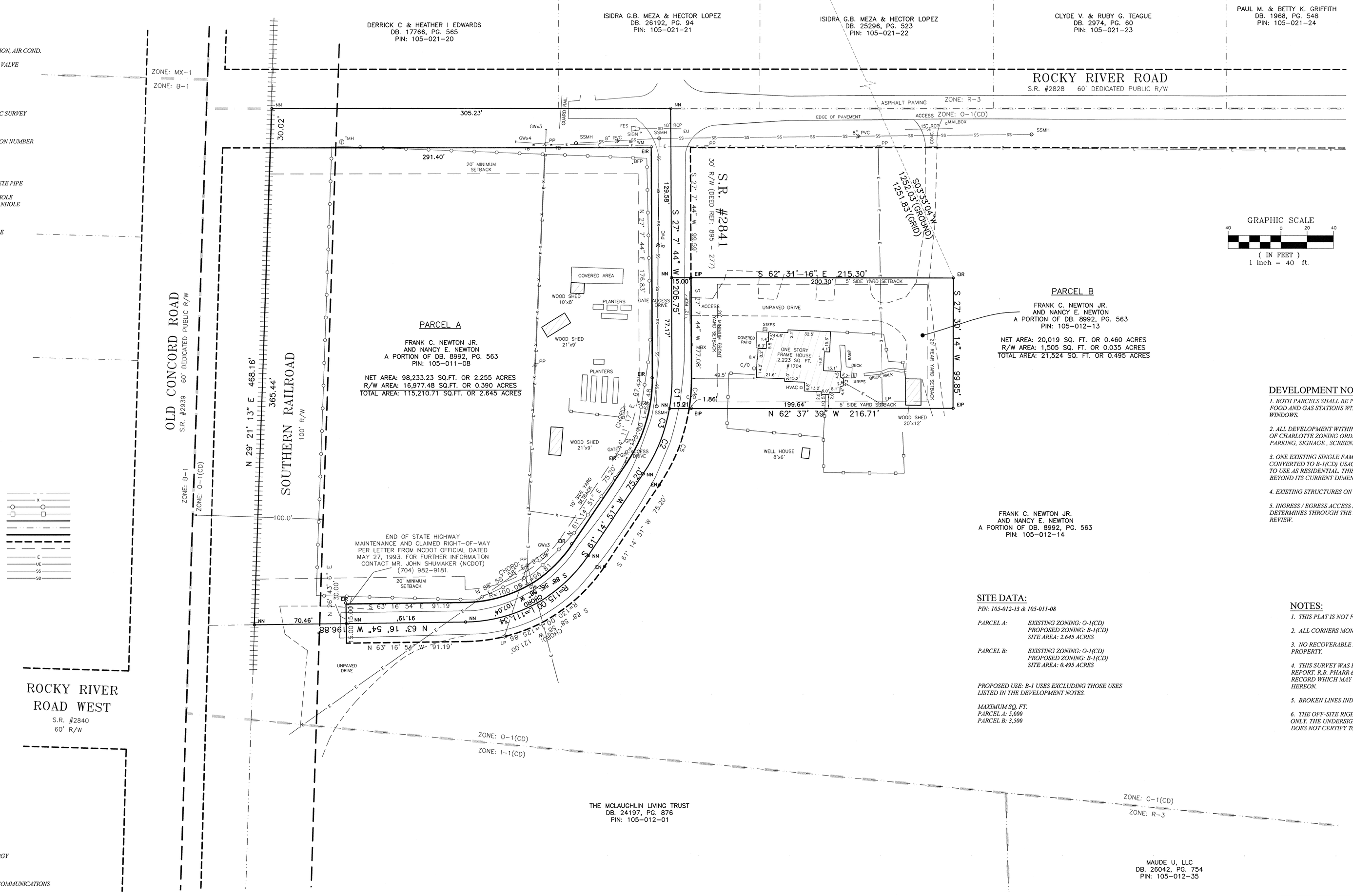
CURVE	RADIUS	ARC	CHORD BEARING & DISTANCE
C1	130.00	23.19	S. 32-14-25 W. 23.16'
C2	130.00	54.22	S. 49-17-59 W. 53.83'
C3	130.00	77.41	S. 44-11-17 W. 76.27'
C4	145.00'	23.24'	S. 31-43-11 W. 23.21'
C5	145.00'	63.11'	S. 48-46-44 W. 62.61'

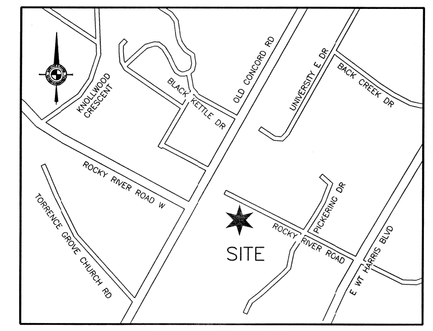
LEGEND:

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:

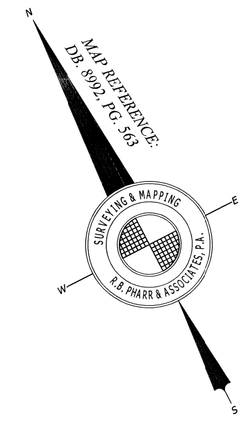
EASEMENT
WIRE FENCE
PLASTIC FENCE
WOOD FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



DEVELOPMENT NOTES:

1. BOTH PARCELS SHALL BE PERMITTED TO DEVELOP WITH ALL B-1 USES EXCEPT FAST FOOD AND GAS STATIONS WITH CONVENIENCE STORES OR ANY DRIVE THRU SERVICE WINDOWS.

2. 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.

3. 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.

4. EXISTING STRUCTURES ON THE PROPERTY SHALL BE PRESERVED.

5. INGRESS / EGRESS ACCESS POINTS AS SHOWN. NEW ACCESS POINT LOCATIONS TO BE DETERMINES THROUGH THE DRIVEWAY PERMIT PROCESS DURING DEVELOPMENT REVIEW.

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: 5,000
PARCEL B: 3,500

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. 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.

5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

6. 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.

RECEIVED
By rmcataldo at 3:39 pm, Sep 14, 2012

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) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

BEFORE YOU DIG
STOP
CALL 1 800 632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW

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.

NORTH CAROLINA PROFESSIONAL SEAL L-4430 LAND SURVEYOR JUSTIN F. CLONINGER

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 *20* 12 *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 NAD 83 SECOMES TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.*

SIGNED

REVISIONS			SURVEY PREPARED FOR:
09/14/12 - ADD ZONING NOTES.			NEWTON AND ASSOCIATES
			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
LICENSURE NO C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 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\78\67\78674\DWG\78674.DWG