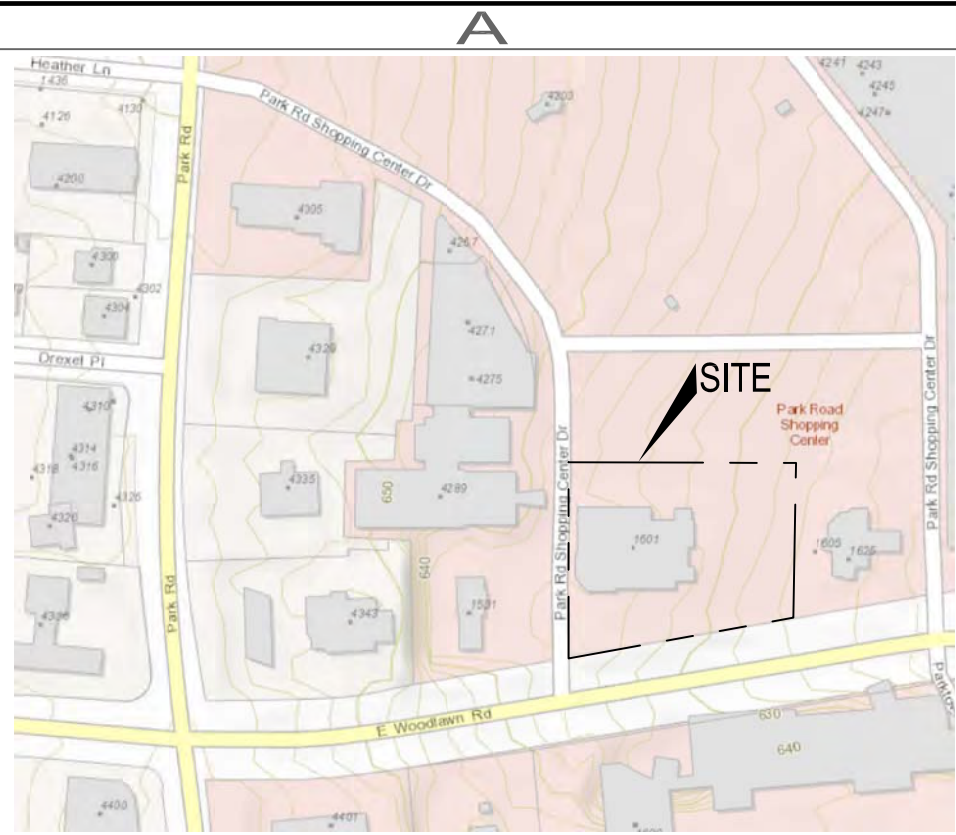


June 18, 2015 - 3:44pm By: SCheone

12/8/2015: Official Design Team/Real/Creative/Park Road/Re zoning 150610 X Base - Standard 150610 X Base.dwg



VICINITY MAP

DEVELOPMENT SUMMARY

REZONING SITE AREA:	1.14 ACRES
TAX PARCEL ID:	175-181-01A
EXISTING ZONING:	B-1
PROPOSED ZONING:	NS (NEIGHBORHOOD SERVICES)
EXISTING USES:	RESTAURANT
PROPOSED USES:	SEE DEVELOPMENT NOTES
PROPOSED SF:	14,000 SF GROSS MAX. (BUILDINGS 525, 520 & 515 COMBINED)
PARKING:	AS REQUIRED BY ORDINANCE. SEE DEVELOPMENT NOTES
BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE

LEGEND

	PROPOSED BUILDING
	PROPOSED 18" CURB AND GUTTER
	PROPOSED ZONING BOUNDARY
	EXISTING PROPERTY LINE
	BUILDING ENVELOPE
	PROPOSED SETBACK

1919 SOUTH BOULEVARD
SUITE 200
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370
© 2014

CLIENT:

EDENS INVESTMENTS, LP
1221 MAIN STREET, SUITE 1000
COLUMBIA, SC 29201

PROJECT:

PARK ROAD
SHOPPING CENTER -
1601 WOODLAWN
REZONING

4201 PARK ROAD
CHARLOTTE, NC 28209

SHEET:

