



- SEE INDIVIDUAL SITE PLAN SHEETS FOR EXACT AREA AND LOCATIONS OF THE TREESAVE TRACTS

## CURVE TABLE

OPEN SPACE TABLE 

### LEGEND

STREETS THAT HAVE  
NOT BEEN CONSTRUCTED

RECEIVED

By Zenia Duhaney at 2:59 pm, May 10, 2013

### OVERALL DEVELOPMENT DATA FOR PARK SOUTH STATION

TOTAL SITE ACREAGE: 120.41 AC  
EXISTING ZONING: MX-2 INNOVATIVE (2004-121)(2011-032) & (2012-069)  
PROPOSED ZONING: MX-2 SFA 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) 173-061-01, (PORTIONS OF)173-062-91  
ACREAGE IN REZONING: 4.47 AC  
NO. OF UNITS ALLOWED : 36 SINGLE FAMILY DETACHED  
OR 33 SINGLE FAMILY ATTACHED  
NO. OF UNITS PROPOSED : 52 SINGLE FAMILY ATTACHED UNITS  
OR 37 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)

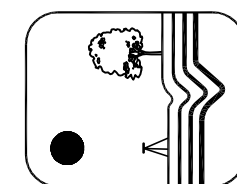
## TECHNICAL DATA SHEET AND EXISTING CONDITIONS

# 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

Date:	3/18/13
Drawn By:	MJK
Designed By:	MJK
Job No.:	2505

Revisions: 1 5/1/13 REVISED PER CMPC COMMENTS



**KENNEY DESIGN  
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**Engineering  
and Planning  
and Surveying**

Sheet No.

2.



DEVELOPMENT STANDARDS (REZONING 2004-121)

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY EASIAN CAPITAL TO ACCOMMODATE DEVELOPMENT OF THAT 14.76 ACRE SITE, WHICH IS MORE PARTICULARLY DESCRIBED ON THE TECHNICAL DATA SHEET (THE "SITE").

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER ATTACHED ILLUSTRATIONS AND THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER ATTACHED ILLUSTRATIONS OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING CLASSIFICATIONS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

STREET AND PARKING LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDINGS LOCATIONS.

- A. PERMITTED DEVELOPMENT WITH THE SITE
- DEVELOPMENT WILL BE LIMITED TO 850 RESIDENTIAL DWELLING UNITS AND ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MX-2 DISTRICT UNDER THE ORDINANCE.
2. NO RETAIL DEVELOPMENT SHALL BE ALLOWED IN ASSOCIATION WITH THE PROPOSED DEVELOPMENT.
3. THE SITE IS PROPOSED TO BE DEVELOPED WITH A COMBINATION OF CONDOMINIUMS AND TOWNHOMES FOR SALE. THE MAXIMUM PERCENTAGE OF CONDOMINIUMS SHALL BE CAPPED AT 30% OF THE TOTAL MAXIMUM UNIT COUNT OF 850 UNITS.
- B. SETBACKS, SIDE YARDS AND REAR YARDS
- ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND THE SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE INNOVATIVE DEVELOPMENT PROVISIONS OUTLINED ON THE TECHNICAL DATA SHEET, SIDE AND / OR REAR YARDS MAY BE INCLUDED WITHIN AND A PART OF ANY BUFFERS AND/ OR OPEN SPACE.
- C. LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE, SUBJECT TO THE PROVISIONS OF SECTION 12.304.
2. THE BUFFER AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. FURTHERMORE, THE PETITIONER/DEVELOPER SHALL ESTABLISH AN UNDISTURBED 50' BUFFER AS WELL AS AN ADDITIONAL 25' BUILDING SETBACK FROM THE BUFFER AS SHOWN. THE 25 FOOT SETBACK AREA MAY BE GRADED AND MAY CONTAIN PRIVATE PATIOS, COURTYARDS, FENCINGS, ETC. ASSOCIATED WITH PROPOSED DWELLING UNITS. THE 50' BUFFER SHALL NOT BE REDUCED IN DEPTH. THE 50' BUFFER AND TREE SAVE AREA MAY ONLY BE GRADED IN THE INSTANCES WHERE NECESSARY PERPENDICULAR OR NEARLY PERPENDICULAR UTILITY CROSSINGS ARE REQUIRED TO SERVICE THE SITE OR WHERE THE BUFFER AREA IS OPEN, AND/OR WILL BE AUGMENTED WITH ADDITIONAL SCREEN PLANTINGS AND SUCH GRADING MAY BE NECESSARY TO INSTALL SCREEN PLANTINGS OR PERTAINING TO ANY ENVIRONMENTAL MITIGATION / REMEDIATION REQUIREMENTS ASSOCIATED WITH THE SITE.
3. IN ADDITION, A 75' BUFFER AND 100' BUILDING SETBACK (IN TOTAL) SHALL BE ESTABLISHED AS SPECIFICALLY NOTED IN THE NORTHWESTERLY CORNER OF THE SITE. AS SUCH, THIS REQUIREMENT CONTAINS AN ADDITIONAL 25' OF BUFFER AND A CORRESPONDING ADDITIONAL 25' OF BUILDING SETBACK BEYOND THE MINIMUM 50' BUFFER. 75' SETBACK DIMENSIONS AS DESCRIBED IN NOTE C.2. ABOVE. IN THIS ADDITIONAL 25 FT BUFFER AREA, THE BUFFER SHALL EITHER REMAIN AS AN UNDISTURBED AREA OR MAYBE GRADED. IF THE AREA IS GRADED, THEN THE PETITIONER/ DEVELOPER SHALL INSURE THAT THE AREA SHALL BE REPLANTED TO COMPLY WITH CLASS C BUFFER SCREEN PLANTING MATERIAL REQUIREMENTS. THE ADDITIONAL 25 FT SETBACK AREA SHALL BE GRADED AND MAY CONTAIN PRIVATE PATIOS, COURTYARDS, FENCING, ETC. AS DESCRIBED IN NOTE C.2 ABOVE.
4. EXISTING FENCING LOCATED ALONG THE PERIMETER OF THE SITE SHALL NOT BE PERMANENTLY REMOVED BY THE PETITIONER/DEVELOPER. ANY SUCH REMOVAL SHALL BE TEMPORARY IN NATURE TO ALLOW FOR SITE CONSTRUCTION/DEVELOPMENT PURPOSES AND SHALL BE REPLACED.

