

CURVE	RADIUS	ARC	CHORD BEARING & DISTANCE
C1	130.00	23.19	S. 32-14-25 W. 23.16'
C2	130.00	54.22	S. 49-17-59 W. 53.83'
C3	130.00	77.41	S. 44-11-17 W. 76.27'
C4	145.00	23.24	S. 31-43-11 W. 23.21'
C5	145.00	63.11	S. 48-46-44 W. 62.61'

**LEGEND:**

- CP - CALCULATED POINT
- CO - CLEAN OUT
- DB - DEED BOOK
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EN - EXISTING NAIL
- EU - END UNKNOWN
- GDP - GUARD POST
- GLT - GROUND LIGHT
- GM - GAS METER
- GP - GATE POST
- GV - GAS VALVE
- GW - GUY WIRE
- HVAC - HEATING, VENTILATION, AIR COND.
- HW - HEADWALL
- ICV - IRRIGATION CONTROL VALVE
- JBX - JUNCTION BOX
- LMP - LAMP POST
- LP - LIGHT POLE
- (M) - MEASURED
- MBX - MAILBOX
- MB - MAP BOOK
- NGS - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PB - POWER BOX
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PP - POWER POLE
- PG - PAGE
- PVC - PLASTIC PIPE
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- RW - RETAINING WALL
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- (T) - TOTAL
- TB - TELEPHONE BOX
- TER - TERRACOTTA PIPE
- TMH - TELEPHONE MANHOLE
- TSH - TRAFFIC SIGNAL BOX
- TYB - CABLE TV BOX
- WB - WATER BOX
- WM - WATER METER
- WSP - WATER SPOUT
- WY - WATER VALVE

**LINE LEGEND:**

- EASEMENT
- WIRE FENCE
- PLASTIC FENCE
- WOOD FENCE
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE

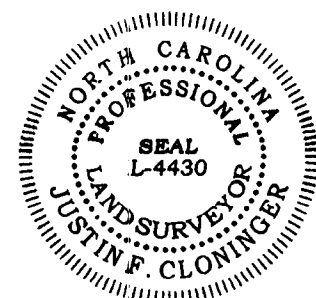
**UTILITIES:**

- POWER
  - DUKE POWER ENERGY
  - 1-800-771-9898
- TELEPHONE
  - BELL SOUTH TELECOMMUNICATIONS
  - 1-888-757-6300
- WATER & SEWER
  - CHAR-MECK. UTILITY DEPT. (CMUD)
  - (704) 336-2544 WATER
  - (704) 357-6064 SEWER
- GAS
  - PIEDMONT NATURAL GAS CO.
  - 1-800-752-7564
- CABLE TELEVISION
  - TIME WARNER CABLE
  - 1-800-892-2253



**ZONING:**  
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
 SUBJECT PROPERTY ZONED: O-1(CD)  
 MINIMUM SETBACK: 20'  
 MINIMUM SIDE YARD: 5'  
 MINIMUM REAR YARD: 20'  
 MAXIMUM BUILDING HEIGHT: 40'