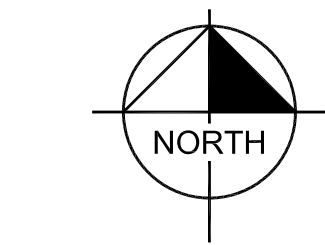
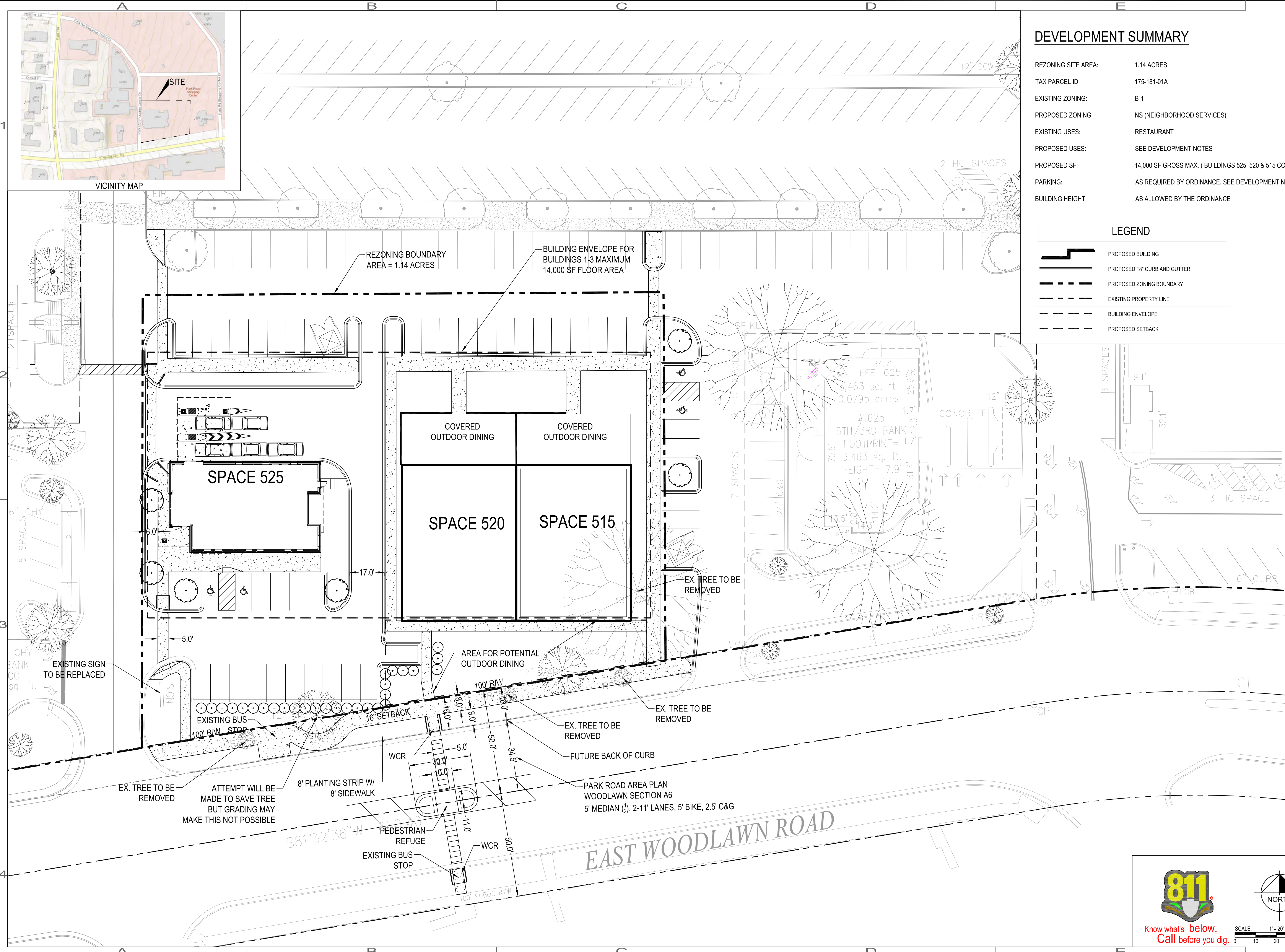
TECHNICAL DATA
SHEET

