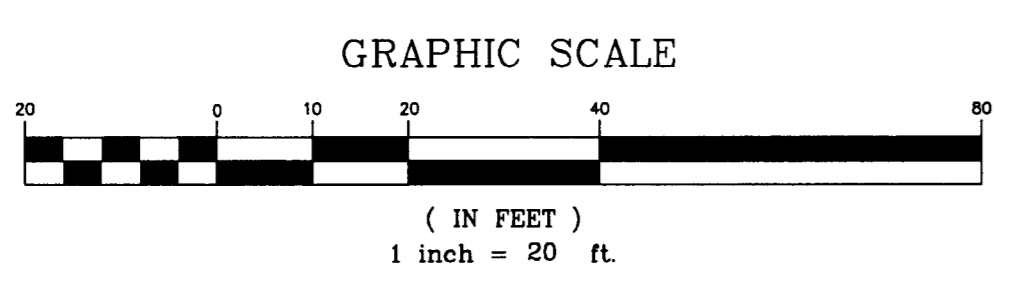


- LEGEND:**
- BFP - BACK FLOW PREVENTOR
  - C&G - CURB & GUTTER
  - CB - CATCH BASIN
  - CI - CURB INLET
  - CM - CORRUGATED METAL PIPE
  - CP - CALCULATED POINT
  - CPP - CORRUGATED PLASTIC PIPE
  - CO - CLEAN OUT
  - (D) - DEED
  - D.B. - DEED BOOK
  - DI - DROP INLET
  - DIP - DUCTILE IRON PIPE
  - ECM - EXISTING CONCRETE MONUMENT
  - EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - EMM - EXISTING METAL MONUMENT
  - EN - EXISTING NAIL
  - EOG - EDGE OF GRAVEL
  - EOP - EDGE OF PAVEMENT
  - EU - END UNKNOWN
  - FC - FIRE CONNECTION
  - FI - FIRE HYDRANT
  - FV - FIRE VALVE
  - GDP - GUARD POST
  - GM - GAS METER
  - GP - GATE POST
  - GV - GAS VALVE
  - GW - GUY WIRE
  - HVAC - HEATING, VENTILATION, AIR COND.
  - IHW - HEADWALL
  - ICV - IRRIGATION CONTROL VALVE
  - JXB - JUNCTION BOX
  - LMP - LAMP POST
  - LP - LIGHT POLE
  - (M) - MEASURED
  - MBX - MAIL BOX
  - M.B. - MAP BOOK
  - MW - MONITORING WELL
  - NGS - NATIONAL GEODETIC SURVEY
  - NIR - NEW IRON ROD
  - NN - NEW NAIL
  - OVIANG - OVERHANG
  - (PI) - PLATTED
  - PB - POWER BOX
  - PIV - PARCEL IDENTIFICATION NUMBER
  - PM - POWER METER
  - PMH - POWER MANHOLE
  - PP - POWER POLE
  - PC - PAGE
  - PVC - PLASTIC PIPE
  - (R) - RECORDED
  - R/W - RIGHT-OF-WAY
  - RCF - REINFORCED CONCRETE PIPE
  - RW - RETAINING WALL
  - SB - BILLBOARD
  - SDMH - STORM DRAIN MANHOLE
  - SMP - MULTI-POST SIGN
  - SSMH - SANITARY SEWER MANHOLE
  - (T) - TOTAL
  - TB - TELEPHONE BOX
  - TERR - TERRACOTTA PIPE
  - TMH - TELEPHONE MANHOLE
  - TSS - TRAFFIC SIGNAL BOX
  - TYB - CABLE TV BOX
  - WB - WATER BOX
  - WM - WATER METER
  - WSP - WATER SPIGOT
  - WV - WATER VALVE

- LINE LEGEND:**
- PROPERTY LINE
  - PROPERTY LINE (NOT SURVEYED)
  - RIGHT-OF-WAY
  - RIGHT-OF-WAY (NOT SURVEYED)
  - EASEMENT
  - 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

- UTILITIES:**
- POWER**  
DUKE POWER ENERGY  
1-800-737-9898
- TELEPHONE**  
BELL SOUTH TELECOMMUNICATIONS  
1-888-757-6500
- WATER & SEWER**  
CHAR-MECK. UTILITY DEPT. (CMUD)  
(704) 336-2564 WATER  
(704) 337-6064 SEWER
- GAS**  
Piedmont Natural Gas Co.  
1-800-732-2504
- CABLE TELEVISION**  
TIME WARNER CABLE  
1-800-892-2251



**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: 3710455400J.

THIS IS TO CERTIFY THAT ON THE 21ST DAY OF AUGUST, 2009, 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 30B AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED \_\_\_\_\_

