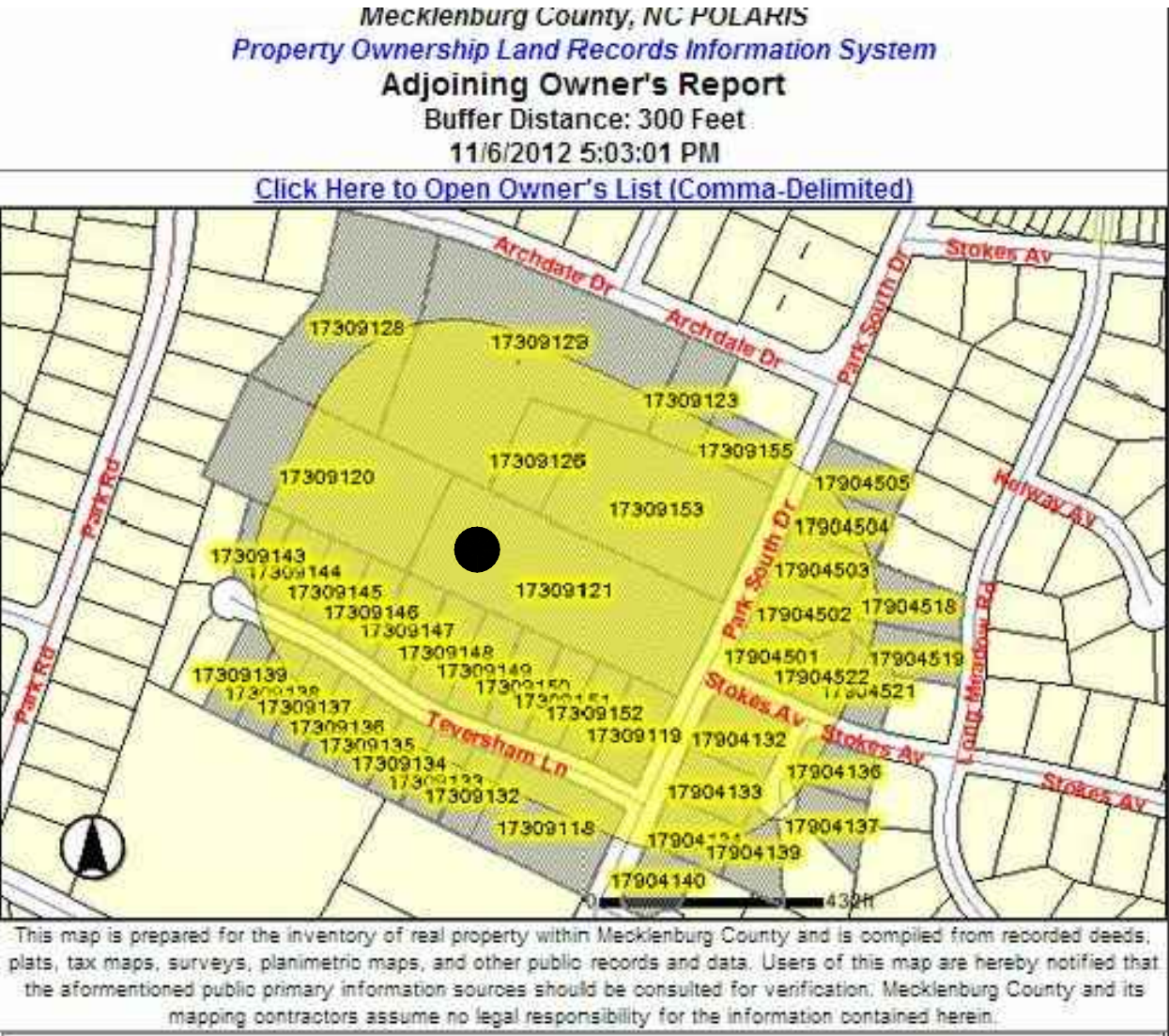
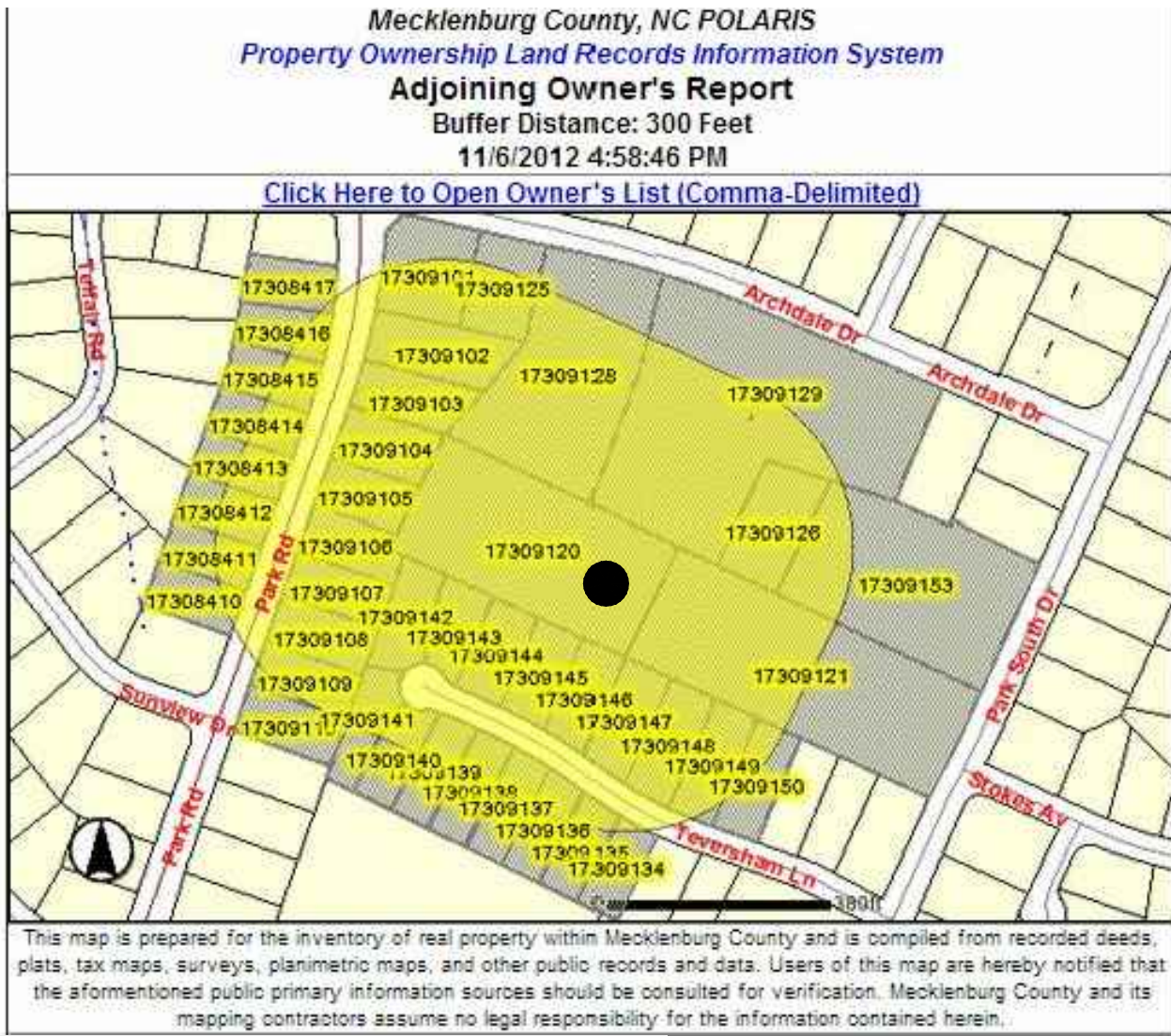




