

- 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.
 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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URBAN DESIGN & ARCHITECTURE
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PARK SOUTH TOWNHOMES
CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA

PETITIONER:

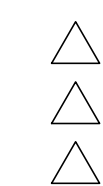
PARK SOUTH LLC
5615 POTTERS ROAD
MATTHEWS, NC 28104

REZONING PETITION

#2012 - ---

FOR
PUBLIC
HEARING

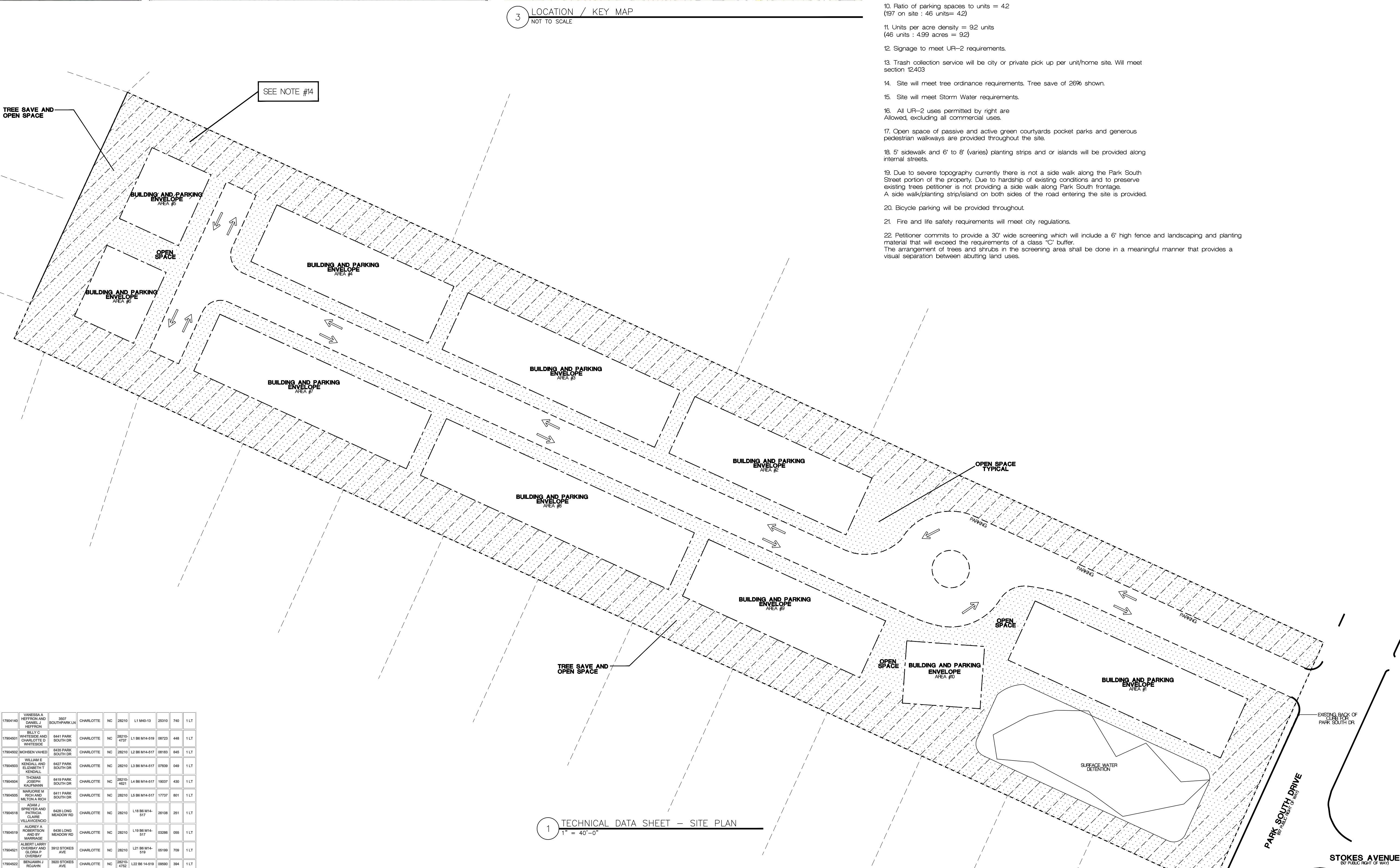
11.26.12



TECHNICAL
DATA SHEET

1 OF 4

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Area
17309101	DRAGAN ANIC AND JERINA ANIC	8518 PARK RD	CHARLOTTE	NC	28210	L3 B17 M14-51	0944	281	1.17
17309102	KELVIN AND CANDICE D. WISEFIELD	8512 PARK RD	CHARLOTTE	NC	28210	L3 B17 M14-51	0910	308	1.17
17309103	WILLIAM NELSON BLACKBURN AND NATALIE ANN BLACKBURN	8506 PARK RD	CHARLOTTE	NC	28210	L4 B17 M14-55	2322	472	1.17
17309104	KATHLEEN S. THOMAS	8500 PARK RD	CHARLOTTE	NC	28210	L3 B17 M14-55	1638	182	1.17
17309105	PATRICIA O. MCDONNELL	8424 PARK RD	CHARLOTTE	NC	28210	L8 B17 M14-55	0917	323	1.17
17309106	JAMES A. JR. AND BRADLEY S. HARRINGTON	8418 PARK RD	CHARLOTTE	NC	28210	P7 B17 M14-55	0323	112	1.17
17309107	DONALD D. MCNEER AND ALBERTINE D. MCNEER	8218 WORTHINGTON AVE STE 200	CHARLOTTE	NC	28203	P8 B17 M14-55	0470	484	1.17
17309108	W. JACK PRANSKY JR. KOUTSOPOURAS AND VICTORIA NAIDURA KOUTSOPOURAS	8408 PARK RD	CHARLOTTE	NC	28210	P9 B17 M14-55	0982	47	1.17
17309109	RICARDO O DE LA PENA AND SAMI A. DE LA PENA	PO BOX 1193	CHARLOTTE	NC	28225	P15 B19 M14-55	2817	679	1.17
17309110	ALBERTA M. PETERS	8411 PARK RD	CHARLOTTE	NC	28210	L14 B19 M14-55	2721	476	1.17
17309111	RENE E. ALSTON	8417 PARK RD	CHARLOTTE	NC	28210	L13 B19 M14-55	1766	19	1.17
17309112	GRAY G WILSON	8423 PARK RD	CHARLOTTE	NC	28210	L12 B19 M14-55	0984	854	1.17
17309113	MARILYN M. JAMES	8429 PARK RD	CHARLOTTE	NC	28210	L11 B19 M14-55	0700	381	1.17
17309114	AMANDA MOORE AND MOORE	8501 PARK RD	CHARLOTTE	NC	28210	L10 B19 M14-55	2787	261	1.17
17309115	WILLIAM HOWARD ANDERSON	8518 EDGEWOOD DR	HOMERWOOD	AL	36009	L9 B19 M14-51	2361	672	1.17
