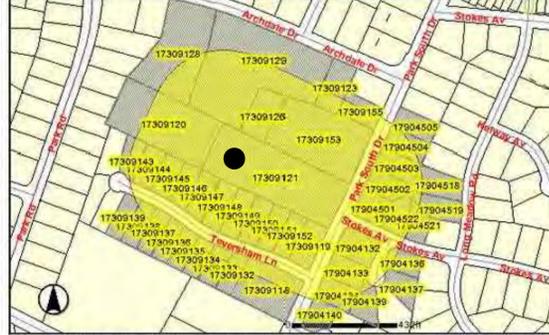


This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data.



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REZONING

FOR PUBLIC HEARING

PETITION NO : 2012-

Monday November 26, 2012

REQUESTED ZONING CHANGE

From: Residential 3, "R-2"

To : Urban Residential -2, "UR-2"

Data and notes:

- 1. Size : Tax Parcel Number: 17309121 = 125,888 SF, 2.89 Acres. This is number one of two parcels included in this petition. Tax Parcel Number: 17309120 = 91,476 SF, 2.10 Acres. This is number two of two parcels included in this petition.
2. Present zoning : R-3
3. Proposed zoning : UR-2
4. Maximum number of units = 46, Residential Townhomes, 45' Maximum height.
5. Existing parking : N/A
6. Off-site parking : N/A
7. Future on street parking per CDOT approval : 13
8. On-site parking = 197 spaces, (92 surface, 92 garaged parking and 13 on street parking)
9. Final parking count may vary per construction documents and building permitting process. However, the final parking requirements will meet per UR-2 requirements.
10. Ratio of parking spaces to units = 4:2 (197 on site : 46 units= 4:2)
11. Units per acre density = 92 units (46 units : 4.99 acres = 92)
12. Signage to meet UR-2 requirements.
13. Trash collection service will be city or private pick up per unit/home site. Will meet section 12.403
14. Site will meet tree ordinance requirements. Tree save of 26% shown.
15. Site will meet Storm Water requirements.
16. All UR-2 uses permitted by right are Allowed, excluding all commercial uses.
17. Open space of passive and active green courtyards pocket parks and generous pedestrian walkways are provided throughout the site.
18. 5' sidewalk and 6' to 8' (varies) planting strips and/or islands will be provided along internal streets.
19. Due to severe topography currently there is not a side walk along the Park South Street portion of the property. Due to hardship of existing conditions and to preserve existing trees petitioner is not providing a side walk along Park South frontage. A side walk/planting strip/island on both sides of the road entering the site is provided.
20. Bicycle parking will be provided throughout.
21. Fire and life safety requirements will meet city regulations.
22. 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.

RECEIVED By mcataldo at 9:43 am, Nov 29, 2012

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PARK SOUTH TOWNHOMES CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA

PETITIONER:

