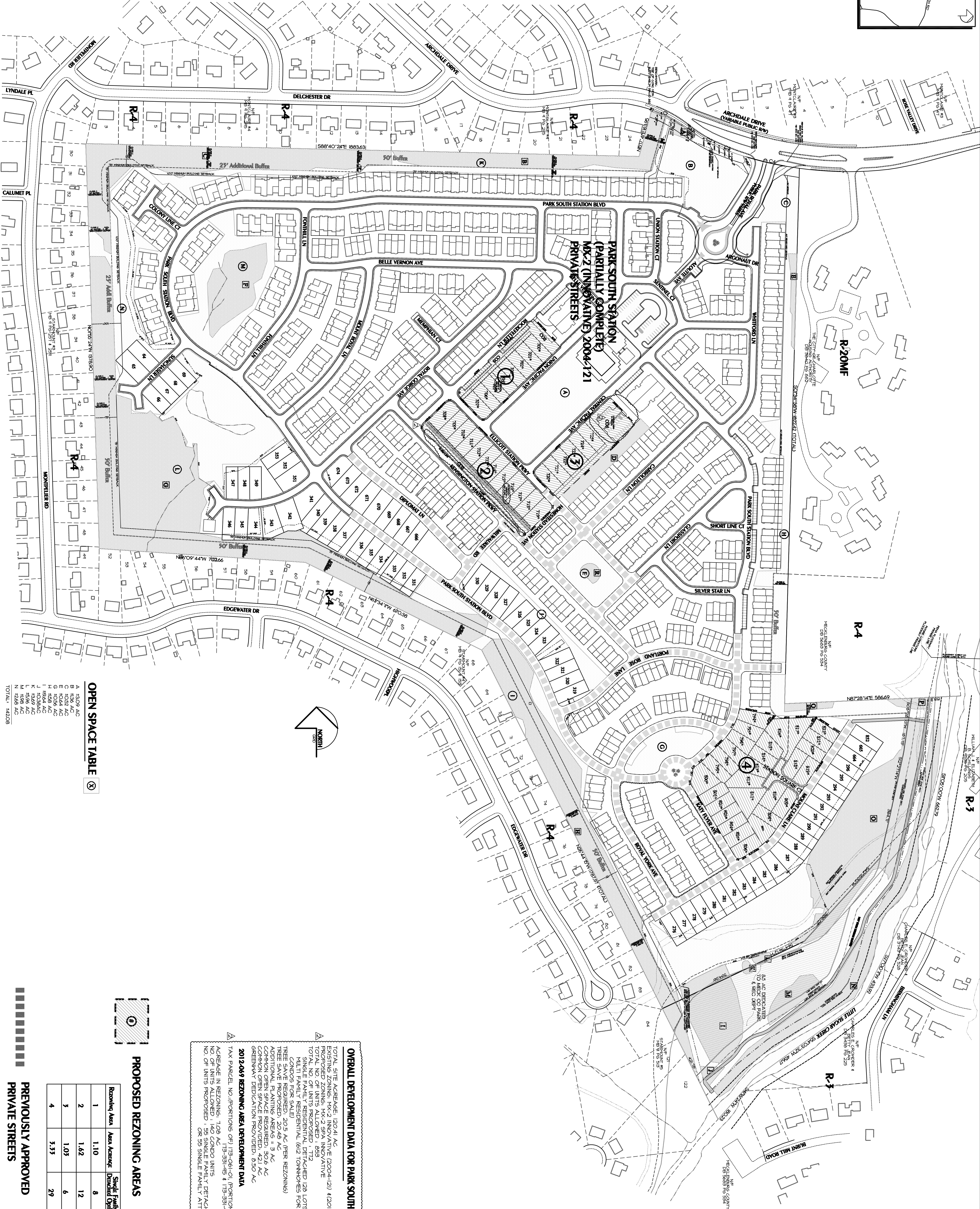


By Michael Cataldo at 11:41 am, Jul 20, 2012



PROPOSED REZONING AREAS

**PREVIOUSLY APPROVED
PRIVATE STREETS**

OVERALL DEVELOPMENT DATA FOR PARK SOUTH STATION

TOTAL SITE ACRES: 120.41 AC
 EXISTING ZONING: MX-2 (INNOVATIVE ZONING) (2004-12) (12/01-03/2)
 TOTAL ACRES AVAILABLE: 120.41 AC
 TOTAL NO. OF UNITS ALLOWED: 953
 SINGLE FAMILY RESIDENTIAL: 172
 SINGLE FAMILY RESIDENTIAL (61) DETACHED FOR SALE & 32
 CONDOS FOR SALE)
 TREE SAVES REQUIRED: 205 AC (PER REZONING)
 TREE SAVES REQUIRED: 20.48 AC
 COMMON OPEN SPACE REQUIRED: 3 AC
 COMMON OPEN SPACE REQUIRED: 30.6 AC
 COMMON OPEN SPACE REQUIRED: 42.1 AC
 GREENWAY DETACHMENT PROVIDED: 8.50 AC