D. OPEN SPACE

APPROXIMATELY 30.6 ACRES OF OPEN SPACE SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.

INCLUDED WITHIN THE OPEN SPACE SHALL BE A PUBLIC GREENWAY DEDICATION TO MECKLENBURG COUNTY PARKS AND RECREATION. ALSO, OTHER AREAS (SUCH AS THE VILLAGE GREEN) SHALL BE PRESERVED AND MAINTAINED AS FORMAL OPEN SPACE AREAS. OTHER AREAS SHALL BE SET ASIDE AS BUFFER AREAS, ETC.

THE OPEN SPACES THROUGHOUT THE SITE REPRESENT A VARIETY OF FEATURES AND/OR IMPROVEMENTS. THE AMENITY AREA SHALL CONTAIN ONE OR MORE OF THE FOLLOWING RECREATIONAL FEATURES: SWIMMING POOL(S), COMMUNITY ROOM AND/OR CABANA, GOLFHOUSE, FITNESS FACILITY, ETC. THE 50 FOOT BUFFER SHALL REMAIN UNDISTURBED. THE 25 FOOT BUILDING SETBACK ADJOINING THE BUFFER MAYBE GRADED/RE-LANDSCAPED AND MAY ALSO INCLUDE PRIVATE OPEN SPACE ASSOCIATED WITH PROPOSED DWELLING UNITS. AREAS ADJACENT TO LITTLE SUGAR CREEK WILL BE DEDICATED FOR PUBLIC OPEN SPACE/RECREATIONAL PURPOSES. POCKET PARKS AND/OR SIMILAR SPACES SHALL BE COMBINATION OF NATURAL AREAS AND/ OR IMPROVED, SUCH AS BUT NOT LIMITED TO BENCH SEATING. THE VILLAGE GREEN SHALL BE DESIGNED TO MAINTAIN AND PRESERVE A SIGNIFICANT OPEN SPACE AREA AS LABELED ON THE TECHNICAL DATA SHEET. IN ESTABLISHING THIS AREA, THE PETITIONER/DEVELOPER RECOGNIZES THE DESIRABILITY OF CREATING A LARGE PUBLIC OPEN SPACE AREA AS A COMMUNITY AMENITY. THIS AREA WILL ALSO BE DESIGNED AS A FORMAL MOWED/MANICURED LAWN WHICH MAY CONTAIN BENCH SEATING. ALL COMMON OPEN SPACE AREAS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

TREE SAVE AREAS ARE INTENDED TO PRESERVE SIGNIFICANT AREAS OF THE EXISTING TREE CANOPY AND NATURAL LANDSCAPE/TOPOGRAPHY. THESE AREAS SHALL REMAIN LARGELY UNDISTURBED, IF NOT ENTIRELY, SO AS TO MAINTAIN THESE PROMINENT AREAS IN THEIR CURRENT STATE. HOWEVER, IF NECESSARY TO INSTALL VARIOUS NECESSARY/ REQUIRED UTILITY CONNECTIONS, PEDESTRIAN PATHS), ENVIRONMENTAL REMEDIATION SYSTEMS, ETC. SOME GRADINGS/ REMOVAL OF TREES WITHIN THESE AREAS SHALL BE PERMITTED.