PARK SOUTH LLC 5615 POTTERS ROAD MATTHEWS, NC 28104

REZONING PETITION

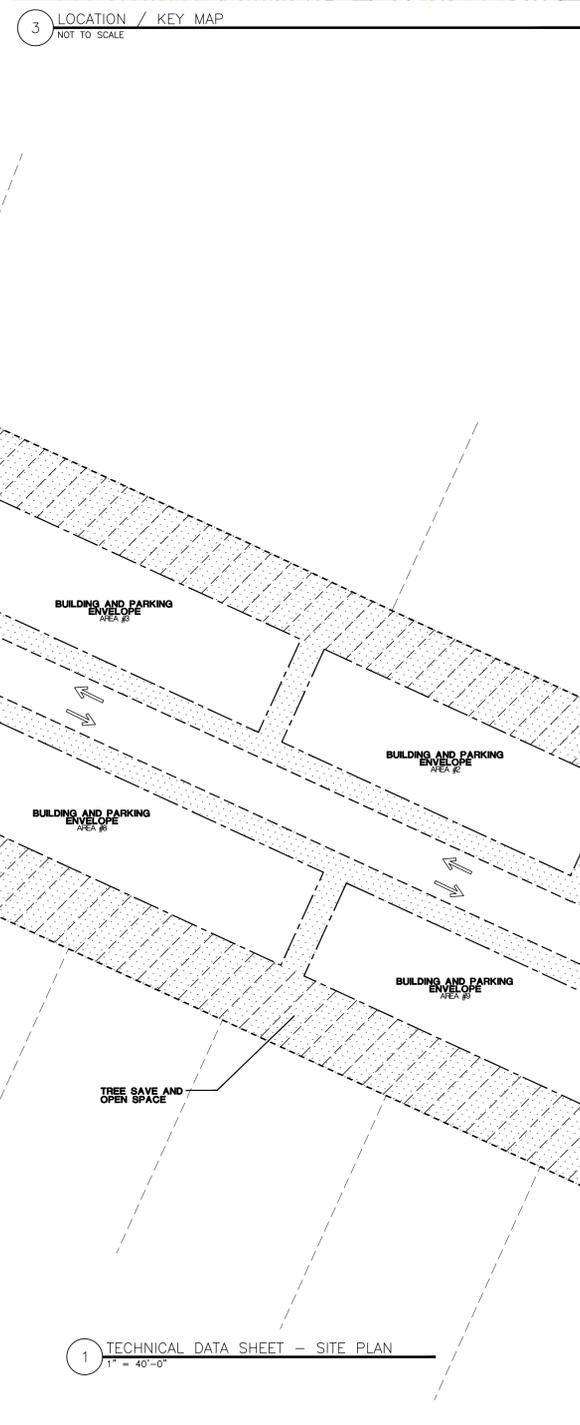
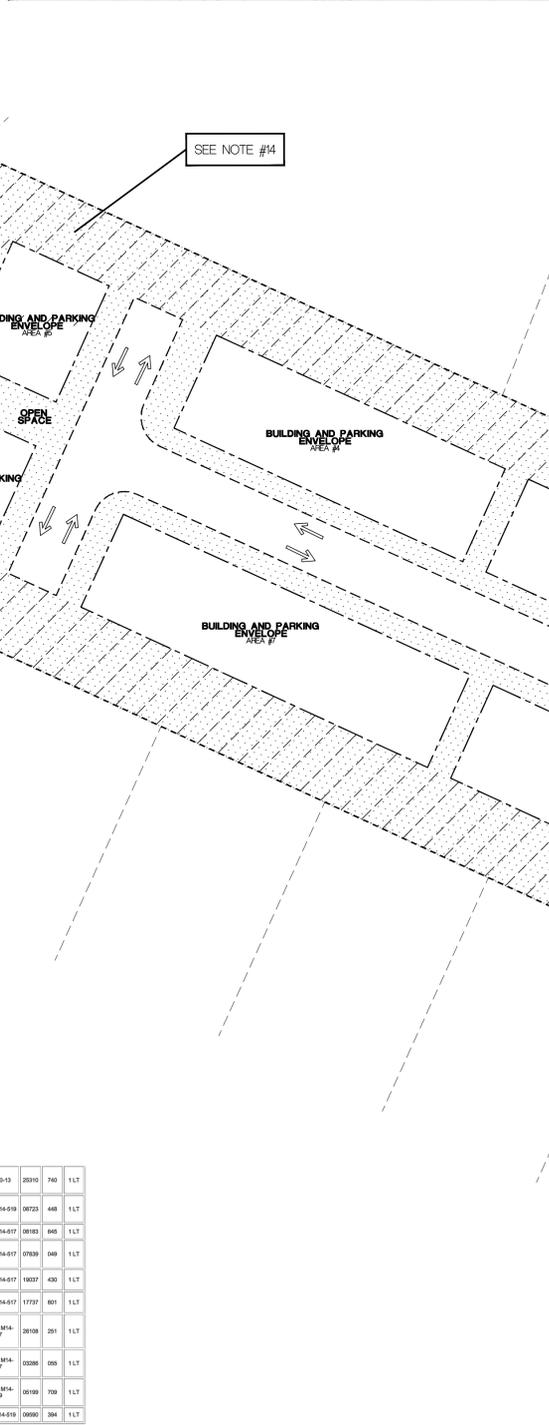
#2012 -

FOR PUBLIC HEARING

11.26.12

TECHNICAL DATA SHEET

Table with columns: Parcel ID, Owner Name, Mailing Address, City, State, ZIP, Legal Description, Deed Book, Deed Page, Area. Lists numerous property owners and their details.



