO.: 173-061-01, 173-221-11 & 173-222-14
ZONING CLASSIFICATION: MX-2 (2004-121) (2011-032) & (2012-064)
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ACREAGE: 120.81 AC
NO. OF UNITS ALLOWED BY REZONING/PROPOSED: 853/186
MAX. DENSITY ALLOWED: 7.10 UNITS/AC
SINGLE FAMILY RESIDENTIAL DETACHED 48 LOTS
MULTI FAMILY RESIDENTIAL (655 TOWNHOMES FOR SALE & 32 CONDOS FOR SALE)
TREE SAVE REQUIRED: 20.5 AC (PER REZONING)
TREE SAVE PROPOSED: 20.5 AC
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
MIN OPEN SPACE 40%
SETBACK: 10'
REAR YARD: 40'
MAX HEIGHT: 40' MAX (SEE REZONING NOTES 6, SHT 30)
MIN BUILDING SEPARATION: 16'

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GENERAL NOTES

1. THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSTRUCTED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE, ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
2. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY R B PHARR AND ASSOC.
3. TOPOGRAPHIC INFORMATION TAKEN FROM MAPPING BY CITY OF CHARLOTTE.
4. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. ALL STORM DRAINAGE PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.
...

BUILDING HEIGHTS

ALL BUILDINGS THAT ABUT THE SINGLE FAMILY HOMES ALONG DELCHESTER DRIVE, MONTPELIER ROAD, AND EDGEWATER DRIVE MUST BE TWO STORY OR LESS. THE FOLLOWING IS A LIST OF THE BUILDINGS THAT ARE LIMITED TO TWO STORIES IN HEIGHT: 41, 42, 43, 44, 45, 85, 86, 87, 110, 111, 112, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, AND 150.

TREE SPECIES

A BEECH, AMERICAN / FAGUS GRANDIFLORA
B GINKGO / GINKGO BILOBA
C MAPLE, RED / ACER RUBRUM
D MAPLE, SUGAR / ACER SACCHARUM
E OAK, LAUREL / QUERCUS LAURIFOLIA
F ZELKOVA, JAPANESE / ZELKOVA SERRATA

SOLID WASTE / RECYCLING

SOLID WASTE
REQUIRED: ONE 8 CY DUMPSTER PER 30 UNITS (26 DUMPSTERS) OR ONE 8 CY COMPACTOR PER 40 UNITS (9 COMPACTORS)
PROVIDED: (5) 14 CY COMPACTORS

RECYCLING
REQUIRED: ONE 144 SF RECYCLING STATION PER 80 UNITS (10 STATIONS)
PROVIDED: 10 - 144 SF RECYCLING STATIONS

UNIT PARKING DATA

TOTAL UNITS: 644 ATTACHED, 128 DETACHED

TREE SAVE INDEX

TREESAVE A 0.08 AC
TREESAVE B 1.12 AC
TREESAVE C 2.27 AC
TREESAVE D 0.43 AC
TREESAVE E 5.02 AC
TREESAVE F 0.88 AC
TREESAVE G 6.32 AC
TREESAVE H 4.70 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 0.09 AC
TREESAVE Q 0.07 AC
TOTAL: 20.48 AC

OPEN SPACE TABLE

A 13.09 AC
B 1.36 AC
C 10.62 AC
D 10.64 AC
E 10.56 AC
F 11.58 AC
I 19.64 AC
J 10.385 AC
K 13.69 AC
L 15.96 AC
N 12.68 AC
TOTAL: 142.08

VICINITY MAP

SITE

NORTH

Cover Sheet
PARK SOUTH STATION
City of Charlotte, Mecklenburg County, North Carolina
J & B Development and Management, Inc., 9179 Davidson Hwy, Concord, NC 28025

Scale: 1"=150'
Date: 5/30/06

Sheet No. 1

NOTE: ALL STREETS EXCEPT PARK ROYAL AVE. ARE PRIVATE

NORTH

TOWNHOME UNIT

400 SF MIN. LOT AREA, TYP.

TOWNHOME DETAIL
NTS

SHEET KEY

FOR PRUNING SEE NATIONAL ARBORIST ASSOCIATION SPECS

PLAN VIEW OF ROOT ZONE

TREE PROTECTION NOTES

TREE PROTECTION DETAIL
NO SCALE

NOTES:
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION O1000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.

