

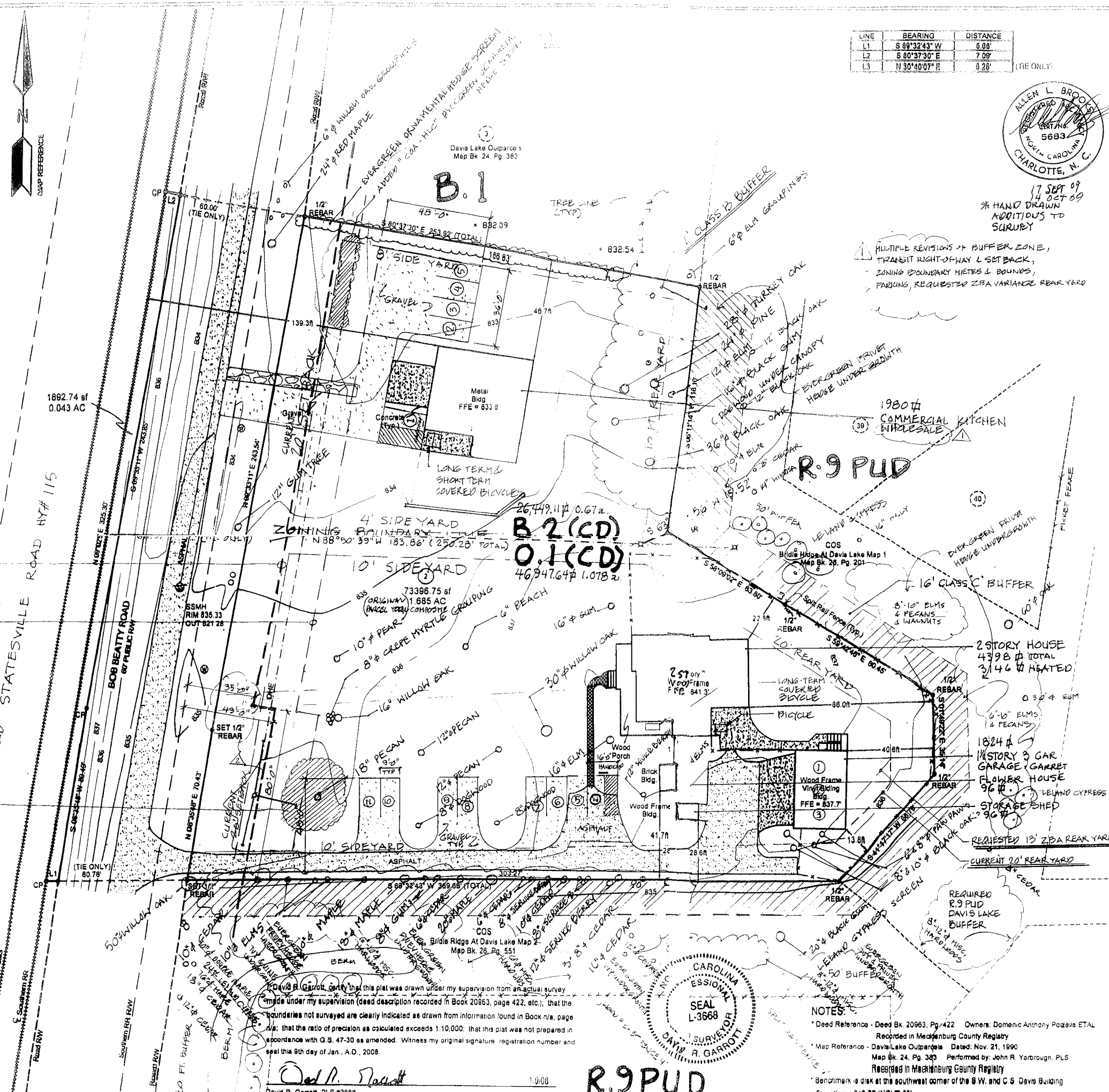
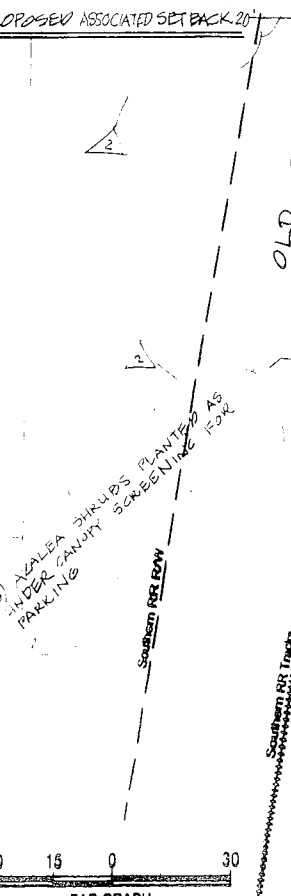
- LEGEND**
- R/W - RIGHT OF WAY
  - CP - CALCULATED POINT
  - OHE - OVERHEAD ELECTRIC
  - PP - POWER POLE
  - GW - GUY WIRE
  - LP - LIGHT POLE
  - TP - TELEPHONE PEDESTAL
  - SM - SANITARY SEWER MANHOLE
  - WM - WATER METER
  - SC - SANITARY SEWER CLEANOUT

