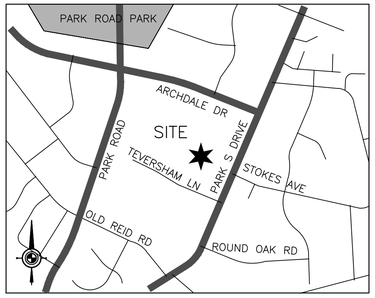
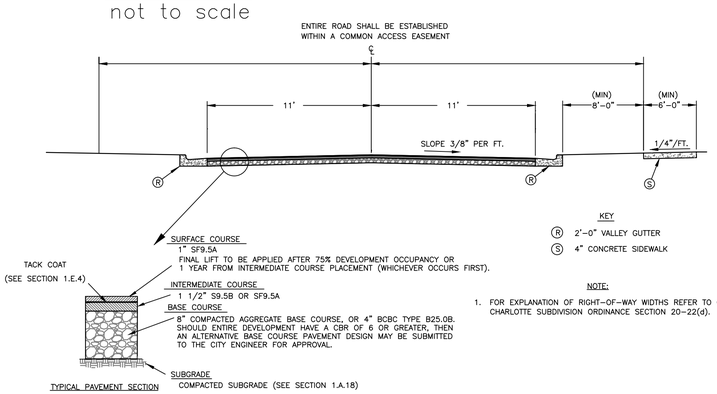


