

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.208(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinances, etc., unless otherwise indicated.
- Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- The use proposed by this rezoning is a townhome for sale development. Buildings are generally arranged as shown. A total of 14 dwelling units is proposed.
- The proposed buildings shall be a maximum of two stories.
- Dwelling unit parking to be provided by means of individual garages and driveways as illustrated.
- Nonresidential uses shall not be permitted.
- Storm water detention, if required, may be provided by means of a beneath grade system and or above ground storage.
- Solid waste removal shall be by means of roll out containers.
- The minimum width of the public street sidewalk shall be six feet.
- New street trees provided in the eight ft planting strip shall be will be "large maturing" type planted at 40 feet on-center, unless any overhead utility line necessitates a "small maturing" type planted at 30 feet on-center.
- Pedestrian scaled lighting (maximum height of 20 feet) shall be provided.
- The petitioner/developer shall provide a right of way dimension of 35 feet as measuring from the centerline of Park Rd and Park South Drive as shown along the site's frontage along said streets. The petitioner/developer shall dedicate any right-of-way area needed to satisfy this dimension and shall do so prior to the issuance of any building permit associated with the proposed development.
- The petitioner/developer shall provide an easement for a CATS waiting pad along Park Rd and construct a waiting pad per CATS standards. The location shall be determined during the building permit process.
- The attached architectural elevations are hereby made a part of the conditional site plan. The elevations are intended to reflect the overall, general architectural theme and style of the proposed dwelling units. Changes which do not significantly alter the design theme are allowed as a matter of right at the discretion of the petitioner/developer.
- Petitioner shall provide right-of-way on Park Road and Park South Drive that measures 35 feet from the centerline of each road.
- All end elevations of corner/end dwelling units will be designed to preclude unarticulated or blank walls.
- A minimum of 2 parking spaces/dwelling unit shall be provided.
- The petitioner/developer shall secure the required permits from LUESA regarding the demolition of the existing three single family structures on the site.
- The petitioner/developer shall provide easements for any portion of the public sidewalk located outside of the public street right-of-ways.
- The petitioner shall tie into the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that the proposed development will cause the system(s) to be taken out of standards, the petitioner shall provide alternative methods to prevent this from occurring.

**SITE DATA:**  
**TOTAL SITE AREA:** 1.3760 ACRES 59,940 SQ. FT.  
**TAX PARCEL:** 173-155-01, 02, 03  
**ADDRESS:** 6900 PARK SOUTH DRIVE  
 6912 PARK SOUTH DRIVE  
 3300 NORTHHAMPTON DRIVE  
**ZONING:** CURRENT R-3 PROPOSED UR2-CD  
**SETBACK:** 14' BACK OF CURB (EXISTING OR PROPOSED)  
**PROPOSED USE:** TOWN HOMES FOR SALE  
**PARKING WILL BE PROVIDED BY:** GARAGES / DRIVEWAYS



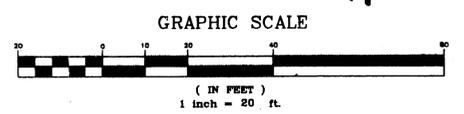
For projects with defined watersheds greater than 24% built upon area, construct water quality best management practices (BMPs) to achieve 85% total suspended solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the NC Dept of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0. Use of Low Impact Development (LID) techniques is optional.

For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24 hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For residential projects with greater than 24% BUA, control the peak to match predevelopment runoff rates for the 10-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