17309116	WILLIAM ROSS AND MARGARET A. ROSS	8511 PARK RD	CHARLOTTE	NC	28210	L8 B19 M14-51	0390	387	1.17
17309117	PHILIP J. MURPHY AND MURPHY	7010 WOODEN RAIL RD	CHARLOTTE	NC	28227	L7 B19 M14-51	0649	210	1.17
17309118	DETROIT L. R. STONE AND ELIZABETH M. STONE	8523 PARK RD	CHARLOTTE	NC	28210	L8 B19 M14-51	0346	495	1.17
17309119	FRANK C. BRADLEY	8534 PARK SOUTH DR	CHARLOTTE	NC	28210	M2016-524	2848	687	1.18 AC.
17309120	WADSWORTH SCOTCHDONN AND JAMES E. COOMER	8500 LARINGTON DR	CHARLOTTE	NC	28226	NA	11421	274	1.17
17309121	FIRST TRUST BANK	PO BOX 3828	CHARLOTTE	NC	28205	NA	28078	485	2.1 AC.
17309122	FIRST TRUST BANK	PO BOX 3828	CHARLOTTE	NC	28205	NA	28078	485	2.88 AC.
17309123	DONALD R. BARRY ANN BARRY	PO BOX 240125	CHARLOTTE	NC	28224	NA	08742	242	1.17
17309124	MELANIE JONES PRENTISS	6801 ELMSTONE DR	CHARLOTTE	NC	28277	NA	28052	681	1.17
17309125	SONIA RYAN LLC AND KONG H. HAN	2323 N ELM ST	GREENSBORO	NC	27408	NA	18222	52	2.16 AC.
17309126	NC TRUSTEES OF GRACE PRESBYTERIAN CHURCH	3328 ARCHDALE DR	CHARLOTTE	NC	28210	NA	03622	910	1.88 AC.
17309127	NC TRUSTEES OF GRACE PRESBYTERIAN CHURCH	P O BOX 19802	CHARLOTTE	NC	28210	NA	03664	621	3.87 AC.
17309128	GRACIFY MICHAEL WY PELLER AND TRUST ELANE MYERS-PELLER	8414 PARK SOUTH DR	CHARLOTTE	NC	28210	L19 M20-117	04830	690	1.17
17309129	ROBERT E. COLEMAN AND CATHERINE L. COLEMAN	8408 TEVERSHAM LN	CHARLOTTE	NC	28210	L19 M20-117	10386	139	1.17
17309130	GARY L. SWANSON AND BILLY L. SWANSON	8400 TEVERSHAM LN	CHARLOTTE	NC	28210	L17 M20-117	08121	686	1.17
17309131	WILLIAM W. WILCOX AND WILCOX	3328 TEVERSHAM LN	CHARLOTTE	NC	28210	L19 M20-117	04841	676	1.17
17309132	MICHAEL A. DISBROW AND STEPHANIE A. DISBROW	3330 TEVERSHAM LN	CHARLOTTE	NC	28210	L19 M20-117	23819	172	1.17
17309133	JERRY MOORE	3328 TEVERSHAM LN	CHARLOTTE	NC	28210	L14 M20-117	04841	652	1.17
17309134	REG ALLEN MOORE	3318 TEVERSHAM LN	CHARLOTTE	NC	28210	L13 M20-117	07284	921	1.17
17309135	MICHAEL W. BANN	3319 TEVERSHAM LN	CHARLOTTE	NC	28210	L12 M20-117	08727	238	1.17
17309136	MITCHELL T. GRANT	3319 DODDWOOD AV	ELGIN	SC	29046	L11 M20-117	28332	695	1.17
17309137	DANIELLE K. KENNEDY	3320 TEVERSHAM LN	CHARLOTTE	NC	28210	L10 M20-117	27427	521	1.17