**VICINITY MAP**  
(Not to Scale)

David Cox Rd.  
Downing Creek Rd.

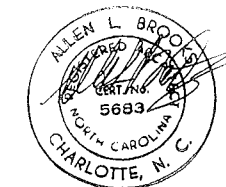
PROPOSED NORTH CORRIDOR  
COMMUTER RAIL PROJECT DEDICATED  
RIGHT OF WAY EASEMENT

PROPOSED ASSOCIATED SETBACK 20'



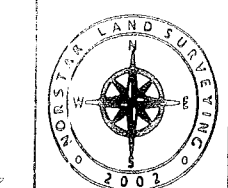
LINE	BEARING	DISTANCE
L1	S 89°32'43\"	5.98'
L2	S 80°37'30\"	7.09'
L3	N 30°40'07\"	9.28'

(TIE ONLY)



17 SEPT 09  
14 OCT 09  
\* HAND DRAWN  
ADDITIONS TO  
SURVEY

MULTIPLE REVISIONS OF BUFFER ZONE,  
TRANSIT RIGHT-OF-WAY & SETBACK,  
ZONING BOUNDARY METES & BOUNDS,  
PARKING, REQUESTED ZBA VARIANCE REAR YARD



**NORSTAR LAND SURVEYING, INC.**  
192-A N. CHURCH STREET  
CONCORD, NC 28025  
PH 704 721 6651  
FAX 704 721 6653

**PREPARED FOR: DOMENIC POZZELLA**  
**#9132 Bob Beatty Road**  
**CITY OF CHARLOTTE MECKLENBURG COUNTY, NC**  
**BOUNDARY AND TOPOGRAPHICAL SURVEY**

DATE	January 4, 2008
SCALE	1" = 30'
NLS NO.	07168
DRAWN BY	S. Kimrey
CHECKED BY	D. Garrott
BY	
REVISION	
DATE	
SHEET	

### REZONING PETITION 2009-072

- Existing Zoning R-4; Propose B-2(CD)/O-1(CD)
- The property is a designated Charlotte-Mecklenburg Historic Landmarks Commission property and a contributing property of the Croft National Register Historic District.
- Historic and non-historic structures will remain with no additions or alterations.
- Any pertinent alterations to the property will receive a required Certificate of Appropriateness from the Charlotte-Mecklenburg Historic Landmarks Commission prior to implementation in order to comply with these provisions of this petition.
- The garage structure encroaches into the rear yard with the requested change of zoning. The Preservation Planner for the Historic Landmarks Commission and the Administrator for the Historic District Commission acting as Planning Coordinators for the Charlotte Planning Commission, deem that it is inappropriate to alter the historically compatible structure to conform to the setback, and the applicant is requesting a variance for the one leg of the rear yard, case number 09041 to be decided on the 27 October 2009 meeting prior to the Charlotte City Council vote of this petition.
- The 3-bay garage will be used for parking requirements. The half floor above as well as other house accessory structures will be used as storage.
- The 50 foot buffer associated with the Davis Lake development (Rezoning Petition 1991-09(c)) will be used to meet required buffer abutting R-9 PUD, class B @ B.2(CD) & class C @ O.1(CD) as allowed per the City of Charlotte Zoning Ordinance, section 12.302(5). All existing trees will remain.
- The Davis Lake buffer has existing mature canopy trees and natural evergreen undergrowth, picket fences and berms for buffer as noted on the plan.
- Existing buildings will remain unchanged. All structures are less than the 40 foot maximum height.
- All new lighting will be shielded with "full cut-off fixtures"
- Existing driveways and parking areas will be maintained with alterations to meet the new requirements. New parking areas are sited in a manner that has the most minimal impact on the rural character of the overall property. The material of surface cover will be gravel contained by metal edging with hidden stobs, and with hard surface for accessible parking.
- The North Corridor Commuter Rail Project proposed dedicated right-of-way easement is labeled on the plan. This line will establish a new easement line with an associated setback that is also labeled.
- The parking calculations are for Office: 3146 SF/300=11 vehicles total, 1 handicap-2 bicycles total, 1 covered. Business-Wholesale: 1980 SF/400=5 vehicles total, 1 handicap-2 bicycles total, 1 covered.

