

## SHEET INDEX

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## Park South Station

City of Charlotte, North Carolina

## DEVELOPMENT DATA

TAX PARCEL NO.: 173-061-01, 173-221-11 & 173-222-14  
ZONING CLASSIFICATION: MK-2 (2004-12) (2011-032) & (2012-064)  
SITE AREA: 120.41 AC  
NO. OF UNITS ALLOWED BY REZONING/PROPOSED: 853/786  
MAX. DENSITY ALLOWED: 7.10 UNITS/AC  
SINGLE FAMILY RESIDENTIAL DETACHED 94 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: 421 AC  
GREENWAY DEDICATION PROVIDED: 8.50 AC  
AREA BETWEEN 100' SWIM BUFFER & FEMA FRINGE: 4.91 AC  
ADDITIONAL AREA ADDED TO SWIM BUFFER: 2.50 AC  
EACH TOWNHOME UNIT TO HAVE A MIN. SUBLOT OF 400 SF FOR PRIVATE OPEN SPACE (SEE DETAIL SHEET 3)  
MIN OPEN SPACE 408'  
SETBACK: 150'  
REAR YARD: 40'  
MAX HEIGHT: 140' MAX (SEE REZONING NOTES 6, 5HT 30)  
MIN BUILDING SEPARATION: 16'

Revision  
APPROVED FOR  
CONSTRUCTION  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By: Joshua Weaver 7/3/2013

The plan must  
meet the tree  
ordinance  
requirements  
whether single  
family or  
multifamily is  
developed

## GENERAL NOTES

- 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.
- BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY R B PHARR AND ASSOC.
- TOPOGRAPHIC INFORMATION TAKEN FROM MAPPINGS BY CITY OF CHARLOTTE.
- CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 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.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DETERMINED BY THE INSPECTOR.
- REFERENCE SHEETS 11-18 FOR EROSION CONTROL PLAN AND NOTES. REFERENCE SHEET 28 FOR EROSION CONTROL DETAILS.
- CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 28 FOR DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CMLD STD. NO.
CURB AND GUTTER	10.17
CURB TRANSITION	10.18
CATCH BASIN LOCATION	10.24 & 10.30
STREET NAME SIGN	50.05
CONCRETE MONUMENT	50.09
SIDEWALK	10.22

- APPROXIMATE COMPLETION TIME IS FALL 2015.
- WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
- SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS PRIOR TO PLACEMENT OF ANY NYC RAMPS AND/OR SIDEWALK.
- DURING CONSTRUCTION OF THE IMPROVEMENTS SPECIFIED BY THESE PLANS, THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF ALL STREAMS, CREEKS, AND CHANNELS IN AN UNDISTURBED STATE AND SHALL REMOVE FROM THE CHANNEL AND/OR ITS BANKS, DEBRIS, LOGS OR OTHER ACCUMULATIONS AS REQUIRED TO FACILITATE PROPER DRAINAGE.
- DRAINAGE EASEMENTS INDICATED AS SDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- THE DEVELOPER SHALL PROVIDE STREET SIGNS (1" SIGNS ONLY) PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARD NO. 50.05.
- COORDINATE ALL CURB AND STREET GRADES IN INT. WITH THE CITY INSPECTOR.
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLING.
- AS-BUILT DRAWINGS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION, TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
- TO INSURE PROPER DRAINAGE, MINIMUM CURB AND GUTTER GRADE SHALL BE 0.50%.
- IN ROLLING AND HILLY TERRAINS, SKEWING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, AS REQUIRED BY THE INSPECTOR.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE ADJACENT PROPERTY OWNER.
- SITE BENCHMARKS FOR PROJECT IS THE TOP OF CONC MON AT ARCHDALE RD ELEV = 643.18 (NAVD 88)
- CURB AND GUTTER SHOWN ON THE PLANS ALONG ARCHDALE ROAD MAY BE ADJUSTED BASED ON FIELD STAKING BY CITY OF CHARLOTTE.
- COMMON OPEN SPACE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 4.205
- ALL IMPROVEMENTS TO ARCHDALE ROAD TO BE COORDINATED WITH CHARLOTTE ENGINEERING DEPT. PRIOR TO CONSTRUCTION.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
- NO SOIL DISTURBANCE OR COMPACTION CONSTRUCT. MATS, TRAFFIC, BURIAL PITS, TRENCING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
- VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- NO DEMOLITION LANDFILLS WILL BE LOCATED ON THIS SITE.
- 95' FROM THE CENTERLINE OF ARCHDALE ROAD TO BE DEDICATED TO THE CITY OF CHARLOTTE.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 336-1086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
- COMMON OPEN SPACE/ TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEARED OF TRASH AND DEBRIS.
- THE PURPOSE OF THE STORM DRAINAGE ESMT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OTHER OBSTRUCTIONS TO STORM WATER FLOW IS PROHIBITED.
- BE SEALED SHOT DRAINING FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- SIGHT TRIANGLES SHOWN ARE MINIMUM.
- DIRECT VEHICULAR ACCESS TO ARCHDALE ROAD FROM ANY LOT IS PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT OF WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO A BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL IN THE PUBLIC STREET R/W.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (C1) FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ANY BUILDING WITHIN THE 100' HIGH WATER ELEVATION LINE (HWEL) IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORD. SECT. 12.00.8.
- ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN BUILDING NUMBERS 18, 19, 24-31, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Any receiving sediment basin must be brought up to current standards

