

DEVELOPMENT SUMMARY

REZONING SITE AREA:	2.25 ACRES
TAX PARCEL ID:	181-124-03
EXISTING ZONING:	CC
PROPOSED ZONING:	CC (SPA)
EXISTING USES:	RETAIL
PROPOSED USES:	RETAIL
EXISTING BUILDING SF:	273,831 (TOTAL FOR CENTER)
PROPOSED SF:	4,500 (HT EXPANSION AREA) 278,331 (PROPOSED TOTAL FOR CENTER)
PARKING:	IN ACCORDANCE WITH ORDINANCE REQUIREMENTS
BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE

Cotswold Harris Teeter Site Plan Amendment
Conditional Development Standards

General Provisions.

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for a 4,500 square foot expansion of the existing Harris Teeter grocery store and reconfigure a small amount of parking adjacent to the addition. In all other respects, the remainder of the previously approved Cotswold conditional zoning plan (2006-087) will remain unchanged and the approved plans for that case are attached as part of this site plan for reference. Therefore all previously approved requirements and conditions will remain in force to the extent that relate to any of the property contained in the Site Plan Amendment except for the addition of 4,500 square feet of floor area. To achieve this purpose, the application seeks the rezoning of a small portion of the overall site from CC to CC(SPA).

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the previously approved zoning plan for the Cotswold shopping center.

Transportation

Transportation access points and other commitments that were approved as part of the previously approved Cotswold shopping center plan will still apply.

Architectural Standards

The existing building on the site will remain and will be allowed to expand consistent with the proposed site plan.

Streetscape and Landscaping

Reserved.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

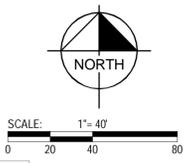
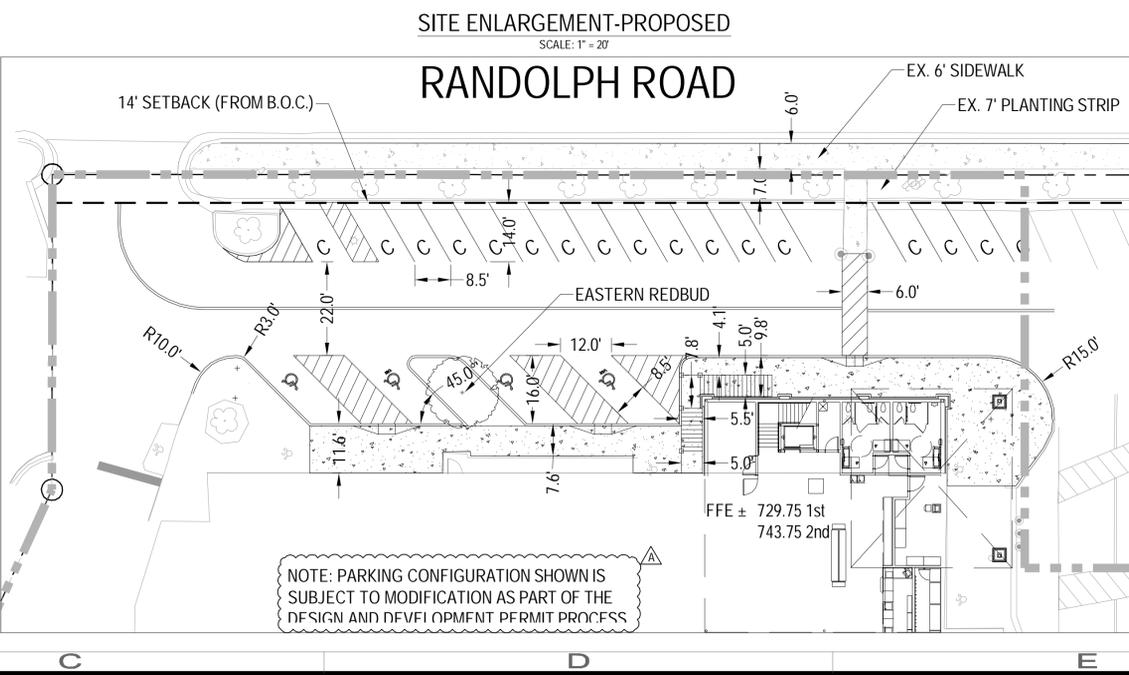
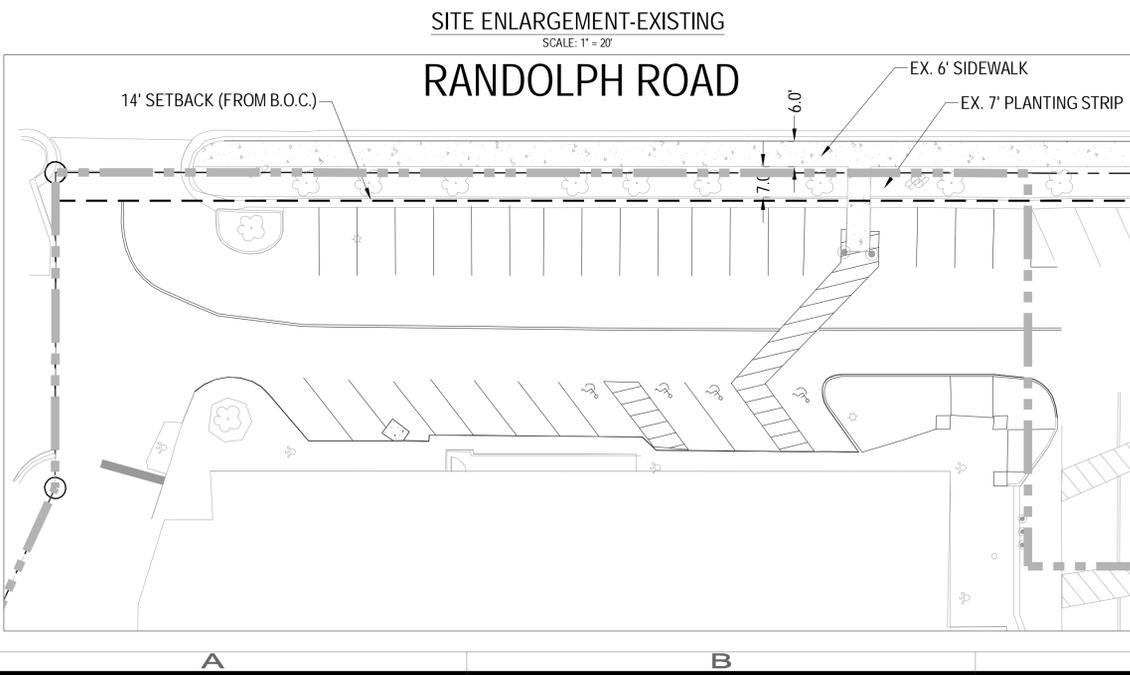
Lighting

