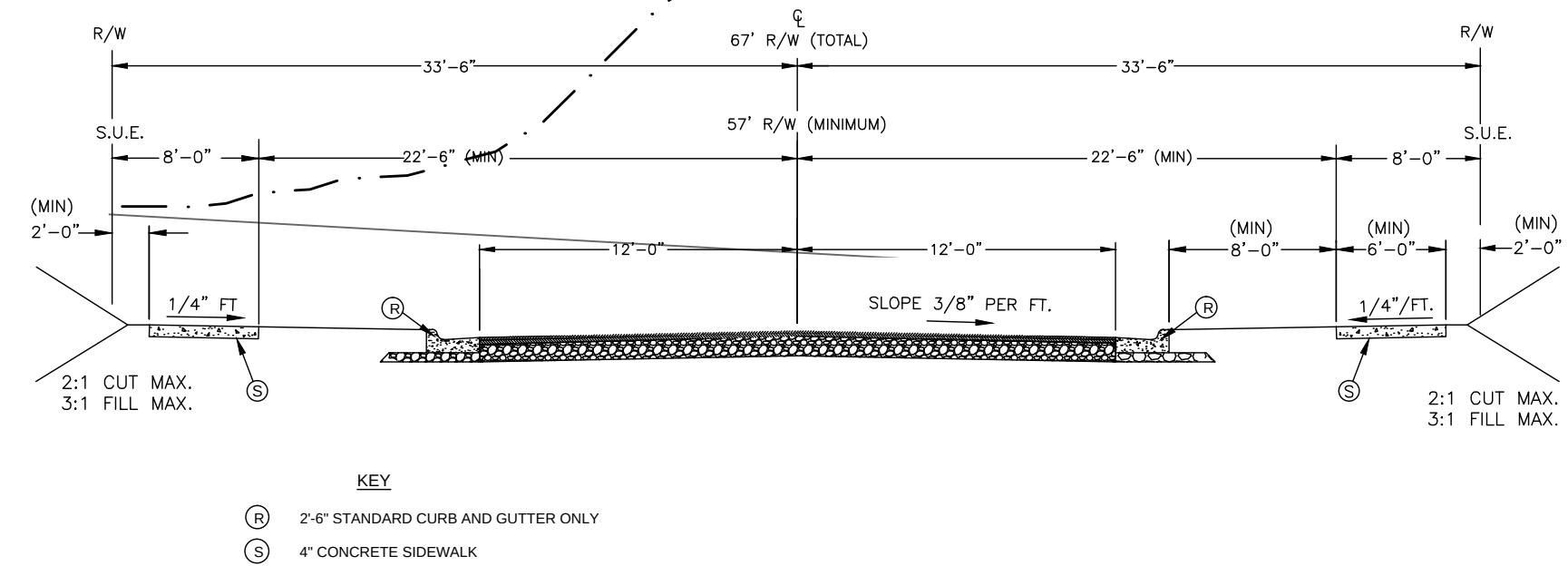




SITE DEVELOPMENT DATA

- **ACREAGE:** ± 5.85 ACRES
- **TAX PARCEL #:** PORTION OF 027-561-11.
- **EXISTING ZONING:** CC
- **PROPOSED ZONING:** CC SPA
- **EXISTING USES:** VACANT
- **PROPOSED USES:** SEE DEVELOPMENT STANDARDS.
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** SEE DEVELOPMENT STANDARDS.
- **MAXIMUM BUILDING HEIGHT:** PER ORDINANCE.
- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

ADJACENT PROPERTY OWNERS

1

Parcel ID: 02707210

DB: 31864

PG:533

PROSPECTY CHURCH INCORPORATED
5533 PPC DRIVE, CHARLOTTE, NC 28269
ZONING: R-3 USE: N/A

2

Parcel ID: 02707203

DB: 04063

PG:090

PROSPECTY CHURCH INCORPORATED
5533 PPC DRIVE, CHARLOTTE, NC 28269
ZONING: R-3 USE: INSTITUTIONAL

3

Parcel ID: 02756111

DB: 21884

PG:69

LEZTIER LIMITED PARTNERSHIP
1970 ODELL SCHOOL ROAD, CONCORD, NC 28027
ZONING: CC USE: N/A

4

Parcel ID: 02756127

DB: 30366

PG:883

HEPVIS LLC C/O EZON INC
1100 5TH AVE SOUTH UNIT 409, NAPLES, FL 34102
ZONING: CC USE: COMMERCIAL/RETAIL

5

Parcel ID: 02756123

DB: 32379

PG:397

SHW LLC
851 S FEDERAL HWY STE 201, BOCA RATON, FL 33432
ZONING: CC USE: RETAIL

6

Parcel ID: 02931133

DB: 29465

PG:466

MECKLENBURG COUNTY ALCOHOLIC BEVERAGE
CONTROL BOARD
3333 N TRYON STREET, CHARLOTTE, NC 28206
ZONING: N USE: RETAIL

July 23, 2018

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Pike Nurseries (the "Petitioner") for an approximately 5.85-acre site located on the west side of McKay Road, near its intersection with Craven Thomas Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel No. 027-561-11.

C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal drives, parking areas and internal sidewalks depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases.

E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

A. That portion of the Site designated as Development Area I on the Rezoning Plan may be devoted only to the use set out below, together with any incidental and accessory uses associated therewith that are permitted in the CC zoning district.

B. That portion of the Site designated as Development Area I on the Rezoning Plan may be developed with a building containing up to 12,000 square feet of gross floor area, a greenhouse containing up to 25,000 square feet of gross floor area and a maximum 17,500 square foot outdoor display area as generally depicted on the Rezoning Plan.

(8) Eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2) subject to the applicable regulations of Section 12.546 of the Ordinance.

D. Accessory drive-in and drive-through service lanes/windows shall not be permitted on the Site.

A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

C. The alignment of the internal drives and vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

D. Petitioner shall construct as a public street an extension of Highland Shoppes Drive from McKay Road to the western boundary of the Site as more particularly depicted on the Rezoning Plan. Petitioner shall not be required to construct and install a planting strip and a sidewalk on the northern side of such public street.

F. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte those portions of the Site located immediately adjacent to McKay Road and immediately adjacent to the newly constructed extension of Highland Shoppes Drive as required to provide right of way measuring, where feasible, to two feet behind the back of sidewalk as more particularly depicted on the Rezoning Plan, to the extent that such right of way does not already exist.

