

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
17125211	CENTER FOR HEALTHY LIVING INC	6030 PARK SOUTH DR	CHARLOTTE	NC	28210	P14 B2 M6-695 & ADJ TR	2737	406	0 AC
17125213	HCP PCT NORTH CAROLINA LLC AND SVO INC C/O THOMSON REUTERS (PROP TAX	PO BOX 847	CARLSBAD	CA	92018	L20 & P15 B2 M6-695 & ADJ	14204	710	2.89 AC
17125219	JOHN BEAUREGARD LIPPARD AND DELLA W LIPPARD AND LARS % LIPPARD	5700 CLOSEBURN RD	CHARLOTTE	NC	28210	L13 B2 M8-361	02023	026	0 AC
17125223	ADC HOLDINGS LLC	6030 PARK SOUTH DR	CHARLOTTE	NC	28210	M46-253	20796	499	1.354 AC
17125282	GERASIMOS MICHAEL PISTOLIUS AND TULA PISTOLIUS	6013 S REGAL LN	CHARLOTTE	NC	28210	UNIT 3 M30-597	11391	250	1 LT
17125263	MICHAEL D HEAFNER AND NANCY M HEAFNER	6009 SOUTH REGAL LN	CHARLOTTE	NC	28210	UNIT 4 M30-597	23662	301	1 LT
17125264	TERENCE A WRIGHT AND LILY SANG-WRIGHT	6005 SOUTH REGAL LN	CHARLOTTE	NC	28210	UNIT 5 M30-597	19152	482	1 LT
17125265	KATHY L WINFIELD	6001 S REGAL LN	CHARLOTTE	NC	28210-3033	UNIT 6 M30-597	26528	215	1 LT
17125266	ROBERT M AULEBACH AND SUSAN A AULEBACH	6000 S REGAL LN #26	CHARLOTTE	NC	28210	UNIT 26 M31-19 & M32-841	26802	115	1 LT
17125290	HOMEOWNERS ASSOC INC ROYAL CREST AT SOUTH PARK	1300 ALTURA RD	CANDLER	NC	28715	C/A M30-597 & M31-197 & M32-841	12034	980	0.75 LT
17125292	JEFFREY G GORE AND AMY M GORE	3317 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L2 M40-223	18304	974	1 LT
17125293	WILLIAM J DAUSKA AND JENIFER R DAUSKA	3321 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L3 M40-223	19775	347	1 LT
17125294	KIMBERLY MATTHEW J TURNER	3324 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L4 M40-223	23273	438	1 LT
17125295	IRVIN T IV BLANCHARD AND COLLEEN W BLANCHARD	3322 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L5 M40-223	26872	116	1 LT
17125296	DAVID W CROWELL AND NANCY W CROWELL	3318 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L6 M40-223	18132	326	1 LT
17125297	KEVIN L DAGENHART AND BLAIR ROBERTS DAGENHART	3314 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L7 M40-223	18657	40	1 LT
17902239	FAIRVIEW PLAZA JLC LLC AND C/O AMERICAN ASSET CORPORATION	3700 ARCO CORPORATE DR STE 350	CHARLOTTE	NC	28273	L1 M50-296	27927	717	8.0486 AC
17902241	HGP PARK SOUTH LLC	2489 DALLAS HIGHWAY	MARIETTA	GA	30064	NA	26648	446	5.27 AC

CJ-CRYPTOMERIA JAPONICA MAY
BE SUBSTITUTED FOR CF-CORNUS FLORIDA

PLANTING DETAIL - PAF

NTS.



THE INTENT OF THIS REZONING IS TO HAVE A UNIFIED DEVELOPMENT INCLUDING TWO PARCELS, PARCEL #1 (PARCEL ID #17125223) – EXISTING IVEY ADULT DAY CARE CENTER AND PARCEL #2 (PARCEL ID #1712521) – TWO PROPOSED NURSING HOMES. THIS UNIFIED DEVELOPMENT WILL CREATE A CAMPUS SETTING FOR THE EXISTING IVEY ADULT DAY CARE CENTER TO CONTINUE ITS SERVICES ALSO ADDS TWO DETACHED ONE STORY NURSING HOMES. THE TWO NURSING HOMES AND THE EXISTING IVEY ADULT DAY CARE CENTER WILL BE ACCESSIBLE THROUGHOUT THE CAMPUS BY SIDEWALKS AND A COVERED WALKWAY STRUCTURE WHICH IS NOT PHYSICALLY ATTACHED TO ANY OF THE EXISTING OR NEW BUILDINGS, SEE DETAIL ON SHEET 2. THE CAMPUS WILL BE ACCESSED FROM PARK SOUTH DRIVE VIA THE EXISTING DRIVEWAY ON PARCEL #1. THE TWO NEW NURSING HOMES WILL HAVE A CONVENIENCE VEHICULAR ACCESS AS SHOWN WITH A FIRE TRUCK 'T' TURNAROUND OBSERVED.