Reserved

Phasing

Reserved

Initial Submission- 6-22-15
Revised per staff comments 8-21-15

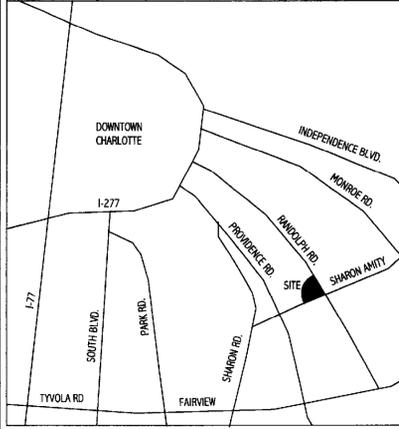


REV	DATE	DESCRIPTION
A	08.21.15	REVISED PER REZONING COMMENTS

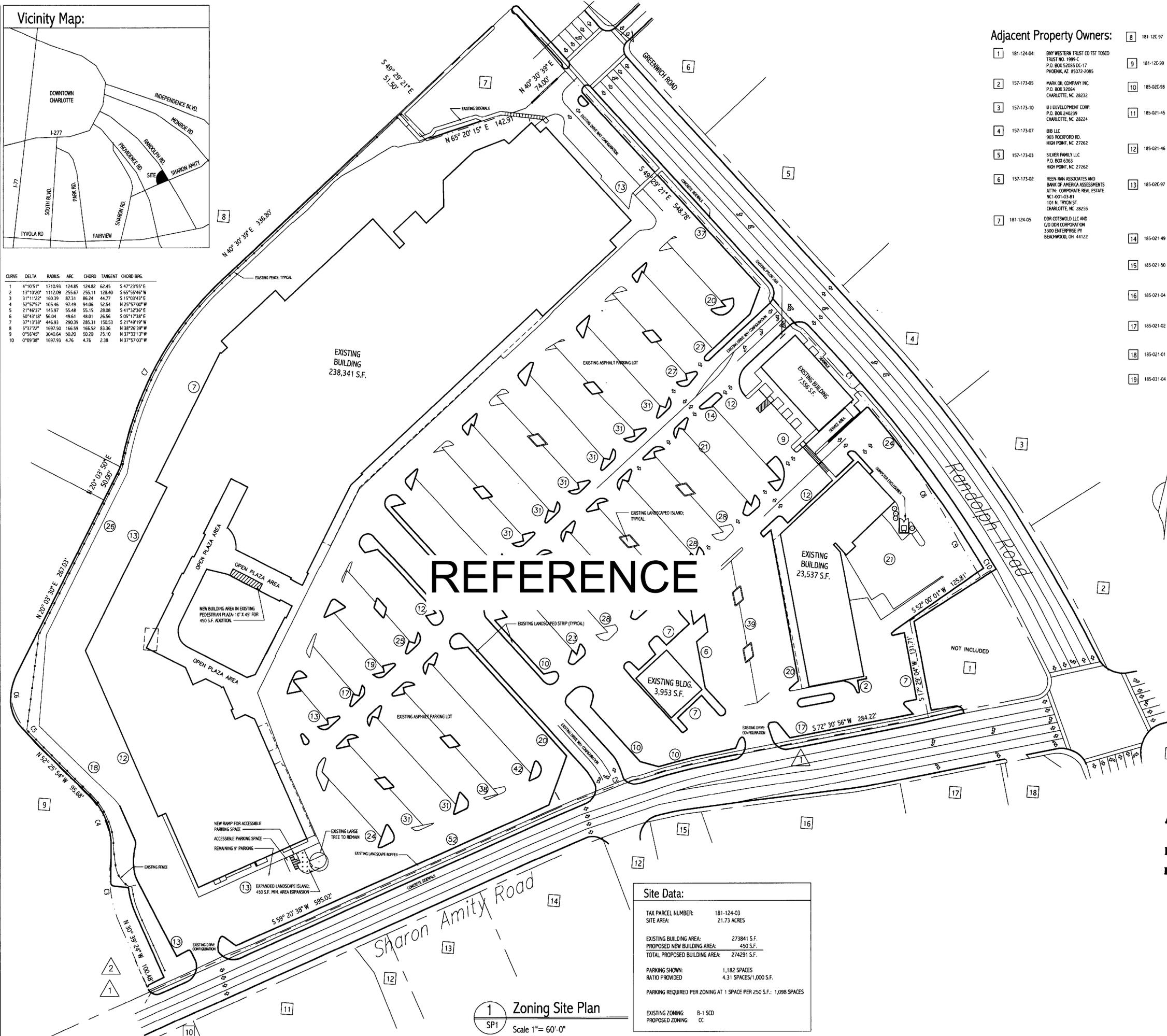
DESIGNED: JDB
DRAWN:
CHECKED:
PROJECT: 01014001
DATE: 06.11.15

