

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:

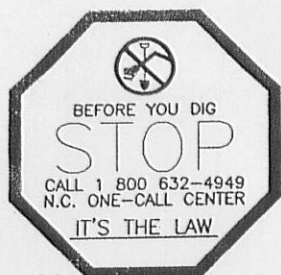
CP - CALCULATED POINT
C/O - CLEAN OUT
DB - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EU - END UNKNOWN
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
MB - MAP BOOK
N.G.S. - 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
TERR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - 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

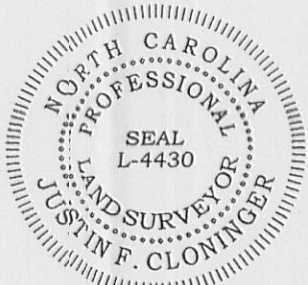
UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9895
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.
1-800-752-7504
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 704-336-3569

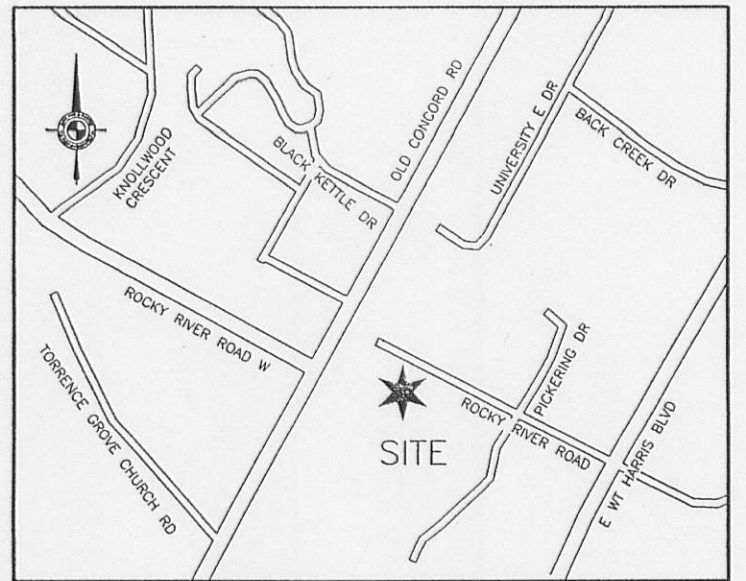


FLOOD CERTIFICATION

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: 370158 4586J (MAP NO. 371045 8600J)

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 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN
ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED OR 0.04 SECONDS TIMES THE SQUARE
ROOT OF THE NUMBER OF ANGLES TURNED.

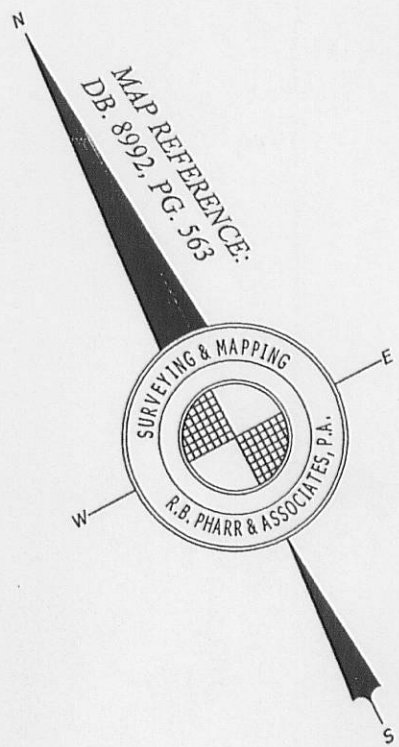
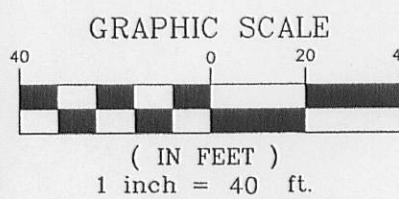
SIGNED: *[Signature]*



VICINITY MAP
NOT TO SCALE

RECEIVED

By mcataldo at 10:00 am, Oct 18, 2012



ROCKY RIVER ROAD

S.R. #2828 60' DEDICATED PUBLIC R/W

PARCEL B

FRANK C. NEWTON JR.
AND NANCY E. NEWTON
A PORTION OF DB. 8992, PG. 563
PIN: 105-012-13
NET AREA: 20,019 SQ. FT. OR 0.460 ACRES
R/W AREA: 1,505 SQ. FT. OR 0.035 ACRES
TOTAL AREA: 21,524 SQ. FT. OR 0.495 ACRES

FRANK C. NEWTON JR.
AND NANCY E. NEWTON
A PORTION OF DB. 8992, PG. 563
PIN: 105-012-14

SITE DATA:

PIN: 105-012-13 & 105-011-08

PARCEL A: EXISTING ZONING: O-1(CD)
PROPOSED ZONING: B-1(CD)
SITE AREA: 2.645 ACRES
PARCEL B: EXISTING ZONING: O-1(CD)
PROPOSED ZONING: B-1(CD)
SITE AREA: 0.495 ACRES

PROPOSED USE: B-1 USES EXCLUDING THOSE USES
LISTED IN THE DEVELOPMENT NOTES.

MAXIMUM SQ. FT.
PARCEL A: 3,000
PARCEL B: 3,500

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, SIGNAGE, SCREENING/BUFFERS 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 DETERMINES 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.

2612-084

RECEIVED
OCT 18 2012
BY:

REVISIONS			SURVEY PREPARED FOR:		
09/14/12	- ADD ZONING NOTES.		NEWTON AND ASSOCIATES		
10/18/12	REVISED DEVELOPMENT NOTE #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 LICENSEURE NO. C-1471 CHARLOTTE, NC 28204 TEL. (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-1774D
PH	CW	CW	1" = 40'	SEPTEMBER 12, 2012	JOB NO. 78674

PLOTTED: 9/14/2012
D:\CARLSON PROJECTS\RB PHARR\78674\DWG\78674.DWG