## STREET TREE TABLE

STREET NAME	LENGTH	PROVIDED	REQ'D	TYPE OF TREES
ARCHDALE RD	1,200	1	1	A, B, C, D, E, F
BOULEVARD AVE	1,200	1	1	A, B, C, D, E, F
BOULEVARD B	1,200	1	1	A, B, C, D, E, F
BOULEVARD C	1,200	1	1	A, B, C, D, E, F
BOULEVARD D	1,200	1	1	A, B, C, D, E, F
BOULEVARD E	1,200	1	1	A, B, C, D, E, F
BOULEVARD F	1,200	1	1	A, B, C, D, E, F
BOULEVARD G	1,200	1	1	A, B, C, D, E, F
BOULEVARD H	1,200	1	1	A, B, C, D, E, F
BOULEVARD I	1,200	1	1	A, B, C, D, E, F
BOULEVARD J	1,200	1	1	A, B, C, D, E, F
BOULEVARD K	1,200	1	1	A, B, C, D, E, F
BOULEVARD L	1,200	1	1	A, B, C, D, E, F
BOULEVARD M	1,200	1	1	A, B, C, D, E, F
BOULEVARD N	1,200	1	1	A, B, C, D, E, F
BOULEVARD O	1,200	1	1	A, B, C, D, E, F
BOULEVARD P	1,200	1	1	A, B, C, D, E, F
BOULEVARD Q	1,200	1	1	A, B, C, D, E, F
BOULEVARD R	1,200	1	1	A, B, C, D, E, F
BOULEVARD S	1,200	1	1	A, B, C, D, E, F
BOULEVARD T	1,200	1	1	A, B, C, D, E, F
BOULEVARD U	1,200	1	1	A, B, C, D, E, F
BOULEVARD V	1,200	1	1	A, B, C, D, E, F
BOULEVARD W	1,200	1	1	A, B, C, D, E, F
BOULEVARD X	1,200	1	1	A, B, C, D, E, F
BOULEVARD Y	1,200	1	1	A, B, C, D, E, F
BOULEVARD Z	1,200	1	1	A, B, C, D, E, F
TOTAL	12,000	12	12	VARIES

## BUILDING HEIGHTS

ALL BUILDINGS THAT ADJUT 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 STORES IN HEIGHT: 41, 42, 43, 44, 45, 85, 86, 87, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 146, 147, 148, 149, AND 50.

## 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	YELKOVIA, JAPANESE / YELKOVIA SERATA

\*TREE SPECIES MAY CHANGE DUE TO AVAILABILITY AT TIME OF CONSTRUCTION. DIFFERENT TREE SPECIES MAY BE USED AS LONG AS THEY ARE LISTED IN THE APPROVED SPECIES LIST, APPENDIX B.

NUMBER OF TREES REQUIRED BASED ON PROVIDING A TREE WITHIN 60' OF ALL PARKING SPACES FOR PRIVATE STREETS

## SOLID WASTE / RECYCLING

SOLID WASTE REQUIRED: ONE 6 CY DUMPSTER PER 30 UNITS (26 DUMPSTERS) OR ONE 8 CY COMPACTOR PER 40 UNITS (4 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  
PARKING REQUIRED (1.5 SP PER MF UNIT, 2 SP PER SF LOT), 1222  
5F DETACHED LOTS: 41 (2 SP IN GARAGE, 2 SP IN DRIVEWAY)  
TOWNHOME GARAGE UNITS: 620 (ONE SP IN GARAGE, 1 SP IN DRIVEWAY)  
CONDO UNITS: 32  
NON-GARAGE UNITS: 35  
NO OF SPACES FOR MF GARAGE UNITS W/ DRIVES: 1240 SPACES  
NO OF SPACES FOR SF GARAGE UNITS W/ DRIVES: 346 SPACES  
NO OF SPACES FOR CONDO UNITS W/ 12 SPACES SURFACE PARKING SPACES: 191 SPACES  
PARKING PROVIDED: 1774  
HANDICAP CAR SPACES/ VAN SPACES: 172  
NO. OF PARKING SPACES PER UNIT: 2.26  
BIKE PARKING REQ. (ONE PER 20 CONDO UNITS): 3 SPACES  
BIKE PARKING PROVIDED: 3 SPACES  
\* 2 BIKE PARKING SPACES IN PARKING AREA UNDER CONDO UNITS

## OPEN SPACE TABLE

A	13.09 AC
B	1.36 AC
C	40.52 AC
D	40.64 AC
E	10.56 AC
F	1.58 AC
G	1.58 AC
H	1.58 AC
I	1.58 AC
J	1.58 AC
K	1.58 AC
L	1.58 AC
M	1.58 AC
N	2.68 AC
TOTAL*	142.08



## SWM / DETENTION

## EROSION CONTROL

FOR A PRE-CONSTRUCTION MEETING 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY, CONTACT:

## DRAINAGE PLAN

## TREE ORDINANCE

## CDOT DRIVEWAYS

## NCDOT DRIVEWAYS

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECK. CO. CODE ENFORCEMENT. PLEASE CALL THE CTRC AT 704-336-3829 FOR MORE INFORMATION.