H. Petitioner shall reserve for future right of way for a new public street to be constructed by others (and not Petitioner) that portion of the Site located along the northwestern boundary line of the Site and measuring 27.5 feet from the northwestern boundary line of the Site as generally depicted on the Rezoning Plan (the "Future Right of Way"). The Future Right of Way shall be dedicated and conveyed to the City by Petitioner upon the request of the City when the new public street is to be constructed by others. The Future Right of Way shall be a portion of the 40.5 foot wide Class B buffer until such time that it is dedicated and conveyed to the City.

1. Petitioner shall construct new curb and gutter on the west side of McKay Road along the Site's frontage on McKay Road as generally depicted on the Rezoning Plan. The new curb and gutter shall be located 15.5 feet from the existing centerline of McKay Road to provide recessed parking along this portion of McKay Road.

J. All required transportation improvements shall be constructed and approved prior to the issuance of the first certificate of occupancy for a new building to be constructed on the Site.

A. Set out on Sheet 2.0 of the Rezoning Plan are conceptual architectural renderings of each elevation of the building and the greenhouse to be constructed on the Site on Development Area 1 that are intended to depict the general conceptual architectural style and character of the building and the greenhouse to be constructed on Development Area 1. Accordingly, the building and the greenhouse to be constructed on Development Area 1 shall be designed and constructed so that the building and the greenhouse are substantially similar in appearance to the attached relevant conceptual architectural renderings with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building and the greenhouse to be constructed on Development Area 1 that do not materially change the overall conceptual architectural style and character shall be permitted.

B. The exterior building materials for the building to be constructed on Development Area I are designated and labelled on the attached conceptual architectural renderings.

C. The architectural standards set out below shall apply to a building constructed on the Site on Development Area 2.

(2) Facades fronting streets shall include a combination of windows and/or operable doors for a minimum of 60% of each frontage elevation, with transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above an adjacent street sidewalk.

(4) A direct pedestrian connection should be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.

(5) Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as, but not limited to, banking, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

(6) Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.

(7) The minimum height of any structure to be located on Development Area 2 shall be 22 feet, and the maximum height of any structure to be located on Development Area 2 shall be two stories and 40 feet.

(8) A multi-story building should have a minimum of 20% transparency on all upper stories.

E. In the event that an automotive service station without gasoline sales and without pull through service is located in the building on Development Area 2, the service bay doors may only be located on the interior (Site side) of the building and not on the street side of the building.

A. Petitioner shall establish a minimum 40.5 foot wide Class B buffer along the western and southwestern boundary lines of the Site as more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to Section 12.302(8) of the Ordinance, this Class B buffer has been reduced in width by 25% from 54 feet to 40.5 feet as a result of Petitioner's commitment to meet the requirements of Section 12.302(8) of the Ordinance.

B. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, or the event that a future street is constructed by others along the western boundary line of the Site or portions thereof, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

C. Petitioner shall satisfy the requirements of Section 11.405(7) of the Ordinance as necessary to reduce the minimum setbacks along McKay Road and the newly constructed extension of Highland Shoppes Drive to 14 feet.

D. Petitioner shall establish the following streetscape requirements along the Site's frontage on McKay Road and along the Site's frontage on the southern side of the newly constructed extension of Highland Shoppes Road: a six-foot sidewalk separated by an eight-foot planting strip.

E. A minimum 5 foot wide pedestrian path shall be installed within the Site as generally depicted on the Rezoning Plan. This pedestrian path may be composed of decomposed granite, mulch, concrete pavement, decorative pavers or other suitable materials.

F. Any fence installed around the perimeter of the outdoor display area on Development Area I shall be a decorative painted aluminum fence.

B. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance; provided, however, that the Site shall not be eligible for any exemptions referenced in Section 18-105(a)(7) of the Post-Construction Stormwater Ordinance.

C. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

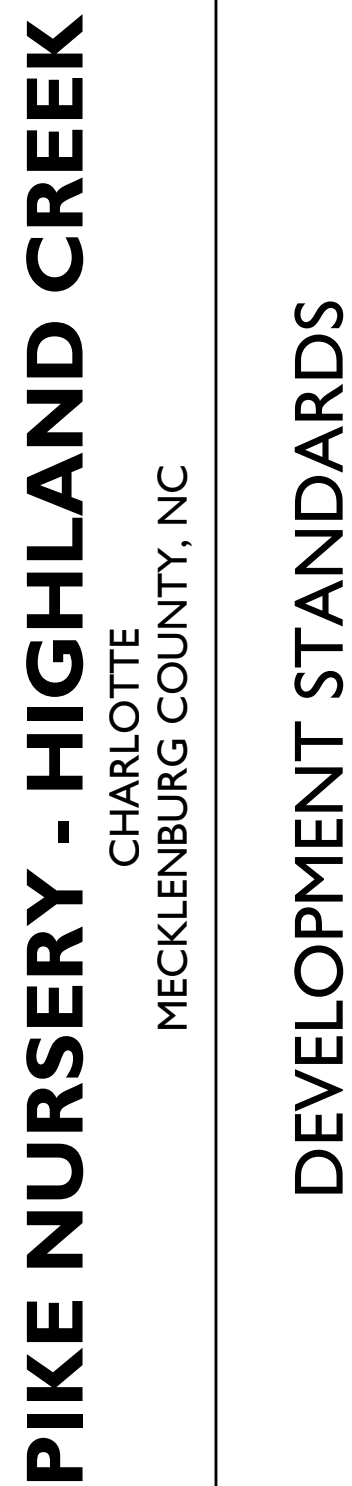
A. All freestanding lighting fixtures installed on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and in the landscaped and outdoor display areas) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved

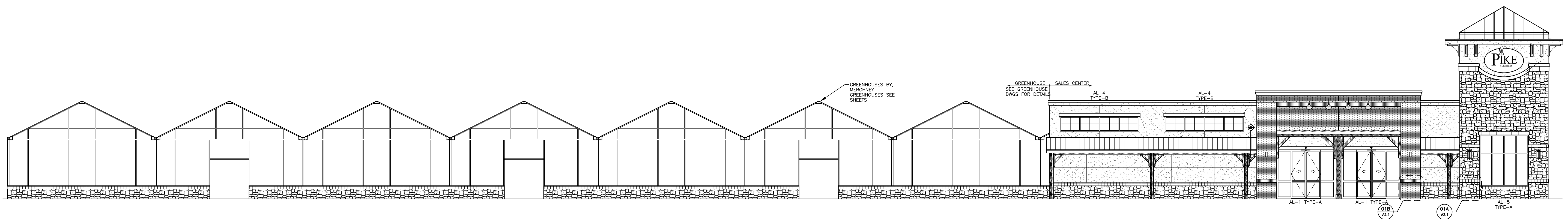


REVISIONS
1 - 05.14.18 STAFF COMMENTS
2 - 06.11.18 REVISED LAYOUT
3 - 07.23.18 STAFF COMMENTS

THIS DRAWING IS THE PROPERTY OF
BURTON ENGINEERING ASSOCIATES AND IS
NOT TO BE REPRODUCED OR COPIED IN
WHOLE OR IN PART. IT IS NOT TO BE USED
ON ANY OTHER PROJECT AND IS TO BE
RETURNED UPON REQUEST.