17309138	BONNIE DOVE	3321 TEVERSHAM LN	CHARLOTTE	NC	28210	L9 M20-116	26441	034	1.17
17309139	VICTORIA C. MARTINEZ	3328 TEVERSHAM LN	CHARLOTTE	NC	28210	L8 M20-116	07551	655	1.17
17309140	STEPHEN D. LITTLE	3311 TEVERSHAM LN	CHARLOTTE	NC	28210	L7 M20-117	18641	423	1.17
17309141	DAVID STRAMBE	3319 TEVERSHAM LN	CHARLOTTE	NC	28210	L6 M20-117	23057	368	1.17
17309142	GRANT D. MONASTERS	3325 TEVERSHAM LN	CHARLOTTE	NC	28210	L5 M20-117	18224	582	1.17
17309143	BENJAMIN MICHAEL JOY AND LESLIE ANNA VESSE	3333 TEVERSHAM LN	CHARLOTTE	NC	28210	L4 M20-117	18611	758	1.17
17309144	JOHN B. JOHNSON	8401 TEVERSHAM LN	CHARLOTTE	NC	28210	L3 M20-117	06680	070	1.17
17309145	ANNE E. GUINNESS	8409 TEVERSHAM LN	CHARLOTTE	NC	28210	L2 M20-117	23862	583	1.17
17309146	SCOTT J. SMITH	8415 TEVERSHAM LN	CHARLOTTE	NC	28210	L1 M20-117	17146	373	1.17
17309147	ELIZABETH C. BOLANDY AND JOHN A. EYER	8421 TEVERSHAM LN	CHARLOTTE	NC	28210	NA	18651	829	1.17
17309148	EDWARD D. JACOBSON AND ALISA SHAW	7437 PARK SOUTH DR	CHARLOTTE	NC	28210	NA	06725	436	1.17
17309149	JOHN IRON AND IRON JOHN	2323 N ELM ST	GREENSBORO	NC	27408	NA	18222	52	2.16 AC.
17309150	RESERVED	1227A BARBERS RD NORTH	CHARLOTTE	NC	28270	NA	28214	123	1.17
17309151	RESERVED	1227A BARBERS RD NORTH	CHARLOTTE	NC	28270	NA	28214	123	1.17
17309152	RESERVED	1227A BARBERS RD NORTH	CHARLOTTE	NC	28270	NA	28214	123	1.17
17309153	RESERVED	1227A BARBERS RD NORTH	CHARLOTTE	NC	28270	NA	28214	123	1.17
17309154	FRANK B. III AND WILMA A. JOYCE	8501 PARK SOUTH DR	CHARLOTTE	NC	28210	L3 M20-116	11462	829	1.17
17309155	RUTLEDGE FARM TRUST AND CHARLES L. RUTLEDGE AND RUTLEDGE	8517 PARK SOUTH DR	CHARLOTTE	NC	28210	L2 M20-116	10307	796	1.17
17309156	DEUTSCHE BANK NA	1555 PALM BEACH BLVD	WEST PALM BEACH	FL	33401	L1 M20-116	27066	191	1.17
17309157	OLGA MARINA KOUTSOPOURAS	8402 LONG MEADOW DR	CHARLOTTE	NC	28210	L4 M20-116	27021	111	1.17
17309158	MARY V. HOWARD AND ELIZABETH C. DISBROW	8511 CHANDLER CHASE CT	CHARLOTTE	NC	28210	L4 M20-116	15051	199	1.17
17309159	MICHAEL S. BROWN AND BROOKE C. BROWN	8521 CHANDLER CHASE CT	CHARLOTTE	NC	28210	L4 M20-116	15444	427	1.17



