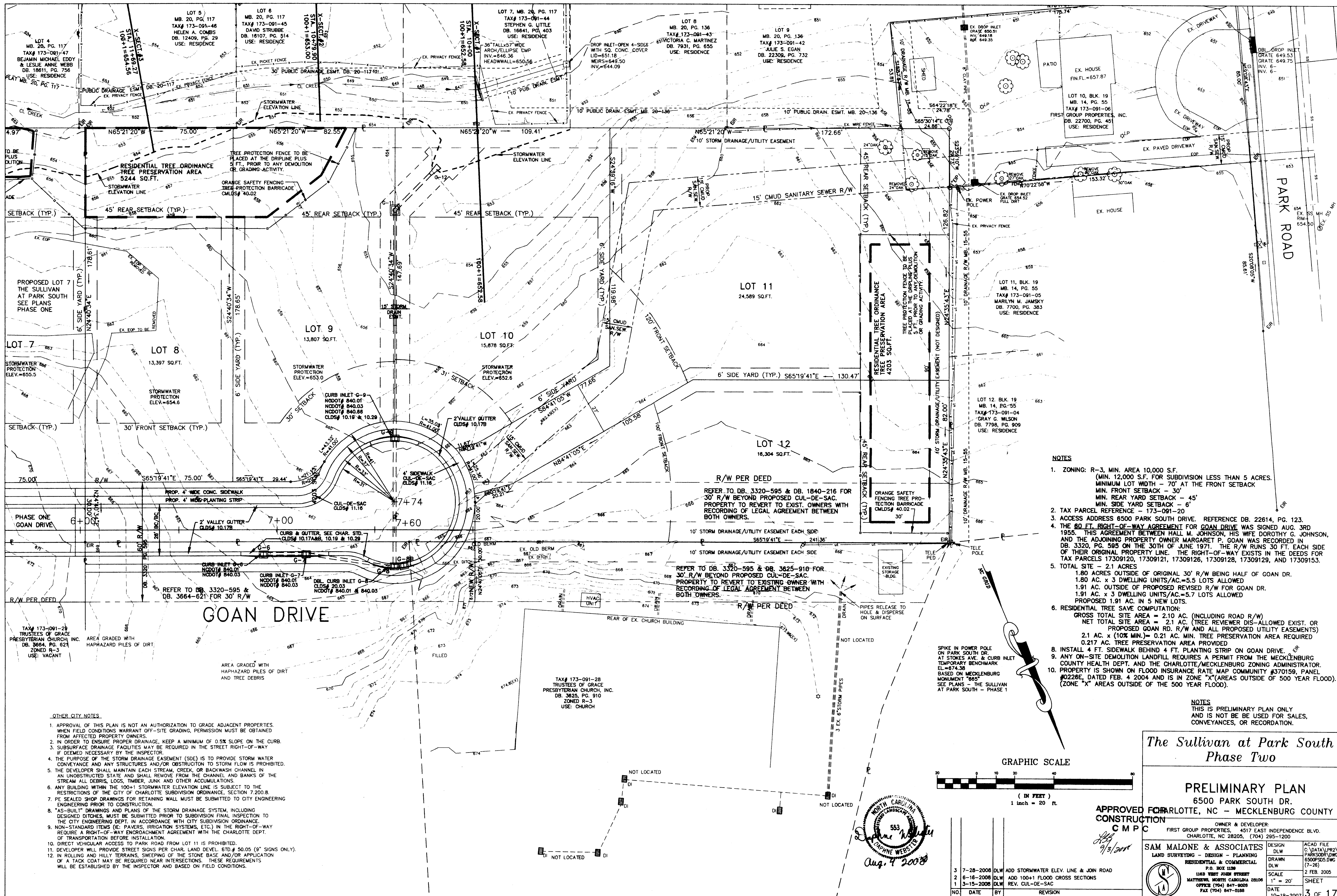




- NOTES**
1. ZONING: R-3, MIN. AREA 10,000 S.F. (MIN. 12,000 S.F. FOR SUBDIVISION LESS THAN 5 ACRES. MINIMUM LOT WIDTH - 70' AT THE FRONT SETBACK MIN. FRONT SETBACK - 30' MIN. REAR YARD SETBACK - 45' MIN. SIDE YARD SETBACK - 6')
 2. TAX PARCEL REFERENCE - 173-091-20
 3. ACCESS ADDRESS 6500 PARK SOUTH DRIVE. REFERENCE DB. 22614, PG. 123.
 4. THE 80 FT. RIGHT-OF-WAY AGREEMENT FOR GOAN DRIVE WAS SIGNED AUG. 3RD 1955. THIS AGREEMENT BETWEEN HALL M. JOHNSON, HIS WIFE DOROTHY G. JOHNSON, AND THE ADJOINING PROPERTY OWNER MARGARET P. GOAN WAS RECORDED IN DB. 3320, PG. 585 ON THE 30TH OF JUNE 1971. THE R/W RUNS 30 FT. EACH SIDE OF THEIR ORIGINAL PROPERTY LINE. THE RIGHT-OF-WAY EXISTS IN THE DEEDS FOR TAX PARCELS 17309120, 17309121, 17309126, 17309128, 17309129, AND 17309153.
 5. TOTAL SITE - 2.1 ACRES
1.80 ACRES OUTSIDE OF ORIGINAL 30' R/W BEING HALF OF GOAN DR.
1.80 AC. x 3 DWELLING UNITS/AC.=5.5 LOTS ALLOWED
1.91 AC. OUTSIDE OF PROPOSED REVISED R/W FOR GOAN DR.
1.91 AC. x 3 DWELLING UNITS/AC.=5.7 LOTS ALLOWED
PROPOSED 1.91 AC. IN 5 NEW LOTS.
 6. RESIDENTIAL TREE SAVE COMPUTATION:
GROSS TOTAL SITE AREA = 2.10 AC. (INCLUDING ROAD R/W)
NET TOTAL SITE AREA = 2.1 AC. (TREE REVIEWER DIS-ALLOWED EXIST. OR PROPOSED GOAN DR. R/W AND ALL PROPOSED UTILITY EASEMENTS)