1 TECHNICAL DATA SHEET - SITE PLAN 1" = 40'-0"

Table with columns: Parcel ID, Owner Name, Mailing Address, City, State, ZIP, Legal Description, Deed Book, Deed Page, Area. Continuation of the owner list from the left table.

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MATTHEWS, NC 28104

**REZONING PETITION**

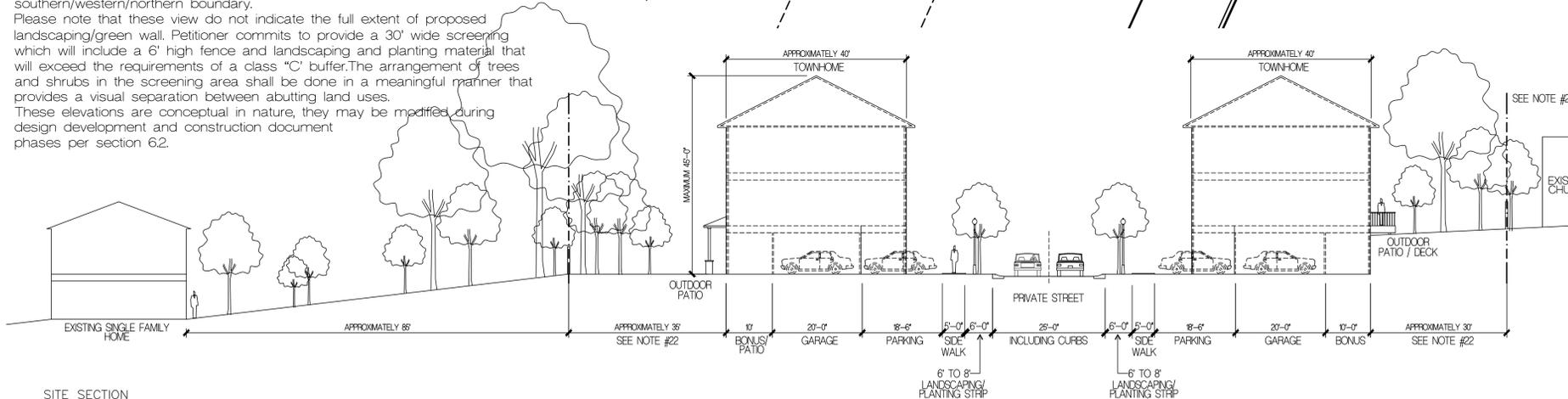
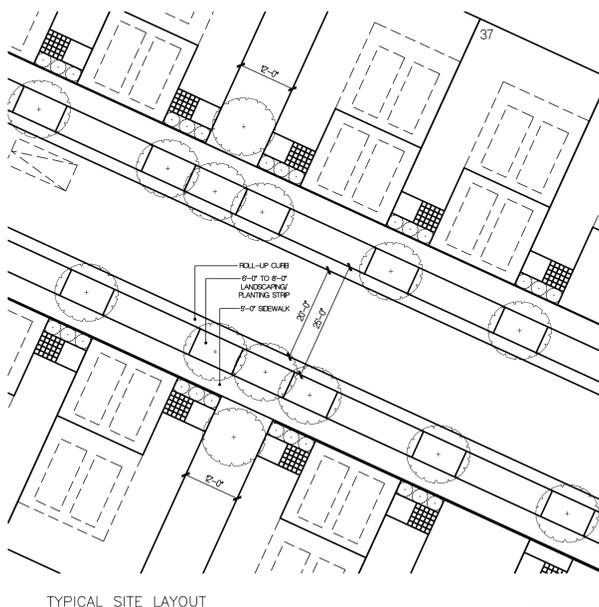
•2012 - \_\_\_\_\_