PARCELS #1 AND #2 OF THIS UNIFIED DEVELOPMENT ARE NOT RECOMBINED. HOWEVER, CROSS ACCESS AGREEMENTS WILL BE PROVIDED AS NECESSARY.

- EXISTING SWIM BUFFER CONDITIONS AT PARCEL #1 TO REMAIN THE SAME (TREE SAVE AREA), (OPEN SPACE)

ON STREET PARKING NOTE REMOVED

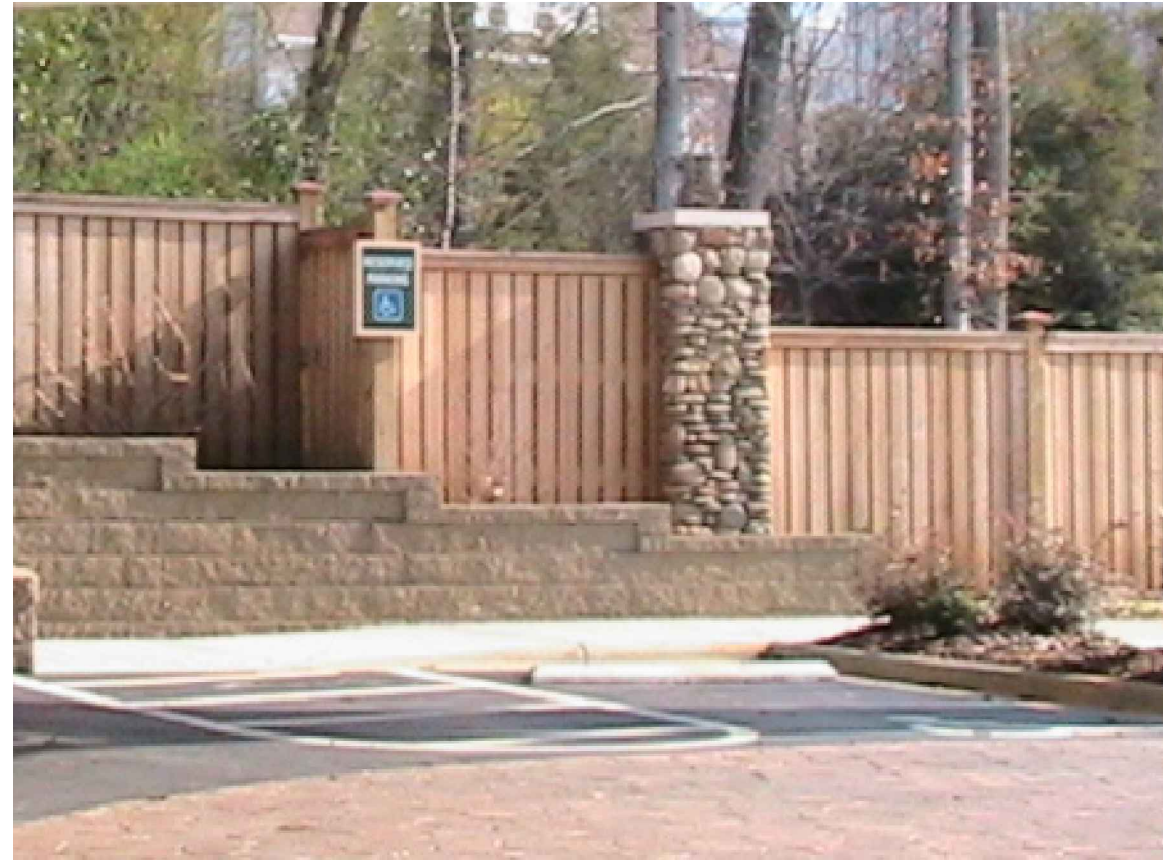
- EXISTING 26' MODIFIED TYPE II DRIVEWAY AND SIDEWALK TO REMAIN TO ACCESS BOTH PARCELS