2.1 AC. x (10% MIN.) = 0.21 AC. MIN. TREE PRESERVATION AREA REQUIRED
0.217 AC. TREE PRESERVATION AREA PROVIDED
 7. INSTALL 4 FT. SIDEWALK BEHIND 4 FT. PLANTING STRIP ON GOAN DRIVE.
 8. ANY ON-SITE DEMOLITION LANDFILL REQUIRES A PERMIT FROM THE MECKLENBURG COUNTY HEALTH DEPT. AND THE CHARLOTTE/MECKLENBURG ZONING ADMINISTRATOR.
 9. PROPERTY IS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY #370159, PANEL #02262, DATED FEB. 4 2004 AND IS IN ZONE "X"(AREAS OUTSIDE OF 500 YEAR FLOOD). (ZONE "X" AREAS OUTSIDE OF THE 500 YEAR FLOOD).

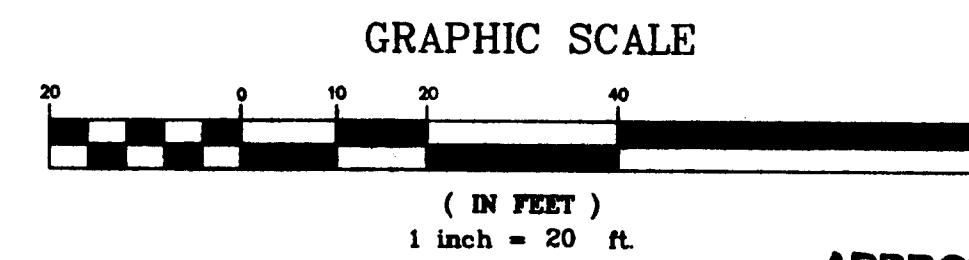
NOTES
THIS IS PRELIMINARY PLAN ONLY
AND IS NOT BE USED FOR SALES,
CONVEYANCES, OR RECORDATION.

The Sullivan at Park South Phase Two

PRELIMINARY PLAN 6500 PARK SOUTH DR.

APPROVED FOR CONSTRUCTION
C M P C
OWNER & DEVELOPER:
FIRST GROUP PROPERTIES, 4517 EAST INDEPENDENCE BLVD.
CHARLOTTE, NC 28205, (704) 295-1200

DESIGN	DATE	SCALE	SHEET
LAND SURVEYING - DESIGN - PLANNING	7-28-2008	1" = 20'	3 OF 17
RESIDENTIAL & COMMERCIAL	8-16-2008		
REV. CUL-DE-SAC	3-15-2009		
DATE	10-19-2007		



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JUNE WEBSTER
Aug 4 2008

NO.	DATE	BY	REVISION
1	7-28-2008	DLW	ADD STORMWATER ELEV. LINE & JOIN ROAD
2	8-16-2008	DLW	ADD 100+1 FLOOD CROSS SECTIONS
3	3-15-2009	DLW	REV. CUL-DE-SAC