REZONING PETITION
2018-043

RZI.1
Sheet 2 of 2



ARCHITECTURAL GROUP

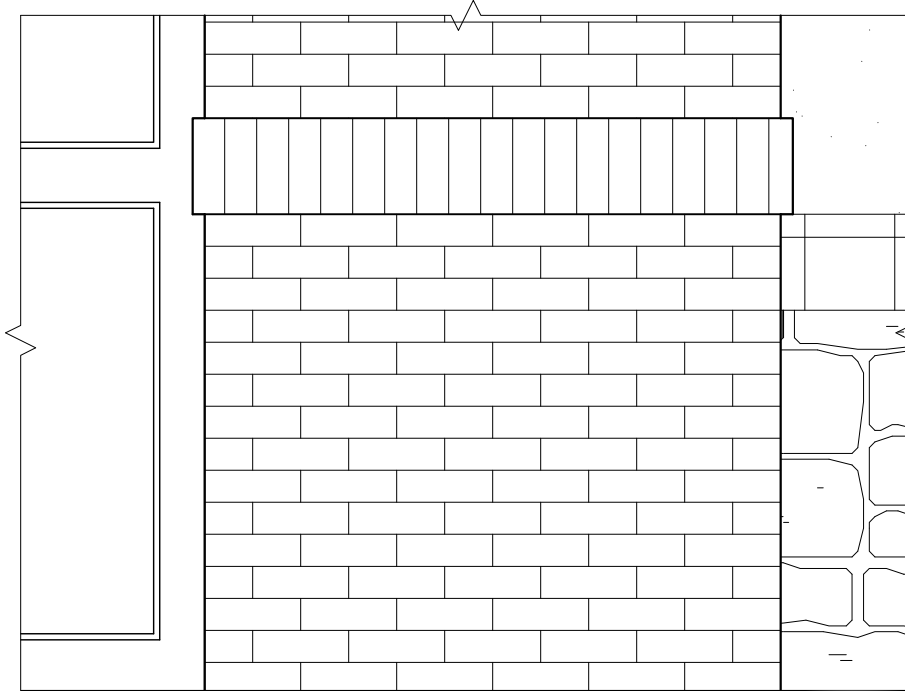
704 841.1899 tel 1242 Mann Drive Suite 200
841.8440 fax Matthews, North Carolina 28105
www.UrbanAIA.com

Seals:

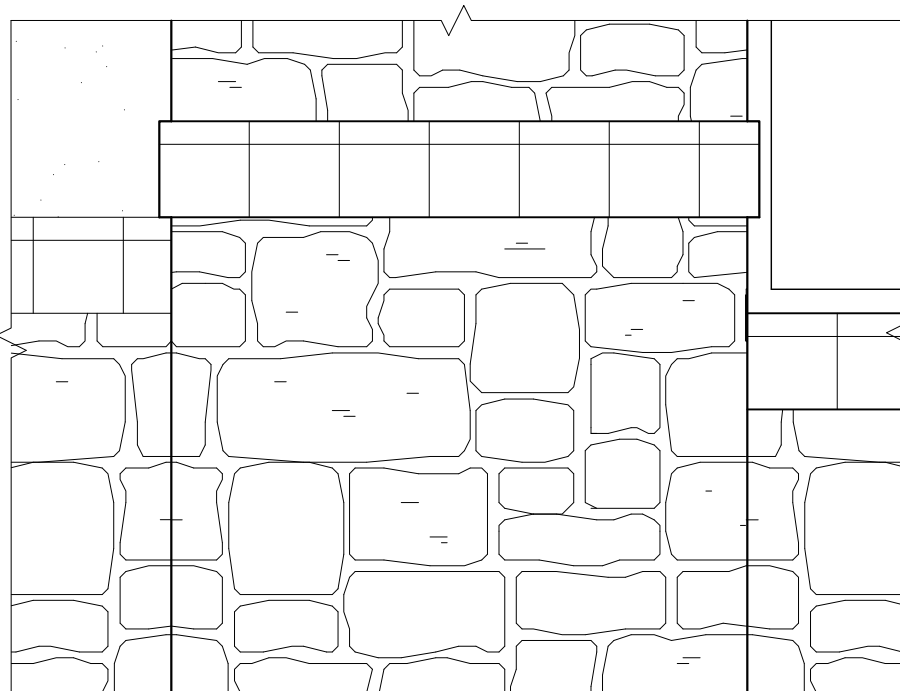
03 **ELEVATION:** Facing West to Parking Lot