RZ1-0

Vicinity Map:



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
1	4°10'51"	1710.93	124.85	124.82	62.45	S 47°23'55" E
2	13°10'20"	1112.09	255.67	255.11	128.40	S 65°55'46" W
3	31°11'22"	160.39	87.31	86.24	44.77	S 15°03'43" E
4	52°57'57"	105.46	97.49	94.06	52.54	N 25°57'00" W
5	21°46'37"	145.97	56.48	55.15	28.08	S 41°32'36" E
6	50°43'18"	56.04	49.61	48.01	26.56	S 05°17'38" E
7	37°13'38"	446.93	290.39	285.31	150.53	S 21°49'19" W
8	5°37'17"	1697.50	166.59	166.52	83.36	N 38°02'39" W
9	0°56'45"	3040.64	50.20	50.20	25.10	N 37°53'13" W
10	0°09'38"	1697.93	4.76	4.76	2.38	N 37°53'03" W



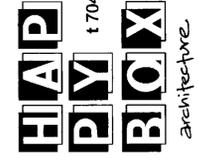
REFERENCE

Site Data:	
TAX PARCEL NUMBER:	181-124-03
SITE AREA:	21.73 ACRES
EXISTING BUILDING AREA:	273841 S.F.
PROPOSED NEW BUILDING AREA:	450 S.F.
TOTAL PROPOSED BUILDING AREA:	274291 S.F.
PARKING SHOWN:	1,182 SPACES
RATIO PROVIDED:	4.31 SPACES/1,000 S.F.
PARKING REQUIRED PER ZONING AT 1 SPACE PER 250 S.F.:	1,098 SPACES
EXISTING ZONING:	B-1 SCD
PROPOSED ZONING:	CC

1 Zoning Site Plan
SP1 Scale 1"= 60'-0"

Adjacent Property Owners:

- 1 181-124-04: BNY WESTERN TRUST CO 1ST FLOOR TRUST NO. 1999-C P.O. BOX 50285 DC-17 PHOENIX, AZ 85072-2085
- 2 157-173-05: MARK OR COMPANY INC. P.O. BOX 32054 CHARLOTTE, NC 28232
- 3 157-173-10: B1 DEVELOPMENT CORP. P.O. BOX 240239 CHARLOTTE, NC 28224
- 4 157-173-07: BID LLC 903 ROCKFORD RD. HIGH POINT, NC 27262
- 5 157-173-03: SILVER FAMILY LLC P.O. BOX 6363 HIGH POINT, NC 27262
- 6 157-173-02: REEN-RAN ASSOCIATES AND BANK OF AMERICA ASSESSMENTS ATTN: CORPORATE REAL ESTATE INC-400143-81 101 N. TRYON ST. CHARLOTTE, NC 28255
- 7 181-124-05: DOR COTSWOLD LLC AND C/O DOR CORPORATION 3300 ENTERPRISE PI BECKWOOD, OH 44122
- 8 181-12C-97: COTSWOLD HOMES CONDOMINIUMS P.O. BOX 221227 CHARLOTTE, NC 28222
- 9 181-12C-99: COTSWOLD HOMES CONDOMINIUMS P.O. BOX 221227 CHARLOTTE, NC 28222
- 10 185-02C-98: COTSWOLD CENTRE OFFICE CONDOMINIUMS 319 S. SHARON AMITY ROAD CHARLOTTE, NC 28211
- 11 185-021-45: FLAGSHIP-309 SHARON AMITY LLC AND 309 SHARON AMITY TIC 1 LLC 2701 COLTSGATE ROAD, #100 CHARLOTTE, NC 28211
- 12 185-021-46: PARTNERSHIP SOUTHEAST RANDOLPH PARK LTD. A NORTHLAND INVESTMENTS 2150 WASHINGTON ST. NEWTON, MA 02462
- 13 185-02C-97: JOAN HENNINGWAY LLC 3623 LATROBE DR. 214 CHARLOTTE, NC 28211
- 14 185-021-49: RICHARD DANIEL GUINEY JR. & RITA SHAPES GUINEY P.O. BOX 88035 CHARLOTTE, NC 28216
- 15 185-021-50: FIFTH THIRD BANK 30 FOUNTAIN SQUARE PLAZA MD 100A1 CINCINNATI, OH 45263
- 16 185-021-04: CURTEL PARTNERSHIP 820 S. HARRISBURG, SUITE 105-383 COPPELL, TX 75019
- 17 185-021-02: COTSWOLD CAPITAL LLC & SOUTHERN REAL ESTATE P.O. BOX 33309 CHARLOTTE, NC 28235
- 18 185-021-01: NATIONAL RETAIL PROPERTIES LP 450 SOUTH ORANGE AVE., SUITE 900 ORLANDO, FL 32801
- 19 185-031-04: LP NATIONAL RETAIL PROPERTIES 450 SOUTH ORANGE AVE., SUITE 900 ORLANDO, FL 32801
- 20 185-021-01: WITHROW ENTERPRISES, INC. COTSWOLD CORNERS LLC 2633 WILKINSON BLVD. CHARLOTTE, NC 28208