E. S.W.I.M. BUFFER

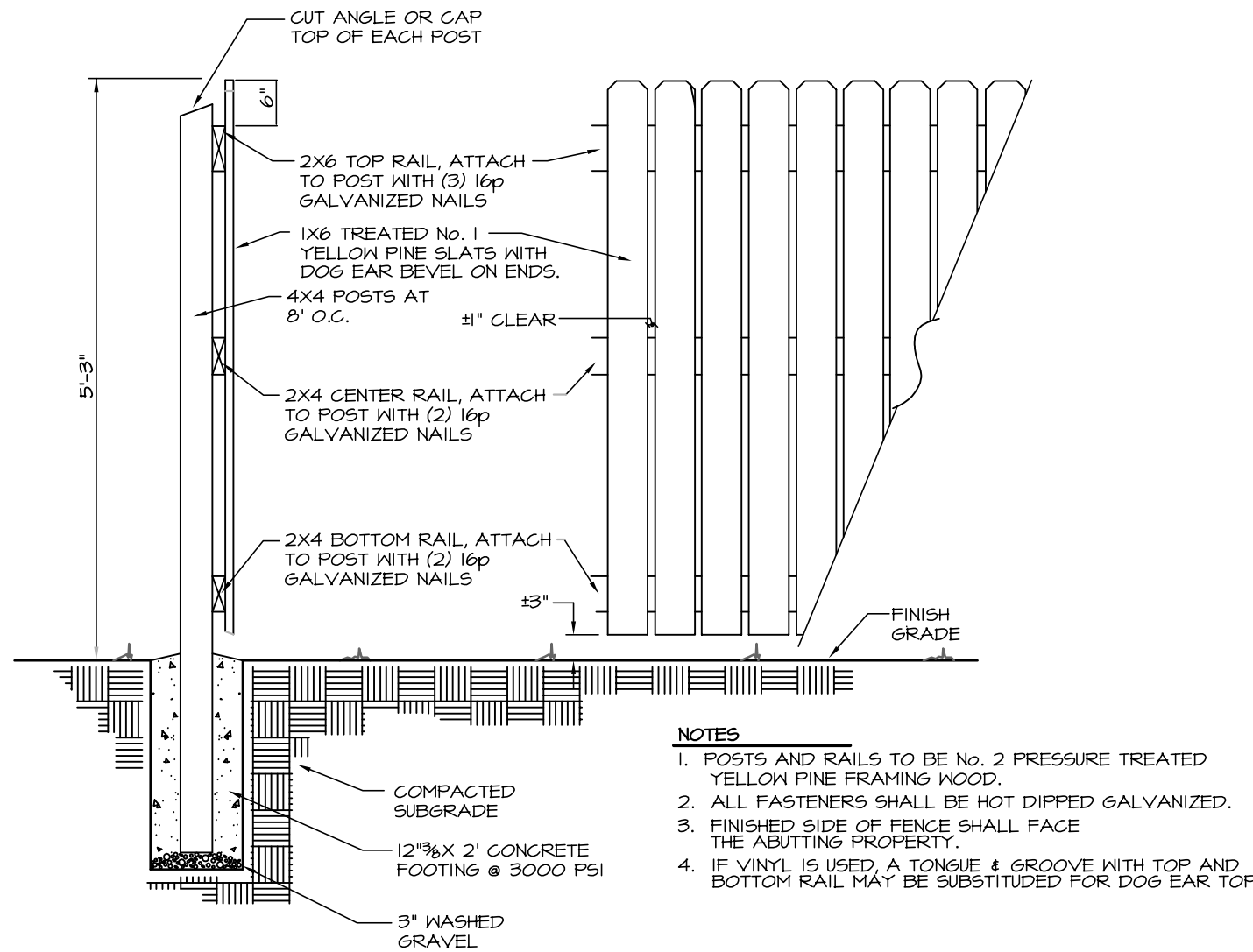
THE BUFFER LOCATED ALONG LITTLE SUGAR CREEK (AS NOTED ON THE TECHNICAL DATA SHEET) SHALL CONFORM TO THE S.W.I.M. AND STREAM BUFFER IMPLEMENTATION GUIDELINES OF NOVEMBER 1999.

F. LIGHTING

1. ALL DIRECT LIGHTING WITHIN THE SITE WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT-OFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDS OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT STREETS AND PROPERTIES. FURTHERMORE, NO "WALL PAK" TYPE LIGHTING WILL BE USED.
2. PARKING LOT LIGHTING FIXTURE SHALL BE MAXIMUM OF 25 FEET TALL AND DESIGNED TO BE FULLY SHIELDED TO PREVENT NIGHT SKY POLLUTION.

G. BUILDING HEIGHTS

BUILDING HEIGHTS SHALL BE COMBINATION OF 2 STORIES, 3 STORIES, 2 1/2 AND 3/4 SPLIT STORIES. (SEE LEGEND FOR LOCATIONS). BUILDING HEIGHT AND LOCATIONS MAY BE ADJUSTED AND MODIFIED FROM THE DEPICTED DEPEND UPON FINAL DESIGN AND CONSTRUCTION DOCUMENTS, EXCEPT THAT IN NO EVENT SHALL THE REQUIREMENT FOR THE TWO STORY DWELLINGS BE CHANGED FOR THE AREAS ON THE SITE WHERE SUCH DWELLINGS ABOUT ADJOINING SINGLE FAMILY LOTS THAT FRONT DELCHESTER DRIVE, MONTPELIER ROAD AND EDGEWATER DRIVE.



5' WOOD/VINYL PRIVACY FENCE  
NO SCALE

H. SIGNS

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

I. ACCESS POINTS, SIDEWALKS & CONNECTIVITY

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 DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
2. THE PETITIONER SHALL CONSTRUCT A MINIMUM OF ONE PEDESTRIAN CONNECTION FROM THE PROPOSED DEVELOPMENT TO THE AREA OF THE GREENWAY DEDICATION AND SHALL ALSO PROVIDE FOR A STREET CONNECTION TO ADJUTING, VACANT PROPERTY TO THE EAST OF THE SITE AS SHOWN.
3. AT THE DISCRETION OF THE PETITIONER, THE VEHICULAR ENTRY INTO THE SITE FROM ARCHDALE DRIVE MAY BE DESIGNED AND CONSTRUCTED TO ALLOW CONTROLLED/RESTRICTED VEHICLE ACCESS (FOR EXAMPLE, GUARD HOUSE, SECURITY GATE, ETC.) SOME OR ALL TIMES OF THE DAY/ EVENING.
4. STREETS THROUGHOUT THE SITE SHALL BE PRIVATE STREETS EXCEPT AS NOTED.
5. THE PROPOSED STREET SUB TO THE ADJUTING SITE OWNED BY THE CITY OF CHARLOTTE SHALL BE CONSTRUCTED BY PETITIONER/DEVELOPER TO THE PROPERTY BOUNDARY.
6. SIDEWALKS IN ACCORDANCE WITH APPLICABLE REQUIREMENTS SHALL BE PROVIDED ON ONE SIDE OF THE PROPOSED PRIVATE STREETS. IT IS ANTICIPATED THERE WILL BE SECTIONS WHERE SIDEWALKS WILL BE ESTABLISHED ON BOTH SIDES OF THE PRIVATE STREET, BUT SUCH SECTIONS ARE NOT YET IDENTIFIED.
7. THE MINIMUM DISTANCE BETWEEN THE BACK OF SIDEWALK AND FRONTS OF GARAGES SHALL BE EIGHTEEN FEET.
8. PUBLIC/PRIVATE STREETS SHALL BE BUILT TO PUBLIC STREET STANDARD PAVING SPECIFICATIONS PER THE CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS FOR RESIDENTIAL STREETS.