PARK SOUTH LLC
REZONING

FOR PUBLIC HEARING
PETITION NO : 2013-015

Monday November 26, 2012
Revisions: January 18, 2013

Site Plan Notes:

- Development Data Table
 - Total acreage: 4.89 acres
 - Tax Parcel Numbers: 17309121 & 17309120
 - Existing Zoning: R-3
 - Proposed Zoning: UR-2 (CD)
 - Existing Uses: Vacant
 - Proposed Use: 48 Multi-family Dwelling units and accessory uses.
 - Proposed Density: 92 DU/A
 - Proposed parking ratio: +15/unit
 - Maximum building height: 45'-0"
- General Provisions
 - Alterations to the conditional plan are subject to Section 6207
- Permitted Uses
 - Allowed Uses: Multi-family dwelling units and their accessory uses.
- Transportation
 - Internal units will be served by Private Streets
 - Additional RCW: will be dedicated along Park South Drive and additional paving, curb and gutter and sidewalk will be added as noted on plan.
- Streetscaping and Landscaping
 - An 8' planting strip and 6' sidewalk to be provided Park South Road. 6' planting strip and 6' sidewalk to be provided along a single side of the private internal street. Please see site plan.
- Environmental Features
 - The Petitioner shall comply with Charlotte adopted Post Construction Control Ordinance
 - The site will comply with the Tree Ordinance
- Signage
 - Signage as allowed by the Ordinance will be provided.
- Lighting
 - No "wall pack" lighting will be allowed, however architectural lighting on building facades, such as sconces will be permitted.