PETITION 2015-057

REV.	DATE	DESCRIPTION
A	05.15.15	Revised per comments from City staff

DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	01004005
DATE:	06.18.2015

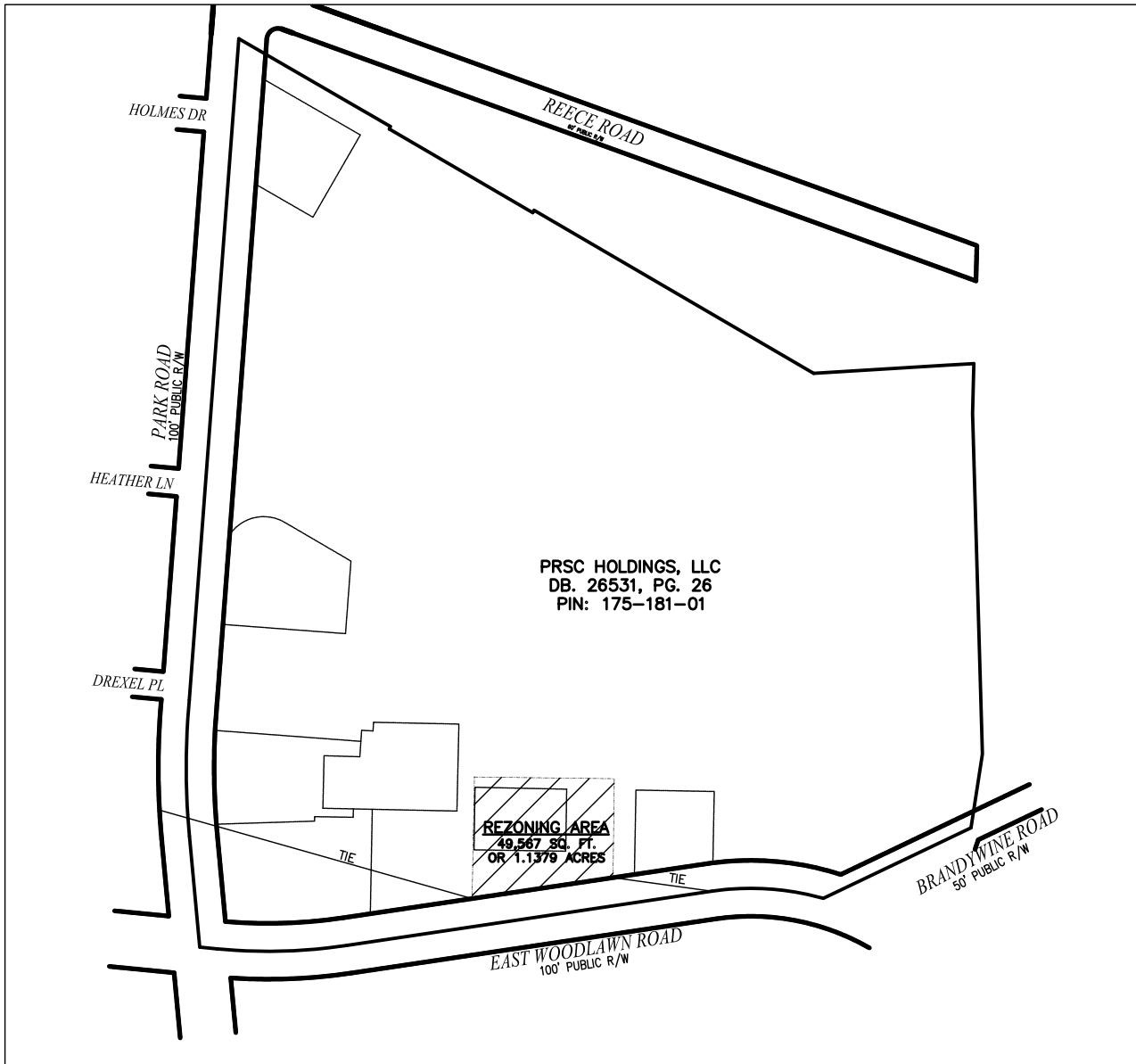
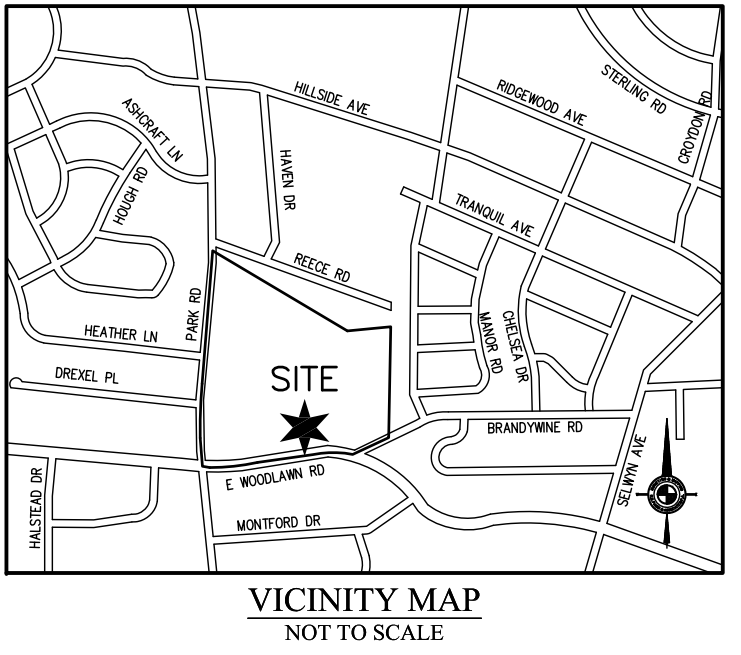
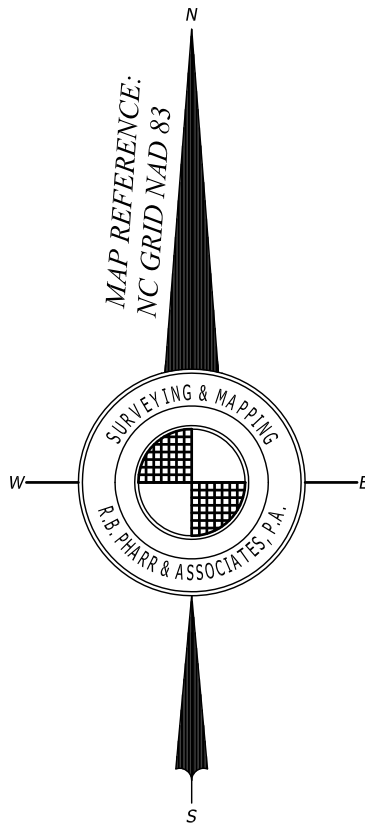
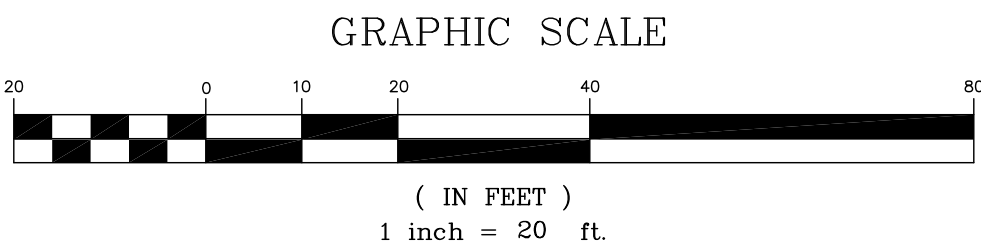
RZ-1