J. PARKING

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.

K. FIRE PROTECTION

1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.
2. FIRE HYDRANTS WILL BE LOCATED WITHIN 150 FEET OF ANY BUILDING CONSTRUCTED ON SITE.

L. STORM WATER/ WATER QUALITY

1. THE PETITIONER SHALL CONTROL AND TREAT THE DIFFERENCE IN STORM WATER RUNOFF VOLUMES LEAVING THE PROJECT SITE BETWEEN THE PRE AND POST DEVELOPMENT RUNOFF CONDITIONS FOR THE 1-HOUR 24 HOUR STORM RUNOFF DRAINDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
2. THE USE OF STRUCTURAL STORMWATER TREATMENT SYSTEMS (NET PONDS, EXTENDED DETENTION (NETLANDS, BIO-RETENTION, ETC) SHALL BE INCORPORATED INTO THE SITE AND DESIGNED TO HAVE AN 85% AVERAGE ANNUAL REMOVAL FOR THE TOTAL SUSPENDED SOLIDS GENERATED FROM DEVELOPMENT.
3. A MAINTENANCE PLAN SHALL BE DEVELOPED TO ENSURE ADEQUATE LONG TERM OPERATION OF THE STRUCTURAL STORMWATER TREATMENT SYSTEMS.

M. ARCHITECTURAL CONTROLS

DWELLING UNIT/BUILDINGS SIDINGS COLORS FOR PROPOSED DWELLINGS WHICH ABUT HOMES THAT FRONT ON DELCHESTER DRIVE, MONTPELIER ROAD AND EDGEWATER DRIVE SHALL BE RESTRICTED TO VARIOUS COLORS/SHADES WHICH ARE EARTH TONES, SUCH AS BEIGE, BROWN, GRAY, ETC. THE COLOR WHITE SHALL NOT BE ALLOWED IN THESE AREAS EXCEPT FOR MINOR AND INCIDENTAL DETAILING SUCH AS DOOR AND WINDOW TRIM, GABLES, DOORS, GUTTERS, DOWNSPOUTS AND FASCIA ETC.

N. SOLID WASTE COLLECTION MANAGEMENT

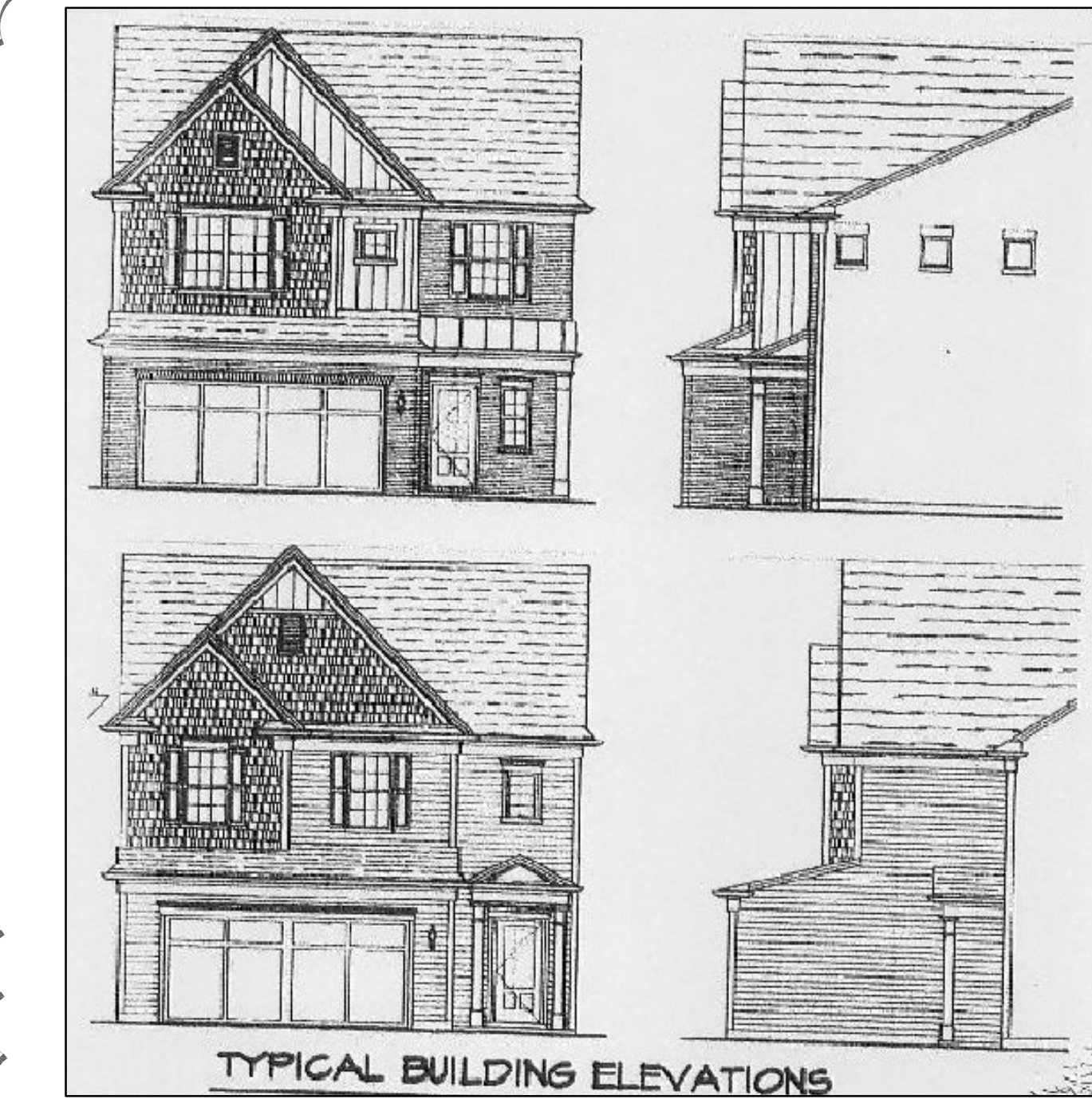
GARBAGE COLLECTION METHODS AND RECYCLING AREAS SHALL BE ESTABLISHED IN ACCORDANCE WITH CITY CODE CHAPTER 12 SECTION 12.408. LOCATIONS SHALL BE IDENTIFIED DURING PLAN REVIEW AND BUILDING PERMITTING. IN NO EVENT SHALL LOCATIONS BE PLACED ALONG THE MOST EXTERIOR STREET AND/OR PARKING LOT AROUND THE PERIMETER OF THE SITE.

