



ESP Associates, P.A.

P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
NC - 704.583.4949 SC - 803.802.2440
www.espassociates.com

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CLIENT

SIMONINI

BUILDERS

1910 South Blvd
Suite 200
Charlotte, NC 28203

PROJECT

Park South
Mews

2007-034

For Public Hearing

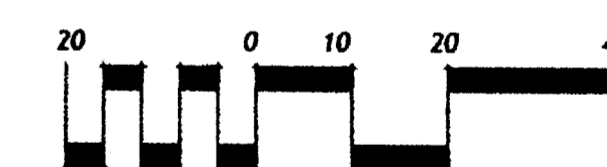
SHEET TITLE

Site Plan

Petition #

PROJECT LOCATION Charlotte, NC

GRAPHIC SCALE



1 INCH = 20 FT.

PROJECT NUMBER	UL35
DRAWING NAME	UL35 - Yield A.psd
DATE	December 22, 2006
DRAWN BY	NB
CHECKED BY	LRL

ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	12.22.06	LRL	Initial submittal to CMPC.



Vicinity Map

Not To Scale



Site Data

PIN Number: 173-156-40
173-156-06

Jurisdiction: Charlotte, NC

Total Acreage: +/- .81 AC

Existing Zoning: R-3
Proposed Zoning: R-5(CD)

Maximum Allowed Lots: 4
Proposed Lots: 4

Allowed Density: 5.0 Du/Ac
Proposed Density: 4.9 Du/Ac.

General Notes

1. All base information received from Mecklenburg County GIS and need to be verified.

Development Standards

Front Setback: 20'
Rear Yard Setback: 35'
Side Yard Setback: 5'
Corner: 10'
Minimum Lot Size (Residential): 6,000

Development Standards

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.

2. The use of the site will be for the construction of single-family detached homes on individual lots along with related accessory uses under the R-5 district standards and the conditions of this site plan.

3. Signage will be permitted in accordance with applicable Zoning standards.

4. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.

5. Access will be provided by driveway connection s to Park South Drive and Old Reid Rd.

6. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.

7. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

R.O.W. Dedication May
Be Required

"The Conservatory"



PIN: 173-156-38
James Daniels

PIN: 173-156-08
Francis Allen

PIN: 173-156-10
Carl Parziale

Garage (Typ)

Old Reid Road

Park South Drive

Property Line

Decorative Wall

5' Side Setback
35' Rear Setback
10' Driveway

20' Setback

10' Driveway

10' Driveway

10' Corner Setback

5' Side Setback
10' Driveway

20' Setback