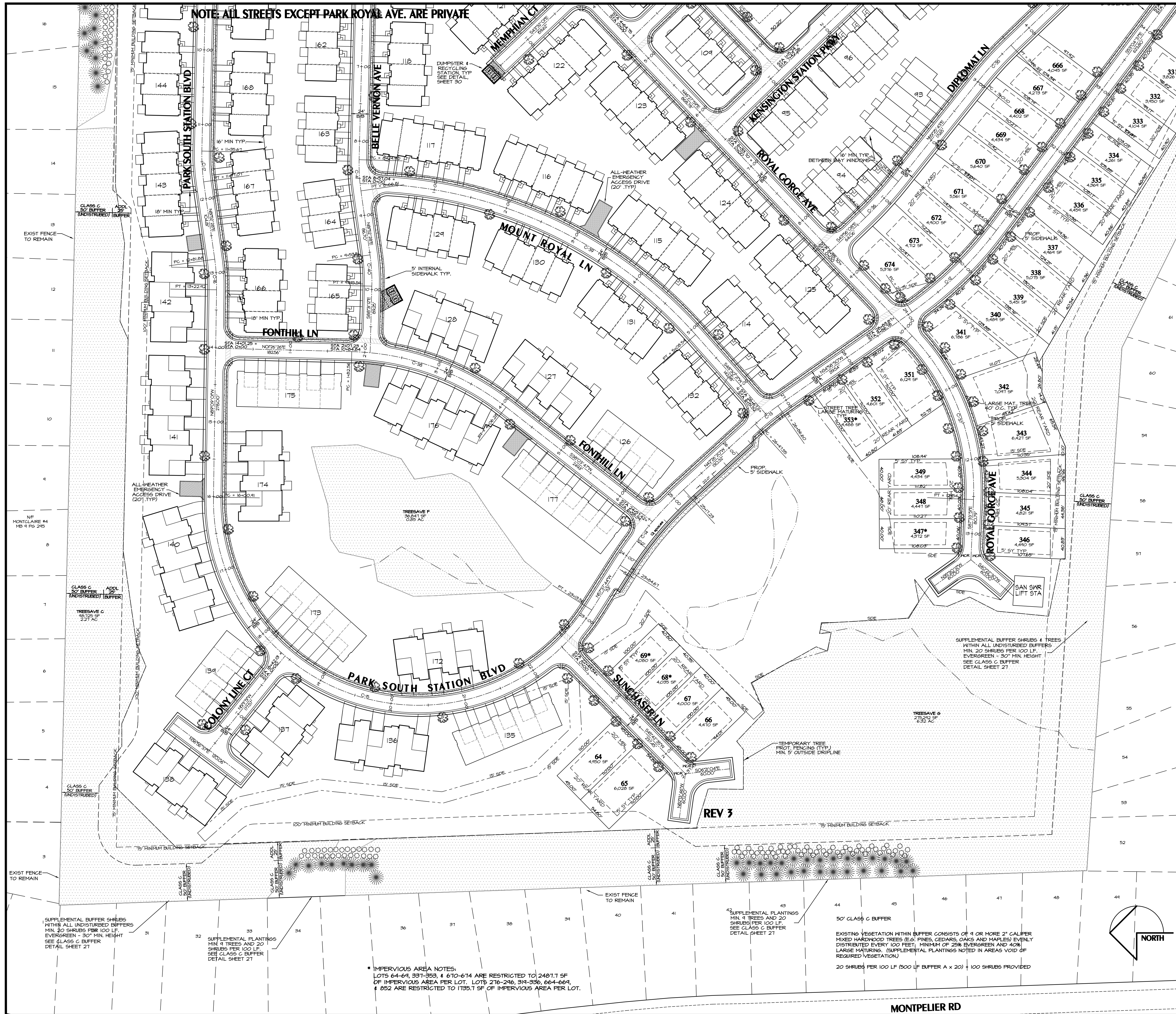
## TREE SAVE INDEX\*

TREESAVE A	0.08 AC
TREESAVE B	1.12 AC
TREESAVE C	2.27 AC
TREESAVE D	0.43 AC
TREESAVE E	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









### SHEET KEY

### TREE PROTECTION NOTES

NOTE: NO SOIL DISTURBANCE OR COMPACTION CONSTRUCTION MATERIALS, TRAFFIC, OR OTHER ACTIVITY SHALL BE ALLOWED IN THE TREE PROTECTION ZONE.

TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.

TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS IN CITY OF CHARLOTTE. TREE ORDINANCE GUIDELINES APPENDIX, BEFORE GRADING/CONSTRUCTION. CALL 704-336-4024 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.

VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.

ONE FOOT FOR EACH INCH OF TRUNK DIAMETER OR 1/2 HEIGHT OF TREE WHICHEVER IS GREATER.

2"x4" STANDARDS + 1"x4" RAILS OR ORANGE SAFETY FENCING MAY BE USED.

### TREE PROTECTION DETAIL

### PLANTING DETAIL - SINGLE/MULTI-STEM TREE

### LANDSCAPE PLAN NOTES:

MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 6' TALL IF SINGLE STEM/MINIMUM 4' TALL AND 3 STEMS MAXIMUM IF MULTI-STEM. MULCH IS REQUIRED. STAKING/WRITING IS OPTIONAL.

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL. PLANTING AREAS SHALL BE TO BE TOPSOILED. PLANTING AREAS SHALL BE TO BE TOPSOILED. PLANTING AREAS SHALL BE TO BE TOPSOILED.

ALL STRAPPING AND 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.

PLEASE CALL 704-336-4824 FOR FINAL INSPECTION OF TREES, 1 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

PREFERRED TREE SPACING IS 30' FOR SMALL-MATURING TREES, 40' MINIMUM IF PLANTED IN GROUPS AND 50' FOR LARGE-MATURING TREES (20' MINIMUM IF PLANTED IN GROUPS).

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES - PLACE 15-20' OFF SEWER AND STORM DRAINAGE LINES, 10-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.

EXISTING HEALTHY TREES WITHIN 25 FEET OF THE RIGHT-OF-WAY LINE MAY HAVE BE CREDITED TOWARD THE PERIMETER RIGHT-OF-WAY. IF LARGE-MATURING TREES ARE NOT PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST, LARGE-MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST.

IF TREES CONFLICT WITH POWERLINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

### CL - CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
C-1	500.00'	86.23'	45.43'	86.23'	S79°30'31"E	33°42'59"
C-2	1500.00'	183.30'	61.29'	183.30'	N27°00'00"E	45°30'24"
C-3	500.00'	194.4'	62.9'	194.4'	N27°00'00"E	45°30'24"
C-4	1500.00'	183.30'	61.29'	183.30'	N27°00'00"E	45°30'24"
C-5	2000.00'	248.1'	80.7'	248.1'	S08°29'09"W	47°17'17"
C-6	2000.00'	248.1'	80.7'	248.1'	N27°00'00"E	45°30'24"
C-7	1500.00'	183.30'	61.29'	183.30'	N27°00'00"E	45°30'24"
C-8	4250.00'	485.0'	161.8'	485.0'	N67°09'12"E	18°46'07"
C-9	4250.00'	485.0'	161.8'	485.0'	S67°09'12"W	17°33'55"
C-10	2500.00'	292.4'	96.6'	292.4'	S07°17'17"E	44°12'22"
C-11	500.00'	270.94'	138.89'	270.94'	N37°33'17"W	37°02'52"
C-12	500.00'	270.94'	138.89'	270.94'	S37°33'17"E	37°02'52"
C-13	500.00'	270.94'	138.89'	270.94'	N37°33'17"W	37°02'52"
C-14	500.00'	270.94'	138.89'	270.94'	S37°33'17"E	37°02'52"
C-15	2500.00'	292.4'	96.6'	292.4'	S07°17'17"E	44°12'22"
C-16	2500.00'	292.4'	96.6'	292.4'	S07°17'17"E	44°12'22"
C-17	2500.00'	292.4'	96.6'	292.4'	S07°17'17"E	44°12'22"
C-18	1500.00'	183.30'	61.29'	183.30'	N27°00'00"E	45°30'24"
C-19	600.00'	56.82'	30.74'	56.82'	N27°17'17"E	54°12'24"
C-20	500.00'	37.47'	19.63'	37.47'	S37°33'17"E	47°17'17"
C-21	500.00'	37.47'	19.63'	37.47'	N37°33'17"E	47°17'17"
C-22	500.00'	37.47'	19.63'	37.47'	S37°33'17"E	47°17'17"
C-23	1000.00'	74.94'	39.26'	74.94'	S37°33'17"E	47°17'17"
C-24	1000.00'	74.94'	39.26'	74.94'	S37°33'17"E	47°17'17"
C-25	600.00'	56.82'	30.74'	56.82'	S67°09'12"E	44°12'22"
C-26	750.00'	91.24'	46.38'	91.24'	S67°09'12"E	44°12'22"
C-27	2400.00'	277.9'	94.6'	277.9'	S77°39'17"E	27°14'17"
C-28	3000.00'	339.7'	115.7'	339.7'	S77°39'17"E	27°14'17"
C-29	3000.00'	339.7'	115.7'	339.7'	S77°39'17"E	27°14'17"
C-30	2250.00'	254.8'	86.8'	254.8'	S46°16'17"W	52°43'07"
C-31	3500.00'	400.0'	135.0'	400.0'	N45°59'57"E	24°56'40"
C-32	3500.00'	400.0'	135.0'	400.0'	N45°59'57"E	24°56'40"
C-33	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"
C-34	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"
C-35	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"
C-36	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"
C-37	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"
C-38	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"
C-39	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"
C-40	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"
C-41	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"
C-42	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"
C-43	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"
C-44	500.00'	23.95'	1.99'	23.95'	S47°39'38"W	7°08'29"