O. GREENWAY DEDICATION

THE PETITIONER SHALL DEDICATE TO MECKLENBURG COUNTY THE AREA OF THE SITE ADJACENT TO THE LITTLE SUGAR CREEK, AS SHOWN. THIS DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE FOR THE INITIAL CERTIFICATE OF OCCUPANCY PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT. THE DEDICATION SHALL NOT PREVENT THE PETITIONER/DEVELOPER FROM ACCESSING OR PROVIDING REQUIRED UTILITIES AND/OR ACCESS TO THE DEDICATED AREA FOR SITE DEVELOPMENT. THE DEDICATION AGREEMENT SHALL INCLUDE APPROPRIATE ACCESS EASEMENTS WHICH ALLOW THE PETITIONER/ DEVELOPER UNIMPEDED ACCESS TO THE GREENWAY AREA AFTER THE DEDICATION HAS OCCURRED TO PERMIT, SERVICE , REPAIR, INSTALLATION, ETC OF EXISTING AND/ OR NEW UTILITIES TO SERVICE THE PROPOSED DEVELOPMENT.

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 FOOT WIDE PUBLIC ACCESS EASEMENT. THE TRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PARK AND RECREATION STANDARDS FOR SUCH CONSTRUCTION MATERIALS, CONSTRUCTION TECHNIQUES, WIDTH, ETC).

THE PROPOSED DEVELOPMENT HAS BEEN DEEMED AN ELIGIBLE BROWNFIELD SITE. MECKLENBURG COUNTY PARKS AND RECREATION (NCRP) IS CURRENTLY WORKING WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (NCDENR) SO THAT THE GREENWAY TRAIL DEVELOPMENT IS INCLUDED WITHIN THE PETITIONER'S BROWNFIELD PROVISIONS. PRIOR TO DEDICATION, NCRP WILL DRAFT LANGUAGE AGREED UPON BY THE PETITIONER / DEVELOPER AND THE DEPARTMENT WHEREBY THE DEDICATION OF THE LAND WORKS WITHIN THE PARAMETERS OF THE BROWNFIELD AGREEMENT.



TYPICAL BUILDING ELEVATIONS  
NO SCALE

P. TRANSPORTATION/ TRANSIT IMPROVEMENTS

1. THE PETITIONER SHALL DEDICATE THE LAND (NOT INCLUDED WITHIN THE BOUNDARY OF THE REZONING SITE) ON THE NORTH SIDE OF ARCHDALE DRIVE TO CATCHES FOR A FUTURE STOP. THIS AREA SHALL BE DEDICATED TO CATCHES PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH PROPOSED DEVELOPMENT. FURTHERMORE, THE PETITIONER SHALL CONSTRUCT A WAITING PAD ON THE SITES ARCHDALE FRONTAGE (THE SOUTHERLY SIDE) CONSISTENT WITH LAND DEVELOPMENT STANDARD 60.01 A. THE EXACT LOCATION OF THE WAITING PAD SHALL BE DETERMINED BY THE PETITIONER AT THE TIME OF DEVELOPMENT OF SPECIFIC ENTRY DRIVE AND BUILDING LOCATIONS(S) CONSTRUCTION PLANS.

THE DEVELOPER/PETITIONER SHALL CONSTRUCT THE FOLLOWING TRANSPORTATION IMPROVEMENTS: OUTBOUND- CONSTRUCT AN EXITING LANE THAT TERMINATES AS A RIGHT TURN LANE. CONSTRUCT AN EXITING LEFT TURN LANE WITH A MINIMUM OF 300 FEET OF STORAGE.