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

17304148	YANESSA A. HEFFRON AND DANIEL J. HEFFRON	3801 SOUTHPARK LN	CHARLOTTE	NC	28210	L1 M40-13	29310	740	1.17
17304149	WHITEHEAD AND CHARLOTTE D. WHITEHEAD	8411 PARK SOUTH DR	CHARLOTTE	NC	28210	L1 B6 M14-519	08723	448	1.17
17304150	MORRIS VAREH	8412 PARK SOUTH DR	CHARLOTTE	NC	28210	L1 B6 M14-517	09183	545	1.17
17304151	WILLIAM E. HENDALL AND ELIZABETH T. HENDALL	8413 PARK SOUTH DR	CHARLOTTE	NC	28210	L1 B6 M14-517	07839	549	1.17
17304152	THOMAS JOSEPH KAUTZMAN	8414 PARK SOUTH DR	CHARLOTTE	NC	28210	L1 B6 M14-517	10037	430	1.17
17304153	MARGHERITA ROCHA AND MELTON A. ROCHA	8415 PARK SOUTH DR	CHARLOTTE	NC	28210	L1 B6 M14-517	17737	801	1.17
17304154	ADAM SPRINTER AND CLARE VALANCIKOS	8416 LONG MEADOW DR	CHARLOTTE	NC	28210	L1 B6 M14-517	20138	251	1.17
17304155	ALFREY A. ROBERTSON AND BT MARQUESE	8417 LONG MEADOW DR	CHARLOTTE	NC	28210	L1 B6 M14-517	03208	455	1.17
17304156	ALBERT LARRY OVERMAN AND OVERMAN	3512 STOKES AVE	CHARLOTTE	NC	28210	L1 B6 M14-519	09188	708	1.17
17304157	BENJAMIN J. BLAUER	3513 STOKES AVE	CHARLOTTE	NC	28210	L2 B6 M14-519	09990	364	1.17