**FOR PUBLIC HEARING**

● 11.26.12



**ILLUSTRATIVE SITE PLAN**



.. \VMAP.tiff

Site  
\*

Vicinity Map  
NOT TO SCALE

UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILITIES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED IN THE LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Call Before You Dig!!!  
North Carolina One Call  
1-800-632-4949  
IT'S THE LAW  
http://www2.ncocc.org

NOTE:  
PARK SOUTH DRIVE IS CLASSIFIED AS A MINOR ARTERIAL THOROUGHFARE PER THE 1994 MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN. R/W IS MEASURED 35' FROM THE ROAD CENTERLINE AS SHOWN.

MISCELLANEOUS NOTES

AREAS COMPUTED USING COORDINATE GEOMETRY.  
IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.  
DEED REFERENCE: AS SHOWN.  
ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".  
RAW ERROR OF CLOSURE: 1:10,000+ BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.  
OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.  
NO WETLANDS LOCATED AS PART OF THIS SURVEY.  
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.  
NO USGS MONUMENTATION WITHIN 2000' OF SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5800 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2007.  
ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.  
PROJECT ELEVATION DATUM IS BASED ON NAVD88.  
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710454100I, EFFECTIVE DATE MARCH 2, 2009.

REFERENCES

1. CONSTRUCTION PLANS FOR THE SULLIVAN AT PARK SOUTH BY SAM MALONE AND ASSOCIATES DATED JUNE 12, 2008.

ZONING INFORMATION

ACCORDING TO THE MECKLENBURG COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) (<http://polaris.mecklenburgcountync.gov/web/guest/redesignviewer.htm>) ON AUGUST 30, 2012, THE SUBJECT PROPERTY IS ZONED "R-3" BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES. WE REFER YOU TO THE CITY OF CHARLOTTE, AND THE APPLICABLE ZONING CODES.