Issue Date:
09.13.2012

Job Number: 12-12
Drawn By: D G Hall



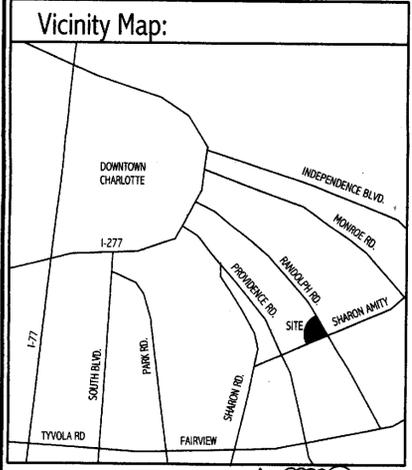
Cotswold Village Shops
S. Sharon Amity Road and
Randolph Road
Charlotte, NC 28211

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 9-26-2012 *dr*
BY: DEBRA D. CAMPBELL

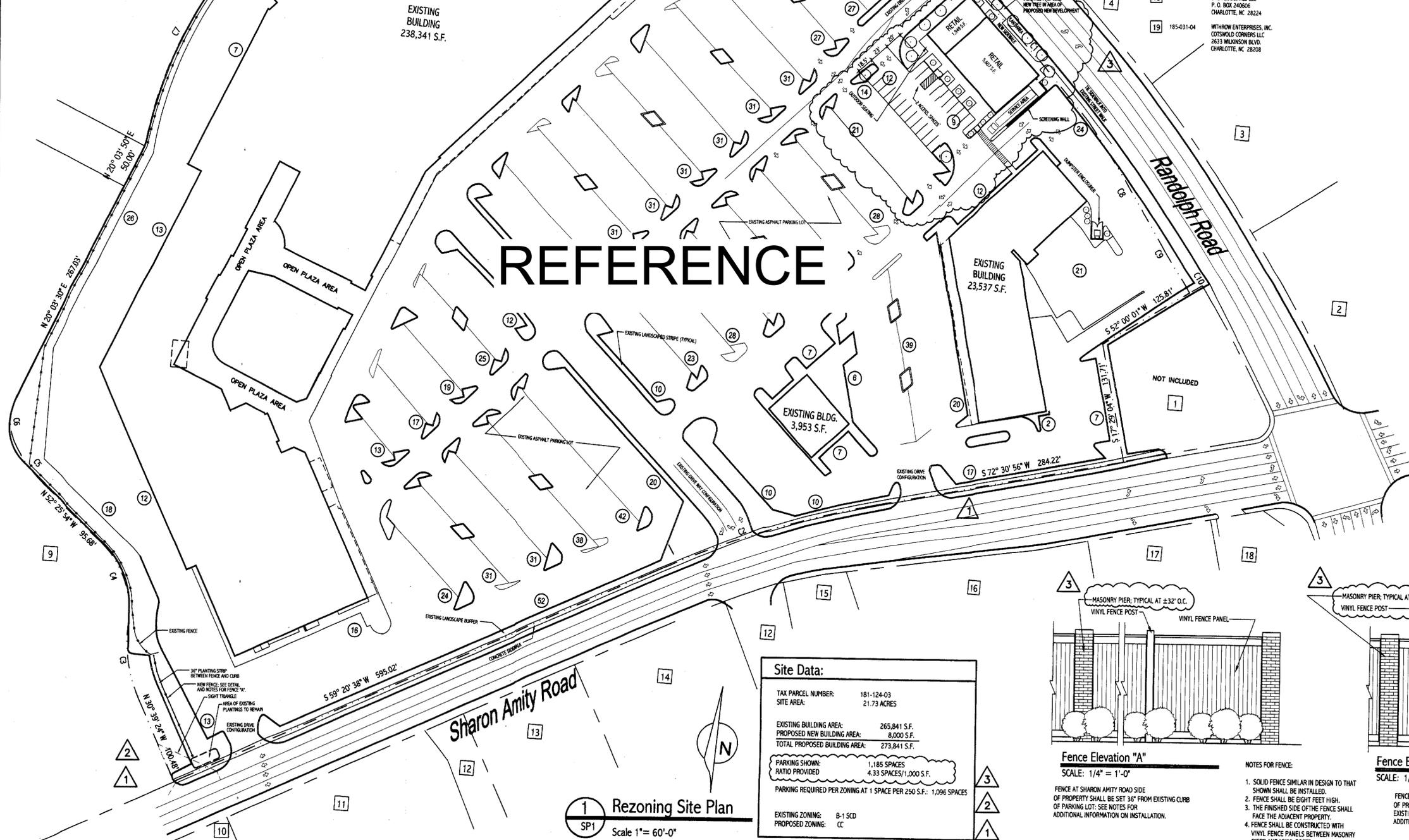


Zoning Site Plan
SP1
copyright 2012
happy box architecture pllc

704.334.8724 f 704.334.081927 central ave charlotte nc 28204
info@happyboxarchitecture.com
happyboxarchitecture.com
happy box architecture pllc

