

[illegible]

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	28737	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 V 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 PISTOLIIS AND TULA PISTOLIIS	6013 S REGAL LN	CHARLOTTE	NC	28210	UNIT 3 M30-597	11391	250	1 LT
17125283	MICHAEL D HEAFNER AND NANCY M HEAFNER	6009 SOUTH REGAL LN	CHARLOTTE	NC	28210	UNIT 4 M30-597	23862	301	1 LT
17125284	TERENCE A WRIGHT AND LILY SANG-WRIGHT	6005 SOUTH REGAL LN	CHARLOTTE	NC	28210	UNIT 5 M30-597	19152	482	1 LT
17125285	KATHY L WINFIELD	6001 S REGAL LN	CHARLOTTE	NC	28210-3033	UNIT 6 M30-597	26528	215	1 LT
17125286	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 JENNIFER R DAUSKA	3321 OLD CLOSEBURN CT	CHARLOTTE	NC	28210	L3 M40-223	19775	347	1 LT
17125294	KIMBERLY TURNER AND 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	H@PARK SOUTH LLC	2489 DALLAS HIGHWAY	MARIETTA	GA	30064	NA	26648	446	5.27 AC



THE INTENT OF THIS REZONING IS TO HAVE A UNIFIED DEVELOPMENT INCLUDING TWO PARCELS, PARCEL #1 (PARCEL ID #171252223) – 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.

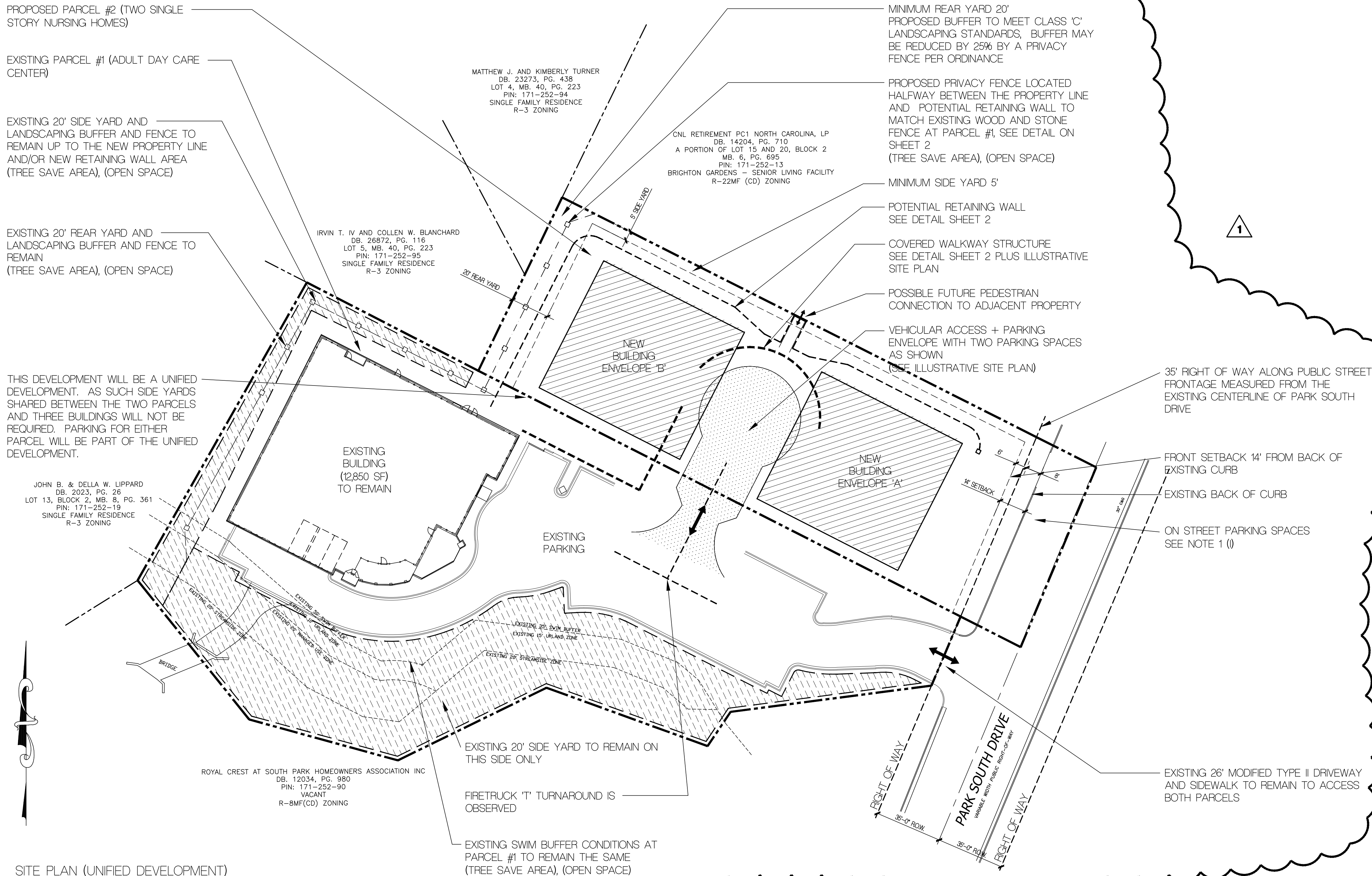
PARCEL #1, EXISTING MEY ADULT DAY CARE CENTER. THE EXISTING ADULT DAY CARE CENTER MAY REMAIN WITH OR WITHOUT THE PROPOSED NURSING HOMES