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PETITIONER:

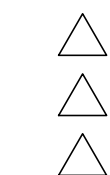
PARK SOUTH LLC
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MATTHEWS, NC 28104

REZONING PETITION

2012 -

FOR PUBLIC HEARING

11.26.12



ILLUSTRATIVE SITE PLAN

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Site
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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 USES. 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. 3710454100J, 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/webSite/redesign/viewer.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 1800 (21 NCAC 56 I) 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
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3661

DATE

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
RW - RIGHT OF WAY
P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
GPUE - GENERAL PUBLIC UTILITY EASEMENT
C.P. - COMPUTED POINT
ECM - EXISTING CONCRETE MONUMENT
E.P.K. - EXISTING P.K. NAIL
TC - TERRA COTTA

UTILITY POLE
UNDERGROUND GASLINE
OVERHEAD UTILITY LINE
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
WATER WELL
YARD INLET / AREA DRAIN
ELECTRIC BOX/TRANSFORMER

CURB INLET
STORM DRAIN
WATER LINE
FENCE LINE
ZONING LINE
UNDERGROUND TELEPHONE

ASPHALT PARKING
CHAIN-LINK FENCE
DUMPSTER ENCLOSURE

STANDARD CURB & GUTTER (GUTTER PAVED OVER)

SEE SHEET 2 OF 2
PARK SOUTH DRIVE

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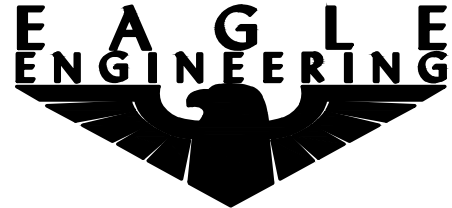
SURVEY

6500 PARK SOUTH DRIVE
CHARLOTTE, NORTH CAROLINA

For the Benefit of:

BONTERRA BUILDERS

NO.	DATE	BY	ISSUE

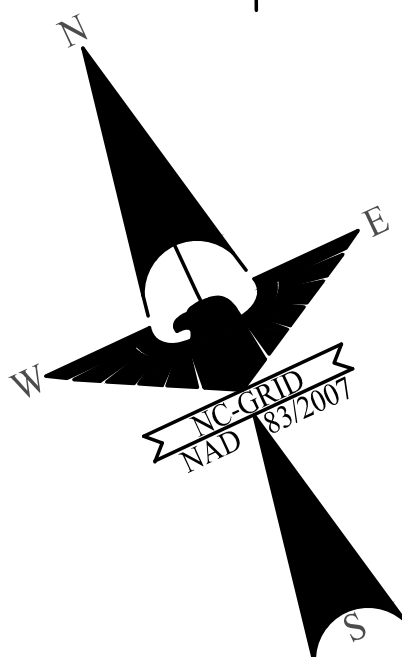


2013 Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

P.O. BOX 551
Alpharetta, GA 30009
(678) 339-0640

GRAPHIC SCALE

0 40 80
(IN FEET)
1" = 40'