2012049 REZONING AREA DEVELOPMENT DATA

17A PARCEL NO.(PORTIONS OF) 173-06-01, PORTIONS OF(173-33-13
 AGE/CLASS IN REZONING: 1.08 AC
 NO. OF UNITS ALLOWED: 140 CONDO UNITS
 NO. OF UNITS PROPOSED: 55 SINGLE FAMILY, 2 DETACHED, 120S
 OR 35 SINGLE PENTHOUSE, ATTACHED UNITS

Scale:	1"=150'
Date:	4/23/12
Drawn By:	MJK
Designed By:	MJK
Job No.:	2505



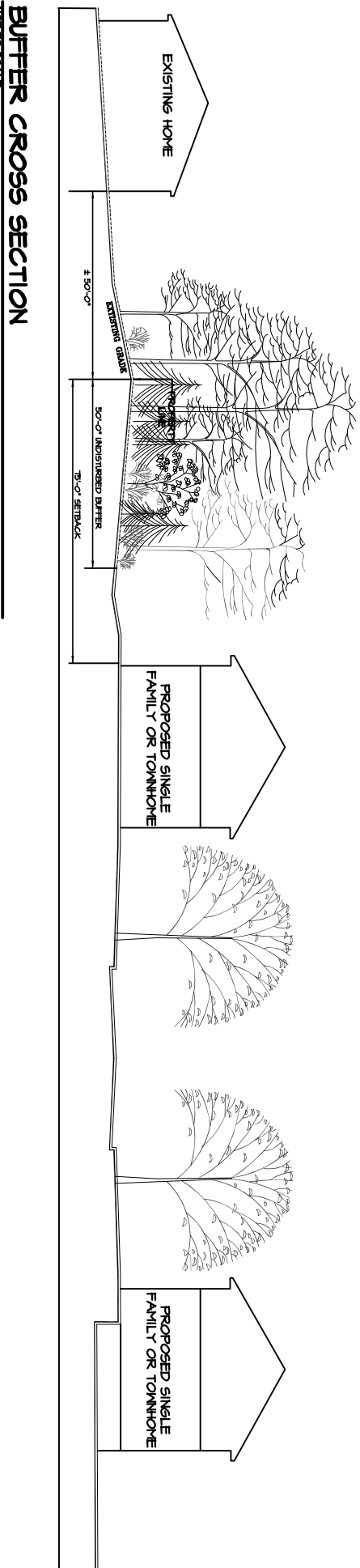
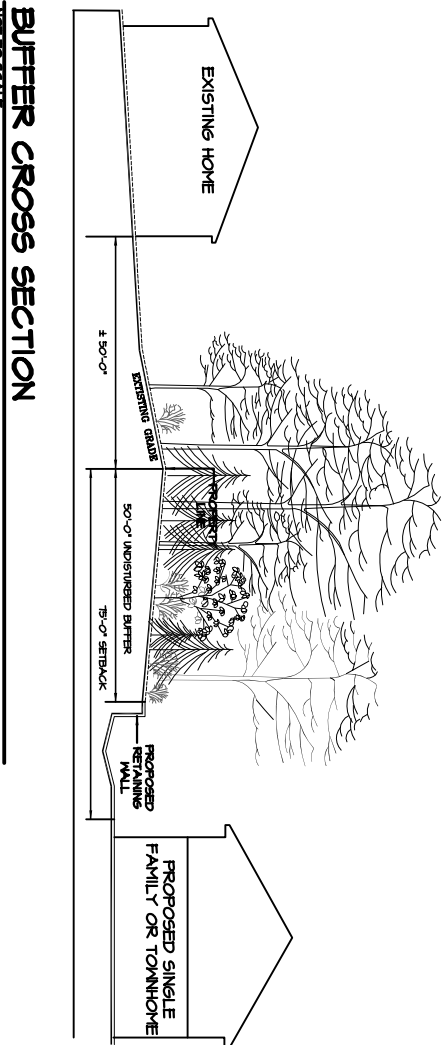
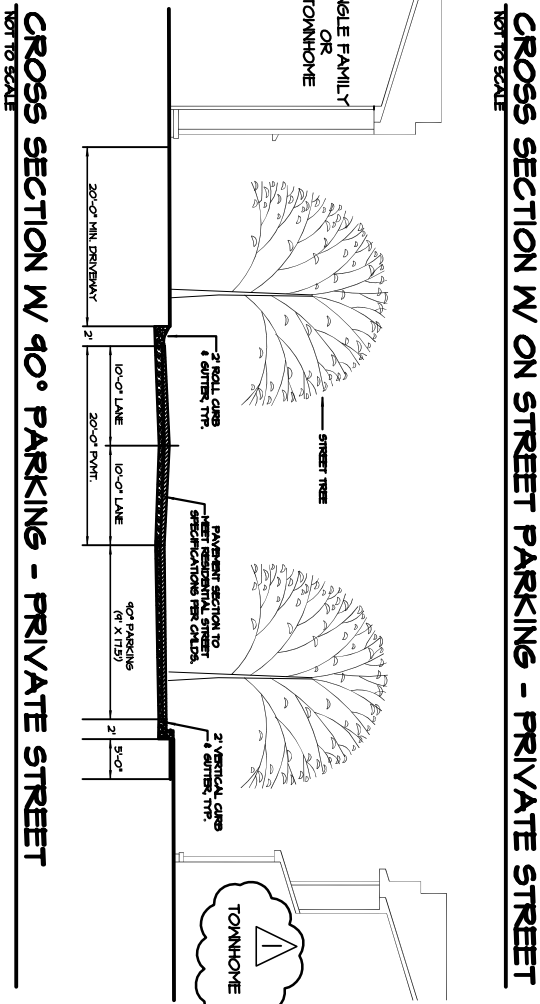
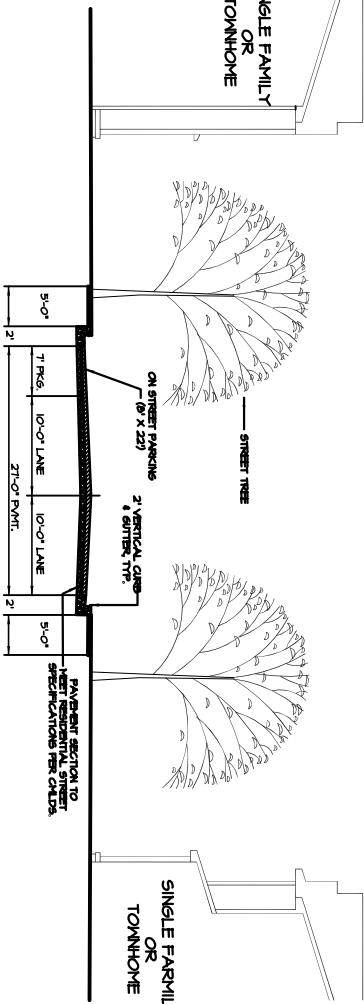
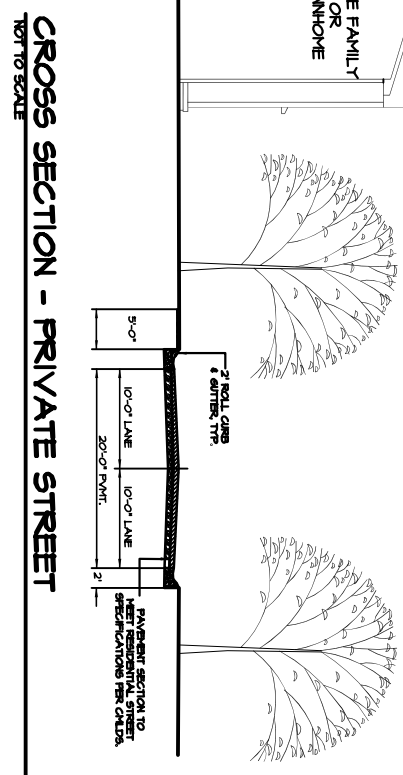
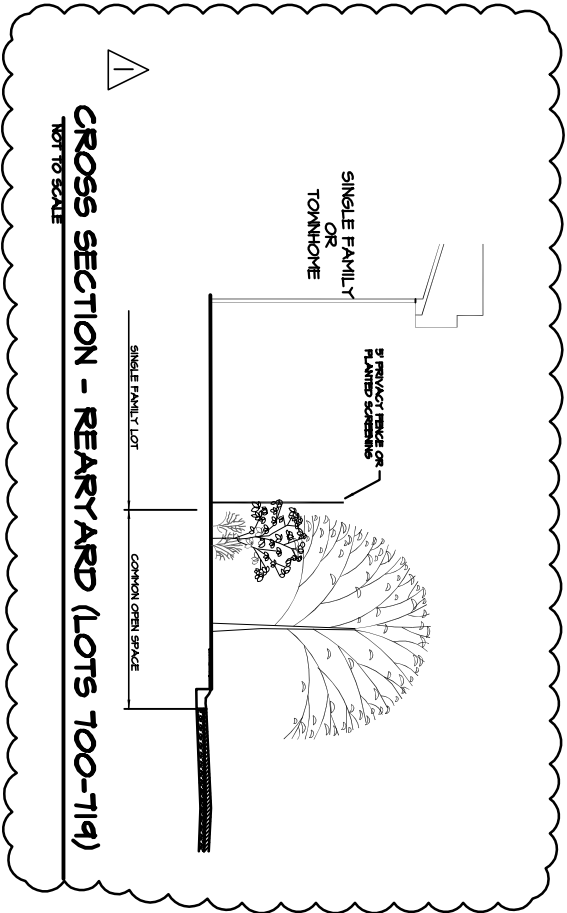
1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@KENNEYDESIGN.COM