$$3/32'' = 1'-0''$$

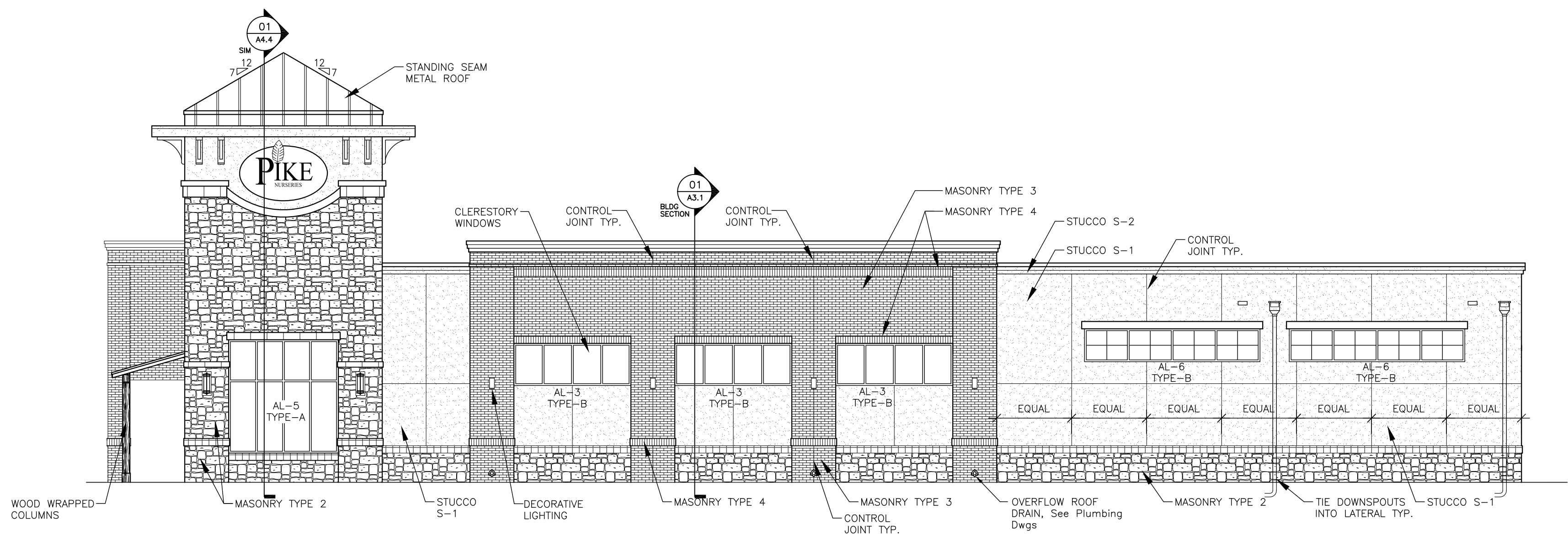
EXTERIOR FINISH SCHEDULE			
MASONRY SCHEDULE			
MASONRY TYPE	PRODUCT	NO./COLOR	MANUFACTURER
TYPE 1	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED
TYPE 2 (Upper Field)	CULTURED STONE	LIMESTONE CHARDONNAY	BORAL
TYPE 3 (Field)	BRICK	371 AUTUMN BLEND	TAYLOR CLAY
TYPE 4 (Accent)	BRICK	SAVANNAH GRAY	BORAL
TYPE 5	WATERTABLE	COLOR TO BE SELECTED BY ARCHITECT	TO BE SELECTED
TYPE 6	TRIMSTONE 6"x8"x1-1/2"	COLOR TO BE SELECTED BY ARCHITECT	HORIZON STONE GRACO DISTRIBUTORS
TYPE 7	PORCH TRIM 24"x6"x3-1/2"	COLOR TO BE SELECTED BY ARCHITECT	HORIZON STONE GRACO DISTRIBUTORS
TYPE 8	FLAT WALL CAP 12"x24"x2"	COLOR TO BE SELECTED BY ARCHITECT	HORIZON STONE GRACO DISTRIBUTORS
NOTE: Brick masonry pattern is a common running bond U.N.O. *Provide block w/ water-repellant integral admixture.			
E.I.F.S. ITEMS			
ITEM	PRODUCT	NO./COLOR	MANUFACTURER
S-1 STUCCO/E.I.F.S. (Field)	Exterior Insulation Finish System	#FS-108 Manor White FINISH: Limestone	BA5F Wall Systems Inc. Finestone
S-2 STUCCO/E.I.F.S. (Accent)	Exterior Insulation Finish System	#FS-10622 FINISH: Limestone	BA5F Wall Systems Inc. Finestone
S-3 STUCCO/E.I.F.S. (Brooklets)	Exterior Insulation Finish System	#FS-6 TAN FINISH: Limestone	BA5F Wall Systems Inc. Finestone
1. ALL EIFS IS TO BE INSTALLED AS REQUIRED BY 2012 NCSCB SECTION 1408. EIFS WILL NOT REQUIRE SPECIAL INSPECTIONS AS NOTED IN 2012 NCSCB SECTION 1704.14.			
PAINT & DECORATIVE ITEMS			
ITEM	PRODUCT	NO./COLOR	MANUFACTURER
Coping Cap	Pre-Finished	Hartford Green	UNA-CLAD or approved Equal
Standing Seam	Pre-Finished	Hartford Green	UNA-CLAD or approved Equal
PNT-1	Paint	Hartford Green	SHERWIN WILLIAMS
NOTES:			
NOTES: 1. X Substitutions can be made with Owner/Architect's approval.			
MASONRY SUBMITTALS:			
1. Brick and/or Decorative Block Samples: Submit 5 samples of each type of exposed brick required. Include in each set the full range of color and texture to be expected in the completed work. Architect review will be for color and texture only. Compliance with all other requirements is the exclusive responsibility of the Contractor. 2. Mock-Up Example Panel: Erect two proposed wall panel of brick at project site. Build panels 4'-0" long and 4'-0" high. Panels shall show proposed material, method of laying, workmanship, installation of reinforcing and color of mortar. Contractor shall be responsible for maintaining sample panels throughout the construction period and the removal of panels after the job is completed. Panels shall be the standard of construction of all brick masonry. See elevations- indicating mock-up view. 3. Product Handling: Store materials under cover, in dry place, and in manner to prevent damage or intrusion of foreign matter.			