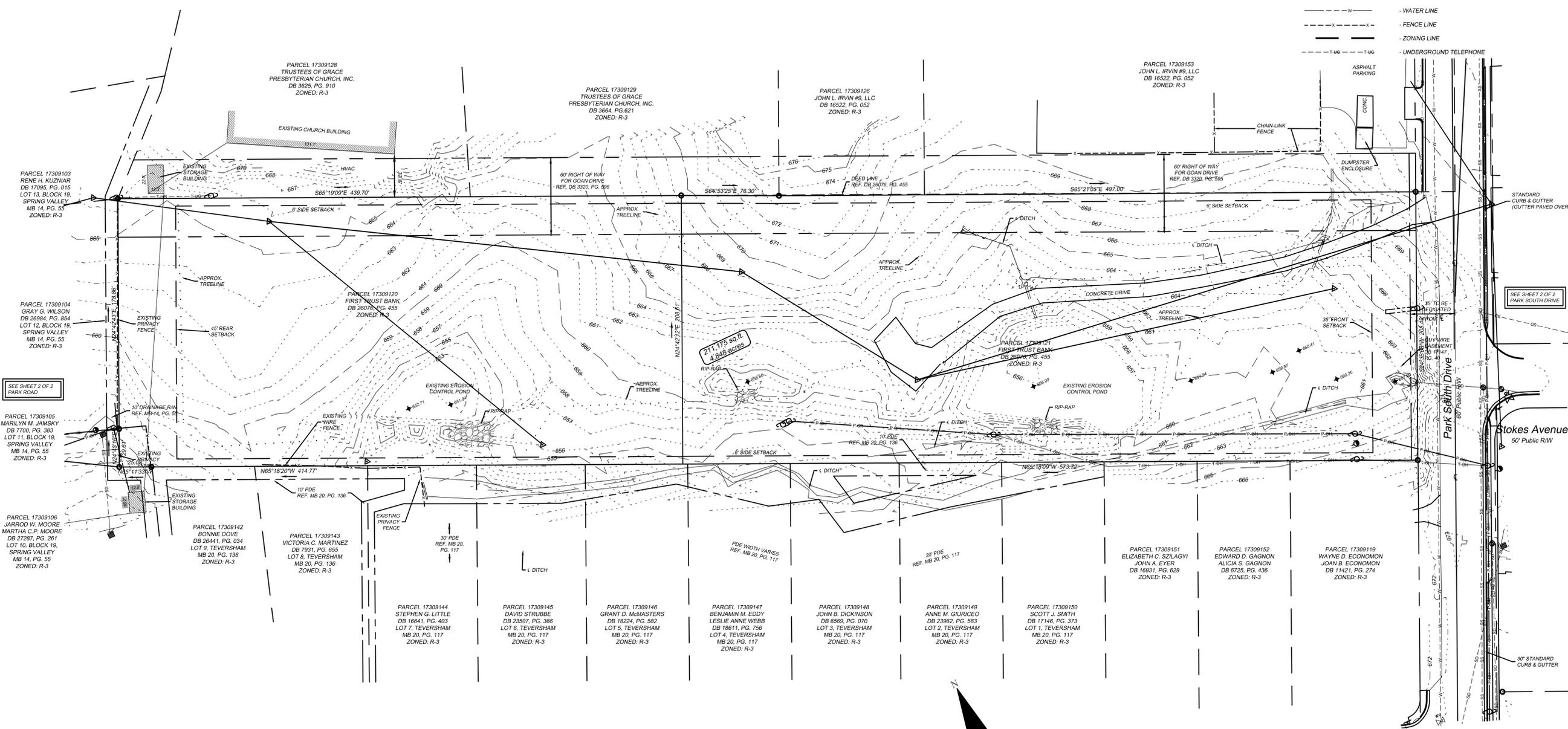
SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT ON THE 30th DAY OF AUGUST, 2012, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON, EXCEPT AS NOTED. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA BOARD RULE 1600 (21 NCAC 56 ) AND THE ERROR OF CLOSURE FOR THIS PARCEL DOES NOT EXCEED ONE (1) FOOT PER 10,000 LINEAR FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

RUSSELL L. WHITEHURST, PLS DATE  
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3681

LEGEND OF SYMBOLS & ABBREVIATIONS

- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON REBAR
- NIR - NEW IRON REBAR
- M.B.S. - MINIMUM BUILDING SETBACK
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE
- R.W. - RIGHT OF WAY
- P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
- GPUUE - GENERAL PUBLIC UTILITY EASEMENT
- C.P. - COMPUTED POINT
- ECM - EXISTING CONCRETE MONUMENT
- E.P.K. - EXISTING P.K. NAIL
- TC - TERRA COTTA
- U - UTILITY POLE
- UG - UNDERGROUND GASLINE
- OHU - OVERHEAD UTILITY LINE
- SS - SANITARY SEWER LINE
- SSMH - SANITARY SEWER MANHOLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WW - WATER WELL
- YI - YARD INLET / AREA DRAIN
- EBT - ELECTRIC BOX/TRANSFORMER
- CI - CURB INLET
- SD - STORM DRAIN
- W - WATER LINE
- F - FENCE LINE
- Z - ZONING LINE
- UT - UNDERGROUND TELEPHONE
- ASPH - ASPHALT PARKING
- CONC - CONCRETE DRIVE
- CHAI - CHAIN LINK FENCE
- DUMP - DUMPSTER ENCLOSURE
- STAND - STANDARD CURB & GUTTER (GUTTER PAVED OVER)
- SEE SHEET 2 OF 2 PARK SOUTH DRIVE



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PARK SOUTH TOWNHOMES  
CHARLOTTE  
MECKLENBURG COUNTY  
NORTH CAROLINA