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).

THE 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.

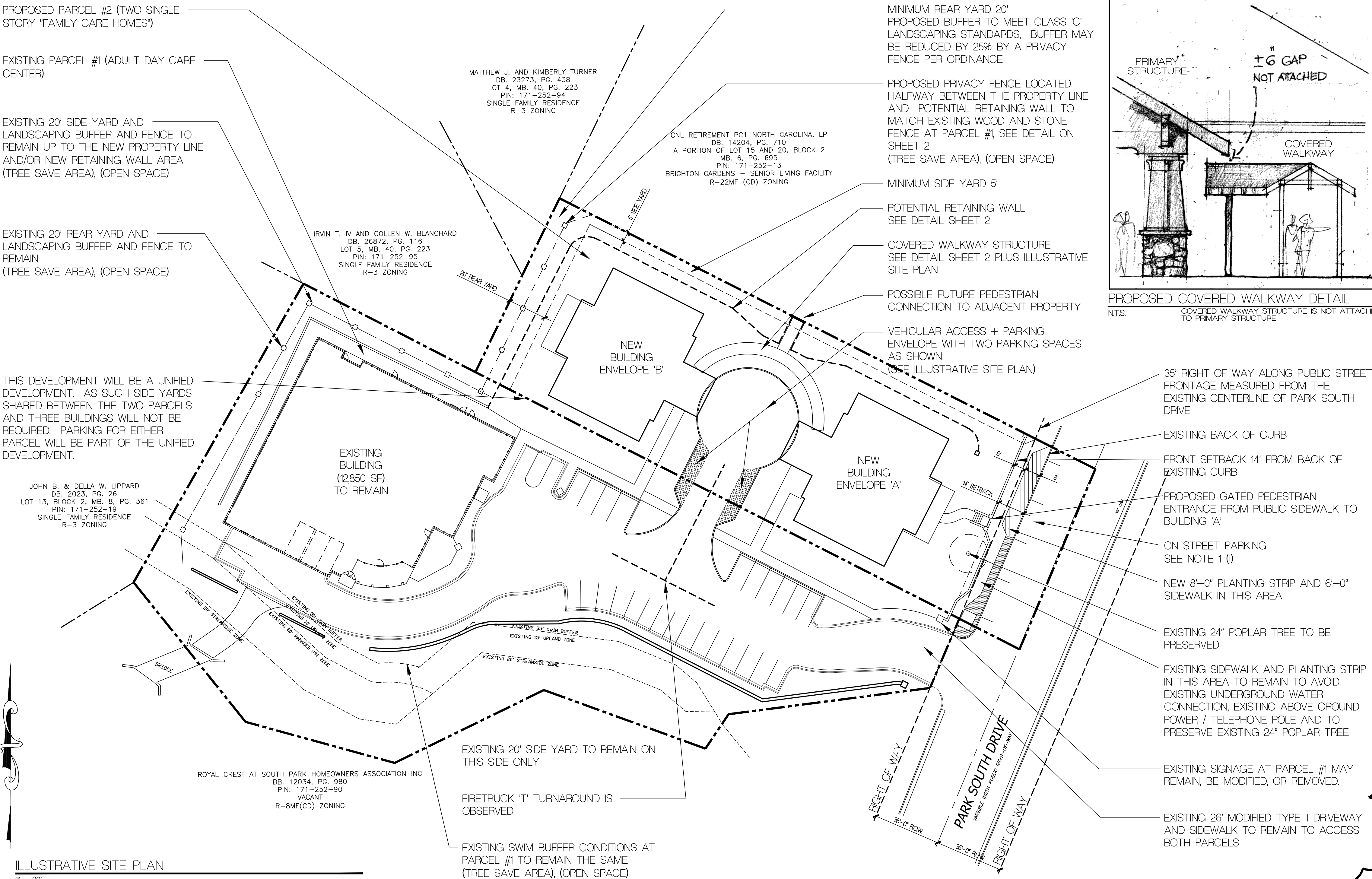


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SITE PLAN (UNIFIED DEVELOPMENT)

 $1^\circ = 30'$



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
TPED - 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
CNP - 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

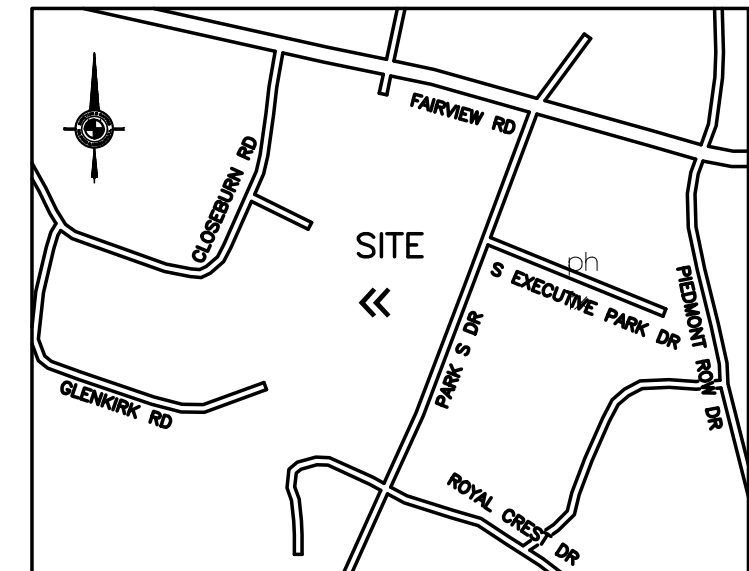
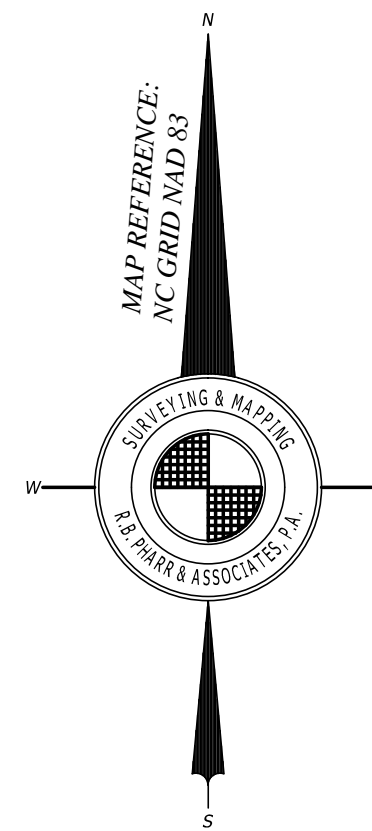
IRVIN T. IV AND COLLEN W. BLANCHARD
DB. 26872, PG. 116
LOT 5, MB. 40, PG. 223
PIN: 171-252-95
SINGLE FAMILY RESIDENCE
R-3 ZONING

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

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



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 THIS 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 LOSURE NO C-417 420 HAMMOND LANE CHARLOTTE, NC 28204 TEL: 704.334-1648		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-3000
BM	CW		1" = 20'	SEPTEMBER 27, 2013	JOB NO. 80203

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 = 0.0237', 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



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 36) 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**

URBANA
URBAN DESIGN & ARCHITECTURE

3524 ARTIST'S WAY
CHARLOTTE, NC 28205

704.334.1648
704.334.1649
www.urbana-architecture.com

CONTACT:

BABAK EMADI

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

THE IVEY

**CITY OF CHARLOTTE
MECKLENBURG COUNTY
NORTH CAROLINA**

PETITIONER:

LYNN IVEY
6241 PARK
SOUTH DRIVE
CHARLOTTE, NC
28210

SURVEY

**REZONING
PETITION
2014-010**

**FOR
PUBLIC
HEARING**

REVISIONS:

1 January 17, 2014

● November 25, 2013

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