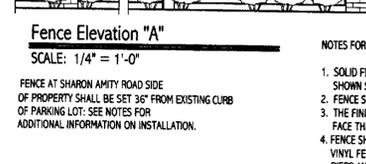


CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
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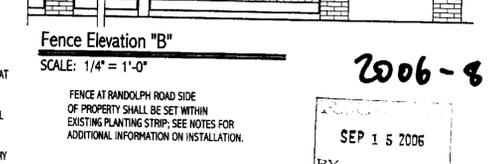


REFERENCE

Site Data:	
TAX PARCEL NUMBER:	181-124-03
SITE AREA:	21.79 ACRES
EXISTING BUILDING AREA:	265,841 S.F.
PROPOSED NEW BUILDING AREA:	8,000 S.F.
TOTAL PROPOSED BUILDING AREA:	273,841 S.F.
PARKING SHOWN:	1,185 SPACES
RATIO PROVIDED:	4.33 SPACES/1,000 S.F.
PARKING REQUIRED PER ZONING AT 1 SPACE PER 250 S.F.:	1,096 SPACES
EXISTING ZONING:	B-1 SCD
PROPOSED ZONING:	CC



NOTES FOR FENCE:
1. SOLID FENCE SIMILAR IN DESIGN TO THAT SHOWN SHALL BE INSTALLED.
2. FENCE SHALL BE EIGHT FEET HIGH.
3. THE FINISHED SIDE OF THE FENCE SHALL FACE THE ADJACENT PROPERTY.
4. FENCE SHALL BE CONSTRUCTED WITH VINYL FENCE PANELS BETWEEN MASONRY PIERS AND VINYL POSTS.



FENCE AT RANDOLPH ROAD SIDE OF PROPERTY SHALL BE SET WITHIN EXISTING PLANTING STRIP. SEE NOTES FOR ADDITIONAL INFORMATION ON INSTALLATION.

Adjacent Property Owners:	
1	181-124-04: BNY WESTERN TRUST CO 1ST TRUST NO. 1999-C P.O. BOX 32085 DC-17 PHOENIX, AZ 85075-2085
2	157-173-05: MARK OIL COMPANY INC. P.O. BOX 28232 CHARLOTTE, NC 28232
3	157-173-10: B-1 DEVELOPMENT CORP. P.O. BOX 240239 CHARLOTTE, NC 28224
4	157-173-07: BIB LLC 903 ROCKFORD RD. HIGH POINT, NC 27262
5	157-173-03: SILVER FAMILY LLC P.O. BOX 6363 HIGH POINT, NC 27262
6	157-173-02: REEN-RAN ASSOCIATES AND BANK OF AMERICA ASSESSMENTS ATTN: CORPORATE REAL ESTATE ACI-001-03-81 101 N. TRYON ST. CHARLOTTE, NC 28255
7	181-124-05: LLC COTSWOLD CENTER ABBEY COURT AND LLC COTSWOLD CENTER TREY BROOK AND LLC COTSWOLD CENTER HUNNINGTON 300 N. GREENE ST., SUITE 1000 GREENSBORO, NC 27401
8	181-12C-97: COTSWOLD HOMES CONDOMINIUMS P.O. BOX 22127 CHARLOTTE, NC 28222
9	181-12C-99: COTSWOLD HOMES CONDOMINIUMS P.O. BOX 22127 CHARLOTTE, NC 28222
10	185-02C-98: COTSWOLD CENTRE OFFICE CONDOMINIUMS 319 S. SHARON AMITY ROAD CHARLOTTE, NC 28211
11	185-021-45: HUNDRED NINE SOUTH THREE & SHARON AMITY LLC (ET-AL) 717 S. TORRENCE ST. CHARLOTTE, NC 28204
12	185-021-46: PARTNERSHIP SOUTHEAST RANDOLPH PARK LTD. NORTHLAND INVESTMENTS 2150 WASHINGTON ST. NEWTON, MA 02462
13	185-02C-97: JOAN HENNINGWAY LLC 3623 LATROBE DR., 214 CHARLOTTE, NC 28211
14	185-021-49: LLC FIRST STATES INVESTORS 3081 1725 THE FAIRWAY JENKINTOWN, PA 19046
15	185-021-50: CUREL PARTNERSHIP 802 S. HARTMAN, SUITE 105-363 COPPELL, TX 75019
16	185-021-04: COTSWOLD CAPITAL LLC & SOUTHERN REAL ESTATE P.O. BOX 33309 CHARLOTTE, NC 28235
17	185-021-02: JOHN THOMAS BELK, JR. & MARTHA G. BELK 733 PLANTATION ESTATES DR., APT. #412 MATTHEWS, NC 28105
18	185-021-01: DHS ASSOCIATES LLC P.O. BOX 240606 CHARLOTTE, NC 28224
19	185-031-04: WITHROW ENTERPRISES, INC. COTSWOLD CORNERS LLC 2633 WILKINSON BLVD. CHARLOTTE, NC 28208