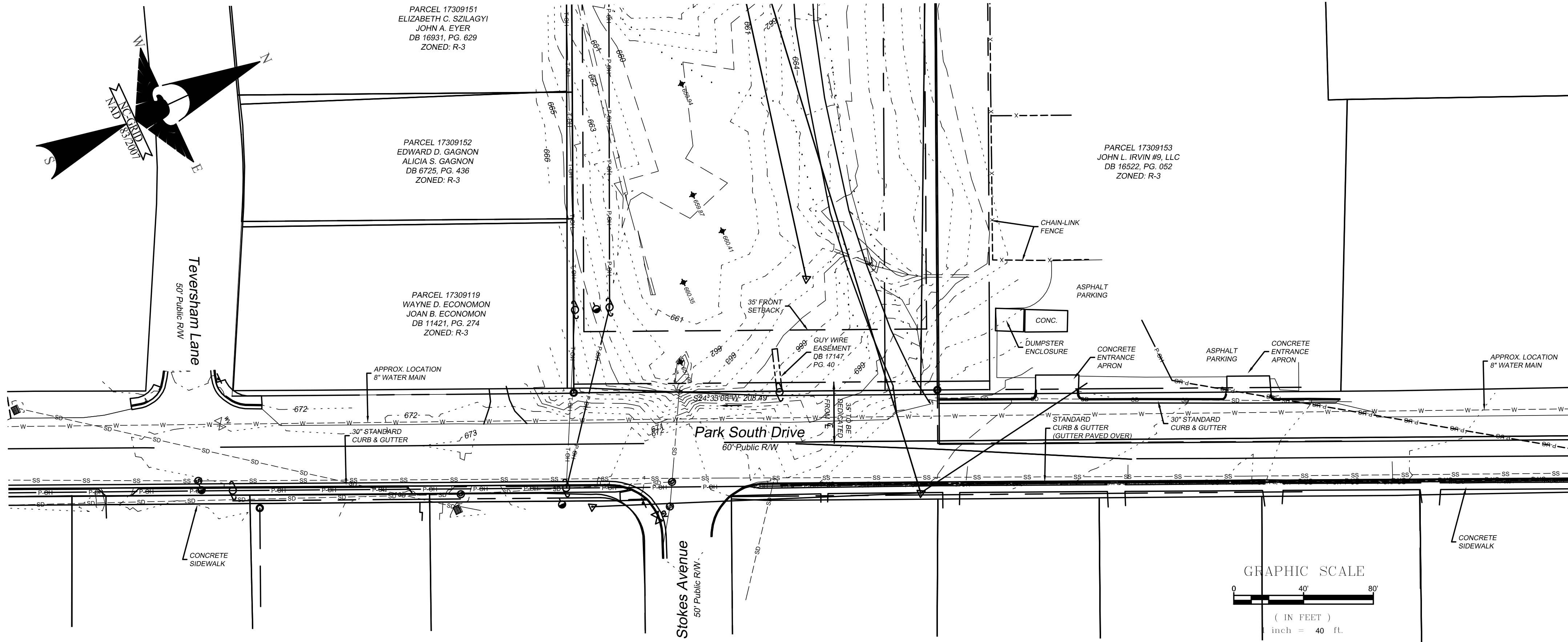
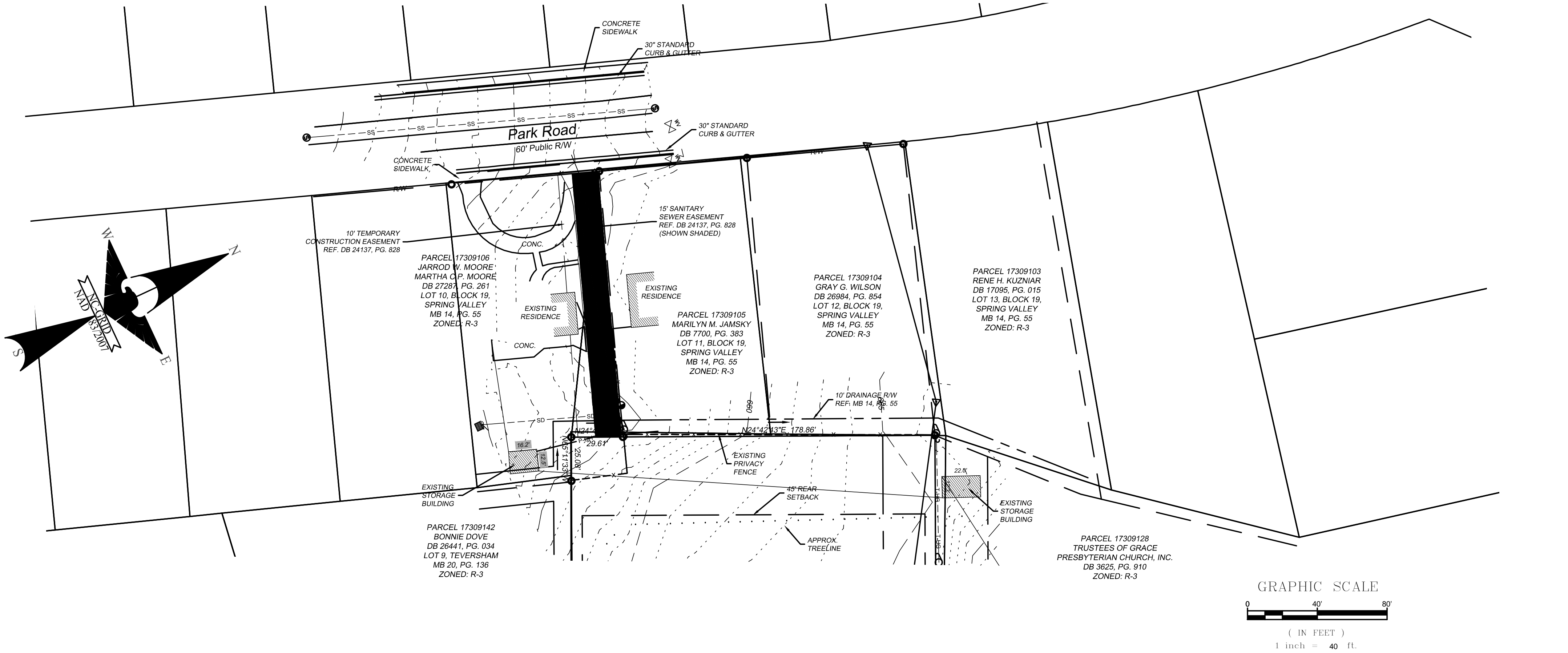


