

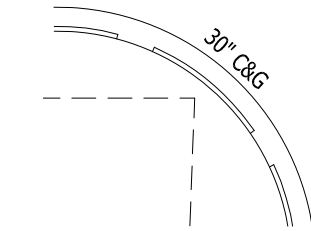


Tax Parcel ID#: 147-014-01  
Total Site Acreage: 44,662 s.f. or 1.0253 Acres  
Existing Zoning: I-2  
Proposed Zoning: I-2 (CD) TS-O  
Proposed Uses: Storage & Retail  
Setback Requirements: South Tryon St.: 8' planting strip & 8'  
Sidewalk (16') from back of curb.  
Griffith St.: 8' planting strip & 8'  
Sidewalk (16') from back of curb.  
Rear & Side yards: 0' or 5'

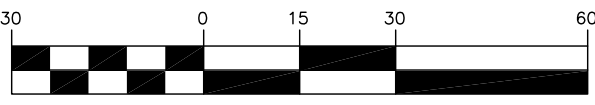
Rezoning Submittal		02.22.2013
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# AS.1

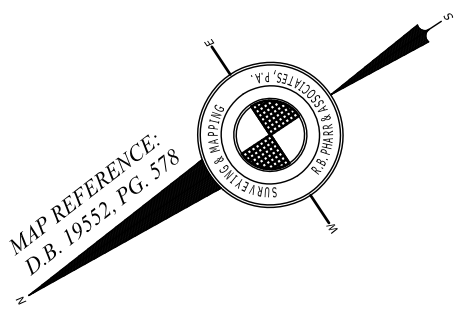
Copyright 2012 Overcash Demmitt Architects  
ODA No. 132627 2627\_AS-1.DWG



REGISTER OF DEEDS:  
CERTIFIED TO BE A TRUE AND CORRECT COPY OF  
THE ORIGINAL MAP RECORDED IN  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE: \_\_\_\_\_  
J. DAVID GRANBERRY, REGISTER OF DEEDS  
BY \_\_\_\_\_ DEPUTY



GRAPHIC SCALE  
1 inch = 30 ft.



# SUBDIVISION PLAT OF THE ARTHUR W. JONES PROPERTY

ARTHUR W. JONES (OWNER)  
3115 GRIFFITH STREET  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
DEED REFERENCE: D.B. 19552, PG. 578  
TAX PARCEL NO: 147-014-01

TRACT A AREA: 44,662 SQ.FT. OR 1.0253 ACRES  
TRACT B AREA: 24,235 SQ.FT. OR 0.5564 ACRES  
TOTAL AREA: 68,897 SQ.FT. OR 1.5817 ACRES

## REVIEW OFFICER:

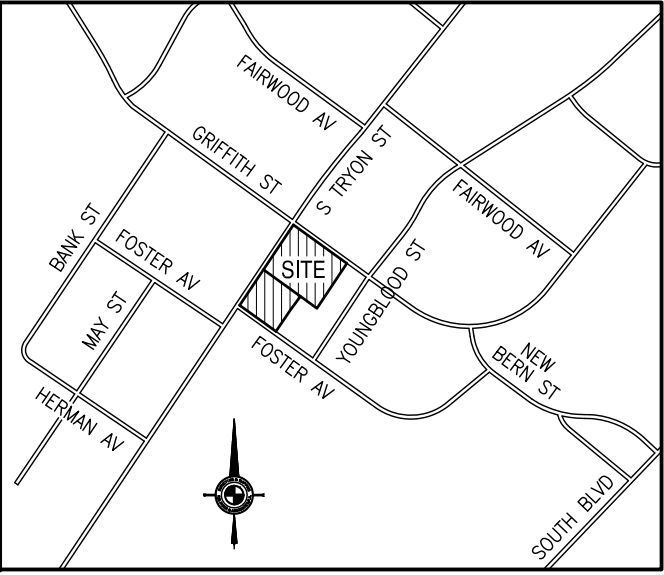
I, \_\_\_\_\_ REVIEW OFFICER OF MECKLENBURG  
COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION  
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_

DATE \_\_\_\_\_

## OWNER:

ARTHUR W. JONES  
3427 FIELDING AVENUE  
CHARLOTTE, NC 28211



VICINITY MAP  
NOT TO SCALE

## LEGEND:

C&G - CURB & GUTTER  
CB - CATCH BASIN  
D.B. - DEED BOOK  
EIR - EXISTING IRON ROD  
EN - EXISTING NAIL  
EOP - EDGE OF PAVEMENT  
EU - END UNKNOWN  
FC - FIRE CONNECTION  
FH - FIRE HYDRANT  
GM - GAS METER  
GV - GAS VALVE  
HVAC - HEATING, VENTILATION, AIR COND.  
LP - LIGHT POLE  
MH - MANHOLE  
NGS - NATIONAL GEODETIC SURVEY  
NN - NEW NAIL  
PB - POWER BOX  
PIN - PARCEL IDENTIFICATION NUMBER  
PM - POWER METER  
PP - POWER POLE  
PG - PAGE  
R/W - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
SSMH - SANITARY SEWER MANHOLE  
SP - STAND PIPE  
TSB - TRAFFIC SIGNAL BOX  
WB - WATER BOX  
WM - WATER METER  
WV - WATER VALVE  
EASEMENT  
FENCE  
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
SETBACK  
POWER LINE  
STORM DRAIN PIPE

## NOTES:

- 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.
- SOUTH TRYON STREET IS SHOWN AS A "MAJOR THOROUGHFARE" INSIDE ROUTE 4 ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004. THE RIGHT-OF-WAY OF SOUTH TRYON STREET EXCEEDS THE PROPOSED 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.
- 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.
- 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: 3701594543.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.

## SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG  
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: D.B. 19552, PG. 578); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16TH DAY OF MAY, A.D., 2011.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

C. CLARK NEILSON, NCPLS L-3212

DATE \_\_\_\_\_

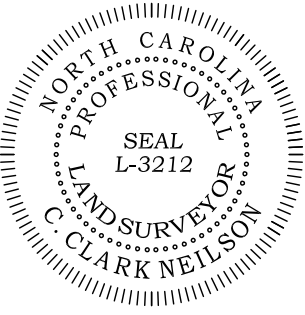
## ZONING:

SUBJECT PROPERTY ZONED: L-2  
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

MINIMUM SETBACK: 20 FEET  
MINIMUM SIDE YARD: 0 OR 5 FEET\*  
MINIMUM REAR YARD: 10 FEET  
MAXIMUM LOT AREA: 8,000 SQ.FT.  
MINIMUM LOT WIDTH: 50 FEET

\*NO SIDE YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE A MINIMUM OF 5 FEET.

FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
AT 704-336-3369.



## NOT SUBJECT TO

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.  
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF \_\_\_\_\_

DATE \_\_\_\_\_

CREW:	DRAWN:	REVISED:
KD	AB	
R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSURE NO: C-1471 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186		
SCALE: 1" = 30'	DATE: MAY 16, 2011	FILE NO. XX-???? JOB NO. 77212