### CL - LINE TABLE

LINE	LENGTH	BEARING
L-1	16.68'	S68°27'30"E
L-2	8.40'	N24°43'03"E
L-3	23.19'	N45°36'08"W
L-4	17.44'	S66°53'50"E
L-5	1.68'	S63°03'57"E
L-6	31'	N02°18'45"E

## KENNEY DESIGN GROUP, PA

1316 GREENWOOD CLIFF  
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EMAIL: KENNEYDESIGN.COM

### 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: 5/7/2006

Drawn By: MK

Designed By: MK

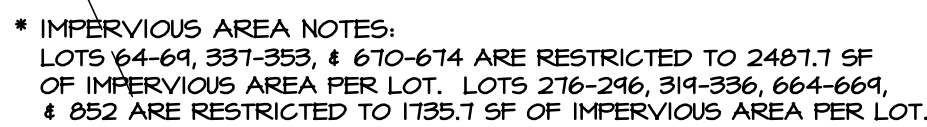
Job No: 2505

Sheet No: 4

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BARRICADE W/ ER-1  
(CMLD STD. 50.07#50.08)



EXISTING VEGETATION WITHIN BUFFER CONSISTS OF 9 OR MORE 2" CALIBER 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



FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL-OR-EQUIVALENT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE). CALL 704-336-4824 FOR AN INSPECTION OF SOIL BEFORE PLANTING TREES.

ALL STRAPPINGS AND 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.

PLEASE CALL 704-336-4824 FOR FINAL INSPECTION OF TREES, 1 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

PREFERRED TREE SPACING IS 15, 30' FOR SMALL-MATURING TREES

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES- PLACE 15-20' OFF SEWER AND STORM DRAINAGE LINES, 10-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.

EXISTING HEALTHY TREES WITHIN 25 FEET OF THE RIGHT-OF-WAY LINE MAY BE GREETED TOWARD THE PERIMETER ROW IF LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD SHOWN LANDSCAPE PLAN MAY BE PRESERVED HEALTHY.

LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST.

IF TREES CONFLICT WITH POWERLINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

**CURVE TABLE**
**LEGEND**

C-30	235.00'	638.68'	1092.31'	459.49'	S46°16'17"W	E5°43'01"
C-31	250.00'	622.28'	77.26'	510.81'	N45°59'57"E	24°55'40"

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PARKING:
1. 9/8/06 REVISED PER CIRC. CED. CDOT - FIRE REVIEW COMMENTS
2. 10/10/06 REVISED PER CIRC. & CDOT REVIEW COMMENTS
3. 10/10/06 REVISED PER CIRC. & CDOT REVIEW COMMENTS
4. 10/10/06 REVISED PER CIRC. & CDOT REVIEW COMMENTS
5. 10/10/06 REVISED PER CIRC. & CDOT REVIEW COMMENTS
6. 7/24/07 ADDED BIKE PARKING AND TREES FOR PARKING AREA
7. 10/17/07 REVISED PER CIRC. & CDOT REVIEW COMMENTS
8. 10/17/07 REVISED CONDO BUILDING S.O.B. BY 8' PLANTING
9. 10/17/07 REVISED PER CIRC. & CDOT REVIEW COMMENTS
10. 5/26/01 REVISED PER DEVELOPER - FZ ZONING 201-064



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

# Park South Station

City of Charlotte, Mecklenburg County, North Carolina  
J & B Development and Management, Inc, 9179 Davidson Hwy, Concord, NC 28025