● November 25, 2013

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The Ivey - Rezoning – For Public Hearing - Petition Number: 2014-010

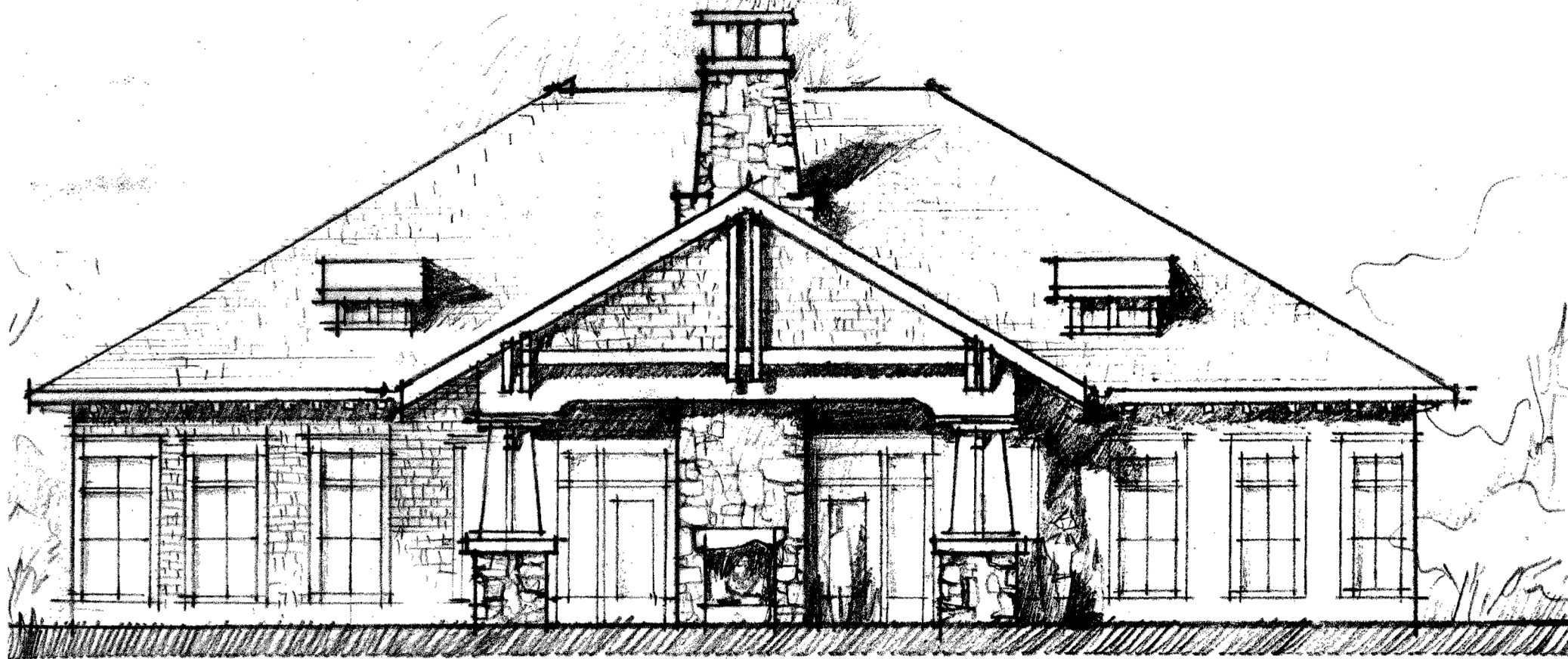
1. DEVELOPMENT DATA TABLE
 - a. Site Acreage: 2.074 Acres (1.354 Acre (Parcel #17125223) + 0.72 Acre including Park South Drive Right of Way (Parcel #17125211))
 - b. Tax Parcels included in Rezoning: #17125223 (Parcel #1) + #17125211 (Parcel #2)
 - c. Existing Zoning: R-3 (CD) (Parcel #1) & R-3 (Parcel #2)
 - d. Proposed Zoning: UR-C (CD)
 - e. Existing Use: Existing Adult Daycare Facility (Parcel #1) = 60 Clients
Vacant (Parcel #2)
 - f. Proposed Use: Existing Adult Daycare Facility (Parcel #1) = 60 Clients
Nursing Homes (Parcel #2) = 12 Beds (2 homes at 6 Beds per home)
 - g. Floor Area Ratio = 0.22 FAR
 - h. Maximum Building Height: 40'
 - i. Number of Parking Spaces:
Required: 15 Total Spaces
 - Existing Adult Day Care Center: 12,850 SF @ 1 Space / 1000 SF = 13 Spaces
Per Section 9.408 (1) Non Residential Use in UR-C
 - Two Proposed Nursing Homes: .25 Spaces per Home = 2 Spaces
Per Section 9.408 (1) Multi-Family (elderly)
 - j. Provided: 34 on site
 - k. Existing Ivey Adult Day Care Center Building = 12,850 SF
 - l. Proposed Building Envelopes 'A' and 'B' = 4,700 Gross SF each
2. GENERAL PROVISIONS
 - a. Alterations to the conditional plan are subject to 6.207.
3. OPTIONAL PROVISIONS
 - a. Not Applicable
4. PERMITTED USES
 - a. Allowed Uses: Adult Day Care Centers and Nursing Homes and associated uses, are permitted under prescribed conditions of Section 9.803 (1) and (21).
 - b. Prohibited Uses: Per UR-C.
 - c. Other Use Restrictions: None
5. TRANSPORTATION
 - a. Existing 26' Modified Type II driveway at parcel #1 to remain and become a shared access to both parcels.
 - b. Existing driveway and curb cut at parcel #2 will be eliminated to receive new curb and gutter and planting strip and sidewalk as shown.
 - c. Dedicated 35' Right of Way along public street frontage measured from the centerline of Park South Drive
6. ARCHITECTURAL STANDARDS
 - a. Building materials: Stone, brick, wood shakes/shingles, cementitious siding, metal roofing, architectural asphalt roof shingles
 - b. Existing Ivey Adult Day Care Center building to remain (12,850 SF). No additions to the existing building are proposed.
 - c. Maximum height of proposed new Nursing Home buildings on Parcel #2: 40 feet.
 - d. Maximum number of stories of proposed new Nursing Home buildings on Parcel #2: 1 story
7. STREETScape AND LANDSCAPING
 - a. Existing 4'-9" sidewalk and 4' planting strip to remain to avoid existing underground water connection, existing above ground power / telephone pole, and to preserve existing 24" Poplar tree. New 8' planting strip and 6' sidewalk in this area to meet existing planting strip and sidewalk as shown.
 - b. Proposed sidewalk to Building A on Parcel #2
 - c. Proposed privacy fence located halfway between Parcel #2 rear property line and potential new retaining wall to match existing wood and stone fence at Parcel #1.