VICINITY MAP
not to scale



PRIVATE STREET CROSS SECTION

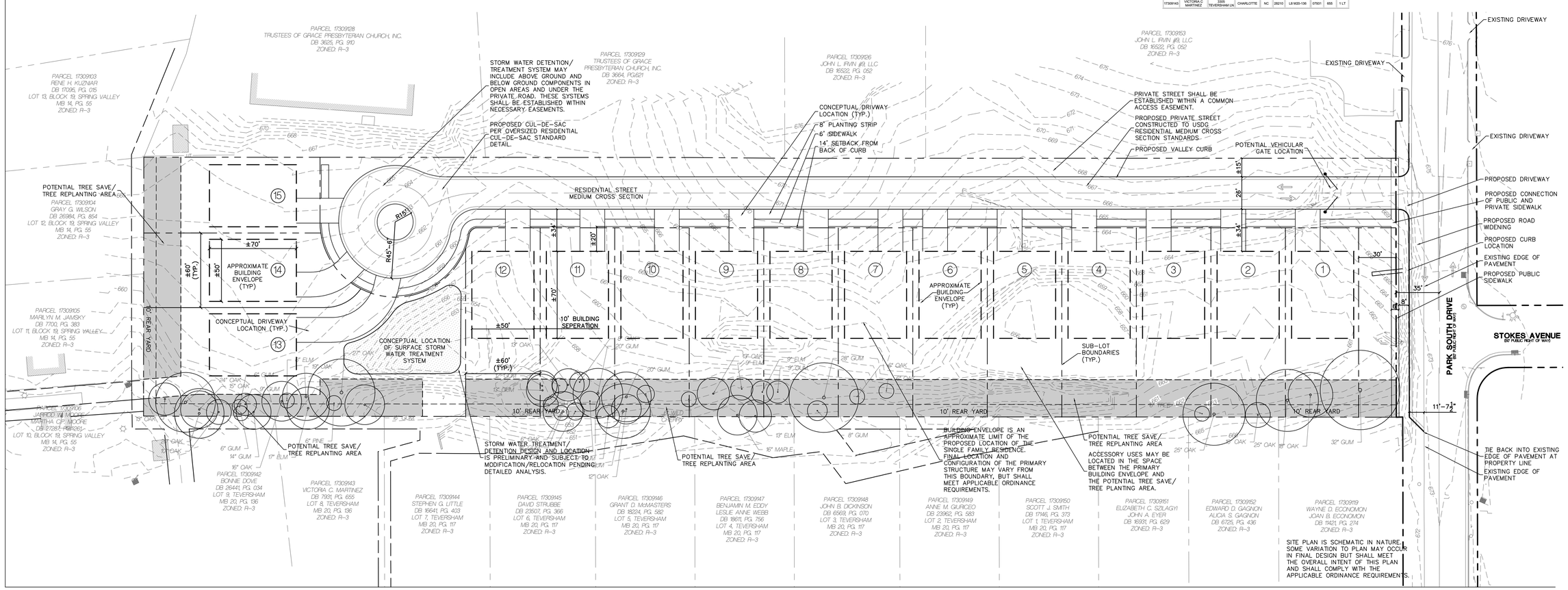
SITE PLAN NOTES

1. DEVELOPMENT DATA TABLE
   a. TOTAL ACREAGE: 4.99 ACRES
   b. TAX PARCEL NUMBERS: 17309121 & 17309120
   c. EXISTING ZONING: R-3
   d. PROPOSED ZONING: UR-2 (CD)
   e. EXISTING USE: VACANT
   f. PROPOSED USE: 15 SINGLE FAMILY HOMES
   g. PROPOSED DENSITY: 3.006 DUA
   h. MAXIMUM BUILDING HEIGHT: 40' PER 9.205
2. GENERAL PROVISIONS
   a. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207
3. PERMITTED USES
   a. ALLOWED USES: SINGLE FAMILY HOMES AND THEIR ACCESSORY USES
   b. ACCESSORY USES SHALL BE ALLOWED IN THE SPACE BETWEEN THE APPROXIMATE BUILDING ENVELOPE AND THE CONCEPTUAL LOCATION OF THE TREE SAVE/TREE PLANTING AREAS.
4. TRANSPORTATION
   a. SINGLE FAMILY HOMES WILL BE SERVED BY A RESIDENTIAL MEDIUM PRIVATE STREET
   b. ADDITIONAL R.O.W WILL BE DEDICATED ALONG PARK SOUTH DRIVE AND ADDITIONAL PAVING, CURB AND GUTTER AND SIDEWALK WILL BE ADDED AS NOTED ON THE PLAN.
   c. THE PROPOSED PLAN/PRIVATE STREET MAY BE GATED.
5. ARCHITECTURAL FEATURES
   a. FACADES WILL INCLUDE UP TO 60% STUCCO, BRICK, OR MASONRY
   b. ALL SINGLE FAMILY HOMES SHALL HAVE A TWO CAR GARAGE
   c. THE HEIGHT LIMIT FOR THE SINGLE FAMILY HOMES SHALL BE RESTRICED TO A 40' MAXIMUM HEIGHT AS DESCRIBED IN THE ORDINANCE FOR R-3 ZONING.
6. STREETSCAPING AND LANDSCAPING
   a. AN 8' PLANTING STRIP AND 6' SIDEWALK WILL BE PROVIDED ALONG PARK SOUTH ROAD. AN 8' PLANTING STRIP AND 6' SIDEWALK WILL BE PROVIDED ALONG A SINGLE SIDE OF THE PRIVATE INTERNAL STREET AS SHOWN AND NOTED ON THE PLAN.
7. ENVIRONMENTAL FEATURES
   a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE ADOPTED POST CONSTRUCTION ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
   b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE
8. SIGNAGE
   a. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.
9. LIGHTING
   a. NO "WALL PAK" LIGHTING WILL BE ALLOWED, HOWEVER ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES WILL BE PERMITTED.

NOTE:

1. FOR EXPLANATION OF RIGHT-OF-WAY WIDTHS REFER TO CITY OF CHARLOTTE SUBDIVISION ORDINANCE SECTION 20-22(d).

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
17308410	CRAGAN ANIC AND NERMINA ANIC	6518 PARK RD	CHARLOTTE	NC	28210	L2 B17 M14-51	18944	281	1 LT
17308411	KELVIN L BLACKBURN AND CARRICE C BENFIELD	6512 PARK RD	CHARLOTTE	NC	28210	L3 B17 M14-51	09130	308	1 LT
17308412	WILLIAM NELSON BLACKBURN AND KATHLEEN BLACKBURN	6506 PARK RD	CHARLOTTE	NC	28210	L4 B17 M14-55	23223	472	1 LT
17308413	KATHLEEN S TRIMPLE	6500 PARK RD	CHARLOTTE	NC	28210	L5 B17 M14-55	18525	162	1 LT
17308414	PATRICIA JO HARBINSON	6424 PARK RD	CHARLOTTE	NC	28210	L6 B17 M14-55	08317	323	1 LT
17308415	JAMES A SR HARBINSON AND GERALDINE R HARBINSON	6418 PARK RD	CHARLOTTE	NC	28210	P7 B17 M14-55	03023	112	1 LT
17308416	DONALD D MCNINIS AND ALBERTINE D MCNINIS	225 E WORTHINGTON AVE STE 200	CHARLOTTE	NC	28203	P8 B17 M14-55	04709	484	1 LT
17308417	NICK PANAGIOTIS KOUTSOUPIAS AND KATERINA KOUTSOUPIAS KOUTSOUPIAS	6406 PARK RD	CHARLOTTE	NC	28210	P9 B17 M14-55	26962	47	1 LT
17309101	RICARDO G DE LA PENA AND SARA A DE LA PENA	PO BOX 11693	CHARLOTTE	NC	28220	P15 B19 M14-55	26317	675	1 LT
17309102	ALBERTA M PHIPPS	6411 PARK RD	CHARLOTTE	NC	28210	L14 B19 M14-55	27271	479	1 LT
17309103	RENE H KUZNIAR	6417 PARK RD	CHARLOTTE	NC	28210	L13 B19 M14-55	17095	15	1 LT
17309104	GRAY G WILSON	6423 PARK RD	CHARLOTTE	NC	28210	L12 B19 M14-55	26984	854	1 LT
17309105	MARILYN M JAMSKY	6429 PARK RD	CHARLOTTE	NC	28210	L11 B19 M14-55	07700	383	1 LT
17309106	JARROD W MOORE AND MARTHA C P MOORE	6501 PARK RD	CHARLOTTE	NC	28210	L10 B19 M14-55	27287	261	1 LT
17309107	WILLIAM HOWARD ANDREWS	1216 EDGEWOOD BV	HOMEWOOD	AL	35209	L8 B19 M14-51	20951	672	1 LT
17309108	WILLIAM ROSS &IR MCKEOWN AND MARGARET ANN	6511 PARK RD	CHARLOTTE	NC	28210	L8 B19 M14-51	03090	387	1 LT
17309109	PHILLIP S MURPHY AND DIANE L MURPHY	7010 WOODEN RAIL RD	CHARLOTTE	NC	28227	L7 B19 M14-51	28409	210	1 LT
17309110	FLETCHER S JR STONE AND MARGARET M STONE	6523 PARK RD	CHARLOTTE	NC	28210	L6 B19 M14-51	03495	456	1 LT
17309118	FRANK C BRAUDLIS	6534 PARK SOUTH DR	CHARLOTTE	NC	28210	M2016-324	28948	657	1.158 AC
17309119	WAYNE N ECONOMON AND JOAN B ECONOMON	4000 LARKSTON DR	CHARLOTTE	NC	28226	NA	11421	274	1 LT
17309120	FIRST TRUST BANK	PO BOX 35529	CHARLOTTE	NC	28235-5529	NA	26076	455	2.1 AC
17309121	FIRST TRUST BANK	PO BOX 35529	CHARLOTTE	NC	28235-5529	NA	26076	455	2.89 AC
17309123	DONALD R BUTLER AND MARY ANN BUTLER	PO BOX 240125	CHARLOTTE	NC	28224	NA	08743	242	1 LT