PARK ROAD SHOPPING CENTER - 1601 WOODLAWN REZONING

PRSC HOLDINGS, LLC (OWNER)
1601 WOODLAWN ROAD
DEED REFERENCE: 26531-26
TAX PARCEL #: A PORTION OF 175-181-01

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALE



OVERALL BOUNDARY DETAIL
NOT TO SCALE

LEGEND:

CP - CALCULATED POINT
DB - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
(M) - MEASURED
MB - MAP BOOK
NCM - NEW CONCRETE MONUMENT
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
(P) - PLATTED
PIN - PARCEL IDENTIFICATION NUMBER
PG - PAGE
(R) - RECORDED
R/W - RIGHT-OF-WAY
REZONING LINE
OVERALL PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK

ZONING:

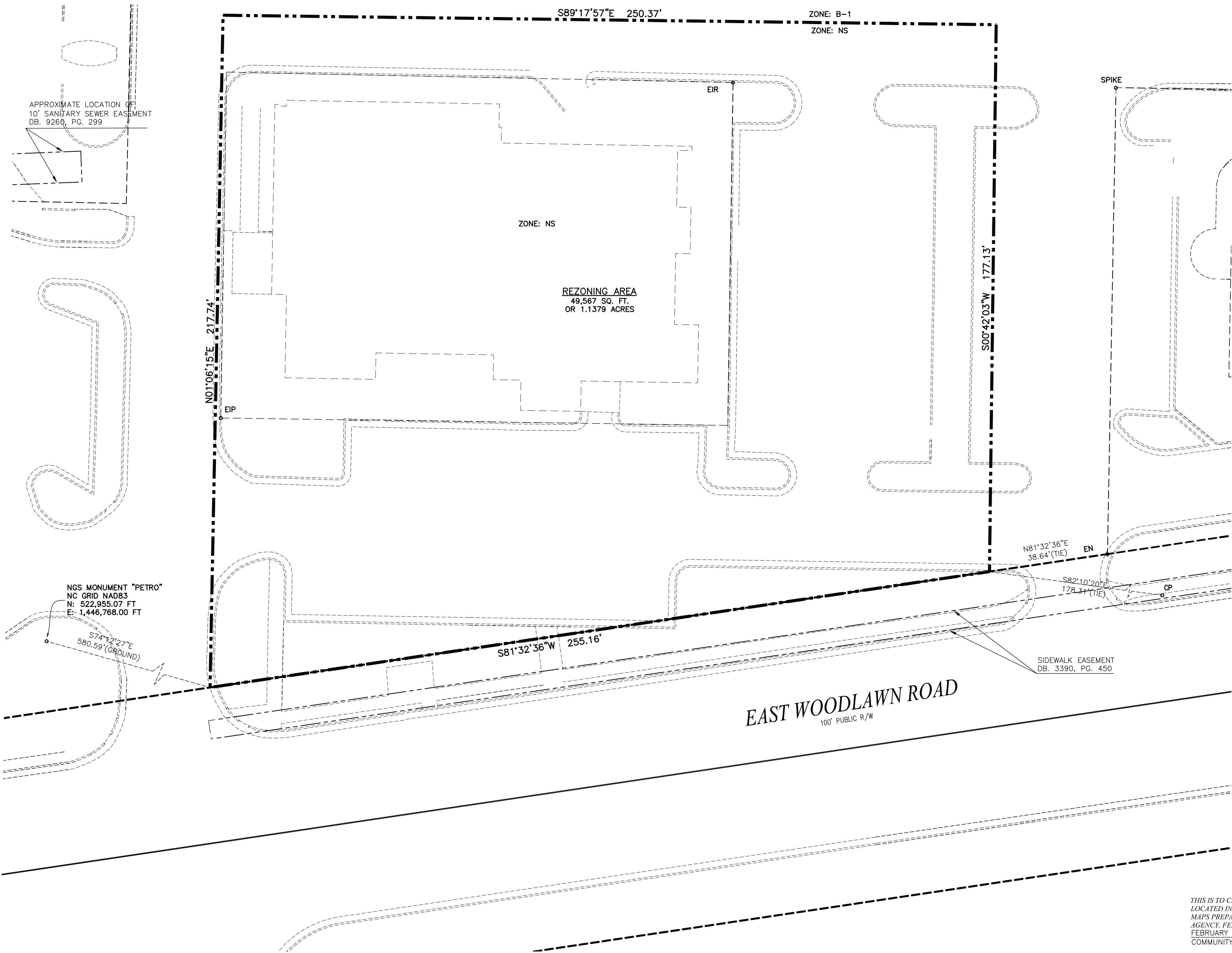
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-1
SETBACKS FOR NONRESIDENTIAL
MINIMUM SETBACK: 20 FT
MINIMUM SIDE YARD: NONE*
MINIMUM REAR YARD: 10 FT
MAXIMUM BUILDING HEIGHT: 40 FT

*IN B-1 DISTRICT, NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, THE FIRST ONE MUST BE A MINIMUM OF 8 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 8 FEET BUILDING SETBACK FROM THE SIDE YARDS.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT.

NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- SITE LOCALIZED TO NGS MONUMENT "REECE". ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ELEVATION ~ 665.52 FEET, NAVD 88.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- PARK ROAD AND WOODLAWN ROAD ARE SHOWN AS A "MAJOR THOROUGHFARES" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- NO NEW PARCELS ARE CREATED WITH THIS MAP.
- THE PURPOSE OF THE PLAT IS SHOWN THE NEW ZONING LINE OF NS (NEIGHBORHOOD SERVICES) UPDATED FROM B-1 (NEIGHBORHOOD BUSINESS).