 - d. Existing fence along rear and side property line of parcel #1 to remain, except for area where parcel #1 and parcel #2 share a property line.
 - e. Proposed 14' buffer at Parcel #2 rear yard will meet Class 'C' Landscaping Standards including 3 Cornus Florida (Flowering Dogwoods) and 6 Cryptomeria Japonica (Japanese Cryptomeria) and retain as much existing landscaping as possible. See Planting Detail – Parcel #2 Rear Yard on Sheet 1 of 2. Cryptomeria Japonica may be substituted for Cornus Florida.
8. ENVIRONMENTAL FEATURES
 - a. The site shall comply with the Tree ordinance.
 - b. The project shall comply with Post Construction Controls Ordinance.
 - c. Environmental provisions will be as required by local ordinances.
9. PARKS, GREENWAYS AND OPEN SPACE
 - a. Park/Greenway: Not applicable
 - b. Open Space shall comply with ordinance.
10. FIRE PROTECTION
 - a. New Fire Truck "T" Turnaround provided to Parcel #2 from existing Parcel #1.
 - b. Private drive to conform to all required drive, surface, and radii standards.
11. SIGNAGE
 - a. New signage will meet ordinance for UR-C zoning district.
 - b. Existing signage at Parcel #1 may be modified as allowed per zoning ordinance.
12. LIGHTING
 - a. New lighting as permitted in the ordinance.
 - b. Existing free standing lighting to remain.
 - c. New freestanding lighting will be limited to 20' in height.
13. PHASING
 - a. Not Applicable
14. OTHER
 - a. **Rezoning Narrative:**
The intent of this rezoning is to have a unified development including two parcels, Parcel #1 (Parcel ID #17125223) – Existing Ivey Adult Day Care Center and Parcel #2 (Parcel ID #17125211) – Two Proposed Nursing Homes. This unified development will create a campus setting for the existing Ivey Adult Day Care Center to continue its services also adds two detached one story nursing homes. The two nursing homes and the existing Ivey will be accessible throughout the campus by sidewalks and a covered walkway structure which is not physically attached to any of the existing or new buildings, see detail on sheet 2. The campus will be accessed from Park South Drive via the existing driveway on Parcel #1. The two new nursing homes will have a convenience vehicular access as shown with a fire truck "T" turnaround observed.
 - b. **Statement of Intended Uses:**
 - Parcel #1 existing Ivey Adult Day Care Center. The existing Adult Day Care Center may remain with or without the proposed Nursing Homes.
 - Parcel #2 proposed two nursing homes
 - UR-C allows uses permitted in the B-1 district. Adult Care Centers and Nursing Homes are permitted under prescribed conditions under Section 9.803 (1) and (21).
 - c. **Statement of Unified Development:**
This development will be a unified development. As such, side yards between the three facilities will not be required. Parking for either parcel will be part of the unified development.
 - d. Parcels #1 and #2 of this unified development are not recombined. However, cross access agreements will be provided as necessary.