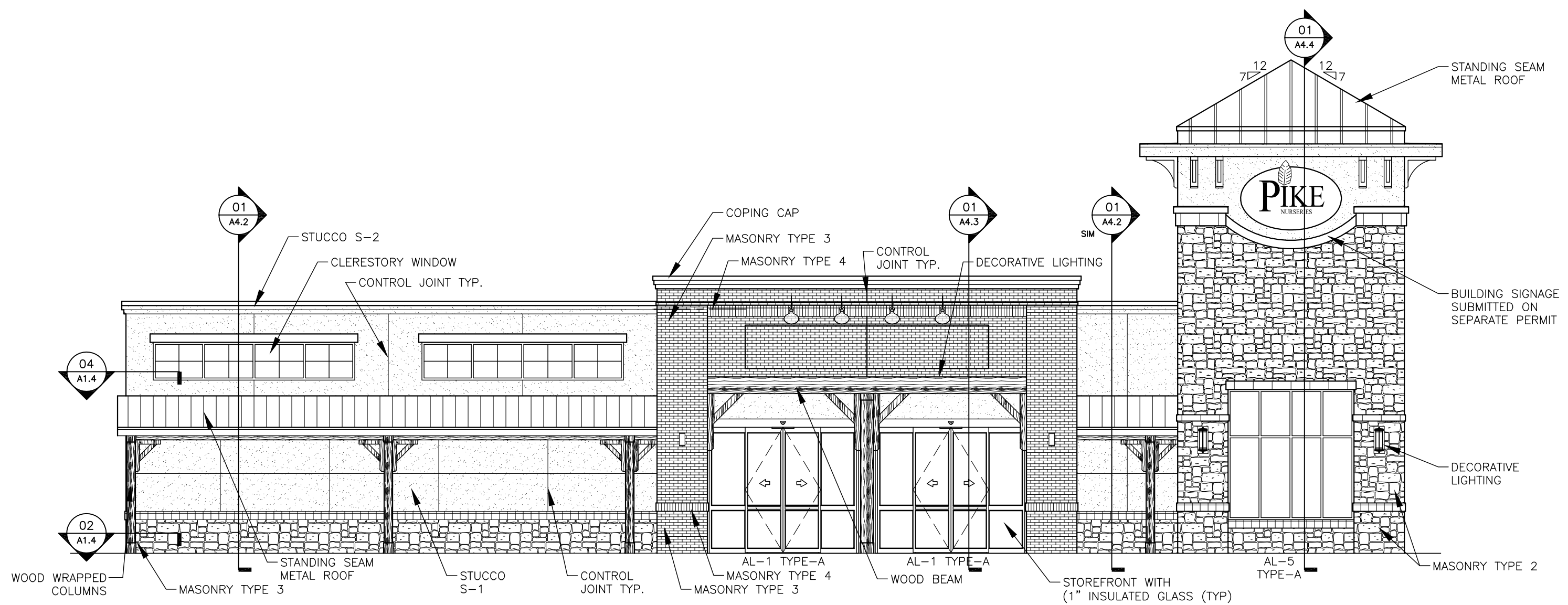
01R	ELEVATION: Brick Mock Up
-----	--------------------------

$$\frac{3}{4}'' = 1'-0''$$


01A	ELEVATION: Stone Mock Up
-----	--------------------------

$$3/4" = 1'-0"$$


02 **ELEVATION:** Right Side Facing South to Craven Thomas Road

$$1/8'' = 1'-0''$$


01	ELEVATION: Front Facing West to Parking Lot
----	---

$$1/8'' = 1'-0''$$

(1/16" = 1'-0" when 11x17)

PIKE NURSERIES HIGHLAND CREEK

New Construction

9813 McKay Road,
Charlotte, NC 28269

Date: July 13, 2018

Project Number: 2018-40

Issued For:

Construction Only: 08.17.18

EXTERIOR ELEVATIONS

101

A21

A2.1

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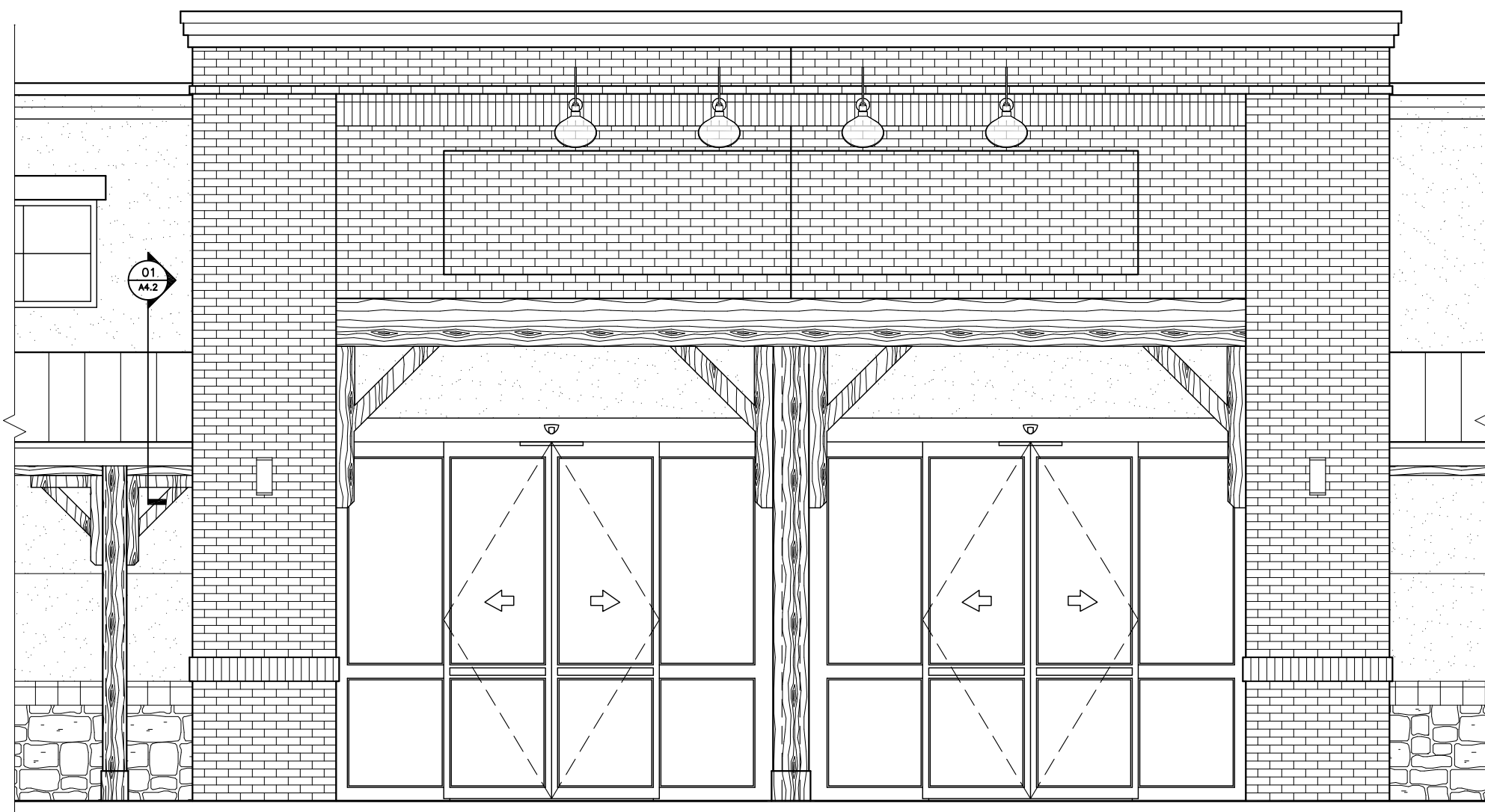