COTSWOLD MALL REZONING DEVELOPMENT NOTES:	
1. GENERAL PROVISIONS	
1.1	The rezoning petition relates to that certain 21.798 acre parcel lying within Mecklenburg County, located at 112 S. Sharon Amity Road, hereinafter referred to as the "Site".
1.2	Development of the Site will be controlled by the standards depicted on this Rezonning Plan and by the standards of the Charlotte Zoning Ordinance (the "Ordinance"). The development depicted on the Rezonning Plan is intended to reflect the arrangements of proposed buildings, features and uses on the Site, but the exact configurations, numbers, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases.
1.3	The site plan identifies adjoining properties including Mecklenburg County tax parcel 181-124-05, which is labeled ("7"), hereinafter referred to as "Parcel (7)".
1.4	Parcel (7) is not subject to this rezoning petition. Improvements shown on Parcel (7) are illustrative of commitments made in a private agreement and such conditions shall not be binding on the Site.
2. STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH APPEAR ON THE SITE PLAN OR ON EXHIBITS ACCOMPANYING THE REZONNING PLAN	
2.1	Any Exhibits accompanying the Rezonning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.
2.2	The Rezonning Plan identifies building footprints. These building footprints reflect their approximate size. However, the exact location and footprint of the buildings are subject to change.
2.3	The fence elevations shown on this plan are conceptual images to be considered as preliminary representations of the type and quality of screening fences proposed for the Site.
3. PERMITTED USES	
3.1	The Site may be devoted to office, retail, restaurant, drive through and residential uses along with associated accessory uses and parking and service areas allowed under the Ordinance in a CC District.
3.2	The service area servicing the proposed new building shall not be used for overnight storage of trailers.
4. DESIGN AND PERFORMANCE STANDARDS	
4.1	The proposed buildings and development will comply with all Ordinance requirements for signage, buffering, screening and landscaping.
4.2	The Site shall comply with all requirements of the Charlotte Tree Ordinance.
4.3	All new dumpsters, loading areas and service areas will be screened in accordance with Section 12.303 of the Ordinance.
4.4	Off-street vehicular parking will be provided which meets or exceeds the requirements of the Ordinance.
4.5	On premises directional and instructional signage will be permitted in accordance with Section 13.106 of the Ordinance.
4.6	Efforts will be made to maintain the existing CATS bus stop during construction. If the construction of streetscape improvements necessitates the temporary relocation of the bus stop, a temporary bus stop will be located in close proximity to the existing location.
4.7	Petitioner shall continue to work with CDOT regarding the possibility of a left turn lane on Sharon Amity Road. If no right-of-way improvement project has been approved and funded prior to the issuance of Certificates of Occupancy for the proposed new buildings, CDOT will reevaluate the status of the Sharon Amity drive-way and right-in-right out "pook chaps" may be required at the eastern and western most drive-ways along Sharon Amity.
5. PARKING	
5.1	Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance.
6. SCREENING	
6.1	Petitioner shall install an eight (8) foot tall screening fence at the southwest corner of the Site. It is the Petitioner's intention that this fence shall provide a visual screen between the main portion of the Site and the adjoining property. The fence shall be eight feet in height and similar in design to the detail depicted in Fence Elevation A.
6.2	The southeast fence location depicted on the Rezonning Plan is based on the location of the existing curb and not the property boundary. The parking area west of the proposed fence is the property of the Petitioner and the location of the screening fence may be altered or modified within the limits prescribed by the Ordinance in order to accommodate conditions on the Site.
6.3	The property owner shall install an eight (8) foot tall fence similar in character to that shown in Fence Elevation B beginning at the western boundary of parcel (7) and extending approximately two hundred and forty six (246) feet west along the boundary between the Site and the adjoining property labeled (8). This fence will be installed within the existing planting strip. Where possible, the property owner will preserve existing vegetation and place the fence between the vegetation and the Site. The existing chain link fence shall be removed in areas where the new fence is installed.
6.4	The Petitioner shall install additional plantings in the areas depicted on the Rezonning Plan.
7. ALTERATIONS TO PLAN	
7.1	Future amendments to the Rezonning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
8. BINDING EFFECT	
8.1	Upon approval, with the exception of improvements shown on Parcel (7), all conditions applicable to development of the Site imposed under the Rezonning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
8.2	Throughout these Development Notes, the "Developer", "Owner" or "Owners", shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owners or owners of the Site who may be involved in its development from time to time.
9. IMPROVEMENTS SHOWN ON PARCEL (7)	
9.1	Parcel (7) is a separate property and not subject to this rezoning petition. The following statements are illustrative of a private agreement between the owners of Parcel (7). The following are not zoning conditions and changes in the following conditions shall not cause the Site to be in violation of the Ordinance.
9.2	The property owner shall install wax myrtle or similar evergreen vegetation within the eastern most forty eight (48) feet of the planting strip between Parcel (7) and the adjoining property labeled (8). Such vegetation shall be evergreen and at least two and one half (2 1/2) feet tall when planted with an average height of five (5) to six (6) feet to be expected as normal growth with four (4) years.
9.3	The property owner shall provide a pedestrian connection from adjoining property extending to the sidewalk of the existing Harris-Tetter. Paved crosswalks will be provided for service drive crossings and a four foot side-walk shall be provided as shown on the site plan. Signage shall be provided to identify these pedestrian crosswalks. Existing trees along the sidewalk shall be preserved and additional ground cover shall be provided.