3 LOCATION / KEY MAP
NOT TO SCALE

Parcel ID	Owner Name	Address	City	State	ZIP	Leaf Legal Description	Deed Book	Deed Page	Leaf Area
17308417	DIAGAN ANIC AND JORDANA ANIC	6618 PARK RD	CHARLOTTE	NC	28210	L2 B17 M14-51	18844	261	1.17
17308411	KELVIN L. GANDEGE C. BENFIELD AND KATHLEEN BLACKBURN	6512 PARK RD	CHARLOTTE	NC	28210	L3 B17 M14-51	09130	308	1.17
17308412	WILLIAM NELSON BLACKBURN AND KATHLEEN BLACKBURN	6509 PARK RD	CHARLOTTE	NC	28210	L4 B17 M14-51	20223	472	1.17
17308413	KATHLEEN B. BLACKBURN	6509 PARK RD	CHARLOTTE	NC	28210	L5 B17 M14-51	16025	182	1.17
17308414	PATRICIA J. MCWORTHY	6424 PARK RD	CHARLOTTE	NC	28210	L6 B17 M14-51	98317	323	1.17
17308415	JAMES A. B. ANDERSON AND BRADLEY H. ANDERSON	6418 PARK RD	CHARLOTTE	NC	28210	PF B17 M14-51	03023	112	1.17
17308416	CHAD D. MCNEE AND ALBERTINE MCNEE	228 E WORTHINGTON AVE STE 200	CHARLOTTE	NC	28203	PH B17 M14-51	04709	484	1.17
17308417	NICK KOUTOPOURAS AND KATHARINA KOUTOPOURAS	6409 PARK RD	CHARLOTTE	NC	28210	PH B17 M14-51	28062	47	1.17
17309101	RICHARD S. DE LAFUENTE AND JARA M. DE LA PENA	PO BOX 11868	CHARLOTTE	NC	28220	P18 B12 M14-51	28317	675	1.17
17309102	KEITH R. PHIPPS	6411 PARK RD	CHARLOTTE	NC	28210	L18 B12 M14-51	27271	479	1.17
17309103	HEIDI H. KUDMAN	6417 PARK RD	CHARLOTTE	NC	28210	L19 B12 M14-51	17066	15	1.17
17309104	GRAY G. WILSON	6423 PARK RD	CHARLOTTE	NC	28210	L20 B12 M14-51	28064	584	1.17
17309105	MARIA T. J. JAMES	6429 PARK RD	CHARLOTTE	NC	28210	L21 B12 M14-51	07700	383	1.17
17309106	MOORE AND MOORE	6501 PARK RD	CHARLOTTE	NC	28210	L10 B12 M14-51	27387	261	1.17
17309107	WILLIAM HOWARD ANDREW	1018 EDGEWOOD AL	HOMERWOOD	AL	35009	L9 B19 M14-51	2061	672	1.17
17309108	WILLIAM ROSS AND MARGARET	1611 PARK RD	CHARLOTTE	NC	28210	L8 B19 M14-51	03000	387	1.17
17309109	PHILIP E. MURPHY AND MURPHY	7016 WOODEN PAL RD	CHARLOTTE	NC	28227	L7 B19 M14-51	26409	210	1.17
17309110	RECTORIA R. STONE AND ELIZABETH STONE	6523 PARK RD	CHARLOTTE	NC	28210	L6 B19 M14-51	03485	145	1.17
17309111	FRANK N. BRADLEY	6524 PARK SOUTH DR	CHARLOTTE	NC	28210	M2016-S24	28048	687	1.58 AC
17309112	WAYNE S. ECONOMAKIS AND JONAS ECONOMAKIS	4000 LAMONTA CT	CHARLOTTE	NC	28226	NA	11421	274	1.17
17309113	FIRST TRUST BANK	PO BOX 35528	CHARLOTTE	NC	28256	NA	28076	455	2.1 AC
17309114	FIRST TRUST BANK	PO BOX 35528	CHARLOTTE	NC	28256	NA	28076	455	2.89 AC
17309115	DONALD S. BART AND BILLY	PO BOX 26128	CHARLOTTE	NC	28224	NA	08743	242	1.17
17309116	MELANIE COXLES PRENTISS	6801 ELIMSTONE DR	CHARLOTTE	NC	28277	NA	25005	691	1.17
17309117	JONEL BOWEN LIG AND JONAS LIG	2333 N ELM ST	GREENSBORO	NC	27408	NA	18022	52	1.17