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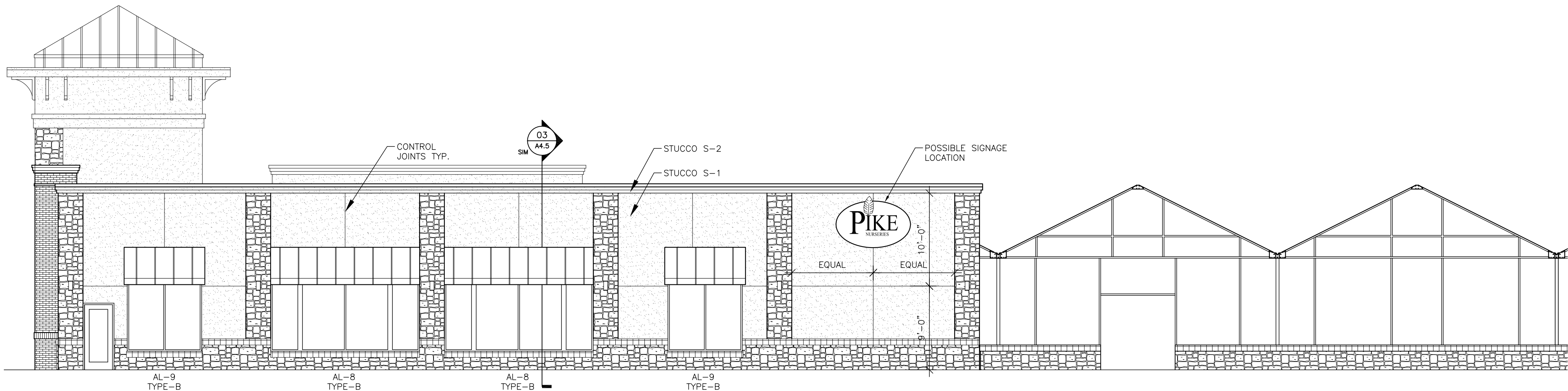
Seals:



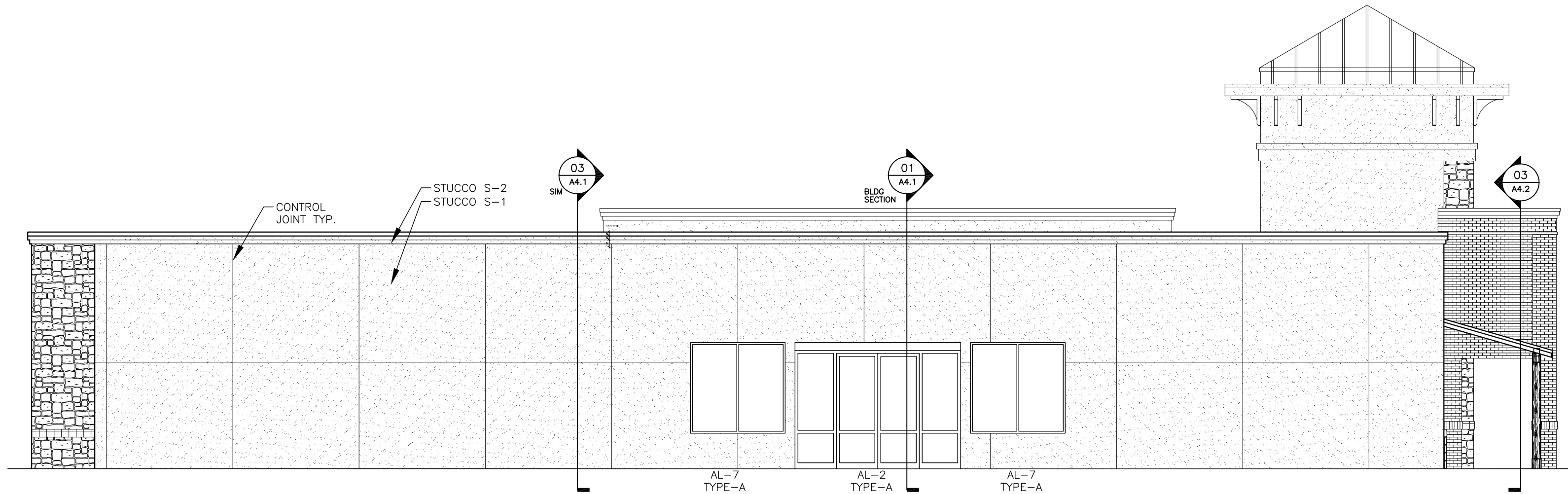
04 ENLARGED ELEVATION: Left Side Facing South
1/4" = 1'-0"