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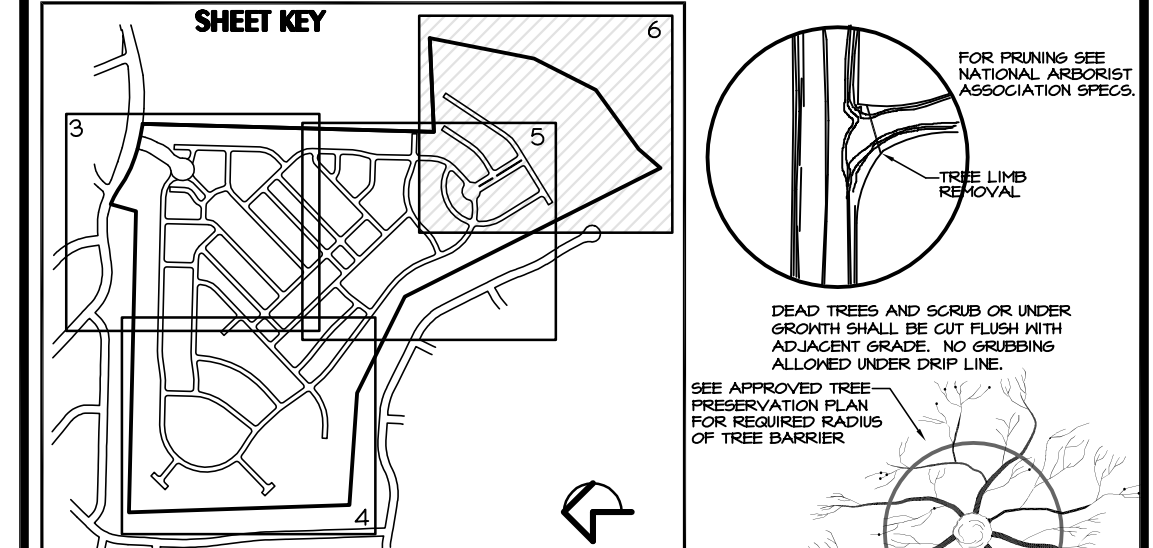
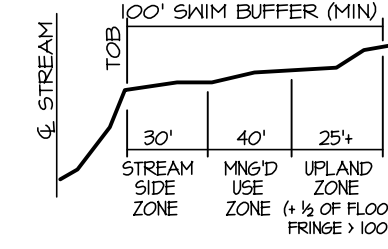


NOTE: ALL STREETS EXCEPT PARK ROYAL AVE. ARE PRIVATE

### 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 6" CALIPER PER 1000 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 ON PLANS.

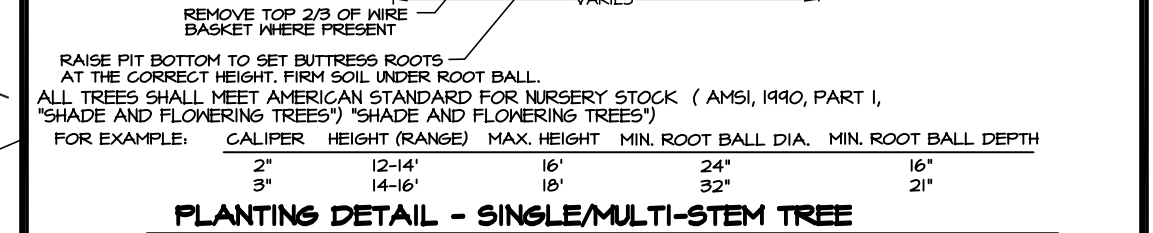
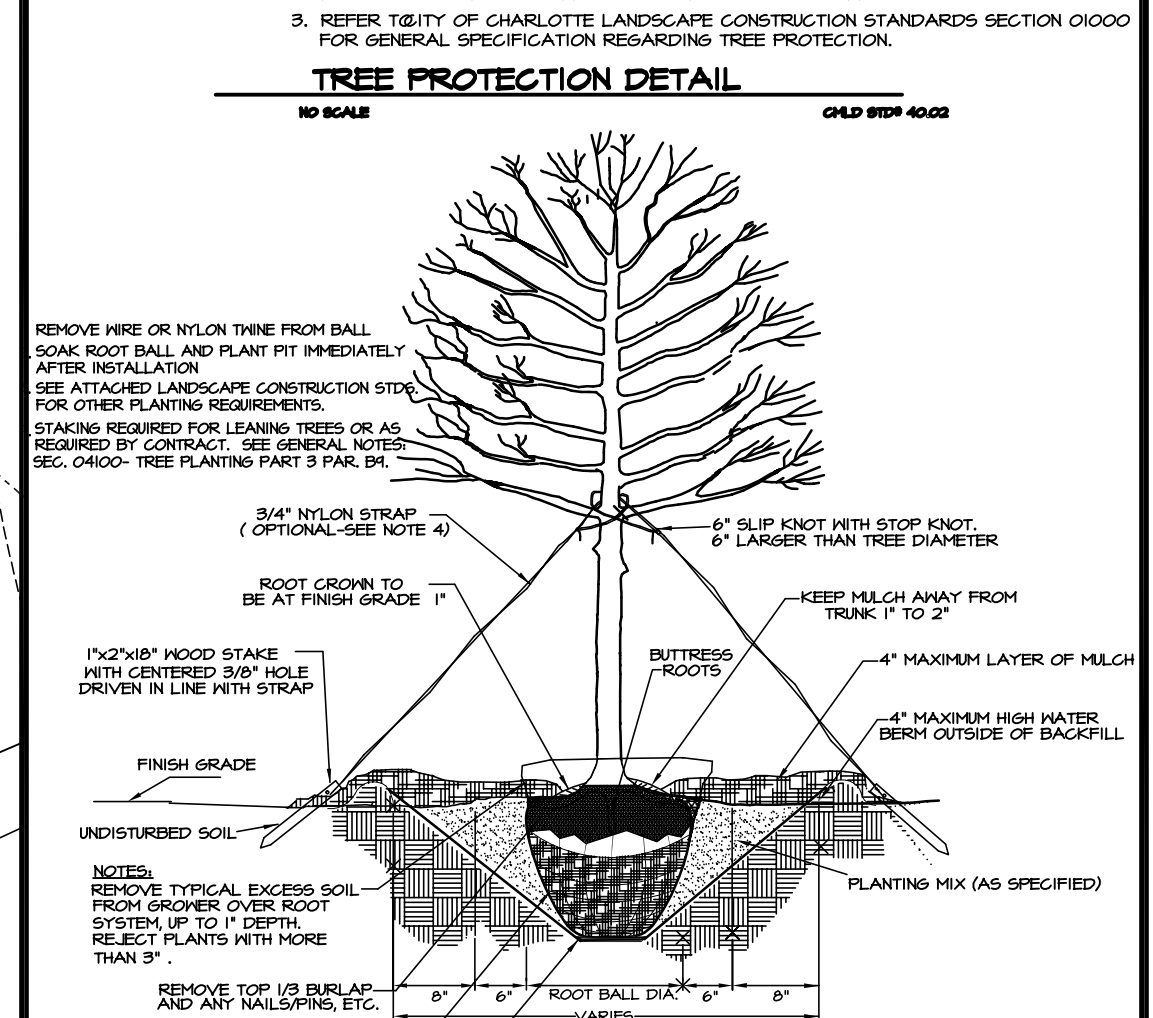
### BUFFER ZONES