ARCHDALE DRIVE
(VARIABLE PUBLIC R/W)

PARK ROYAL AVE.
(VARIABLE PUBLIC R/W)

ARCONAUT DR

ROUTE AVE

WHITFORD LN

CENTRAL PACIFIC AVE

PARK SOUTH STATION BLVD

CARROLLTON LN

UNION STATION CT

PARK SOUTH STATION BLVD

UNION PACIFIC AVE

BELLE VERNON AVE

SANTA FE CT

CLUBHOUSE

POOL

PULLMAN LN

ROCKEFELLER LN

ROYAL GORGE AVE

UNION PACIFIC AVE

ELLICOTT STATION PKWY

CENTRAL PACIFIC AVE

MEMPHIAN CT

ARCHDALE DRIVE

NOTE: ALL STREETS EXCEPT PARK ROYAL AVE. ARE PRIVATE

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Engineering
Land Planning
Land Surveying

SHEET KEY

PLAN VIEW OF ROOT ZONE

TREE PROTECTION NOTES

TREE PROTECTION DETAIL

PLANTING DETAIL – SINGLE/MULTI-STEM TREE

LANDSCAPE PLAN NOTES

Street names / labels:
MEMPHIAN CT
KENSINGTON STATION PKWY
DIPLOMAT LN
ROYAL GORGE AVE
BELLE VERNON AVE
MOUNT ROYAL LN
FONTHILL LN
PARK SOUTH STATION BLVD
PARK SOUTH STATION BLVD
COLONY LINE CT
SUNGHASER LN
MONTPELIER RD

PARK SOUTH STATION BLVD

EXIST FENCE TO REMAIN
EXIST FENCE TO REMAIN
EXIST FENCE TO REMAIN

ALL-WEATHER EMERGENCY ACCESS DRIVE (20' TYP.)
ALL-WEATHER EMERGENCY ACCESS DRIVE (20' TYP.)

DUMPSTER & RECYCLING STATION, TYP SEE DETAIL, SHEET 30

5' INTERNAL SIDEWALK TYP.
PROP. 5' SIDEWALK

SAN SWR LIFT STA

TREESAVE F
TREESAVE C
TREESAVE G

REV 3

Impervious Area Notes:
LOTS 64-64, 337-353, & 610-674 ARE RESTRICTED TO 2487.1 SF OF IMPERVIOUS AREA PER LOT. LOTS 276-246, 314-336, 664-669, & 852 ARE RESTRICTED TO 1735.1 SF OF IMPERVIOUS AREA PER LOT.

SUPPLEMENTAL BUFFER SHRUBS & TREES WITHIN ALL UNDISTURBED BUFFERS MIN. 20 SHRUBS PER 100 LF. EVERGREEN – 30" MIN. HEIGHT SEE CLASS C BUFFER DETAIL SHEET 27

50' CLASS C BUFFER

20 SHRUBS PER 100 LF (500 LF BUFFER A x 20) = 100 SHRUBS PROVIDED

CL CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA

CL LINE TABLE

LINE	LENGTH	BEARING

LEGEND

NORTH

Preliminary Subdivision Site/Landscape Plan
Park South Station
City of Charlotte, Mecklenburg County, North Carolina
J & B Development and Management, Inc., 9179 Davidson Hwy, Concord, NC 28025

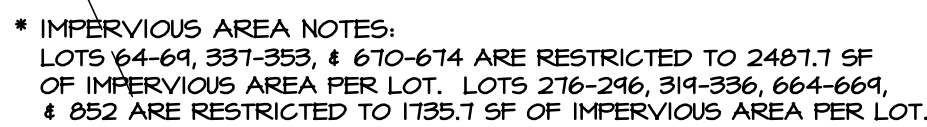SCALE: 1"=60'   Date: 5/30/06   Drawn By: MIK   Designed By: MIK   Job No: 2505