17309118	MC TRUSTEES OF GRACE PRESBYTERIAN CHURCH	3338 ARCHDALE DR	CHARLOTTE	NC	28210	NA	03825	810	1.58 AC
17309119	MC TRUSTEES OF GRACE PRESBYTERIAN CHURCH	PO BOX 15802	CHARLOTTE	NC	28210	NA	03864	621	3.97 AC
17309120	GREGORY MICHAEL BAY AND MYERS PELLER	3414 TEVERSHAM LN	CHARLOTTE	NC	28210	L19 M20-117	04630	650	1.17
17309121	ROBERT T. A. COULM AND CATHERINE COULM	3409 TEVERSHAM LN	CHARLOTTE	NC	28210	L18 M20-117	18096	135	1.17
17309122	GARY L. BRANSON AND JALILEY	3400 TEVERSHAM LN	CHARLOTTE	NC	28210	L17 M20-117	08121	686	1.17
17309123	SYLVESTER B. LINDAL WALCO	3338 TEVERSHAM LN	CHARLOTTE	NC	28210	L16 M20-117	04641	876	1.17
17309124	NICKAL A. GREGWARE	3338 TEVERSHAM LN	CHARLOTTE	NC	28210	L15 M20-117	23819	172	1.17
17309125	A. GREGWARE	3332 TEVERSHAM LN	CHARLOTTE	NC	28210	L14 M20-117	04641	602	1.17
17309126	REX ALLEN MOORE	3318 TEVERSHAM LN	CHARLOTTE	NC	28210	L13 M20-117	07284	921	1.17
17309127	WILLIAM M. MANN	3310 TEVERSHAM LN	CHARLOTTE	NC	28210	L12 M20-117	08727	239	1.17
17309128	WILLIAM M. MANN	3310 TEVERSHAM LN	ELGIN	SC	29044	L11 M20-117	28332	965	1.17
17309129	WILLIAM M. MANN	3310 TEVERSHAM LN	CHARLOTTE	NC	28210	L10 M20-117	27427	921	1.17
17309130	BONNIE DOVE	18 M20-130	CHARLOTTE	NC	28210	L9 M20-136	06414	034	1.17
17309131	VICTORIA C. MARTINEZ	18 M20-130	CHARLOTTE	NC	28210	L8 M20-136	07391	655	1.17
17309132	STEPHEN C. LITTLE	18 M20-117	CHARLOTTE	NC	28210	L7 M20-117	18641	403	1.17
17309133	DAVID STRUBBE	18 M20-117	CHARLOTTE	NC	28210	L6 M20-117	17302	366	1.17
17309134	GRANT D. MCMASTER	18 M20-117	CHARLOTTE	NC	28210	L5 M20-117	18284	582	1.17
17309135	BENJAMIN MICHAEL EDDY AND LESLIE ANNA EDDY	3333 TEVERSHAM LN	CHARLOTTE	NC	28210	L4 M20-117	18011	756	1.17
17309136	JOHN B. COCKROFT	3401 TEVERSHAM LN	CHARLOTTE	NC	28210	L3 M20-117	08888	070	1.17
17309137	ANNE M. GIBBS	3400 TEVERSHAM LN	CHARLOTTE	NC	28210	L2 M20-117	23862	983	1.17
17309138	SCOTT J. SMITH	3415 TEVERSHAM LN	CHARLOTTE	NC	28210	L1 M20-117	17446	373	1.17
17309139	ELIZABETH G. JONAS EYER	3421 TEVERSHAM LN	CHARLOTTE	NC	28210	NA	18931	629	1.17
17309140	EDWARD J. ALAN SHAW	3427 TEVERSHAM LN	CHARLOTTE	NC	28210	NA	08725	436	1.17
17309141	JOHN R. RYAN AND RYAN JOHN RYAN	2333 N ELM ST	GREENSBORO	NC	27408	NA	18022	52	2.18 AC
17309142	LIFEC	1727 BA SANDS RD NORTH	CHARLOTTE	NC	28270	NA	22814	123	1.17
17309143	RESERVED	1727 BA SANDS RD NORTH	CHARLOTTE	NC	28270	NA	22814	123	1.17
17309144	RESERVED	1727 BA SANDS RD NORTH	CHARLOTTE	NC	28270	NA	22814	123	1.17
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17309214	RESERVED	1727 BA SANDS RD NORTH	CHARLOTTE	NC	28270	NA	22814	123	1.17
17309215	RESERVED	1727 BA SANDS RD NORTH	CHARLOTTE	NC	28270				