EXISTING AND PROPOSED RETAINING WALL ELEVATION
NTS.



EXISTING AND PROPOSED PRIVACY FENCE ELEVATION
NTS.



STREET VIEW – PROPOSED NEW BUILDING (ENVELOPE A) ON PARCEL 2
NTS.

PROPOSED PARCEL #2 (TWO SINGLE STORY "FAMILY CARE HOMES")

EXISTING PARCEL #1 (ADULT DAY CARE CENTER)

EXISTING 20' SIDE YARD AND 20' LANDSCAPING BUFFER AND FENCE TO REMAIN UP TO THE NEW PROPERTY LINE AND/OR NEW RETAINING WALL AREA (TREE SAVE AREA), (OPEN SPACE)

EXISTING 20' REAR YARD AND 20' LANDSCAPING BUFFER AND FENCE TO REMAIN (TREE SAVE AREA), (OPEN SPACE)

THIS DEVELOPMENT WILL BE A UNIFIED DEVELOPMENT. AS SUCH SIDE YARDS SHARED BETWEEN THE TWO PARCELS AND THREE BUILDINGS WILL NOT BE REQUIRED. PARKING FOR EITHER PARCEL WILL BE PART OF THE UNIFIED DEVELOPMENT.

JOHN B. & DELLA W. LIPARD
DB: 2023, PG. 26
LOT 13, BLOCK 2, MB. 8, PG. 361
PIN: 171-252-19
SINGLE FAMILY RESIDENCE
R-3 ZONING

MATTHEW J. AND KIMBERLY TURNER
DB: 23273, PG. 438
LOT 4, MB. 40, PG. 223
PIN: 171-252-94
SINGLE FAMILY RESIDENCE
R-3 ZONING

IRVIN T. IV AND COLLEN W. BLANCHARD
DB: 26872, PG. 116
LOT 5, MB. 40, PG. 223
PIN: 171-252-95
SINGLE FAMILY RESIDENCE
R-3 ZONING

EXISTING BUILDING
(12,850 SF)
TO REMAIN

NEW BUILDING
ENVELOPE 'B'
(4,700 SF GROSS)

NEW BUILDING
ENVELOPE 'A'
(4,700 SF GROSS)

ROYAL CREST AT SOUTH PARK HOMEOWNERS ASSOCIATION INC
DB: 12034, PG. 980
PIN: 171-252-90
VACANT
R-BMF(CD) ZONING

EXISTING 20' SIDE YARD TO REMAIN ON THIS SIDE ONLY

FIRETRUCK "T" TURNAROUND IS OBSERVED

EXISTING SWIM BUFFER CONDITIONS AT PARCEL #1 TO REMAIN THE SAME (TREE SAVE AREA), (OPEN SPACE)

MINIMUM REAR YARD 20' AND PROPOSED 14' BUFFER TO MEET CLASS 'C' LANDSCAPING STANDARDS. BUFFER MAY BE REDUCED BY 25% BY A PRIVACY FENCE PER ORDINANCE