PETITIONER:

PARK SOUTH LLC  
5815 POTTERS ROAD  
MATTHEWS, NC 28104

REZONING PETITION

#2012 -

FOR PUBLIC HEARING

11.26.12  
▲  
▲  
▲

SURVEY

6500 PARK SOUTH DRIVE  
CHARLOTTE, NORTH CAROLINA

For the Benefit of:

**BONTERRA BUILDERS**

NO.	DATE	BY	ISSUE

**EAGLE ENGINEERING**

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

GRAPHIC SCALE

0 40 80  
( IN FEET )  
1 inch = 40 ft.



**EXISTING CONDITIONS SURVEY**

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

3 OF 4

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TOWNHOMES  
CHARLOTTE  
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NORTH  
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5615 POTTERS ROAD  
MATTHEWS, NC  
28104

REZONING PETITION

#2012 -

FOR  
PUBLIC  
HEARING

● 11.26.12  
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△  
△

SURVEY

LEGAL DESCRIPTION - 6500 PARK SOUTH DRIVE

BEING A COMBINATION OF TWO PARCELS OF LAND IDENTIFIED BY COUNTY TAX PARCEL NUMBERS 173-091-20 AND 173-091-21 AND BEING THE FIRST TRUST BANK PROPERTY AS RECORDED IN BOOK 28076, PAGE 455; THE SUBJECT PROPERTY IS LOCATED ADJACENT TO PARK SOUTH DRIVE IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" EXISTING IRON REBAR ON THE WESTERLY MARGIN OF THE RIGHT OF WAY OF PARK SOUTH DRIVE, SAID POINT BEING THE NORTH-EASTERLY CORNER OF THE WAYNE D. ECONOMON PROPERTY (BK. 1421, PG. 274).