Sheet No. 4   OF 33

NOTE: ALL STREETS EXCEPT PARK ROYAL AVE. ARE PRIVATE

Street names (as labeled on plan):
- PARK SOUTH STATION BLVD
- STATION SQUARE CT
- SHORT LINE CT
- SILVER STAR LN
- PORTLAND ROSE LN
- PARK SOUTH STATION BLVD
- KATY FLYER AVE
- ROYAL YORK AVE
- CARROLLTON LN
- GLASSPORT LN
- ELLICOTT STATION PKWY
- KENSINGTON STATION PKWY
- CARROLLTON LN
- CIVIC AVE
- HOMESTEAD STATION AVE
- PORTLAND ROSE LN
- MILWAUKEE RD
- EDGEWATER DR
- ELLICOTT STATION PKWY
- DIPLOMAT LN
- STATION PKWY

NORTH

SHEET KEY

TREE PROTECTION NOTES

TREE PROTECTION DETAIL
NO SCALE

NOTES:
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2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 01000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.

PLAN VIEW OF ROOT ZONE

PLANTING DETAIL - SINGLE/MULTI-STEM TREE
NO SCALE

LANDSCAPE PLAN NOTES

CL CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA

CL LINE TABLE

LINE	LENGTH	BEARING

LEGEND
- FEMA FLOODWAY
- ENCROACHMENT LINE (0.5)
- COMMUNITY(0.1)
- ENCROACHMENT LINE
- FEMA FLOODWAY FRINGE LINE
- FUTURE COND. FLOOD FRINGE LINE
- 20' UPLAND ZONE
- 45' MANAGED USE ZONE
- 30' STREAMSIDE ZONE
- TOP OF BANK
- TREE PROTECTION/SILT BUFFER FENCE
- PAVE. TREE SAVE AREA
- ADDITIONAL SKIM BUFFER IN FLOODPLAIN OUTSIDE 100' BUFFER
- TREE SAVE 30 TREES PER ACRE
- FIRE TRUCK - 20' ALL WEATHER ACCESS RD

* IMPERVIOUS AREA NOTES:
LOTS 64-64, 331-353, & 670-674 ARE RESTRICTED TO 2487.1 SF OF IMPERVIOUS AREA PER LOT. LOTS 216-246, 314-336, 664-669, & 852 ARE RESTRICTED TO 1735.1 SF OF IMPERVIOUS AREA PER LOT.

50' CLASS C BUFFER

EXISTING VEGETATION WITHIN BUFFER CONSISTS OF 4 OR MORE 2" CALIPER MIXED HARDWOOD TREES (E.G. PINES, CEDARS, OAKS AND MAPLES) EVENLY DISTRIBUTED EVERY 100 FEET. MINIMUM OF 25% EVERGREEN AND 40% LARGE MATURING. SUPPLEMENTAL PLANTINGS NOTED IN AREAS VOID OF REQUIRED VEGETATION.

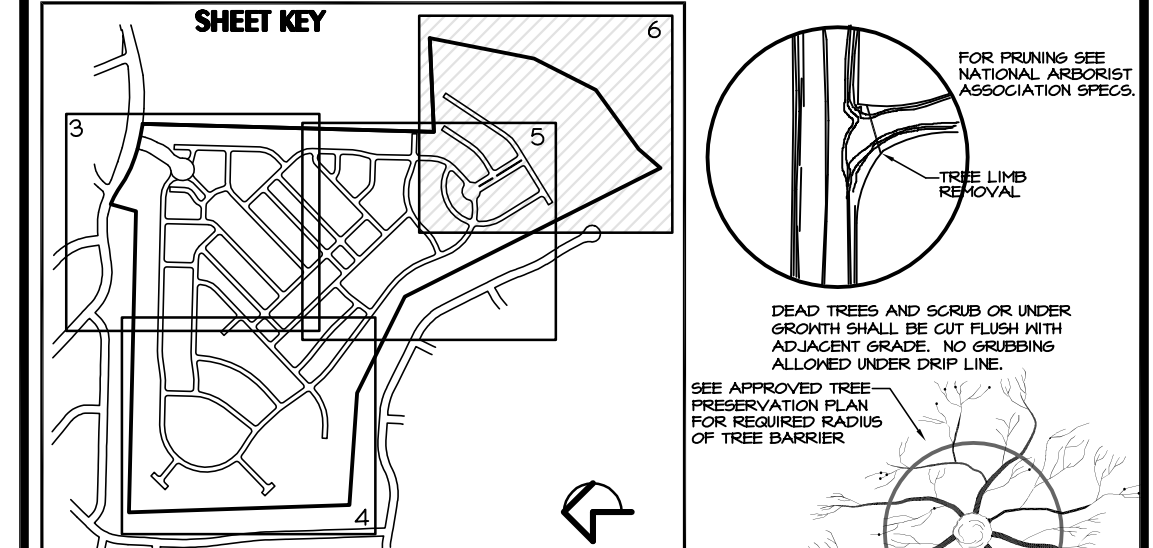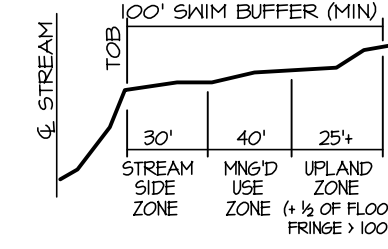20 SHRUBS PER 100 LF (500 LF BUFFER A x 20) = 100 SHRUBS PROVIDED