PROPOSED PRIVACY FENCE LOCATED HALFWAY BETWEEN THE REAR PROPERTY LINE AND POTENTIAL RETAINING WALL TO MATCH EXISTING WOOD AND STONE FENCE AT PARCEL #1. SEE DETAIL ON SHEET (TREE SAVE AREA), (OPEN SPACE)

PROPOSED PRIVACY FENCE LOCATED ON THE SIDE PROPERTY LINE UP TO PROPOSED PEDESTRIAN CONNECTION

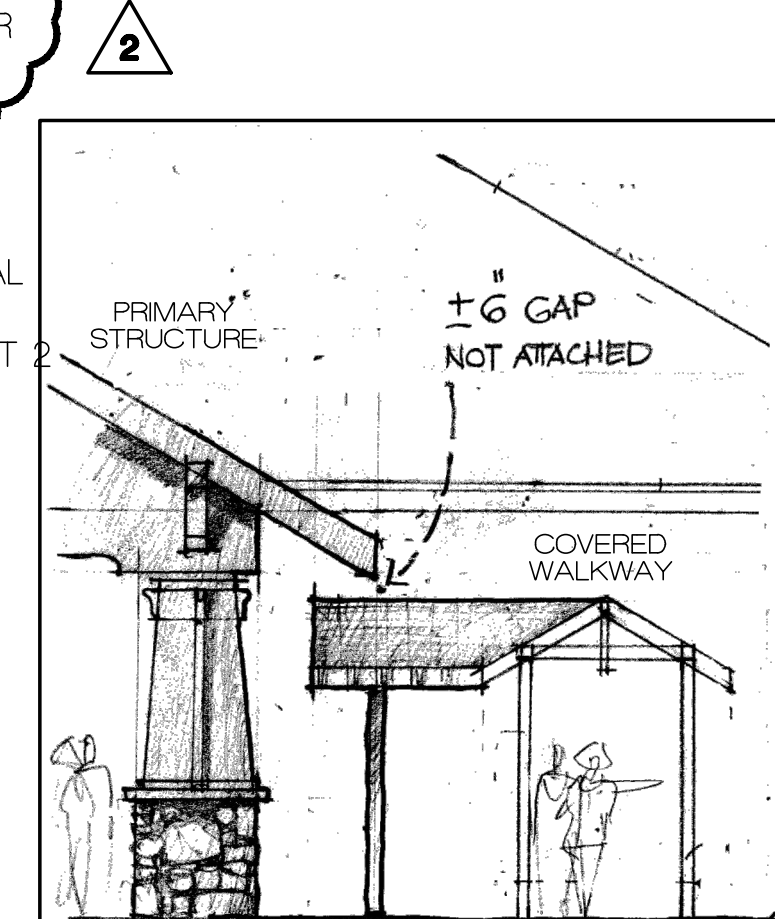
MINIMUM SIDE YARD 5'

POTENTIAL RETAINING WALL
SEE DETAIL SHEET 2

COVERED WALKWAY STRUCTURE
SEE DETAIL SHEET 2 PLUS ILLUSTRATIVE SITE PLAN

POSSIBLE FUTURE PEDESTRIAN CONNECTION TO ADJACENT PROPERTY

VEHICULAR ACCESS + PARKING ENVELOPE WITH TWO PARKING SPACES AS SHOWN (SEE ILLUSTRATIVE SITE PLAN)



PROPOSED COVERED WALKWAY DETAIL
NTS.
COVERED WALKWAY STRUCTURE IS NOT ATTACHED TO PRIMARY STRUCTURE. THE EXACT LOCATION, QUANTITY AND EXTENT TO BE DETERMINED.

DEDICATED 35' RIGHT OF WAY ALONG PUBLIC STREET FRONTAGE MEASURED FROM THE EXISTING CENTERLINE OF PARK SOUTH DRIVE

EXISTING BACK OF CURB

FRONT SETBACK 14' FROM BACK OF EXISTING CURB

PROPOSED SIDEWALK TO BUILDING 'A'

ON STREET PARKING NOTE REMOVED

NEW 8'-0" PLANTING STRIP AND 6'-0" SIDEWALK IN THIS AREA

EXISTING 24" POPLAR TREE TO BE PRESERVED

EXISTING 4'-9" SIDEWALK AND 4' PLANTING STRIP IN THIS AREA TO REMAIN TO AVOID EXISTING UNDERGROUND WATER CONNECTION, EXISTING ABOVE GROUND POWER / TELEPHONE POLE AND TO PRESERVE EXISTING 24" POPLAR TREE

EXISTING SIGNAGE AT PARCEL #1 MAY REMAIN, BE MODIFIED, OR REMOVED.