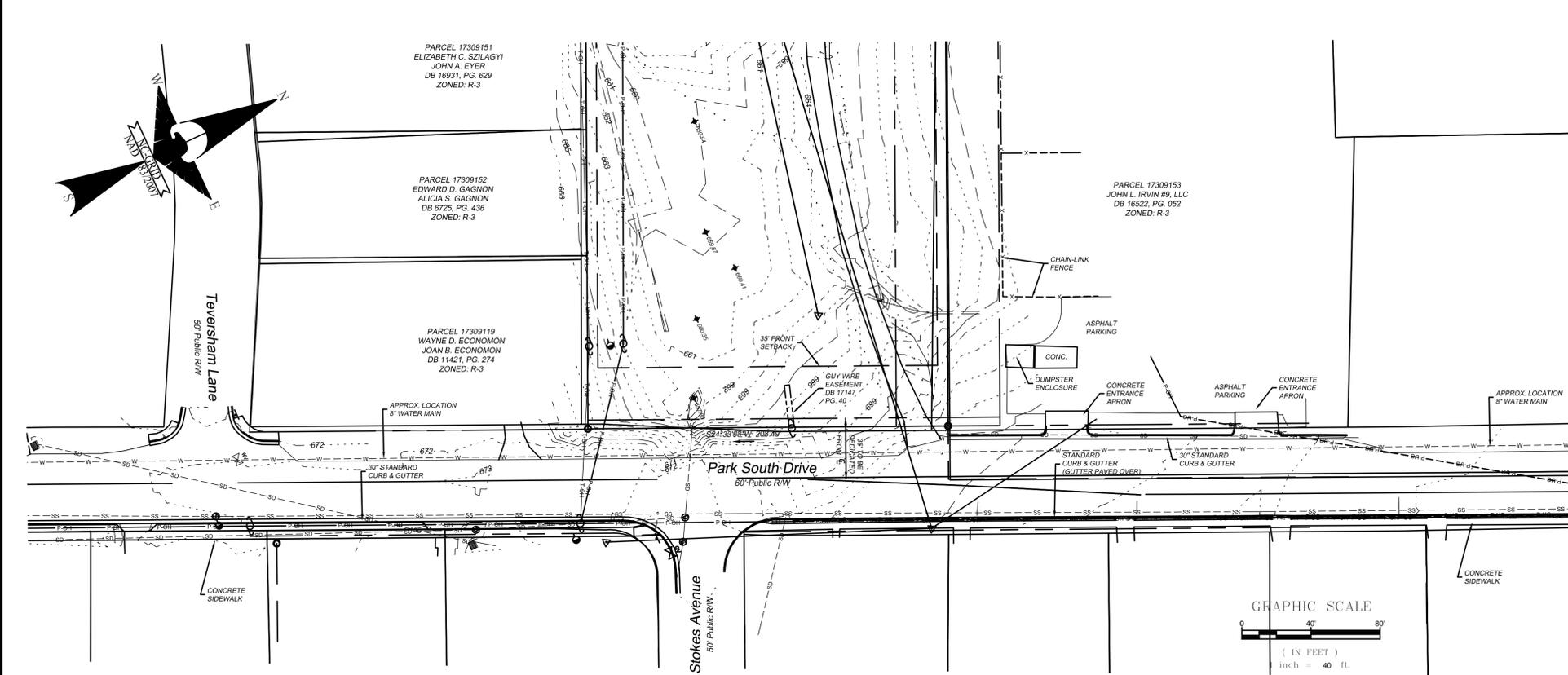
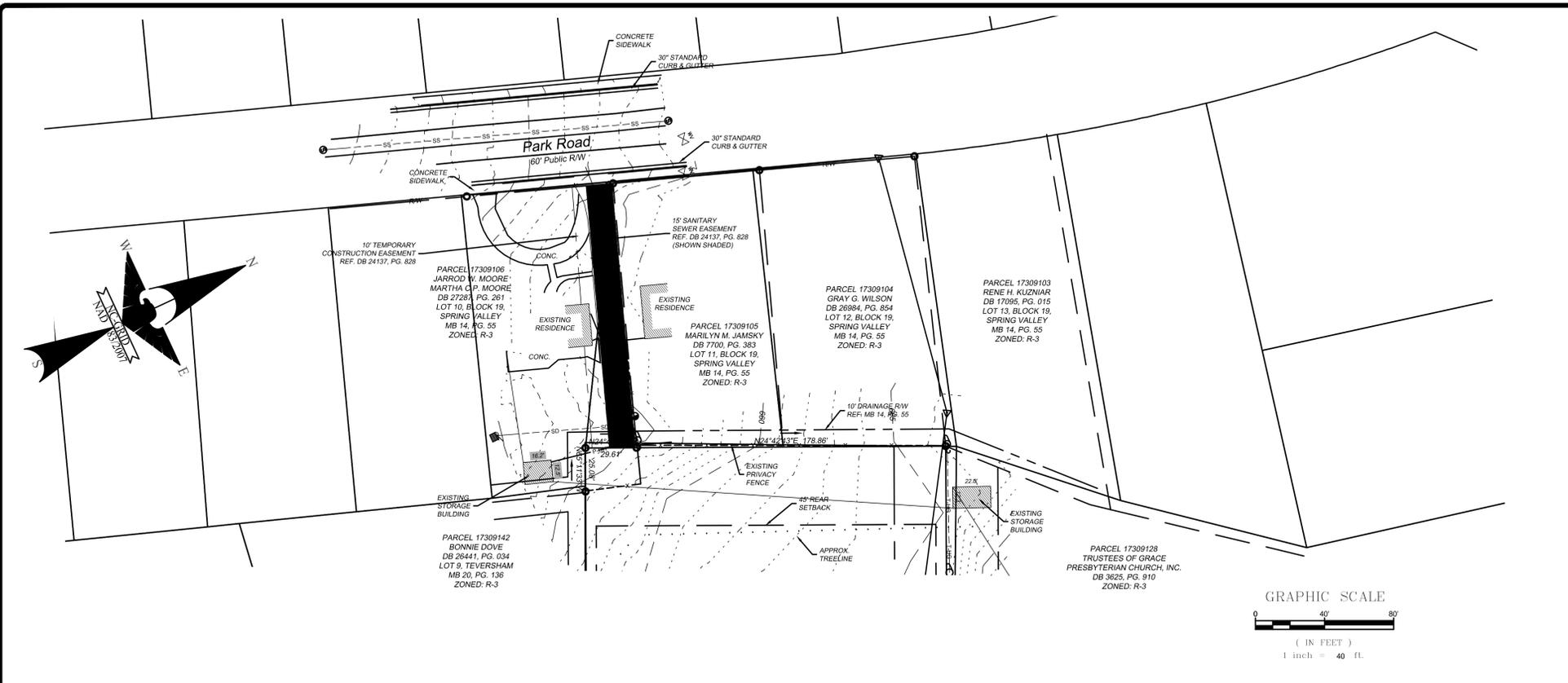
THENCE WITH THE ECONOMON PROPERTY, THE EDWARD D. GAGNON PROPERTY (BK. 6725, PG. 436), THE ELIZABETH C. SZILAGYI PROPERTY (BK. 16931, PG. 629), AND LOTS 1-8, TEVERSHAM SUBDIVISION (MB. 20, PG. 117) THE FOLLOWING TWO (2) CALLS: (1) N 65-19-09 W 673.72 FEET TO A 1/2" EXISTING IRON REBAR; (2) N 65-19-20 444.77 FEET TO A 3/4" EXISTING IRON PIPE A CORNER OF LOT 10, BLOCK 19, SPRING VALLEY (MB. 14, PG. 55).