**HISTORIC CROFT PROPERTY REZONING AND VARIANCE**  
**HISTORIC S. W. DAVIS HOUSE**  
0137 Bob Beatty Road, Charlotte, NC 28025

PLAT NO. 00036  
LASTED 29 JULY 09  
REVISED 17 SEPT 09  
14 OCT 09

**R.9 PUD**

2009-072



TREE  
PLANTING

76 中  
Ex.  
96 4  
Ex.

1824  $\phi$   
1 1/2 FL.  
EXIST.

# CONTINUE CEDAR LANE EFFECT

REWORK AREA FOR  
LOOP DRIVEWAY  
- DROP-OFF

- SCHOOL/OFFICE  
ADJOINING PARCEL

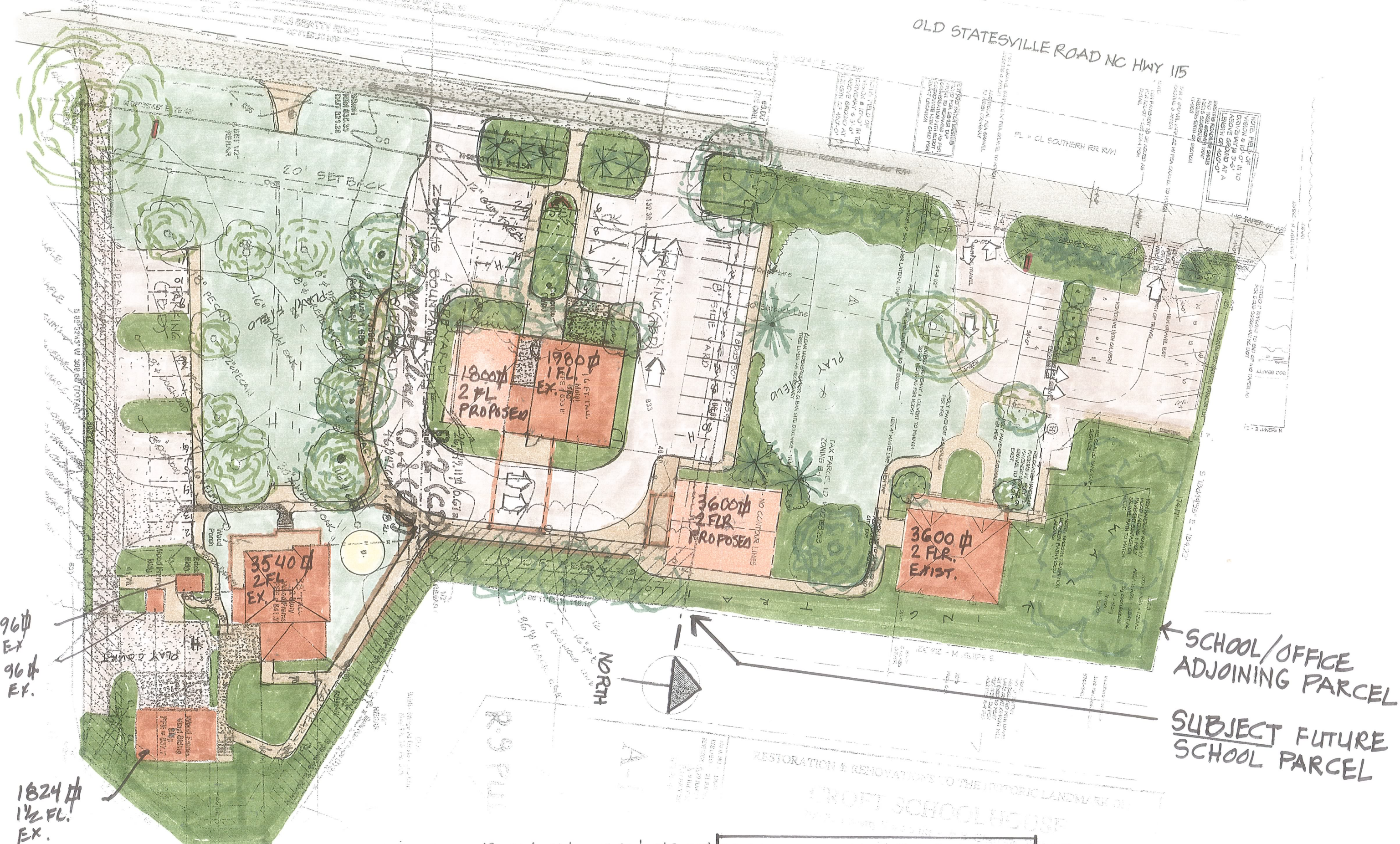
SUBJECT PROPOSED  