EXISTING 26' MODIFIED TYPE II DRIVEWAY AND SIDEWALK TO REMAIN TO ACCESS BOTH PARCELS

ILLUSTRATIVE SITE PLAN
1" = 30'

URBANA
URBAN DESIGN & ARCHITECTURE

3524 ARTIST'S WAY
CHARLOTTE, NC 28205

ph 704.334.1648
fx 704.334.1649
www.urbana-architecture.com

CONTACT:

BABAK EMADI

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CHARLOTTE, NC
28205
704.334.1648 P
704.334.1649 F
babak@urbana-architecture.com

THE IVEY

CITY OF
CHARLOTTE
MECKLENBURG
COUNTY
NORTH
CAROLINA

PETITIONER:

Center for Healthy
Living, Inc
dba The Ivey
and
ADC Holdings, LLC

**ILLUSTRATIVE
SITE
PLAN**

**REZONING
PETITION
2014-10**

**FOR
PUBLIC
HEARING**

REVISIONS:

1 January 17, 2014

2 February 21, 2014

● November 25, 2013

LEGEND:
C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
DB - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
FV - FIRE VALVE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
MBX - MAILBOX
MB - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
NPH - NEW PUNCH HOLE
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
RW - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SSMH - STORM DRAIN MANHOLE
T - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TERR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TEPD - TELEPHONE PEDestal
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE
YI - YARD INLET

TREE LEGEND:

BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
CMP - CREPE MYRTLE
DCW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY

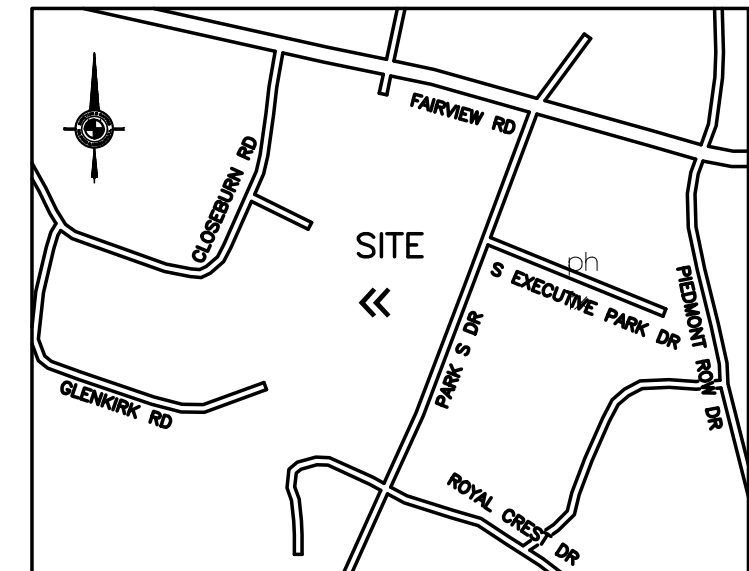
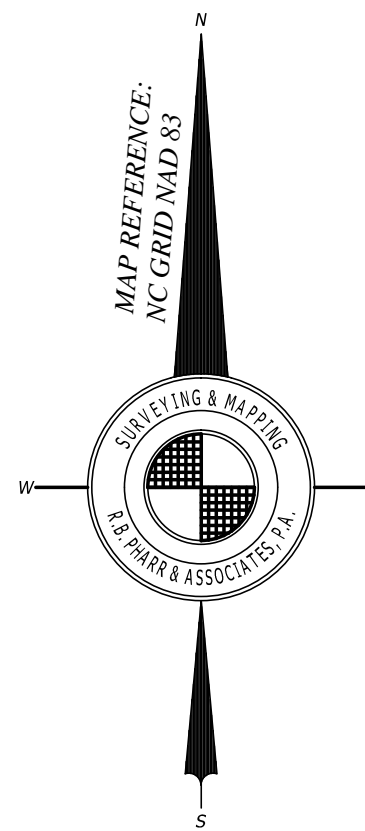
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MATTHEW J. AND KIMBERLY TURNER
DB. 23273, PG. 438
LOT 4, MB. 40, PG. 223
PIN: 171-252-94
SINGLE FAMILY RESIDENCE
R-3 ZONING

