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LAND SURVEYING  
(704) 568-1719 28229

City of Charlotte  
Mecklenburg County, N.C.

REZONING PLAN  
for  
MAK KHOJASTEH & LISA HOOVER-KHOJASTEH

DRAWN	R.B.B.
CHECKED	R.B.B.
DATE	3 March 2012
SCALE	1"=20'
JOB #	12003

1

1

SHEET NO.

OF

RECEIVED  
MAR 1 1968  
PLANNING DEPARTMENT

NAD83/2011C

JOHN & JACQUELINE GREENE  
1414 BRITTANY OAKS DR.  
CHARLOTTE, NC 28277  
TAX ID 22536103  
DB 5885-001  
PART OF LOT 58, MB 22-92  
ZONED R3

DEVELOPMENT DATA TABLE

EXISTING SITE DATA:

A. SITE ACREAGE	1.26 AC.
B. TAX PARCEL	22504508
C. EXISTING ZONING	R3
D. PROPOSED ZONING	01CD
E. EXISTING & PROPOSED USE: EXISTING USE: PROPOSED USE:	RENTED, SINGLE FAMILY RESIDENTIAL OFFICE, PROFESSIONAL
F. SQUARE FOOTAGE (OFFICE)	2,982
G. PARKING:	10 SPACES TOTAL (1 HANDICAP) AT 1per300SQ.FT.
H. EXISTING IMPERVIOUS AREA ADDITIONAL PROPOSED	8,464 SQ.FT. 2,553 SQ.FT.
I. TOTAL IMPERVIOUS	11,017 SQ.FT.
J. PROPERTY ADDRESS	7512 BALLANTYNE COMMONS PARKWAY.
K. 4 BICYCLE RACK, 2 SHORT TERM AND 2 LONG TERM. LOCATION SHOWN HEREON.	

## GENERAL PROVISIONS

A. THE USE OF THE SITE WILL BE RESTRICTED TO THE RE-USE OF THE EXISTING STRUCTURE LOCATED AT THE SITE (OF APPROXIMATELY 2,982 SQ.FT.) AND ITS 2 CAR ATTACHED GARAGE, ALONG WITH 8 ADDITIONAL PARKING SPACES.

PERMITTED USES

A. Offices uses are permitted within the O-1 district.

TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING SITE PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS BY EDDOT OR NCDOT AS THE DRIVEWAY PERMIT IS PROCESSED.

B. SURFACE PARKING WILL BE CONCRETE AND GRAVEL WITH CONTINUOUS LANDSCAPE TIMBERS TO CONTAIN THE GRAVEL.

C. A TOTAL OF 10 PARKING SPACES ARE DEPICTED AS FOLLOWS: 2 GARAGE, 1 HANDICAP, 7 ADDITIONAL TO THE LEFT OF THE CIRCLE DRIVEWAY.

D. THE DRIVEWAY WILL BE INCREASED TO A WIDTH OF 26' TO ACCOMMODATE TWO-WAY TRAFFIC, TYPE II COMMERCIAL.

E. CROSS ACCESS EASEMENT. THIS PROPERTY HAS CROSS ACCESS/ EASEMENT WITH THE ADJACENT PROPERTY TO THE WEST, TO PROVIDE INTER-CONNECTIVITY AND ACCESS BETWEEN THE TWO PROPERTIES. THIS ACCESS/ EASEMENT WILL BE REQUIRED FOR COMMONS PARKWAY, TO FACILITATE FUTURE CROSS ACCESS. THE STUB DRIVEWAY SHOWN ON THE SITE PLAN TO PARCEL 22504507 IS SHOWN ALL THE WAY TO THE PROPERTY LINE.

STREETSCAPE AND LANDSCAPE

A. THIS PROPERTY IS A TRIANGULAR SHAPED PARCEL THAT BACKS ON ONLY ONE SIDE TO THREE RESIDENTIAL PROPERTIES.

B. A PRIVACY WOODEN FENCE 6' TALL, WILL SERVE AS THE BUFFER ALONG THE NORTHEAST BOUNDARY OF THE PROPERTY. THERE IS ONE LINE TREE ON THE EAST BOUNDARY.