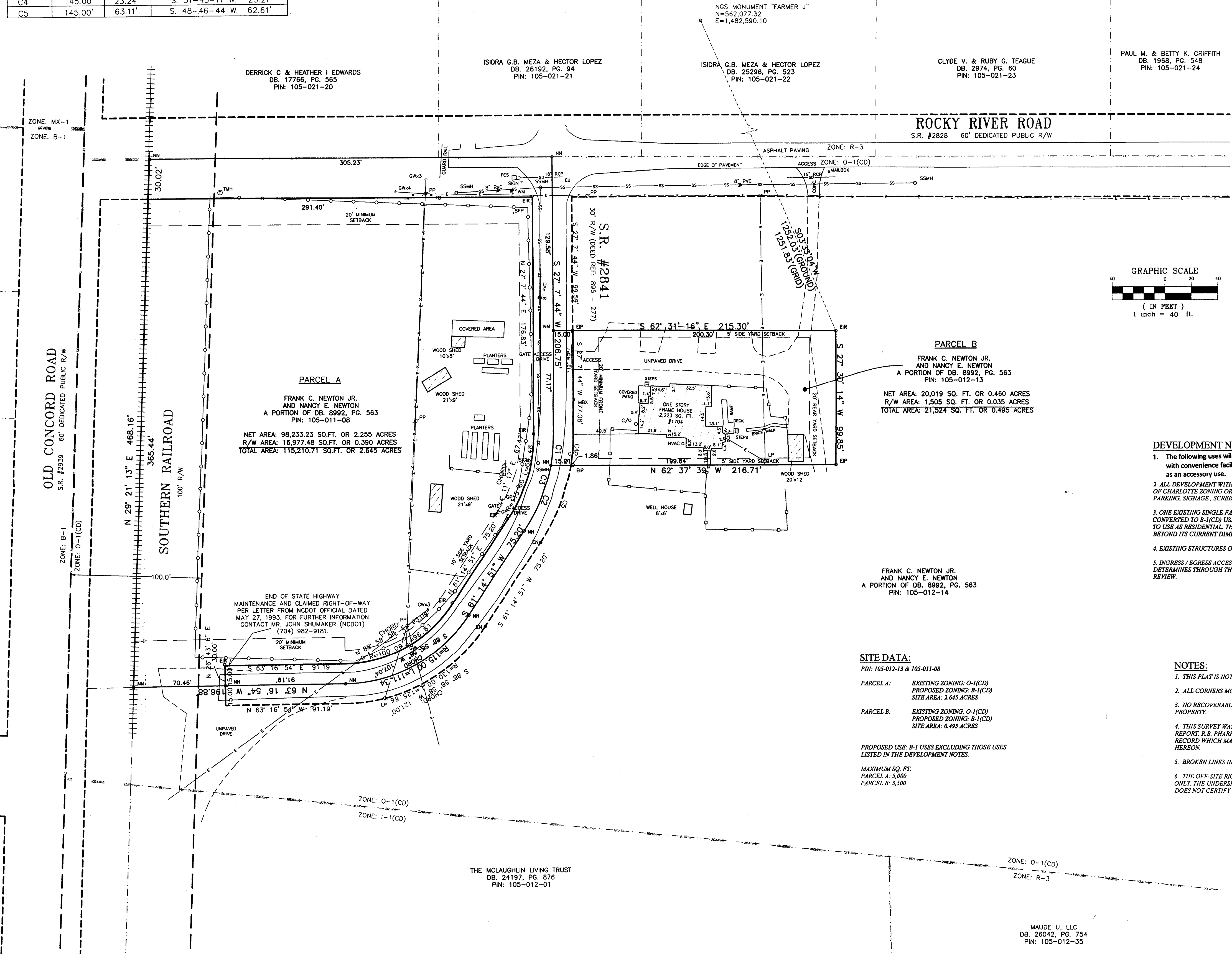
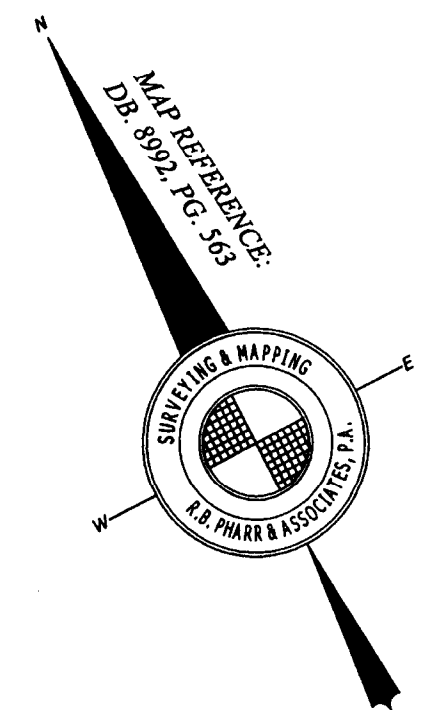
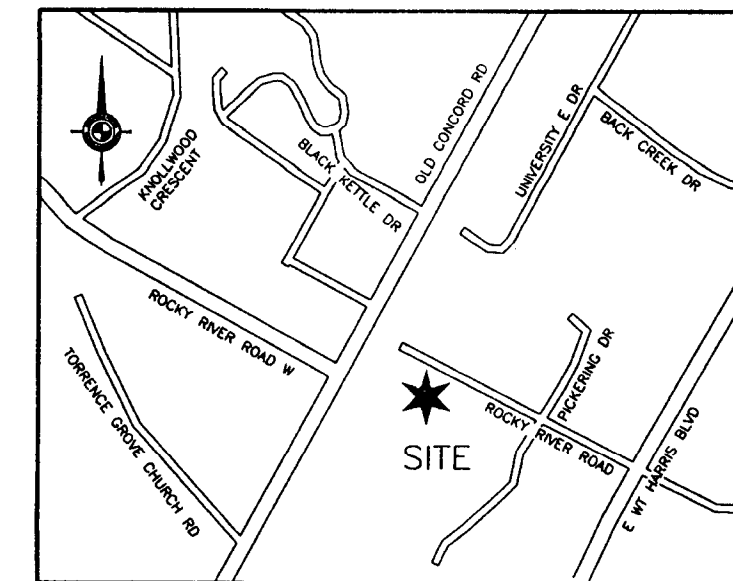
FOR FURTHER INFORMATION CONTACT THE  
 CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
 AT 704-336-3568.