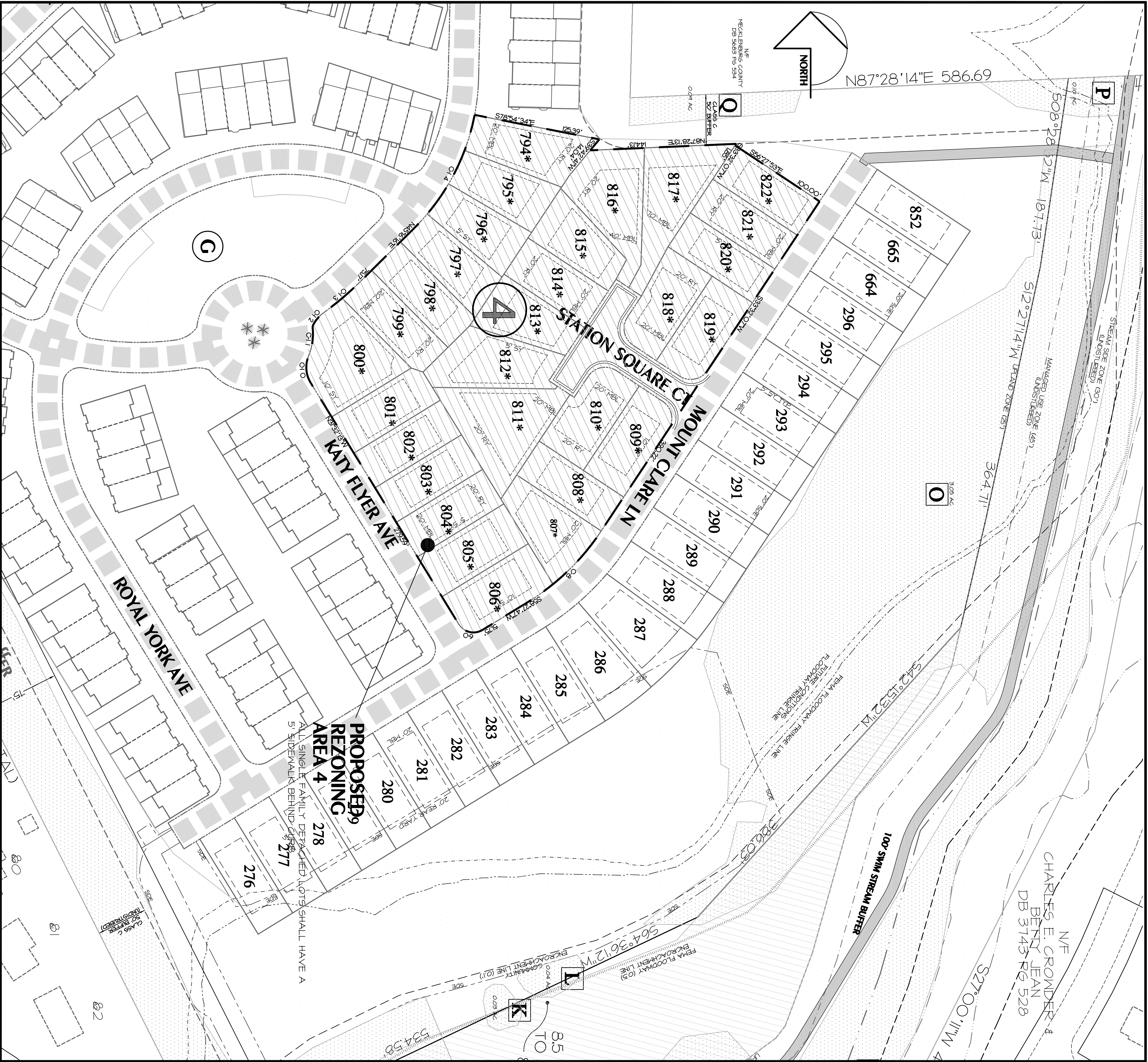


DEVELOPMENT STANDARDS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE PARK SOUTH STATION PROJECT (PREVIOUS REZONING PETITION 2004-121) DESIGNATED ON THE SCHEMATIC PLAN SITE, WHICH IS MORE PARTICULARLY DESCRIBED ON THE TECHNICAL DATA SHEET, DUE TO THE NATURE OF THIS REZONING IS TO ALLOW THE CONSTRUCTION OF SINGLE FAMILY DETACHED 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, AND THE CITY OF CHARLOTTE ZONING ORDINANCE. THE REGULATIONS ESTABLISHED BY THE CITY OF CHARLOTTE ZONING ORDINANCE SHALL SUPERSEDE ALL DEVELOPMENT STANDARDS ESTABLISHED BY THESE DEVELOPMENT STANDARDS. THE DEVELOPER/PETITIONER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE CITY OF MECKLENBURG COUNTY.
- 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. IN ADDITION, SINGLE FAMILY HOMES SHALL BE ALLOWED TO HAVE A SECOND FLOOR GARAGE 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. SINGLE FAMILY HOMES SHALL HAVE A MINIMUM HEIGHT OF 20 FEET FROM THE BACK OF SIDEWALK OR BACK OF CURB, WHICHEVER IS GREATER.
- THE MINIMUM REAR YARD FOR SINGLE FAMILY HOMES SHALL BE 3500 SF.
- THE MINIMUM LOT AREA FOR SINGLE FAMILY HOMES SHALL BE 5000 SF.