### TREE PROTECTION NOTES

- NOTE: NO SOIL DISTURBANCE OR COMPACTION CONSTRUCTION MATERIALS, TRAFFIC, EXISTING PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTERS.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES APPENDIX.
- BEFORE GRADING/CONSTRUCTION BEGINS, CALL 104-336-4824 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTERS.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- ONE FOOT FOR EACH INCH OF TRUNK DIAMETER OR 1/2 HEIGHT OF TREE WHICHEVER IS GREATER.
- 24" STANDARDS + 1"x4" RAILS OR GRADE SAFETY FENCING MAY BE USED.

### TREE PROTECTION DETAIL



LANDSCAPE PLAN NOTES:  
MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 8' TALL, IF SINGLE STEM/MINIMUM 8' TALL AND 3 STEMS MAXIMUM IF MULTI-STEM. MULCH IS REQUIRED; STAKING/WRAP IS OPTIONAL.

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 20" DEEP TOPSOIL OR EQUIVALENT AND AVOID THE TOP 24" OF EXISTING SOIL. TO MEET TOPSOIL PLANTING MAX SITS FOR TREES WITHIN ENTIRE MINIMUM AREA OF 214 SQUARE FEET PER TREE. CALL 104-336-4824 FOR AN INSPECTION OF SOIL BEFORE PLANTING TREES.

ALL STRAPPING AND 2" OF HIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.

PLEASE CALL 104-336-4824 FOR FINAL INSPECTION OF TREES, 1 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

PREFERRED TREE SPACING IS 30' FOR SMALL-MATURING TREES, 40' MINIMUM IF PLANTED IN GROUPS AND 50' FOR LARGE-MATURING TREES (25' MINIMUM IF PLANTED IN GROUPS).

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES- PLACE 15-20' OFF SEWER AND STORM DRAINAGE LINES 10-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.

EXISTING HEALTHY TREES WITHIN 25 FEET OF THE RIGHT-OF-WAY LINE MAY BE CREDITED TOWARD THE PERIMETER RIGHT-OF-WAY. IF LARGE-MATURING TREES ARE NOT PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST, LARGE-MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