NOTE: ALL STREETS EXCEPT PARK ROYAL AVE. ARE PRIVATE

SWIM BUFFER NOTES

1. THE SWIM BUFFER IS MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF BANK ON EACH SIDE OF THE STREAM.
2. STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES A MINIMUM OF 6" CALIPER PER 100 SF. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE REMAINING TREES. NO FILL MATERIAL CAN BE BROUGHT INTO ANY OF THE BUFFER ZONES.
3. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
4. THE OUTSIDE BUFFER BOUNDARY WILL BE CLEARLY MARKED BY ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES ON THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
5. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS IRON MUST BE CALLED OUT IN PLANS.
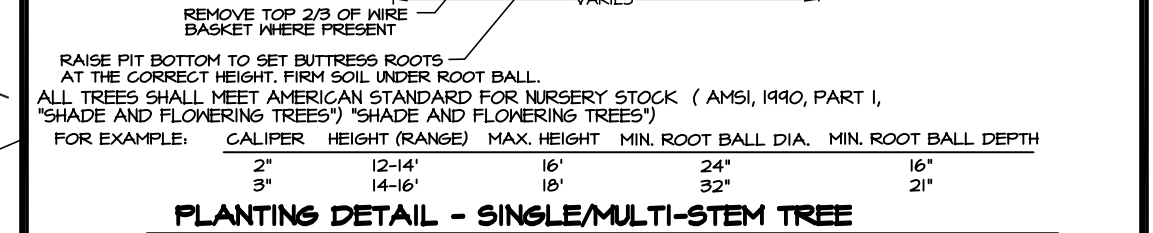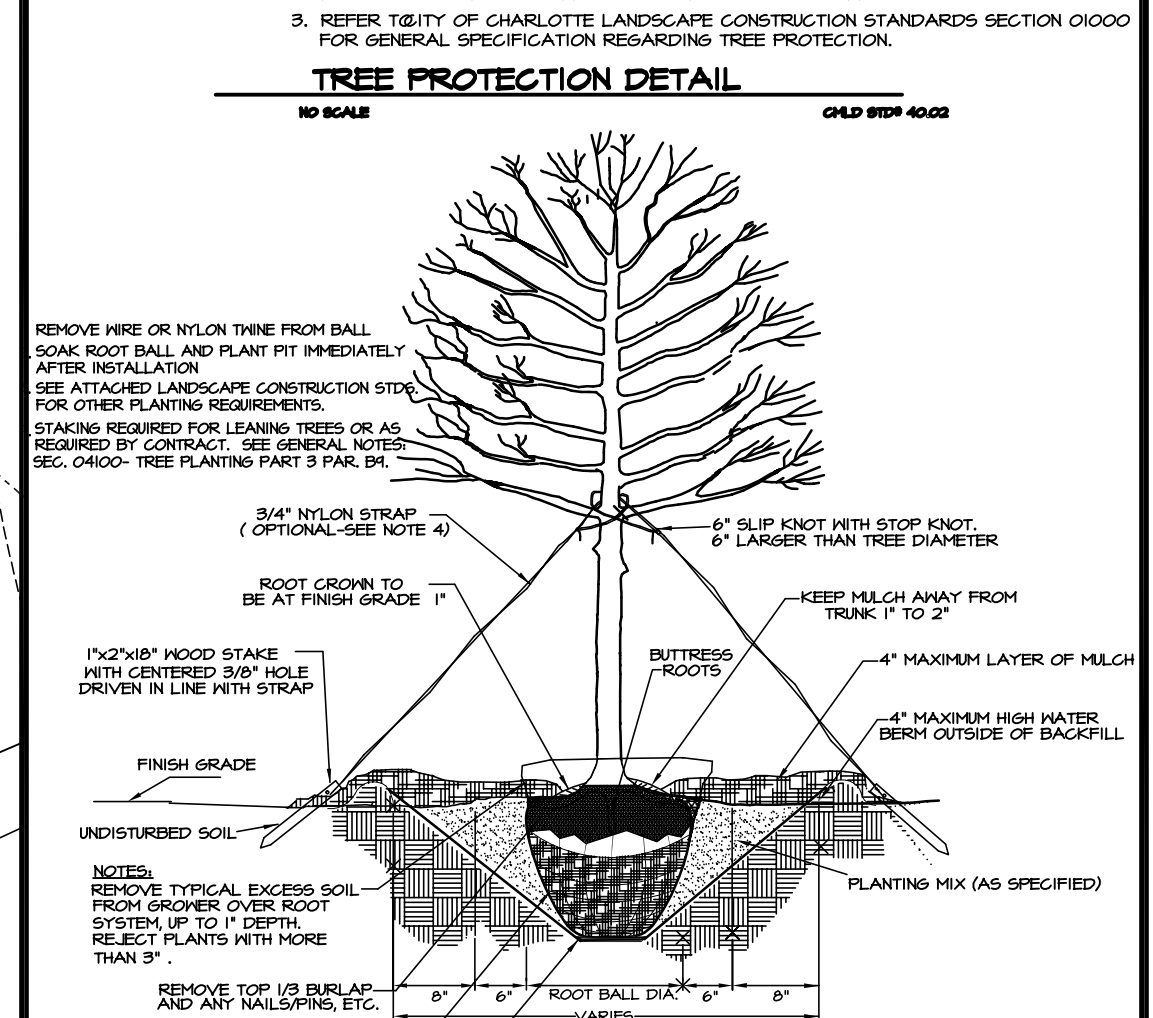
BUFFER ZONES