03 ENLARGED ELEVATION: Main Entrance Facing West
1/4" = 1'-0"



02 ELEVATION: Facing East to McKay Road
1/8" = 1'-0"



01 ELEVATION: Facing North to Greenhouse
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

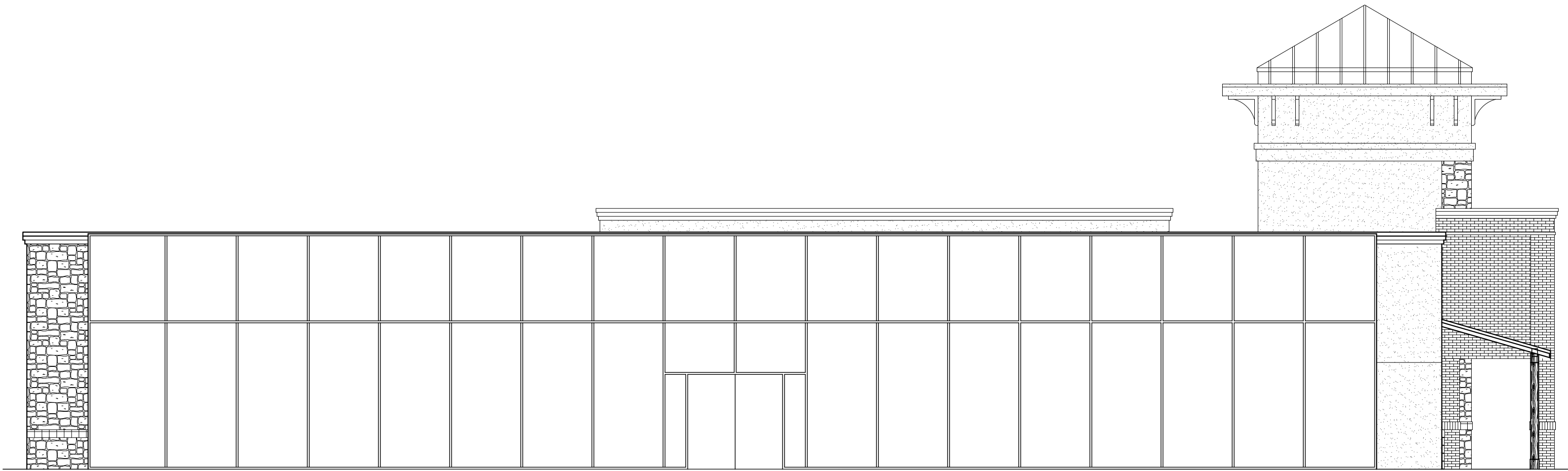
**PIKE NURSERIES
HIGHLAND CREEK**
New Construction

9813 McKay Road,
Charlotte, NC 28269

Date:	July 13, 2018
Project Number:	2018-40
Issued For:	
Construction Only:	08.17.18

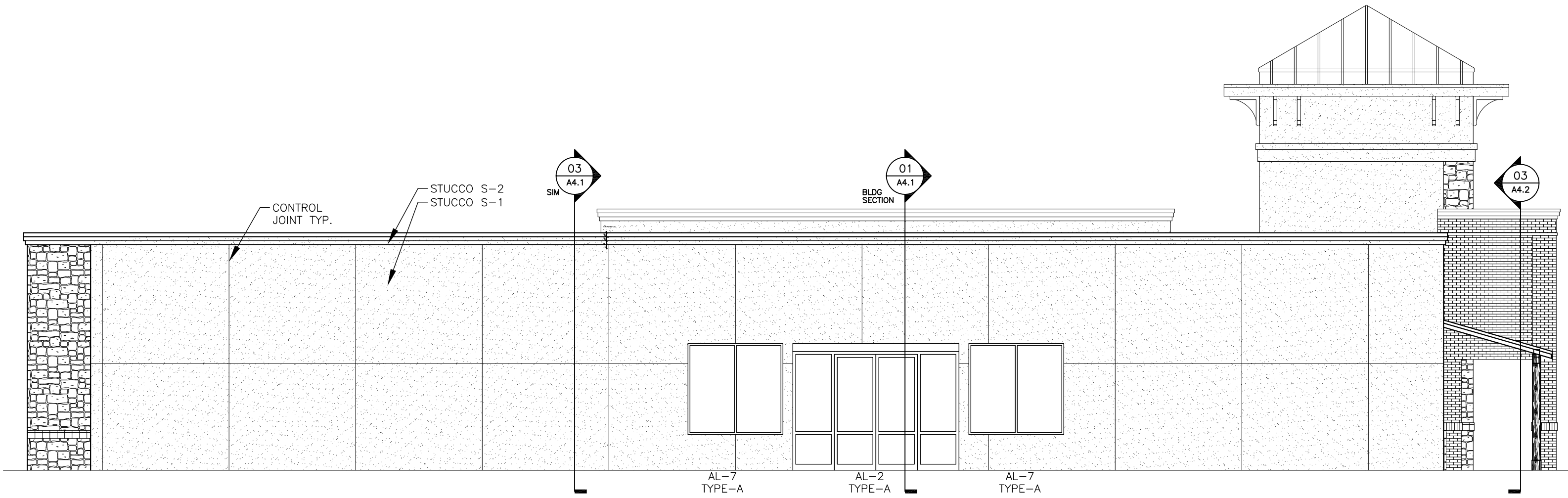
EXTERIOR ELEVATIONS	
A2.2	
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Seals:



02

ELEVATION: Facing North
1/8" = 1'-0"



01

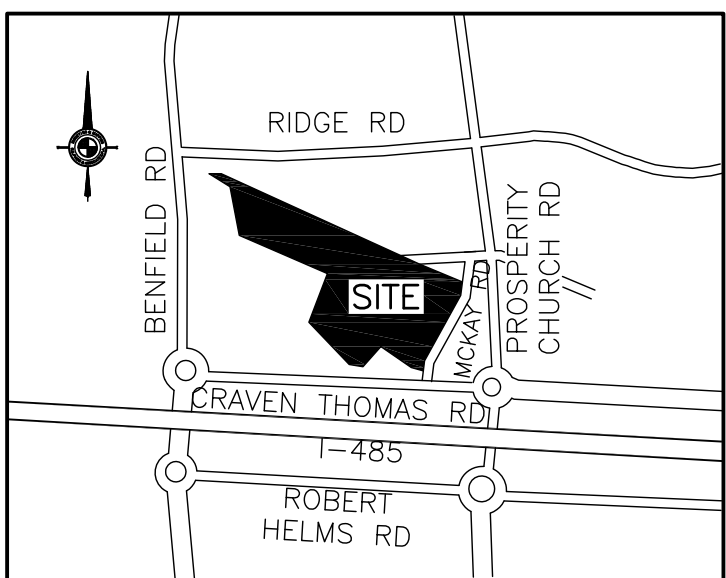
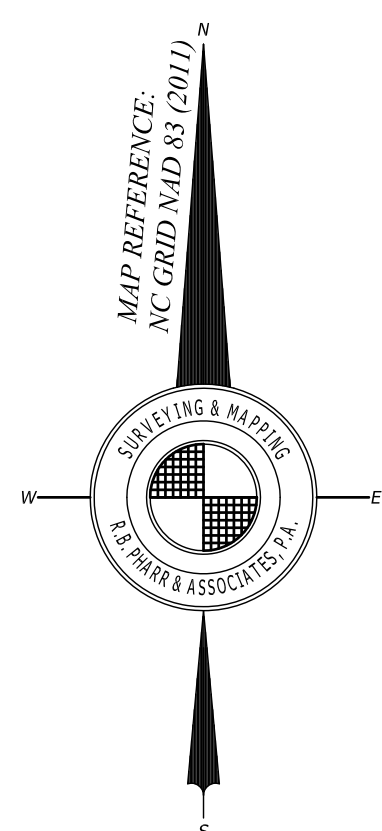
ELEVATION: Facing North to Greenhouse
1/8" = 1'-0"