TOTAL AREA  
6,476 SQ.FT.  
0.1487 ACRES

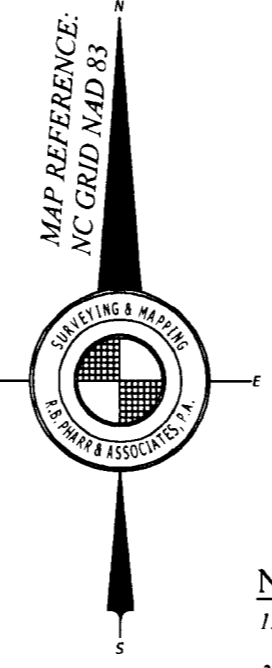
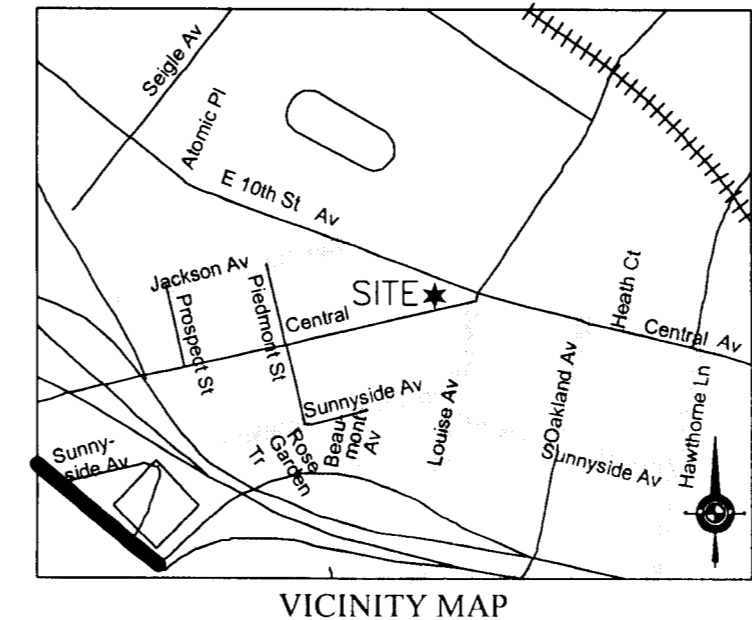
REVISIONS			SURVEY PREPARED FOR:		
CREW:	DRAWN:	REVISED:	SONYA MCROBERTS		
MB	JH		917 CENTRAL AVENUE MECKLENBURG COUNTY, NORTH CAROLINA DEED REFERENCE: 442B-421 TAX PARCEL #: 080-211-10		
			R.B. PHARR & ASSOCIATES, P.A.		
			SURVEYING & MAPPING LICENSE NO. C-1471 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL: (704) 376-2186		
			SCALE:	DATE:	FILE NO. XX-3379
			1" = 20'	AUGUST 21, 2009	JOB NO. 75507

**DEVELOPMENT NOTES:**

**Proposed Zoning: B2 (CD) / PED-OPTIONAL**  
**Existing Zoning: B2**  
**Site Data:**  
**Acreeage: 0.1487 acres, 6,476 sq. ft.**  
**Existing Building Size: 4,176 sq. ft.**

- Notes:**
- The permitted uses shall be any uses permitted by the Zoning Ordinance under B-2 excluding those uses specifically disallowed by the Pedestrian Overlay District ("PED") and automobile repair, automobile services stations, car washes, and car sales. Otherwise, permitted uses shall include all uses permitted by right, all uses permitted under prescribed conditions, so long as those prescribed conditions are met, and any permitted accessory uses subject to applicable regulation. Permitted uses shall include but not be limited to entertainment establishments such as bars, nightclubs or lounges pursuant to the Optional Notes of this Site Plan.
  - Parking sufficient to meet the parking requirements will be provided by offsite parking at a location within 800 feet from the permitted use pursuant to a written lease, shared parking agreement, or by written permission.
  - No space for loading is required by the Loading Standards of the Zoning Ordinance.
  - Pedestrian access will enter and exit through the existing door fronting Central Avenue.
  - Since the existing building and potential uses of the building do not meet some of the B-2 and Pedestrian Overlay District standards, we are seeking B-2 (CD) / PED-O zoning classifications.

- OPTIONAL NOTES ARE:**
- Reduce setback along Central Avenue and East 10<sup>th</sup> Street to align with the existing buildings. Central Avenue front to be reduced from 28' setback of the Plaza Central Pedscape Plan and the 20' B-2 Minimum Setback to 9' from back of curb to face of building. East 10<sup>th</sup> Street front to be reduced from the 28' setback of the Plaza - Central Pedscape Plan to 10' from back of curb to face of building. Sideyards to remain as standard 0'.
  - Streetscaping fronting Central Ave. and East 10<sup>th</sup> Street to remain as existing.
  - Existing sign to remain: allowing sign to extend above roofline of building.
  - Property will be opted out of the Zoning Ordinance requirements contained in Section 10.802 (PED requirements) and Section 9.803(19) (B-2 requirements), which require a 400 foot distance between nightclubs, bars and lounges and neighboring residential districts. Instead the property shall be subject to the language of Section 9.853 of the Zoning Ordinance for Entertainment Establishments as follows:
    - Language of Section 10.802, "and be at least 400 feet from any residential use in a residential district or from a residential district" reduced to "provided they are located at least 100 feet from any residential structure located in a residential district."
    - Language of Section 9.803(19), "located at least 400 feet from any residential use or residential district" reduced to "located at least 100 feet from any residential structure located in a residential district."



- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  - ALL CORNERS MONUMENTED AS SHOWN.
  - 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.
  - 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 PROPERTY ARE SHOWN HEREON.
  - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
  - EAST 10TH STREET AND CENTRAL AVENUE ARE SHOWN AS "MAJOR THOROUGHFARES" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
  - 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.
  - 2 FOOT CONTOURS TAKEN FROM MECKLENBURG COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
  - PROJECT LOCALIZED AROUND NGS MONUMENT "WAGNER" NC SFC NAD 83, WITH A COMBINED GRID FACTOR OF 0.99984492.



EXISTING BUILDING ELEVATION  
N.T.S.

917 CENTRAL AVENUE  
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET  
& SITE PLAN

FOR PUBLIC HEARING  
2009-086

C1.1