CNL RETIREMENT PC1 NORTH CAROLINA, LP
DB. 14204, PG. 710
A PORTION OF LOT 15 AND 20, BLOCK 2
MB. 6, PG. 695
PIN: 171-252-13
BRIGHTON GARDENS - SENIOR LIVING FACILITY
R-22MF (CD) ZONING

NGS MONUMENT "M 084"
(MEASURED)
N=513,612.02
E=1,460,276.28
ELEV=678.02

NGS MONUMENT "COKE"
(PUBLISHED AND USED)
N=517,009.35
E=1,452,048.62
ELEV=646.75



VICINITY MAP
NOT TO SCALE

LINE LEGEND:

EASEMENT
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE
CHAIN LINK FENCE
GUARD RAIL

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROJECT ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "COKE", ELEVATION = 646.75 FEET, NAVD 88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. PARK SOUTH DRIVE IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

NET AREA - 28,012 SQ. FT. OR 0.6431 ACRES
WITHIN R/W - 3,525 SQ. FT. OR 0.0809 ACRES
TOTAL AREA - 31,537 SQ. FT. OR 0.7240 ACRES

REVISIONS			SURVEY PREPARED FOR:		
11/01/13 - ADD TREES, ADDITIONAL TOPOGRAPHICAL & PHYSICAL INFORMATION.			THE IVEY 6026 PARK SOUTH DRIVE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 26183-176 MAP REFERENCE: 6-695 TAX PARCEL #: 171-252-11		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAMPTON LANE CHARLOTTE, NC 28204 TEL: 704.334.1648		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-3000 JOB NO. 80203
BM	CW		1" = 20'	SEPTEMBER 27, 2013	

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-0064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-992-2253



ZONING:

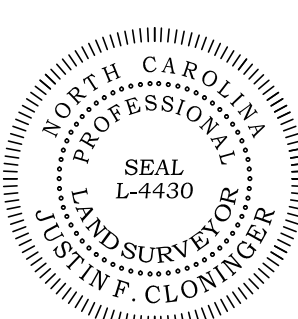
ZONING RESTRICTIONS AS PER ZONING ORDINANCE: SUBJECT PROPERTY ZONED: R-3

MINIMUM SETBACK: 42' FROM EXISTING OR PROPOSED BACK OF CURB
MINIMUM SIDE YARD: 6' RESIDENTIAL, 20' NON-RESIDENTIAL
MINIMUM REAR YARD: 45'
MAXIMUM BUILDING HEIGHT: 40'

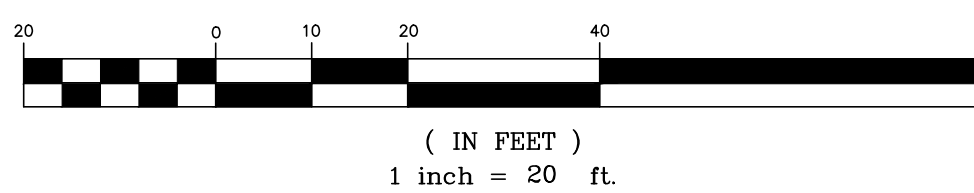
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT
704-336-3569.

GPS CERTIFICATION:

I, JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A(1-10,000)
(2) POSITIONAL ACCURACY: HORIZONTAL NORTH = 0.003', EAST = 0.00237', VERTICAL = 0.015'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
(4) DATES OF SURVEY: SEPTEMBER 17, 2013
(5) DATUM/EPOCH: NAD 1983 (CONUS), NAVD 88
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "COKE"
(7) GEOID MODEL: GEOID03 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99984778
(9) UNITS: US SURVEY FEET



GRAPHIC SCALE



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
COMMUNITY PANEL NO: 370159 45414 (ZONE: X-UNSHADED)
THIS IS TO CERTIFY THAT ON THE 27TH DAY OF SEPTEMBER 2013 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 30) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: **PRELIMINARY**

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THE IVEY

CITY OF
CHARLOTTE
MECKLENBURG
COUNTY
NORTH
CAROLINA

PETITIONER:

Center for Healthy
Living, Inc
dba The Ivey
and
ADC Holdings, LLC

SURVEY

REZONING
PETITION
2014-010

**FOR
PUBLIC
HEARING**

REVISIONS:

- 1 January 17, 2014
- 2 February 21, 2014

● November 25, 2013