17309125	WILLIAM E MCLAIRE CONILES PRENTZAS	6801 ELMSTONE DR	CHARLOTTE	NC	28277	NA	25605	691	1 LT
17309126	JOHN L IRVIN #9 LLC AND DORIS I ARNOLD	2323 N ELM ST	GREENSBORO	NC	27408	NA	16522	52	1 LT
17309128	INC TRUSTEES OF GRACE PRESBYTERIAN CHURCH	3326 ARCHDALE DR	CHARLOTTE	NC	28210	NA	03625	910	1.98 AC
17309129	INC TRUSTEES OF GRACE PRESBYTERIAN CHURCH	P O BOX 15902	CHARLOTTE	NC	28210	NA	03664	621	3.57 AC
17309132	GREGORY MICHAEL &W PEGLER AND ANNE MARIE MYERS-PEGLER	3414 TEVERSHAM LN	CHARLOTTE	NC	28210-4882	L19 M20-117	04630	650	1 LT
17309133	ROBERT T JR OGLIN AND CATHERINE L OGLIN	3408 TEVERSHAM LN	CHARLOTTE	NC	28210	L18 M20-117	16366	135	1 LT
17309134	GARY L BRANSON AND SALLY B BRANSON	3400 TEVERSHAM LN	CHARLOTTE	NC	28210	L17 M20-117	06121	686	1 LT
17309135	SYLVESTER B WILCOX AND LINDA L WILCOX	3338 TEVERSHAM LN	CHARLOTTE	NC	28210	L16 M20-117	04641	876	1 LT
17309136	NICHOLAS J GREGWARE AND STEPHANIE A GREGWARE	3330 TEVERSHAM LN	CHARLOTTE	NC	28210	L15 M20-117	23619	172	1 LT
17309137	JERRY MOSES	3322 TEVERSHAM LN	CHARLOTTE	NC	28210	L14 M20-117	04641	502	1 LT
17309138	REX ALLEN MILLER	3316 TEVERSHAM LN	CHARLOTTE	NC	28210	L13 M20-117	07284	921	1 LT
17309139	MUSKO U MANN	3310 TEVERSHAM LN	CHARLOTTE	NC	28210	L12 M20-117	06727	239	1 LT
17309140	MITCHELL T GRANT	1216 DOGWOOD AV	ELGIN	SC	29045	L11 M20-117	23232	995	1 LT
17309141	DANIELLE K KENNEDY	3300 REVERSHAM LN	CHARLOTTE	NC	28210	L10 M20-117	27427	921	1 LT
17309142	BONNIE DOVE	3301 TEVERSHAM LN	CHARLOTTE	NC	28210	L9 M20-136	26441	034	1 LT
17309143	VICTORIA C MARTINEZ	3305 TEVERSHAM LN	CHARLOTTE	NC	28210	L8 M20-136	07931	655	1 LT
17309144	STEPHEN G LITTLE	3311 TEVERSHAM LN	CHARLOTTE	NC	28210	L7 M20-117	16641	403	1 LT
17309145	DAVID STRUBBE	3319 TEVERSHAM LN	CHARLOTTE	NC	28210	L6 M20-117	23507	366	1 LT
17309146	GRANT D MCMASTERS	3325 TEVERSHAM LN	CHARLOTTE	NC	28210	L5 M20-117	18224	582	1 LT
17309147	BENJAMIN MICHAEL EDDY AND LESLIE ANNA WEBB	3333 TEVERSHAM LN	CHARLOTTE	NC	28210	L4 M20-117	18611	756	1 LT
17309148	JOHN B DICKINSON	3401 TEVERSHAM LN	CHARLOTTE	NC	28210	L3 M20-117	06569	070	1 LT
17309149	ANNE M GIURICEO	3409 TEVERSHAM LN	CHARLOTTE	NC	28210	L2 M20-117	23962	583	1 LT
17309150	SCOTT J SMITH	3415 TEVERSHAM LN	CHARLOTTE	NC	28210	L1 M20-117	17146	373	1 LT
17309151	ELIZABETH C SZILAGYI AND JOHN A EYER	3421 TEVERSHAM LN	CHARLOTTE	NC	28210	NA	16931	629	1 LT
17309152	EDWARD D GAGNON AND ALICIA SHAWN GAGNON	3427 TEVERSHAM LN	CHARLOTTE	NC	28210	NA	06725	436	1 LT
17309153	JOHN L IRVIN AND IRVIN JOHN L III LLC	2323 N ELM ST	GREENSBORO	NC	27408	NA	16522	52	2.16 AC