SCHOOL PARCEL

PIONEER SPRINGS CAMPUS PLAN - FIRST PHASE YR. 2014-15

05 DEC 2015



OLD STATESVILLE ROAD NC HWY 115

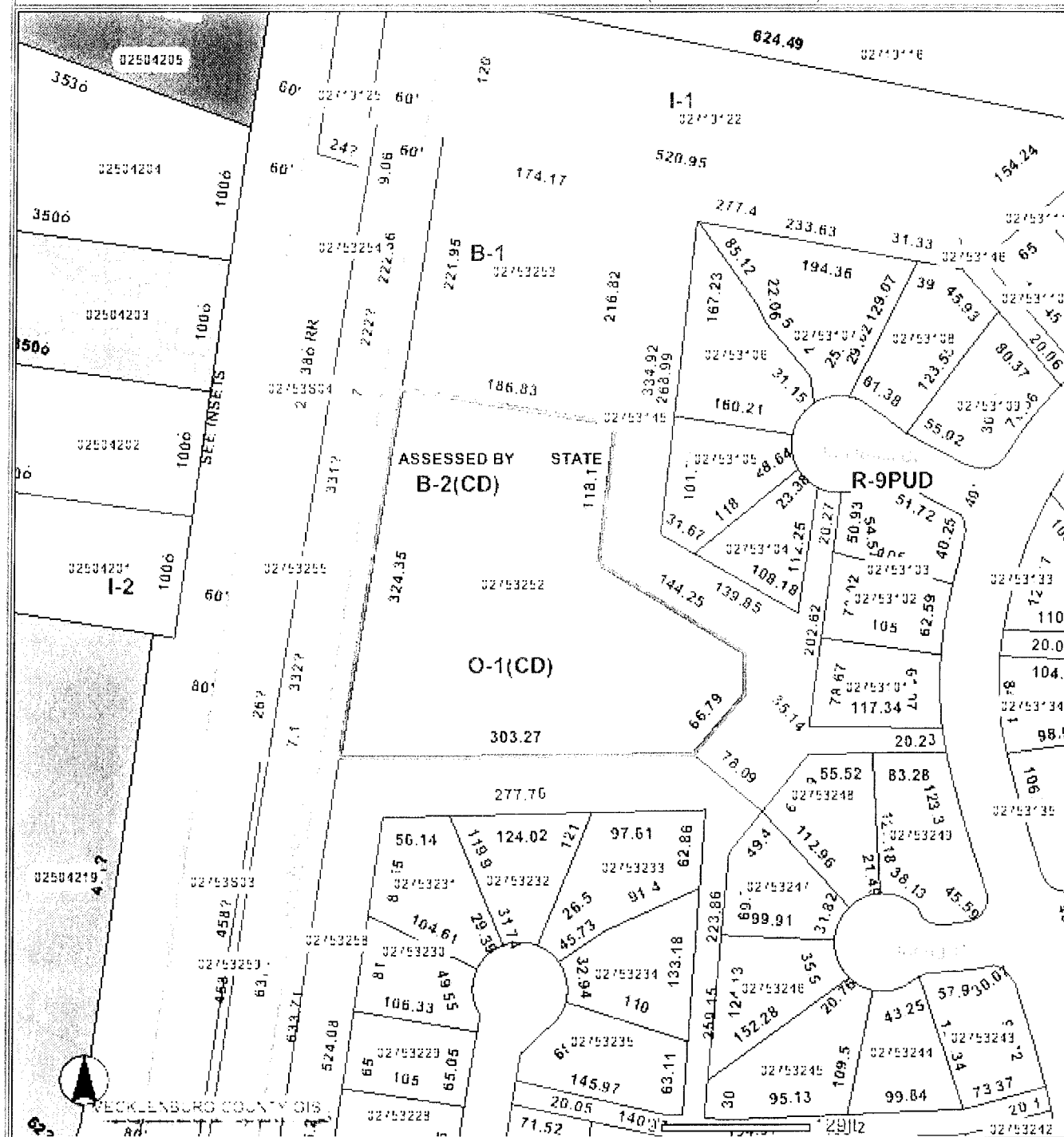


ROUGH CONCEPT FUTURE CAMPUS PLAN YR. 2015+



**POLARIS**

Property Ownership Land Records Information System  
Date Printed: Sun Dec 22 2013 12:27:52 GMT-0500 (Eastern Standard Time)



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. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.