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TUB#

SIMONINI BUILDERS

1910 South Blvd Suite 200 Charlotte, NC 28203

PROJECT

Park South Mews

For Public Hearing

SHEET #

Site Plan

Petition # 2007-34

PROJECT LOCATION Charlotte, NC

GRAPHIC SCALE

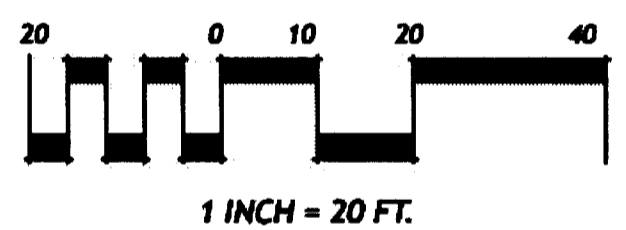


Table with project details: PROJECT NUMBER UL35, DRAWING NAME UL35 - Submittal.psd, DATE May 21, 2007, DRAWN BY NB, CHECKED BY LRL

ESP / CLIENT REVISION

Table with columns: NO., DATE, BY, REVISION

APPROVED BY CITY COUNCIL MAY 21 2007

AGENCY / SUBMITTAL REVISION

Table with columns: NO., DATE, BY, REVISION

Table with revision history: 1 12.22.06 LRL Initial submittal to CMPC, 2 03.16.07 LRL Submittal to CMPC, 3 04.24.07 LRL Submittal to CMPC, 3 05.21.07 LRL Submittal to CMPC

Tree Save Areas



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: 3
Allowed Density: 5.0 Du/Ac
Proposed Density: 3.7 Du/Ac
Tree Save: +/- 17%

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

Development Standards

Reduced Front Setback 15' (Along Old Reid Rd.) (Due to Tree Save)
Corner Setback 10'
Rear Yard Setback 35'
Side Yard Setback 5'
Garage Set Back (Side and Rear) 3'
Minimum Lot Size (Residential) 6,000

Simonini Builders-6700 Park South Drive Development Standards

- 1. Development of the site will be controlled by the standards depicted on this site plan...
2. The use of the site will be for the construction of single-family detached homes...
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 generally as indicated on the site plan.
6. The Petitioner will dedicate and convey 35 feet from the centerline of Park South Drive for future right-of-way...
7. An eight foot planting strip with street trees and five foot sidewalk will be installed...
8. Detached garages will not exceed 20 feet in height...
9. The Petitioner acknowledges that other standard development requirements...
10. 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.

Initial submission 12/27/06
Revised 3/16/07
Revised 4/24/07 per staff comments
Revised 5/17/07
Revised 5/18/07

PIN: 173-156-38 James Daniels

PIN: 173-156-08 Francis Allen

PIN: 173-156-10 Carl Parziale

Garage (Typ)

Property Boundary

R.O.W. Dedication 35' From Center of Park South Dr.

Extension of Brick Wall

Park South Drive

"The Conservatory"



Park South Mews Calculations

Table with 5 columns: Lot, Area, House Pad, Garage, % Open Space. Rows for Lot 1, Lot 2, Lot 3.

- House Pad includes screened porch area.