INBOUND- CONSTRUCT TWO ENTRY LANES EACH WITH A MINIMUM DISTANCE OF 220 FEET FROM THE INTERSECTION TO THE FIRST IMPEDING INTERNAL INTERSECTION. THE 95TH PERCENTILE WAS FOUND TO BE 144 FEET PER LANE. TO DETERMINE THE REQUIRED UNIMPEDED DISTANCE, THE CRITICAL PLATOON QUEUE (144) WAS MULTIPLIED BY A SAFETY FACTOR OF 1.5)

Q. ENVIRONMENTAL ISSUES / PHASING

THE ATTACHED MAP INCLUDED HEREIN AS PART OF THIS SITE PLAN DELINEATES RESTRICTED AREAS OF THE PROPERTY, WITH RESPECT WITH THIS PROPERTY:

- (i) NO WATER SUPPLY WELLS MAY BE INSTALLED OR UTILIZED ON THE PROPERTY;
- (ii) NO SUB-GRADE UTILITY LINE AND/OR OTHER CONDUITS MAY BE INSTALLED ON THE PROPERTY WITHOUT EITHER (1) A BROWNFIELD AGREEMENT OR (2) THE DEVELOPMENT OF PLAN, CERTIFIED BY A NORTH CAROLINA REGISTERED ENGINEER, THAT DESCRIBES THE MANNER IN WHICH AVAILABLE TECHNOLOGIES AND CONSTRUCTION TECHNIQUES WILL BE EMPLOYED TO ENSURE THAT CONTAMINATED VAPORS SHALL NOT MIGRATE VIA SAID LINES OR CONDUIT OR VIA THE CRUSHED STONE OR OTHER FILL MEDIA SURROUNDING SAID LINES OR CONDUITS AND (3) WRITTEN DOCUMENTATION FROM THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (DENR) THAT IT HAS NO OBJECTION TO THE SAID PLAN.
- (iii) NO GRADING MAY OCCUR WITHIN THE RESTRICTED AREA OF THE PROPERTY WITHOUT EITHER (1) A BROWNFIELD AGREEMENT OR (2) WRITTEN DOCUMENTATION FROM DENR THAT IT HAS NO OBJECTION TO THE ERECTION OF SUCH STRUCTURES.
- (iv) NO STRUCTURES MAY BE ERECTED WITHIN THE RESTRICTED AREAS OF THE PROPERTY WITHOUT (1) A BROWNFIELD AGREEMENT OR (2) WRITTEN DOCUMENTATION FROM DENR THAT IT HAS NO OBJECTION TO THE ERECTION OF SUCH STRUCTURES.
- FROM TIME TO TIME, AND WITH DENR'S APPROVAL, THE RESTRICTED MAY BE AMENDED TO REFLECT CURRENT CONDITIONS AT THE PROPERTY SUCH THAT THE RESTRICTED AREAS MAY CHANGE. THE PROPERTY OWNER AND/OR THE ENTITY CONDUCTING THE REMEDIATION ACTIVITIES SHALL SUBMIT THE APPROVAL DOCUMENTATION FROM DENR AND ASSOCIATED AMENDED MAP TO THE STAFF OF CHARLOTTE MECKLENBURG PLANNING COMMISSION REZONING FILE AS MAY BE TYPICALLY PRESCRIBED OR AUTHORIZED FOR SUCH SITE PLAN AMENDMENTS. THEREAFTER, THE RESTRICTED AREAS WILL BE DEFINED BY THE AMENDED MAPS.

R. BUILDING ELEVATIONS

THE ATTACHED BUILDINGS ELEVATIONS ARE INTENDED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME AND STYLE OF THE PROPOSED BUILDINGS. CHANGES TO THESE ELEVATIONS ARE PERMITTED AS A MATTER OF RIGHT BY THE PETITIONER/DEVELOPER SO LONG AS SUCH CHANGES DO NOT SUBSTANTIALLY ALTER THE OVERALL ARCHITECTURAL THEMES, STYLES, ETC. OF THE BUILDINGS DEPICTED. OTHER BUILDINGS/TYPES THAN THOSE SHOWN ARE ALSO PERMITTED SO LONG AS THE STYLE AND THEME IS SIMILAR AND COMPLIMENTARY TO THOSE ILLUSTRATED. BUILDING MATERIALS, COLORS, ETC. TO BE DETERMINED AT THE DISCRETION OF THE PETITIONER/DEVELOPER.

S. INNOVATIVE DEVELOPMENT STANDARDS

THE PETITIONER'S RESERVES THE RIGHT TO MODIFY ALL OR SOME OF THE MINIMUM 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 11.200 INNOVATIVE DEVELOPMENT STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

T. BINDING EFFECT OF THE REZONING APPLICATION

1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED 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 BENEFIT OF PETITIONER(S) AND ITS SUCCESSOR IN INTEREST AND ASSIGNS.

2. THROUGHOUT THIS REZONING PETITION, THE "PETITIONER" SHALL BE DEEMED TO INCLUDE THE SUCCESSOR IN INTEREST AND ASSIGNS OF THE PETITIONER WHO MAY BE INVOLVED IN DEVELOPMENT OF THE SITE INVOLVED FROM TIME TO TIME.

U. 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

1  
ADDITIONAL DEVELOPMENT STANDARDS  
FOR REZONING AREAS A, B, & C (REZONING 2013-054)

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY MARK SHWARTZ TO ACCOMMODATE DEVELOPMENT OF THAT 4.41 ACRE SITE, WHICH IS MORE PARTICULARLY DESCRIBED ON THE TECHNICAL DATA SHEET (THE "SITE").