CL- CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C-1	500.00	88.25	45.43	86.96	57°30'30"
C-2	500.00	16.30	8.29	16.31	N23°10'00"E
C-3	500.00	19.44	10.03	19.45	N10°50'00"E
C-4	500.00	20.00	10.42	20.00	N10°50'00"E
C-5	500.00	49.87	25.07	49.75	S08°29'00"E
C-6	500.00	53.44	28.66	53.44	N23°10'00"E
C-7	500.00	60.00	32.00	60.00	N23°10'00"E
C-8	500.00	66.67	35.36	66.67	N23°10'00"E
C-9	500.00	73.33	38.71	73.33	N23°10'00"E
C-10	500.00	80.00	42.00	80.00	N23°10'00"E
C-11	500.00	86.67	45.36	86.67	N23°10'00"E
C-12	500.00	93.33	48.71	93.33	N23°10'00"E
C-13	500.00	100.00	52.00	100.00	N23°10'00"E
C-14	500.00	106.67	55.36	106.67	N23°10'00"E
C-15	500.00	113.33	58.71	113.33	N23°10'00"E
C-16	500.00	120.00	62.00	120.00	N23°10'00"E
C-17	500.00	126.67	65.36	126.67	N23°10'00"E
C-18	500.00	133.33	68.71	133.33	N23°10'00"E
C-19	500.00	140.00	72.00	140.00	N23°10'00"E
C-20	500.00	146.67	75.36	146.67	N23°10'00"E
C-21	500.00	153.33	78.71	153.33	N23°10'00"E
C-22	500.00	160.00	82.00	160.00	N23°10'00"E
C-23	500.00	166.67	85.36	166.67	N23°10'00"E
C-24	500.00	173.33	88.71	173.33	N23°10'00"E
C-25	500.00	180.00	92.00	180.00	N23°10'00"E
C-26	500.00	186.67	95.36	186.67	N23°10'00"E
C-27	500.00	193.33	98.71	193.33	N23°10'00"E
C-28	500.00	200.00	102.00	200.00	N23°10'00"E
C-29	500.00	206.67	105.36	206.67	N23°10'00"E
C-30	500.00	213.33	108.71	213.33	N23°10'00"E
C-31	500.00	220.00	112.00	220.00	N23°10'00"E
C-32	500.00	226.67	115.36	226.67	N23°10'00"E
C-33	500.00	233.33	118.71	233.33	N23°10'00"E
C-34	500.00	240.00	122.00	240.00	N23°10'00"E
C-35	500.00	246.67	125.36	246.67	N23°10'00"E
C-36	500.00	253.33	128.71	253.33	N23°10'00"E
C-37	500.00	260.00	132.00	260.00	N23°10'00"E
C-38	500.00	266.67	135.36	266.67	N23°10'00"E
C-39	500.00	273.33	138.71	273.33	N23°10'00"E
C-40	500.00	280.00	142.00	280.00	N23°10'00"E
C-41	500.00	286.67	145.36	286.67	N23°10'00"E
C-42	500.00	293.33	148.71	293.33	N23°10'00"E
C-43	500.00	300.00	152.00	300.00	N23°10'00"E
C-44	500.00	306.67	155.36	306.67	N23°10'00"E
C-45	500.00	313.33	158.71	313.33	N23°10'00"E
C-46	500.00	320.00	162.00	320.00	N23°10'00"E

CL- LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L-1	8.68	S88°31'30"E	L-5	1.68	S88°31'30"E
L-2	8.68	S88°31'30"E	L-6	1.68	S88°31'30"E
L-3	23.18	N43°54'30"E	L-7	1.68	S88°31'30"E
L-4	17.14	S66°33'30"E	L-8	1.68	S88°31'30"E
L-5	1.68	S88°31'30"E	L-9	1.68	S88°31'30"E
L-6	1.68	S88°31'30"E	L-10	1.68	S88°31'30"E

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

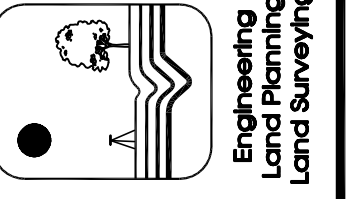
IMPERVIOUS AREA NOTES:  
LOTS 64-64, 331-333, 610-614 ARE RESTRICTED TO 2481.1 SF OF IMPERVIOUS AREA PER LOT. LOTS 276-246, 314-336, 664-664, 852 ARE RESTRICTED TO 1735.1 SF OF IMPERVIOUS AREA PER LOT.

50' CLASS C BUFFER

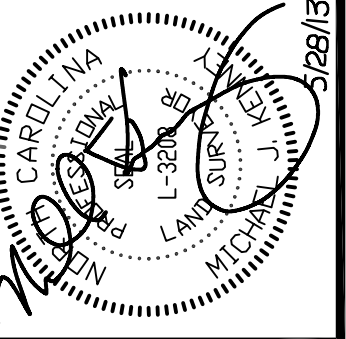
EXISTING VEGETATION WITHIN BUFFER CONSISTS OF 1 OR MORE 2" CALIPER MIXED HARDWOOD TREES (E.G. PINES, CEDARS, OAKS AND MAPLES) EVENLY DISTRIBUTED EVERY 100 FEET. MINIMUM OF 25% EVERGREEN AND 40% LARGE MATURING. (SUPPLEMENTAL PLANTINGS NOTED IN AREAS VOID OF REQUIRED VEGETATION)

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

KENNEY DESIGN GROUP, PA  
1316 GREENWOOD CLIFF  
CHARLOTTE, NORTH CAROLINA 28204  
PH: 704/377-6099 FAX: 704/377-6097  
EMAIL: KENNEY@KENNEYDESIGN.COM



REVISIONS  
1. 01/20/2024 REVISED PER CITY OF CHARLOTTE TREE ORDINANCE COMMENTS  
2. 01/20/2024 REVISED PER CITY OF CHARLOTTE TREE ORDINANCE COMMENTS  
3. 01/20/2024 REVISED PER CITY OF CHARLOTTE TREE ORDINANCE COMMENTS  
4. 01/20/2024 REVISED PER CITY OF CHARLOTTE TREE ORDINANCE COMMENTS  
5. 01/20/2024 REVISED PER CITY OF CHARLOTTE TREE ORDINANCE COMMENTS  
6. 01/20/2024 REVISED PER CITY OF CHARLOTTE TREE ORDINANCE COMMENTS



Scale: 1"=60'	Date: 5/7/2006	Drawn By: MK	Designed By: MK	Job No: 2505
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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