- NO INTERNAL BUFFERS REQUIRED BETWEEN THE VARIOUS RESIDENTIAL TYPES LOCATED WITHIN THE UNIFIED PARK SOUTH STATION DEVELOPMENT.
- A. INNOVATIVE DEVELOPMENT STANDARDS FOR SINGLE FAMILY HOMES
1. THE PRIVATE STREETS SHALL BE CONSTRUCTED AS INDICATED BY THE BELOW CROSS SECTIONS
 2. THE DRIVEWAYS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM THE BACK OF SIDEWALK OR BACK OF CURB, WHICHEVER IS GREATER
 3. THE MINIMUM REAR YARD FOR SINGLE FAMILY HOMES SHALL BE 20 FEET
 4. THE MINIMUM LOT AREA FOR SINGLE FAMILY HOMES SHALL BE 5000 SF
 5. THE MINIMUM LOT AREA FOR SINGLE FAMILY HOMES SHALL BE 5000 SF
 6. NO INTERNAL BUFFERS REQUIRED BETWEEN THE VARIOUS RESIDENTIAL TYPES LOCATED WITHIN THE UNIFIED PARK SOUTH STATION DEVELOPMENT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	
C-1	26.70	1700	24.04	S0703.52W	
C-2	26.70	1700	24.04	S8835.08E	
C-3	26.70	1700	24.04	S0703.52W	
C-4	26.70	1700	24.04	N0703.52E	
C-5	26.70	1700	24.04	S8835.08E	
C-6	26.70	1700	24.04	S0703.52W	
C-7	26.70	1700	24.04	N8835.08W	





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°39'12"E
C-12	15.92	32.00	16.72	S83°56'04"W
C-13	47.66	32.00	47.71	N83°07'13"E
C-14	126.58	222.81	126.50	N83°07'13"E

TYPICAL ELEVATIONS ▲