EXISTING CONDITIONS
SURVEY

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

URBANA, URBANA DESIGN & ARCHITECTURE, 3524 ARTISTS WAY, CHARLOTTE, NC 28205, P. 704.334.1648, F. 704.334.1648



6500 PARK SOUTH DRIVE
CHARLOTTE, NORTH CAROLINA

For the Benefit of:

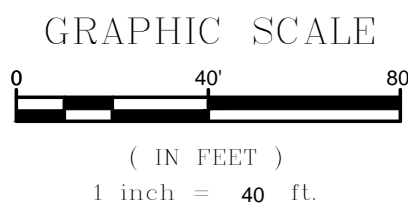
BONTERRA BUILDERS

NO.	DATE	BY	ISSUE

EAGLEENGINEERING

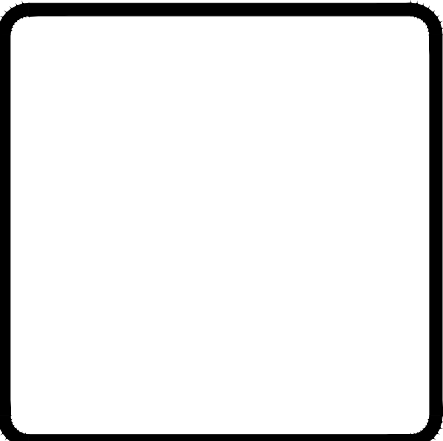
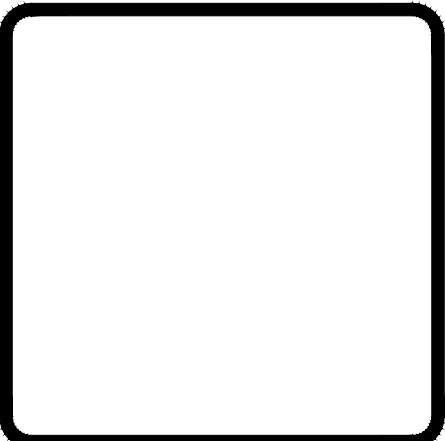
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Indian Trail, NC 28079
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(678) 339-0640



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



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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



SURVEY