C. 4' WIDE CONCRETE SIDEWALKS ARE ALREADY IN PLACE ALONG THE ENTIRE FRONT BOUNDARY OF THE PROPERTY.

D. TRASH/RECYCLING ON THIS PROPERTY WILL HAVE A 6' WOODEN FENCED ENCLOSURE FOR ONE ROLLING TRASH BIN AND ONE RECYCLING BIN, AS SHOWN HEREON.

E. NO TREES WILL BE REMOVED FROM THE SITE.

F. A TREE SURVEY IS SHOWN HEREON.

G. NO ADDITIONAL OUTDOOR LIGHTING ON THE EXISTING STRUCTURE WILL BE ADDED.

(H. A. Class:

SIGNATURE

A. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH THE CHARLOTTE ZONING ORDINANCE REQUIREMENTS FOR OFFICE DISTRICTS.

① SUBMITTAL NUMBER

LEGAL DESCRIPTION:

BEGINNING AT AN EXISTING IRON PIN FOUND ON THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY CORNER WITH STONEY GATE VENTURES, LLC AS DESCRIBED IN DEED BOOK 27431 PAGE 546 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, ALSO BEING THE SOUTHEAST CORNER OF LOT 2 AS SHOWN ON MAP BOOK 45 PAGE 469, SAID IRON PIN HAVING NORTH CAROLINA GRID COORDINATES OF N. 481,421.28 E. 1,438,436.41; COMBINED GRID FACTOR OF 0.9998958129; THENCE LEAVING THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY BY A BEARING AND DISTANCE OF S. 74°02'52.02" W. 369.71 FEET TO AN EXISTING IRON PIN, 2 CALLS, 1 "N.56°00'35" W. 36.42' TO AN EXISTING IRON PIN 2, N.34d12'56"E. 325.13' TO AN EXISTING IRON PIN ON THE PROPERTY LINE OF GEORGE AND CRISTIE DICE AS DESCRIBED IN DEED BOOK 10252 PAGE 316, S.56d09°17'E. 30.08'; THENCE WITH THE PROPERTY LINE OF SUSAN LURIE AND VICTORIA HARRELL, DEED BOOK 10252 PAGE 316, S.56°09'17"E. 30.08' TO AN EXISTING IRON PIN, S.56°09'17"E. 30.08' TO AN EXISTING IRON PIN SET ON THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY 276.77' TO A NEW IRON PIN SET ON THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY 276.77' WITH THE RIGHT OF WAY OF BALLANTYNE COMMONS PARKWAY 2 CALLS, 1, S.71d19'15"W. 398.71' TO A POINT WITHIN WAY MONUMENT, 2. THENCE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 566.65' AND AN ARC LENGTH OF 30.91' AND A CHORD OF S.70d25'02" W. 30.91' TO THE POINT AND PLACE OF BEGINNING.

428  
BALLANTYNE COMMONS PARKWAY  
R/W VARIES

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

**LEGEND:**

- EIP ● = Existing Iron Pin
- NIP ○ = New Iron Pin
- NPS X = No Point Set
- R/W = Right Of Way
- ⚡ = Power Pole
- ⦿ = Ground Rod
- = Pedestal
- ➡ = Traffic Flow

N  
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Vicinity Map  
Not To Scale

Stone Gate Ventures, LLC  
Attention: Todd Harrison  
831 East Morehead Street  
Charlotte, NC 28202  
TAX ID 22504507  
DB 27431-548  
LOT 2 MB 45-469

POTENTIAL FUTURE CONNECTION  
REF. REZONING PETITION # 2008-139

ZONED 0-1(CD)

ZONED B-D(CD)

POINT OF BEGINNING  
NAD 83/2117 grid coordinates, based  
on GPS / RTK Network measurements  
(combined scale factor 0.999855925):  
N=481,421.28 E=1,458,836.41

R/W PER DB 8921-428

SUSAN LURIE & VICTORIA HARRELL  
11408 BRITTANY OAKS DR.  
CHARLOTTE, NC 28277  
TAX ID 22536104  
LOT 57, MB 22-92  
ZONED R3  
DB 15321-336