LEGAL DESCRIPTION:

That certain parcel or tract of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being a portion of the lands as described in Deed Book 26531, Page 26 and being more particularly described as follows:

Commencing at an existing NGS Monument "Petro" having NC Grid NAD83 coordinates of N: 522,955.07; E: 1,446,768.00; thence South 74°12'27" East a horizontal ground distance of 580.59 feet to a point, situated at the intersection of the northerly margin of East Woodlawn Road (a 100' public right-of-way) with the westerly line of the subject property; thence over, upon and through the aforesaid lands for the following three (3) courses and distances: 1) North 01°06'13" East a distance of 217.74 feet to a point; 2) South 89°17'57" East a distance of 250.37 feet to a point; 3) South 00°42'03" West a distance of 177.13 feet to a point, situated on the aforesaid northerly margin of East Woodlawn Road; thence along the aforesaid northerly margin South 81°32'36" West a distance of 255.16 feet to the Point of Beginning; Containing 49,567 square feet or 1.1379 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated March 19, 2015 (Map File No. W-4047RM)(Project No. 82905).

REVIEW OFFICER:

I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

NOT SUBJECT TO

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS. CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF

DATE

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE DB. 26531, PG. 26); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF MARCH, A.D., 2015.

THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

JUSTIN F. CLONINGER
NCPLS, L-4430
jcloninger@rbpharr.com

DATE


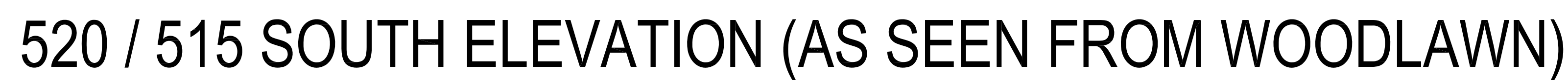


RZ-2

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014.
COMMUNITY PANEL NO: 370159 4542K

		CREW:	DRAWN:	REVISED:
		EH	CW	
R.B. PHARR & ASSOCIATES, P.A.				
SURVEYING & MAPPING				
LICENSURE NO. C-1471				
420 HAWTHORNE LANE	CHARLOTTE, N.C.	28204	TEL. (704) 376-2186	
SCALE:	DATE:	FILE NO. W-4047RM		
1" = 20'	MARCH 19, 2015	JOB NO. 82905		

PLOTTED: 3/19/2015
C:\CARLSON PROJECTS\RB PHARR\B2\9\82905\DWG\82905.DWG



CLIENT: EDENS INVESTMENTS, LP
1221 MAIN STREET, SUITE 1000
COLUMBIA, SC 29201

PROJECT: PARK ROAD
SHOPPING CENTER -
1601 WOODLAWN
REZONING

4201 PARK ROAD
CHARLOTTE, NC 28209

SHEET:
520/515 ELEVATION
SKETCH
PETITION 2015-000

[illegible]

DESIGNED:	
DRAWN:	
CHECKED:	
PROJECT:	01004005
DATE:	06.18.2015

RZ-4

June 18, 2015 - 10:20am B3, SCarbona

N:\Bates\04\Office\Design\Team\Bates\Creative\Park_Road\Re zoning\150610_X_Elevs - Standard\150618_X_Base.dwg



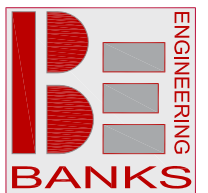
STREET SIDE ELEVATION



FRONT ELEVATION


PNC BANK ELEVATIONS

NOTE: THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (ACTUAL BUILDINGS CONSTRUCTED ON SITE MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED)



1919 SOUTH BOULEVARD
SUITE 200
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370
© 2014

CLIENT:



EDENS INVESTMENTS, LP
1221 MAIN STREET, SUITE 1000
COLUMBIA, SC 29201

PROJECT: PARK ROAD
SHOPPING CENTER -
1601 WOODLAWN
REZONING

4201 PARK ROAD
CHARLOTTE, NC 28209

SHEET: PNC ELEVATION
SKETCHES
PETITION 2015-000

REV.	DATE	DESCRIPTION

DESIGNED:	
DRAWN:	
CHECKED:	
PROJECT:	01004005
DATE:	06.18.2015

RZ-5