THENCE WITH LOTS 10-12, SPRING VALLEY THE FOLLOWING TWO (2) CALLS: (1) N 24-43-16 E 296.1 FEET TO A 3/4" EXISTING IRON REBAR; (2) N 24-42-43 E 170.95 FEET TO A 1/2" EXISTING IRON REBAR, THE SOUTHWESTERLY CORNER OF THE TRUSTEES OF THE GRACE PRESBYTERIAN CHURCH, INC. PROPERTY (BK. 3625, PG. 910).

THENCE WITH THE WITH THE TRUSTEES OF THE GRACE PRESBYTERIAN CHURCH, INC. PROPERTY (BK. 3625, PG. 910 AND BK. 3654, PG. 621) THE FOLLOWING TWO (2) CALLS: S 65-19-09 E 439.70 FEET TO A 3/4" EXISTING IRON REBAR; (2) S 64-53-25 E 763.00 FEET TO A 1/2" EXISTING IRON REBAR THE SOUTHEASTERLY CORNER OF THE JOHN L. IRVIN #9, LLC PROPERTY (BK. 16522, PG. 62).

THENCE WITH THE AFORESAID JOHN L. IRVIN #9, LLC PROPERTY S 65-21-05 E 497.00 FEET TO A 3/4" EXISTING IRON REBAR ON THE WESTERLY RIGHT OF WAY OF PARK SOUTH DRIVE.

THENCE WITH THE WESTERLY RIGHT OF WAY OF PARK SOUTH DRIVE S 24-33-08 W 150.38 FEET TO THE POINT AND PLACE OF BEGINNING. THE PARCEL AS DESCRIBED CONTAINS 4826 ACRES MORE OR LESS AS SHOWN ON A SURVEY BY EAGLE ENGINEERING (RUSSELL L. WHITEURST, PLS) DATED AUGUST 28, 2012.



**6500 PARK SOUTH DRIVE**  
CHARLOTTE, NORTH CAROLINA

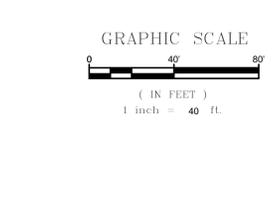
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Scale	1" = 40'	DATE	AUGUST 28, 2012	JOB NUMBER	4794-S-NC

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