EL-143

APPROVED BY CITY COUNCIL  
 JAN 16 2007



1	CP	Revised per Planning Commission Approval Notes	1-02-07
No.	By	Description	Date
		Revisions	

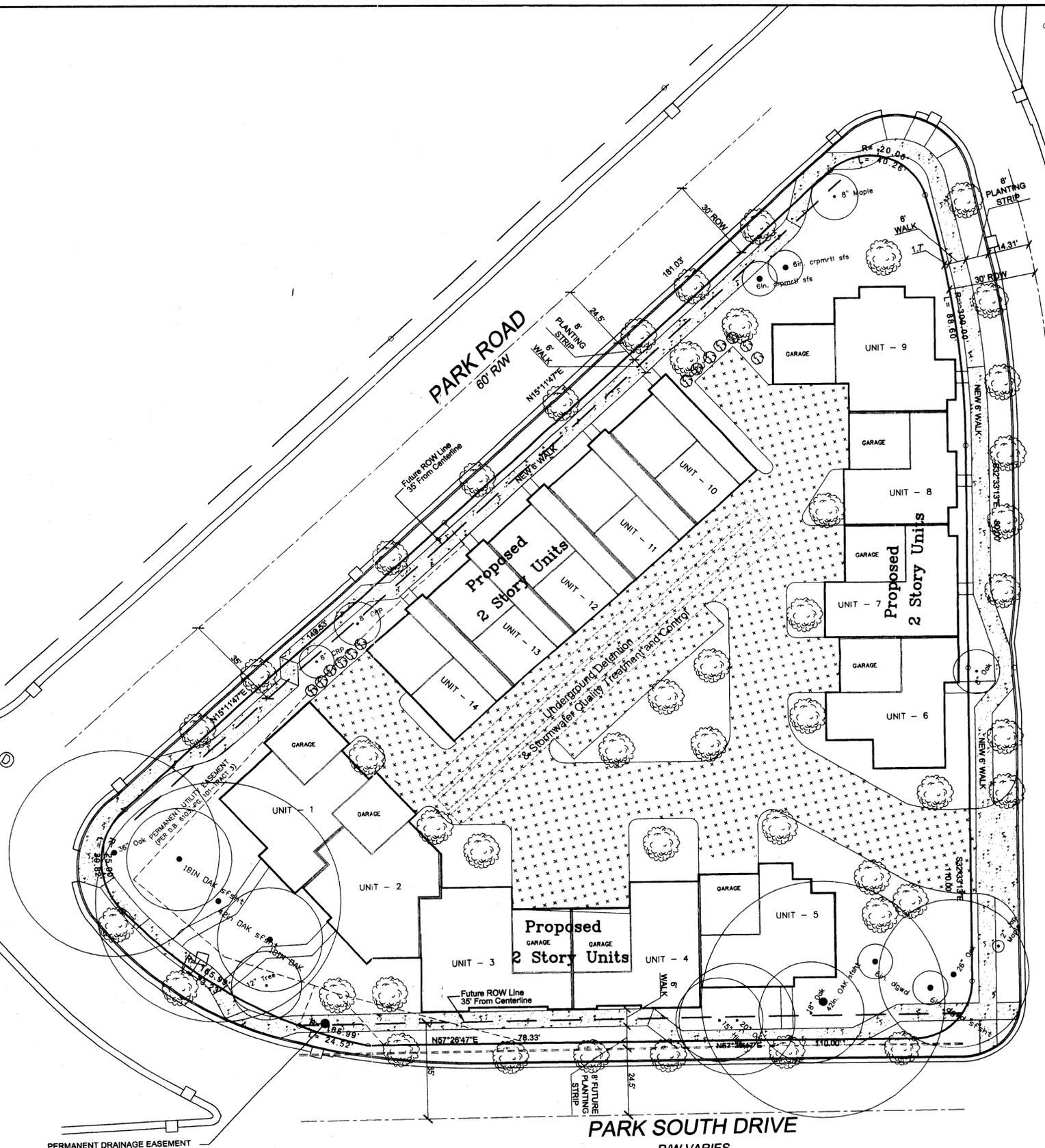
**REZONING PLAN**  
 PARK RD @ PARK SOUTH  
 CHARLOTTE, MECKLENBURG CO. N.C.  
 DES. BY: C.W.P. SCALE: 1" = 20' JOB NO.  
 DN. BY: C.P. DATE: 1/11/2007 06-020 DWG. NO.

**P.E.A.**  
 OF  
**North Carolina**  
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**RZ-1**  
 DWG. NO.

PETITION # 06-043

06-020



PERMANENT DRAINAGE EASEMENT  
 (PER D.B. 6103, PG. 101-TRACT 2)

CYPRESS CLUB DRIVE