(1/16" = 1'-0" when 11x17)

PIKE NURSERIES
HIGHLAND CREEK
New Construction

9813 McKay Road,
Charlotte, NC 28269

Date:	July 13, 2018
Project Number:	2018-40
Issued For:	
Construction Only:	08.17.18
EXTERIOR ELEVATIONS	
A2.3	
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TAG VENTURES LLC
OUTPARCEL 2
MB. 60 PR. 658
PIN # 027-561-28

SHW LLC
OUTPARCEL 3
MB. 60 PR. 658
PIN # 027-561-23

HIGHLAND SHOPPES DRIVE
67' PUBLIC R/W
(MB. 60 PG.658)

HEPVS LLC
LOT 6
MB. 60 PR. 658
PIN # 027-561-06

TREE LEGEND:
BRC - BIRCH
CED - CEDAR
HIC - HICKORY
MAP - MAPLE
PIN - PINE
POP - POPLAR

LINE LEGEND:
EASEMENT
GUARD RAIL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
FIBER OPTIC LINE
GAS LINE
POWER LINE
SANITARY SEWER PIPE
STORM DRAIN PIPE
WATER LINE
WOOD FENCE

LEGEND:
BH - BORE HOLE
BFP - BACK FLOW PREVENTOR
CGF - COMBID GRID FACTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CPC - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
DB - DEED BOOK
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
GM - GAS METER
GV - GAS VALVE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
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) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
WM - WATER METER
WV - WATER VALVE

PROSPERITY CHURCH INC
DB. 4063 PG. 90
PIN # 027-072-03

PROSPERITY CHURCH INC
DB. 31864 PG. 533
PIN # 027-072-10

CRAVEN THOMAS ROAD
VARIABLE PUBLIC R/W
I-485 LOOP TIP # R-2248E

MECKLENBURG COUNTY
ALCOHOLIC BEVERAGE
CONTROL BOARD
PART OF LOT 2B
MB. 52 PG. 944
PIN # 029-311-33

- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. 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.
 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. ELEVATIONS BASED ON N.G.S. MONUMENT "HIGHLAND". ELEVATION = 806.95 FEET. NAVD 88.
 6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 7. I-485 IS SHOWN AS A "FREEWAY EXPRESSWAY" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 175' FROM CENTERLINE.
 8. 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.
 9. THE PURPOSE OF THIS SURVEY IS TO SHOW TOPOGRAPHIC FEATURES IN REQUESTED AREA. PHYSICAL FEATURES MAY EXIST ON SUBJECT PROPERTY NOT SHOWN HEREON.

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
SUBJECT PROPERTY ZONED: CC
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3369.

GPS CERTIFICATION:

1. CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

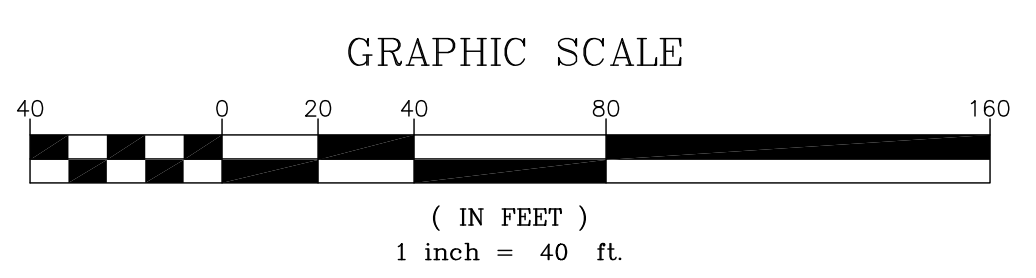
- (1) CLASS OF SURVEY: A1(10.000)
- (2) POSITIONAL ACCURACY: HORZ. NORTH=0.00855 EAST=0.00395 VERT.=0.00195
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- (4) DATES OF SURVEY: MAY 11, 2018
- (5) DATUM/EPOCH: NAD83(2011), NAVD88
- (6) PUBLISHED/FIXED-CONTROL: USE-N.G.S. MONUMENT "HIGHLAND"
- (7) GEOID MODEL: GEOID 12B (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99984098
- (9) UNITS: US SURVEY FEET

UTILITIES:
POWER
DUKE POWER ENERGY
1-800-777-9888
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6590
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



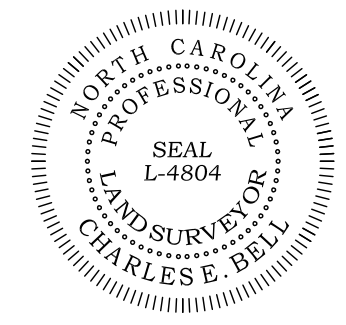
LINE	BEARING	DISTANCE
L1	S69°17'03"E	13.17'
L2	S69°17'03"E	40.71'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1117.61'	203.33'	S24°32'35"W	203.05'
C2	2533.32'	157.20'	S64°50'52"E	157.18'
C3	6636.26'	176.78'	S66°45'55"E	176.77'
C4	6636.26'	36.56'	S65°50'30"E	36.56'
C5	1091.22'	107.55'	S68°28'43"E	107.51'
C6	2418.83'	102.26'	S67°56'51"E	102.25'



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.
MAP NUMBER: 3710456900J; ZONE X
THIS IS TO CERTIFY THAT ON THE 30 DAY OF MAY 20 18, 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(2) NCAC 50 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 50 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
SIGNED

PRELIMINARY
FOR REVIEW AND APPROVAL



REVISIONS			BOUNDARY AND TOPOGRAPHIC SURVEY FOR:		
(7-17-18) TO ADD TREES			PIKE NURSERIES 9821 MCKAY ROAD CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 21854-69 MAP REFERENCE: 39-69 TAX PARCEL NO: 027-561-11		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, NC. 28204 TEL. (704) 376-2186		
CREW: NM	DRAWN: PJH	REVISED: PJH	SCALE: 1" = 40'	DATE: MAY 30, 2018	FILE NO. W-5569 JOB NO. 88498
PLOTTED: 7/17/2018 C:\88\4\88498\DWG\88498.DWG					