PROPOSED VIEW #4 - STREET FRONT OF TOWNHOMES
NOT TO SCALE



PROPOSED VIEW #3 - BACK OF TOWNHOMES
NOT TO SCALE : SEE NOTE #16



PROPOSED VIEW #2 - AT ROUNDABOUT
NOT TO SCALE



PROPOSED VIEW #1 - SOUTHERN BOUNDARY
NOT TO SCALE : SEE NOTE #22

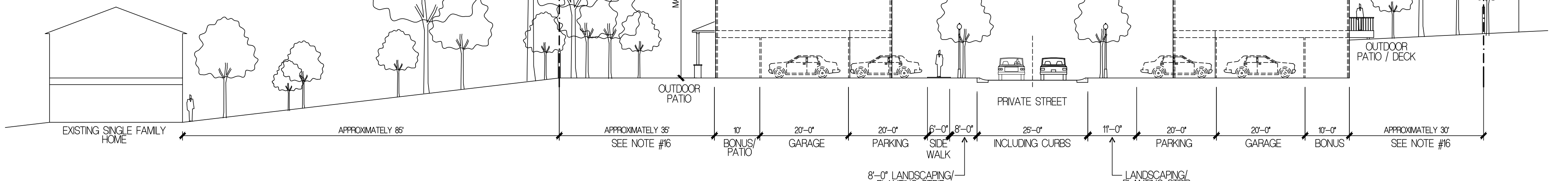


TYPICAL SITE LAYOUT
NOT TO SCALE

ILLUSTRATIVE SITE PLAN
1" = 40'

