

NC GRID (NAD 1983)

*** CAUTION NOTE ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949

THIS SURVEY IS CERTIFIED ONLY TO Merrifield, Patrick, Vermillion, LLC.
I, ANDREW G. ZOUTEWELLE, do hereby certify that this survey is based upon my best knowledge, information and belief; that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in deed and map books as noted); that the boundaries not surveyed are indicated as dashed lines drawn from adjoining deed sources as shown hereon; that the ratio of precision or positional accuracy is 1:10,000; that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This map is not intended to meet G.S. 47-30 recording requirements. Actual ground elevations are within 1/2 contour interval of the contour lines shown across 95% of the surveyed area.

This _____ day of _____, 2014.

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

GENERAL NOTES

- Source of title is recorded in Deed Book 303 Page 293. See also Right of Way abandonment in Resolution Book 12 Page 71, and fee conveyances to City of Charlotte recorded in Deed Book 6403 Page 196. Mecklenburg County Tax I.D. number is 18701601.
- This survey was done without the benefit of a complete title examination. There may be additional easements, restrictions or other matters of title not shown. See the following:
 - Permanent Sidewalk, Permanent Drainage and Temporary Construction Easements to City of Charlotte recorded in Deed Book 6403 Page 196. (As shown).
 - Roadway Easement recorded in Deed Book 6331 Page 1206. (As shown).
 - Permanent Easement(s) and Temporary Construction Easement(s) to the City of Charlotte for "Park and Ride" recorded in Deed Book 6552 Page 574. Affect property; Permanent Easements are shown, but Temporary Easements are not. The City of Charlotte should be contacted to determine if these temporary easements are still in effect.
 - Sidewalk and Utility Easement(s) and Temporary Construction Easement(s) to the City of Charlotte recorded in Deed Book 2340 Page 597. (As shown).
- The total area of the subject property is 112,995 S.F. (or 2.5940 acres), by coordinates.
- Per graphic scaling from FEMA Flood Insurance Rate Map 3710456100K dated Feb. 19, 2014 this property does not lie within a designated flood hazard area (lies in Zone X).
- Underground utilities were located from: 1) surface observations, 2) point designation markings by the NC ONE-CALL Utility Locating Center and 3) from CMUD customer service maps. There may be additional utilities not shown. It is the contractor's responsibility to contact NC ONE-CALL before any design, excavation or construction.
- This survey was done using conventional survey equipment (i.e. total station). N.C. grid ties were obtained from multiple GPS (VRS) observations. The following metadata relates to the N.C. grid ties only:
 - Class of Survey: A
 - Type of GPS field procedure: RTK/GNSS
 - Date of Survey: 05-26-2014
 - Point positional accuracy at 95% confidence: Horizontal = 0.04'; Vertical = 0.1'
 - Datum and Epoch: NAD83-2011 (Epoch 2010.0000)
 - Designation of fixed control stations: NCGS CORS network stations
 - Geoid model used: GEOID_12A
 - Combined Grid Factor: 0.999845363
 All distances shown hereon are horizontal ground distances.
- The subject property is zoned O-15 (CD) per Mecklenburg County GIS. See Rezoning Site Plan #76-53 approved Oct. 14, 1997. Standard setbacks for O-15 under the old ordinance were: 40' setback; R side; 20' rear adjacent to non-residential; 40' adjacent to residential districts. Zoning staff should be consulted to determine building setbacks and setback configuration for this property. No zoning setbacks are shown. This survey does not reflect a complete zoning analysis. Development of this property and setback configuration is subject to the approval of the City of Charlotte.
- Per the Charlotte Regional Thoroughfare Planning Organization (CRTPO) Map, Providence Road and Sardis Road are Class III Major Thoroughfares and per the City of Charlotte Zoning Ordinance, are subject to 100' proposed rights of way. Proposed of way shown for Providence Road is measured 50' from DOT survey centerline. Existing right of way of Sardis Road is greater than 50' from survey centerline. Proposed right of way location should be confirmed with City of Charlotte DOT.
- Vertical datum is relative to a prior survey by this firm. To convert from the elevations shown to NAVD83, add 0.4' to the numerical elevations shown.

LEGEND

ch	chord
L/R	curve length & radius
s.f.	square feet (by coordinates)
IRF	1/2" rebar found
IRS	1/2" rebar set
PKS	P.K. nail set
IRF	iron pipe found
RWD(F)	City R/W disk found
conc.	concrete
q/c	air conditioner
MB, DB	record map and deed references
SUE	Sidewalk and Utility Esm't.
TCE	Temporary Construction Esm't.
TSV	traffic signal vault
TSP	traffic signal pole
light pole	light pole
utility pole	utility pole
gas valve	gas valve
guy anchor	guy anchor
catch basin	catch basin
water meter	water meter
gas valve	gas valve
water valve	water valve
fire hydrant	fire hydrant
deciduous tree	deciduous tree
electric manhole	electric manhole
T.B.M.	temporary bench mark
-G-	underground gas line
-W-	water line
-SS-	sanitary sewer line
-UE-	underground electric
-E-	fence line
-UT-	underground telecommunications line
-OE-	overhead utilities
CMP	Corrugated Metal Pipe
RCP	reinforced concrete pipe
I.E.	invert elevation
⊙	storm drain manhole
⊙	san. sewer manhole
⊙	sanitary sewer cleanout
⊙	yard light
⊙	irrigation control valve

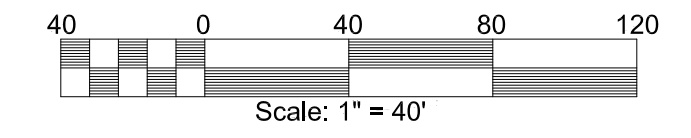
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 57°04'17" E	10.00'
L2	N 33°01'44" W	20.00'
L3	S 57°04'17" W	10.00'
L4	N 27°03'57" E	24.61'
L5	N 22°35'51" W	30.00'
L6	N 67°24'09" E	57.46'
L7	S 48°44'41" W	93.60'
L8	S 37°11'19" W	30.30'

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	4619.50'	10.67'	N 33°13'09" W	10.67'

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TOPOGRAPHIC SURVEY OF
4309 Providence Road
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Merrifield, Patrick, Vermillion, LLC
Date of Survey: June 9, 2014



1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

REVISIONS:
DATE: 07/28/2014
DESIGNED BY: SURVEYOR
DRAWN BY: SURVEYOR
CHECKED BY: SURVEYOR
SCALE: 1" = 40'
PROJECT #: 1014209
SHEET #:
RZ-1.0

LandDesign
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REZONING PETITION
#2014-XXX

STRAWBERRY HILL
REZONING DOCUMENTS
Merrifield, Patrick, Vermillion Properties, Charlotte, NC
EXISTING CONDITIONS