THE INTENT OF THIS REZONING IS TO ALLOW THE CONSTRUCTION OF SINGLE FAMILY ATTACHED HOMES IN PORTIONS OF THE PARK SOUTH STATION PROJECT (PREVIOUS REZONING PETITION 2011-032) DESIGNATED ON THE SCHEMATIC PLAN. ADDITIONALLY, THE DEVELOPER/PETITIONER 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.

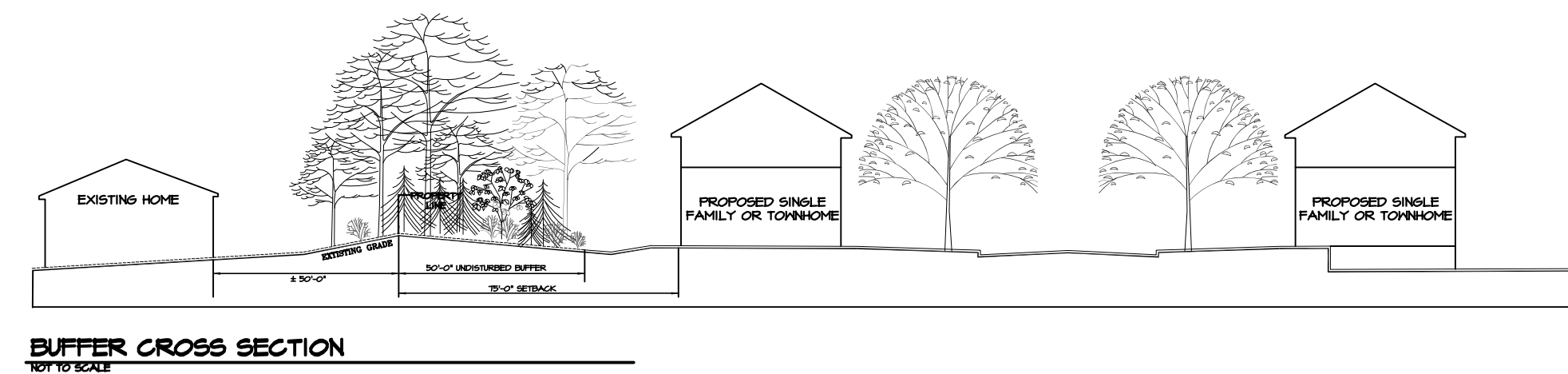
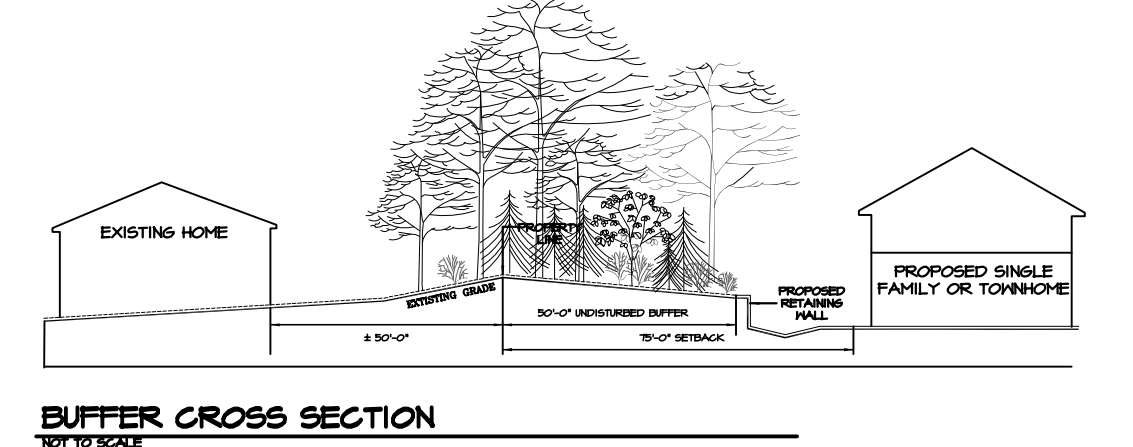
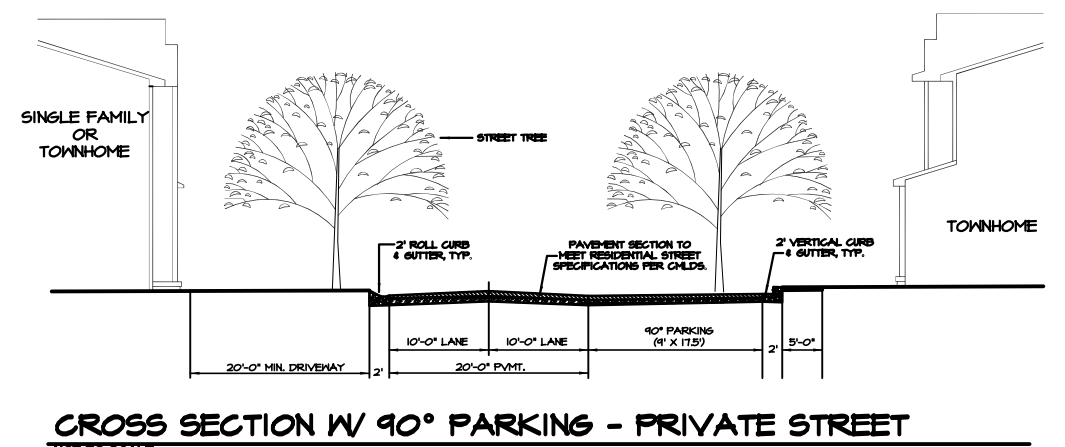
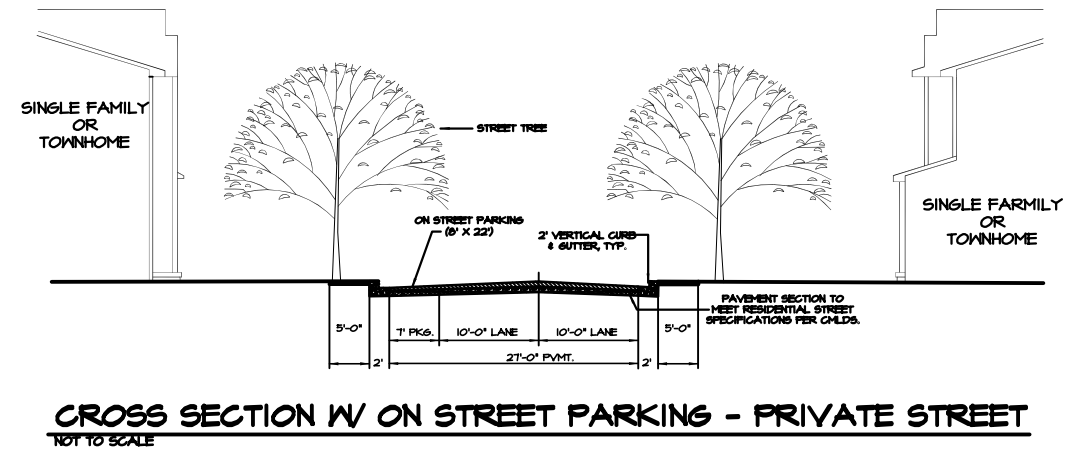
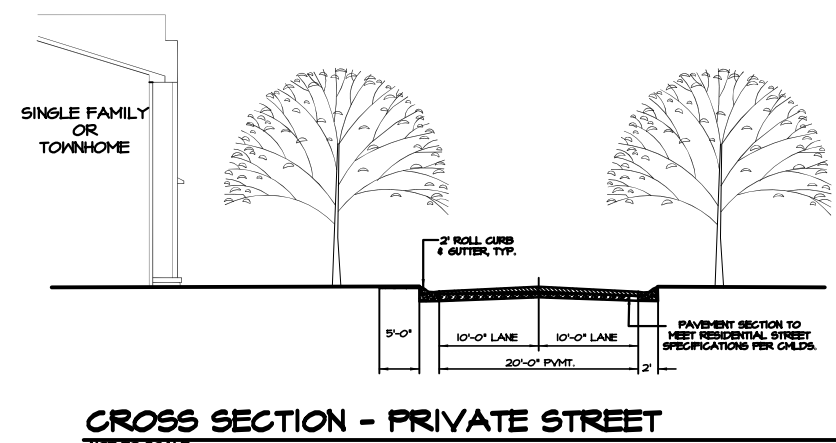
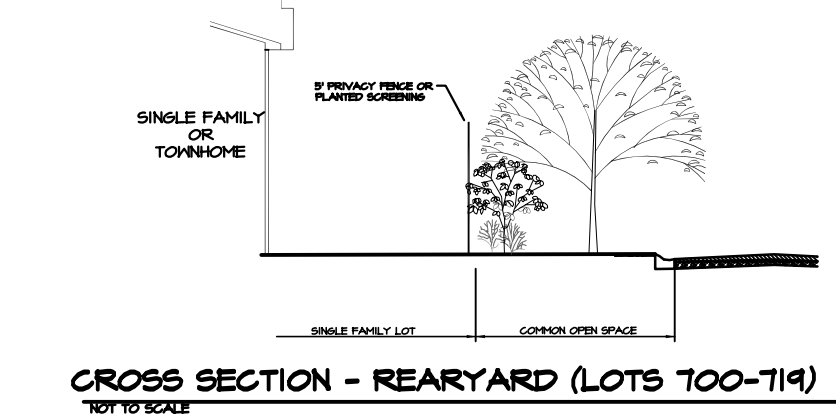
DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER ATTACHED ILLUSTRATIONS AND THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, OTHER ATTACHED ILLUSTRATIONS OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MX-2 ZONING CLASSIFICATIONS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