NOTE: THE SITE PLAN AND VIEWS ARE ILLUSTRATIVE AND CONCEPTUAL IN NATURE AND MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

Note
Proposed views of site and building type/elevation along the southern/western/northern boundary. Please note that these views do not indicate the full extent of proposed landscaping/green wall. Petitioner commits to provide a 30' wide screening which will include a 6' high fence and landscaping and planting material that will exceed the requirements of a class "C" buffer. The arrangement of trees and shrubs in the screening area shall be done in a meaningful manner that provides a visual separation between abutting land uses. These elevations are conceptual in nature, they may be modified during design development and construction document phases per section 6.2.



SITE SECTION
1/16" = 1'-0"

NOTE: ALL DIMENSIONS ARE SUBJECT TO CHANGE PER BUILDING AND LIFE SAFETY CODES.

URBANA

URBAN DESIGN & ARCHITECTURE

3524 ARTISTS WAY
CHARLOTTE, NC 28205

ph 704.334.1648
fx 704.334.1649
info@urbana-architecture.com
www.urbana-architecture.com

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PETITIONER:

PARK SOUTH LLC
5615 POTTERS ROAD
MATTHEWS, NC 28104

PARK SOUTH TOWNHOMES
CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA

FOR PUBLIC HEARING

REZONING PETITION

2013 - 015

ILLUSTRATIVE SITE PLAN

FIRST SUBMITTAL DATE:
11.26.12

REVISIONS:

01/18/13

CONTACT:

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**PARK SOUTH LLC
5615 POTTERS ROAD
MATTHEWS, NC
28104**

PARK SOUTH
TOWNHOMES
CHARLOTTE
MECKLENBURG
COUNTY
NORTH
CAROLINA

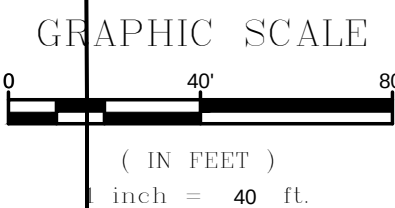
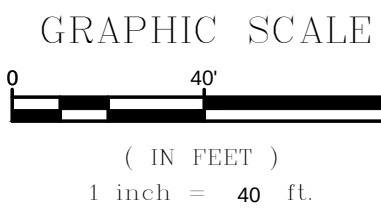
**FOR
PUBLIC
HEARING**

#2013 - 015

SURVEY

**FIRST SUBMITTAL
DATE:**
11.26.12

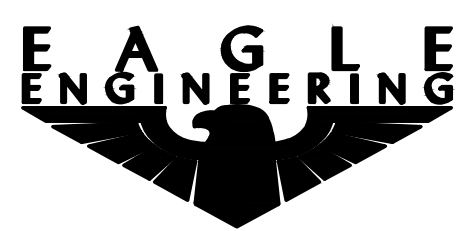
● **REVISIONS:**



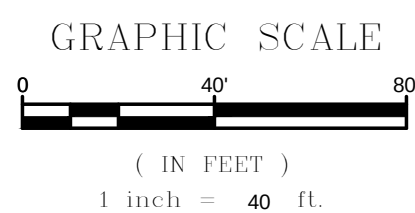
For the Benefit of:

BONTERRA BUILDERS

NO.	DATE	BY	ISSUE



2013 Van Buren Avenue P.O. BOX 551
Indian Trail, NC 28079 Alpharetta, GA 30009
(704) 882-4222 (678) 339-0640
www.eagleonline.net



EXISTING CONDITIONS SURVEY

DESIGNED BY <i>n/a</i>	DRAWN BY <i>RLW</i>	CHECKED BY <i>RLW</i>
Scale <i>1" = 40'</i>	DATE <i>AUGUST 28, 2012</i>	JOB NUMBER <i>4794-S-NC</i>