**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, 2005.  
 COMMUNITY PANEL NO: 370156 4586J (MAP NO. 371045 8500J)

THIS IS TO CERTIFY THAT ON THE 12TH DAY OF SEPTEMBER 2012 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 54) AND THE RATIO OF PRECISION DOES NOT EXCEED AN  
 ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR DOES THE SQUARE  
 ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: *[Signature]*

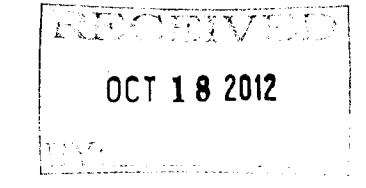


- DEVELOPMENT NOTES:**
- The following uses will not be permitted on the site: gasoline service stations with convenience facilities, restaurants, and drive in or drive-through lanes/with as an accessory use.
  - ALL DEVELOPMENT WITHIN THE SUBJECT PROPERTY SHALL COMPLY WITH ALL CITY OF CHARLOTTE ZONING ORDINANCE STANDARDS PERTAINING TO OFF STREET PARKING, STORAGE, SCREENING, BUFFER AND LANDSCAPING.
  - ONE EXISTING SINGLE FAMILY STRUCTURE IS ON PARCEL B, AND SHALL BE CONVERTED TO B-1(CD) USAGE, BUT THE OWNER RESERVE THE RIGHT TO CONTINUE TO USE AS RESIDENTIAL. THIS STRUCTURE MAY BE REMODELED AND EXPANDED BEYOND ITS CURRENT DIMENSIONS UP TO 3,500 SQUARE FEET MAXIMUM.
  - EXISTING STRUCTURES ON THE PROPERTY SHALL BE PRESERVED.
  - INGRESS / EGRESS ACCESS POINTS AS SHOWN, NEW ACCESS POINT LOCATIONS TO BE DETERMINED THROUGH THE DRIVEWAY PERMIT PROCESS DURING DEVELOPMENT REVIEW.

- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  - ALL CORNERS MONUMENTED AS SHOWN.
  - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  - 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.
  - 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.

**APPROVED BY  
 CITY COUNCIL**

NOV 12 2012 **2012-084**



REVISIONS			SURVEY PREPARED FOR:		
09/14/12	- ADD ZONING NOTES.		NEWTON AND ASSOCIATES		
10/17/12	- REVISED DEVELOPMENT PLATE #1		1704 ROCKY RIVER ROAD CITY OF CHARLOTTE, CRAB TREE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA DEED REFERENCE: A PORTION OF 8992-563 TAX PARCEL #: 015-012-13 & 105-011-08		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING		
			420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL: (704) 376-2186		
CREW:	PH	CW	SCALE:	DATE:	FILE NO. W-1774D
			1" = 40'	SEPTEMBER 12, 2012	JOB NO. 78674