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 HOMES WITH GARAGES IN THE AREAS SHOWN ON TECHNICAL DATA SHEET AND SCHEMATIC PLAN

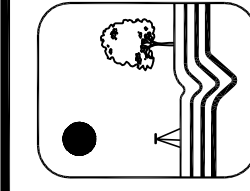
ADDITIONAL INNOVATIVE DEVELOPMENT STANDARDS FOR AREAS A, B & C

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 CURB.
3. ALL DRIVEWAYS SHALL HAVE A MINIMUM LENGTH OF 20 FEET FROM THE BACK OF SIDEWALK OR BACK OF CURB, WHICHEVER IS GREATER.
4. THE MINIMUM REAR YARD FOR SINGLE FAMILY HOMES SHALL BE 30 FEET
5. THE MINIMUM LOT AREA FOR SINGLE FAMILY HOMES SHALL BE 3500 SF
6. SINGLE FAMILY LOTS MAY FRONT ON PRIVATE STREETS.
- NO INTERNAL BUFFERS REQUIRED BETWEEN THE VARIOUS RESIDENTIAL TYPES LOCATED WITHIN THE UNIFIED PARK SOUTH STATION DEVELOPMENT.



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Revisions:  
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N/A	N/A	M/K	M/K	2/20/25
Scale:	Date:	Drawn By:	Designed By:	Job No.:

Development Standards Sheet

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

Sheet No.

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