100' SWIM BUFFER (MIN.)

STREAM SIDE ZONE	MANAGED USE ZONE	UPLAND ZONE
30'	45'	25'

TREE PROTECTION NOTES

TREE PROTECTION DETAIL
NO SCALE

PLANTING DETAIL - SINGLE/MULTI-STEM TREE
NO SCALE

LANDSCAPE PLAN NOTES

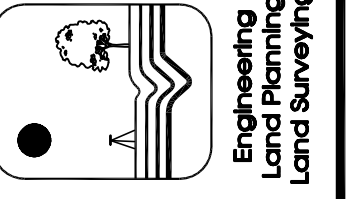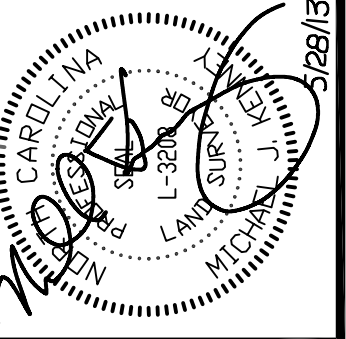All areas in the plan set must meet the tree ordinance requirements whether single family or multifamily is developed

BIRMINGHAM LN

LITTLE SUGAR CREEK

100' SWIM STREAM BUFFER

MOUNT CLARE LN

STATION SQUARE CT

PARK SOUTH STATION BLVD

KATY FLYER AVE

ROYAL YORK AVE

ROYAL YORK AVE

FUTURE PEDESTRIAN BRIDGE (BY OTHERS)

Preliminary Subdivision Site/Landscape Plan
Park South Station
City of Charlotte, Mecklenburg County, North Carolina
J & B Development and Management, Inc., 9179 Davidson Hwy, Concord, NC 28025

Scale:	1"=60'
Date:	5/30/06
Drawn By:	MIK
Designed By:	MIK
Job No.:	2505

Sheet No. **6** OF 33

CL CURVE TABLE
CL LINE TABLE
LEGEND

NORTH