17309163	RESERVED	1727-8A SARDIS RD NORTH	CHARLOTTE	NC	28270	NA	22814	123	1 LT
17309164	RESERVED	1727-8A SARDIS RD NORTH	CHARLOTTE	NC	28270	NA	22814	123	1 LT
17309165	RESERVED	1727-8A SARDIS RD NORTH	CHARLOTTE	NC	28270	NA	22814	123	1 LT
17309166	RESERVED	1727-8A SARDIS RD NORTH	CHARLOTTE	NC	28270	NA	22814	123	1 LT
17309167	RESERVED	1727-8A SARDIS RD NORTH	CHARLOTTE	NC	28270	NA	22814	123	1 LT
17309132	FRANK B III AYDOCK AND ARLON A AYDOCK	6501 PARK SOUTH DR	CHARLOTTE	NC	28210-4739	L3 M25-155	11492	925	1 LT
17309133	RUTLEDGE FAMILY TRUST AND CHARLES L RUTLEDGE AND ANN C RUTLEDGE	6517 PARK SOUTH DR	CHARLOTTE	NC	28210-4739	L2 M25-155	16307	796	1 LT
17309134	DEUTSCHE BANK NA	1675 PALM BEACH LAKE BV #402	WEST PALM BEACH	FL	33401	L1 M25-155	27095	191	1 LT
17309136	OLGA-MARIA KARAGIOUNIS	6400 LONG MEADOW RD	CHARLOTTE	NC	28210	L4-A M37-699	27521	111	1 LT
17309137	MARK W DECHERD AND ELIZABETH C DECHERD	6511 CRANBORNE CHASE CT	CHARLOTTE	NC	2821	L4-B M37-699	15501	199	1 LT
17309139	MICHAEL S BROWN AND CAROLYN BROWN	6521 CRANBORNE CHASE CT	CHARLOTTE	NC	2821	L4-D M37-699	18444	427	1 LT
17309140	VANESSA A HEFFRON AND DANIEL J HEFFRON	3507 SOUTHPARK LN	CHARLOTTE	NC	28210	L1 M40-13	25310	740	1 LT
17309501	TELLE CHARLOTTE AND CHARLOTTE D WHITESIDE	6441 PARK SOUTH DR	CHARLOTTE	NC	28210-4737	L1 B6 M14-519	08723	448	1 LT
17309502	MOHSEN VAHED	6435 PARK SOUTH DR	CHARLOTTE	NC	28210	L2 B6 M14-517	08183	645	1 LT
17309503	RENDALL AND ELIZABETH T MCLAIRE	6427 PARK SOUTH DR	CHARLOTTE	NC	28210	L3 B6 M14-517	07839	049	1 LT
17309504	THOMAS JOSEPH KAUFMANN	6419 PARK SOUTH DR	CHARLOTTE	NC	28210-4621	L4 B6 M14-517	19037	430	1 LT
17309505	MARJORIE M RICH AND MILTON A RICH	6411 PARK SOUTH DR	CHARLOTTE	NC	28210	L5 B6 M14-517	17737	801	1 LT
17309518	ADAM J SPREYER AND PATRICIA SPREYER VILLAVICENCIO	6428 LONG MEADOW RD	CHARLOTTE	NC	28210	L18 B6 M14-517	26108	251	1 LT
17309519	AUDREY A ROBERTSON AND BY MARRIAGE	6436 LONG MEADOW RD	CHARLOTTE	NC	28210	L19 B6 M14-517	03286	055	1 LT
17309521	ALBERT LARRY OVERBEY AND GLORIA JEAN OVERBEY	5912 STOKES AVE	CHARLOTTE	NC	28210	L21 B6 M14-519	05199	709	1 LT
17309522	BENJAMIN J ROJAHN	5920 STOKES AVE	CHARLOTTE	NC	28210-4752	L22 B6 14-519	09590	394	1 LT



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REZONING DOCUMENTS

REZONING PETITION
FOR PUBLIC HEARING
2013-015

SCALE: 1" = 40'

PROJECT #: 409-001
DRAWN BY: TH
CHECKED BY: DJK

SCHEMATIC SITE PLAN

FIRST DATE SUBMITTAL: 11/26/12

REVISIONS:
1. 01/18/13
2. 03/15/13

RZ1.0