3114
LAUGHING DOG
STUDIO
ARCHITECTURE

1308 CENTRAL AVENUE
CHARLOTTE, NC 28205
FAX 704-334-0811 | EMAIL info@laughingdogstudio.com
33-48724

NANCY CHERISH BAYON

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Laughing Dog Studio Architecture, PLLC

Cotswold Village Shops
S. Sharon Amity Rd. & Randolph Rd.
Charlotte, North Carolina 28211

Issue Date:
09.14.06: Revision 3
08.31.06: Revision 2
07.25.06: Revision 1
07.11.06: Revision
07.10.06: Revision
04.10.06:
Drawn By:
DGH
05-81
Rezoning Site Plan

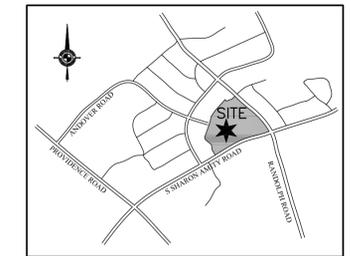
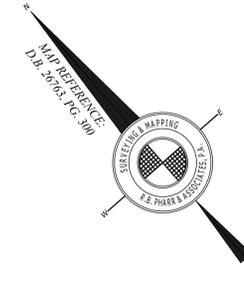
2006-87
SEP 15 2006
BY:

SP1

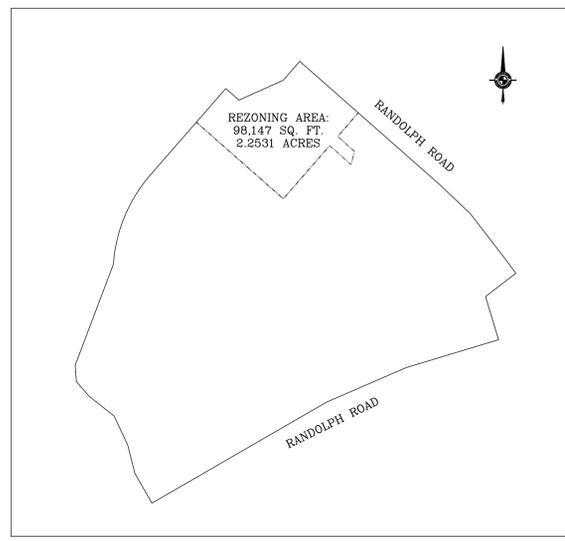
COTSWOLD SHOPPING CENTER - 304 S. SHARON AMITY REZONING

DDR COTSWOLD LLC (OWNER)
304 S. SHARON AMITY ROAD
DEED REFERENCE: 26763-300
TAX PARCEL #: 181-124-03

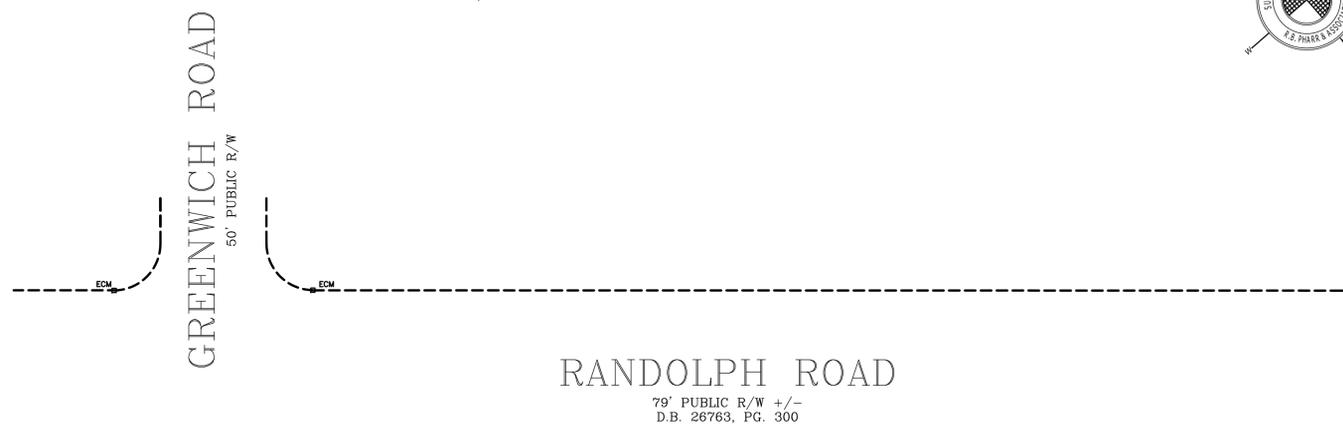
PRELIMINARY
NOT FOR CONVEYANCES,
SALES, OR RECORDATION



VICINITY MAP
NOT TO SCALE



OVERALL BOUNDARY DETAIL
NOT TO SCALE



LEGEND:

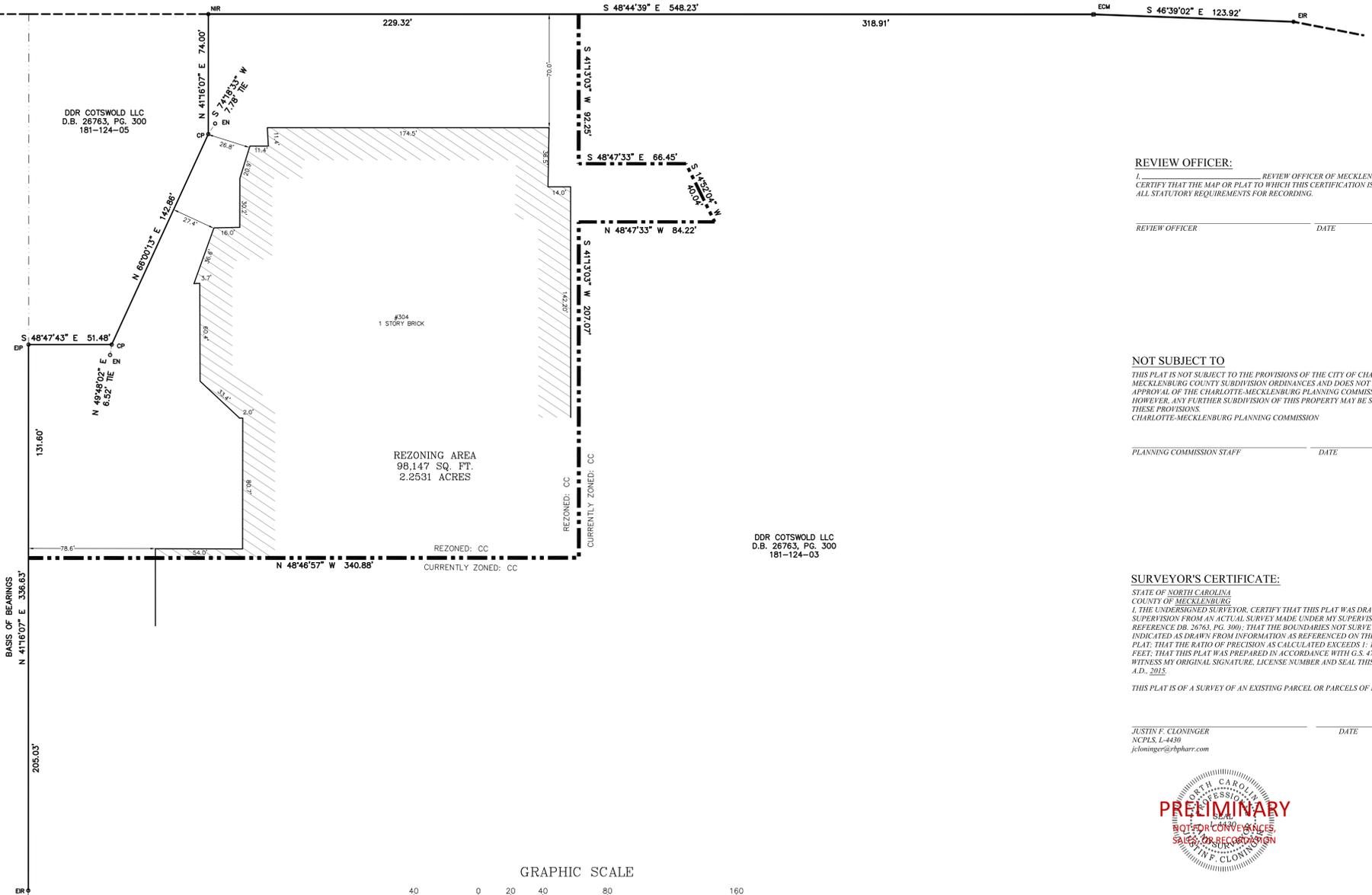
- CP - CALCULATED POINT
- DB - DEED BOOK
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- (M) - MEASURED
- MB - MAP BOOK
- NCM - NEW CONCRETE MONUMENT
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- (P) - PLATTED
- PI - PARCEL IDENTIFICATION NUMBER
- PG - PAGE
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- REZONING LINE
- OVERALL PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: CC

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT.

COTSWOLD HOMES CONDOMINIUMS
UNIT OWNERSHIP FILE 42, PAGE 1
181-126-70



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 _____

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 _____

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 DB 26763, PG. 300); 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 3rd DAY OF JUNE,
A.D., 2015.

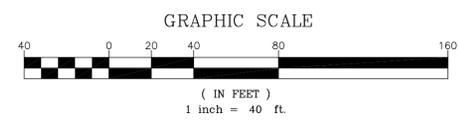
THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

JUSTIN F. CLONINGER _____ DATE _____
NCPLS, L-4430
jcloninger@rpharr.com



NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. 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.
3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
4. RANDOLPH ROAD AND S SHARON AMITY ARE SHOWN AS "MAJOR THOROUGHFARES" ON THE MECKLENBURG-LINCOLN METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
5. 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.
6. NO NEW PARCELS ARE CREATED WITH THIS MAP.
7. THE PURPOSE OF THIS PLAT IS TO REZONE THE PROPERTY TO ALLOW ADDITIONAL BUILDING SQUARE FOOTAGE.



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
FEBRUARY 19, 2014.
MAP NUMBER: 371045 6200 K

CREW:	DRAWN:	REVISED:
PH	BZM	BZM
R.B. PHARR & ASSOCIATES, P.A.		
SURVEYING & MAPPING		
420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL (704) 376-2186		
SCALE:	DATE:	FILE NO. W-4810RM
1" = 40'	JUNE 3, 2015	JOB NO. 83334