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TUBH

SIMONINI BUILDERS
 1910 South Blvd
 Suite 200
 Charlotte, NC 28203

PROJECT

Park South Mews

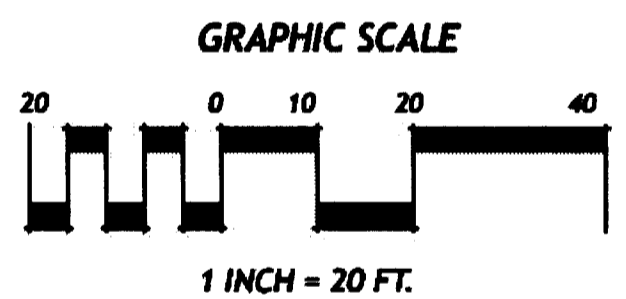
For Public Hearing

SHEET NO.

Site Plan

Petition # 2007-34

PROJECT LOCATION Charlotte, NC



PROJECT NUMBER	UL35
DRAWING NAME	UL35 - Submittal.psd
DATE	May 21, 2007
DRAWN BY	NB
CHECKED BY	LRL

ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
APPROVED BY CITY COUNCIL MAY 21 2007			

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	12.22.06	LRL	Initial submittal to CMPC.
2	03.16.07	LRL	Submittal to CMPC.
3	04.24.07	LRL	Submittal to CMPC.
3	05.21.07	LRL	Submittal to CMPC.

Tree Save Areas



Vicinity Map

Not To Scale

Site Data

PIN Number:	173-156-40 173-156-06
Jurisdiction:	Charlotte, NC
Total Acreage:	+/- .81 AC
Existing Zoning:	R-3
Proposed Zoning:	R-5(CD)
Maximum Allowed Lots:	4
Proposed Lots:	3
Allowed Density:	5.0 Du/Ac
Proposed Density:	3.7 Du/Ac
Tree Save:	+/- 17%

General Notes

1. All base information received from Mecklenburg County GIS and need to be verified.

Development Standards

Reduced Front Setback (Along Old Reid Rd.) (Due to Tree Save)	15'
Corner Setback	10'
Rear Yard Setback	35'
Side Yard Setback	5'
Garage Set Back (Side and Rear)	3'
Minimum Lot Size (Residential)	6,000

Simonini Builders-6700 Park South Drive
 Development Standards

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
- The use of the site will be for the construction of single-family detached homes on individual lots along with related accessory uses under the R-5 district standards and the conditions of this site plan.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Access will be provided generally as indicated on the site plan.
- The Petitioner will dedicate and convey 35 feet from the centerline of Park South Drive for future right-of-way if the existing right-of-way is inadequate. The Petitioner will dedicate and convey 30 feet from the centerline of Old Reid Road for future right-of-way if the existing right-of-way is inadequate.
- An eight foot planting strip with street trees and five foot sidewalk will be installed along the site's frontage on Park South Drive and Old Reid Road.
- Detached garages will not exceed 20 feet in height and the garage attic space will be used only for storage.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Initial submission 12/27/06
 Revised 3/16/07
 Revised 4/24/07 per staff comments
 Revised 5/17/07
 Revised 5/18/07



PIN: 173-156-38
 James Daniels

PIN: 173-156-08
 Francis Allen

PIN: 173-156-10
 Carl Parziale

Park South Mews Calculations				
	Area	House Pad	Garage	% Open Space
Lot 1	12,344 S.F.	2,420 S.F.	552 S.F.	76%
Lot 2	11,087 S.F.	2,722 S.F.	552 S.F.	70%
Lot 3	11,063 S.F.	2,129 S.F.	552 S.F.	76%

- House Pad includes screened porch area.

"The Conservatory"

Garage (Typ)

Property Boundary

R.O.W. Dedication
 35' From Center of
 Park South Dr.

Extension of
 Brick Wall

Park South Drive

Old Reid Road

