

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	50.00	98.84	75.91	83.51	N 63°56'53" E	113°15'25"
C2	40.00	35.00	18.71	33.90	S 22°20'08" E	50°08'25"
C3	50.00	55.44	30.98	52.64	S 30°14'30" E	63°31'38"
C4	99.29	51.99	26.61	51.40	N 51°40'23" W	30°00'04"
C5	50.00	209.44	86.61	86.60	S 23°19'36" W	239°59'54"
C6	99.29	51.98	26.60	51.39	S 81°40'26" E	23°58'50"

LINE	LENGTH	BEARING
L1	63.75	S 31°27'46" W
L2	56.20	S 37°22'56" W
L3	41.86	S 37°22'54" W
L4	103.03	S 38°04'13" W
L5	212.64	N 31°10'36" W
L6	196.74	S 42°06'51" W
L7	252.98	N 15°01'35" W
L8	602.39	N 77°27'25" W
L9	243.98	N 56°24'12" W
L10	234.94	N 63°17'22" W
L11	88.52	N 82°41'45" W
L12	152.33	N 07°14'39" E
L13	20.01	S 82°46'33" E
L14	275.79	N 07°19'49" E
L15	543.94	S 68°20'10" E
L16	138.40	N 44°27'48" E
L17	110.30	S 47°24'27" E
L18	31.32	S 22°28'24" W
L19	222.98	S 68°20'10" E
L20	121.70	S 23°15'55" W
L21	181.99	S 66°18'48" E
L22	52.25	S 17°24'54" W
L23	67.62	S 21°59'11" W

To The Boulevard Company and Chicago Title Insurance Company:
This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of North Carolina, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: _____

(signed) _____ Registration No. L-4275 _____ (seal)



NOTES PERTAINING TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CH06-0033875 EFFECTIVE DATE: AUGUST 16, 2006 AT 8:00 AM & NOVEMBER 17, 2006 AT 8:00 AM SCHEDULE B - SECTION 2

- 4A. EASEMENTS TO DUKE POWER COMPANY RECORDED IN BOOK 899, PAGE 172 MAY AFFECT SUBJECT PROPERTY, BUT DUE TO AGE AND VAGUENESS OF DESCRIPTION A MORE PRECISE DETERMINATION CANNOT BE MADE.
- 4B. EASEMENTS TO DUKE POWER RECORDED IN BOOK 1618, PAGE 419 AFFECT TRACTS 1, 2, 6, AND 9 THRU 22 WITH A BLANKET NON-PLOTTABLE EASEMENT.
5. EASEMENT TO SOUTHERN PUBLIC UTILITIES COMPANY RECORDED IN BOOK 696, PAGE 339 MAY AFFECT SUBJECT PROPERTY, BUT DUE TO AGE AND VAGUENESS OF DESCRIPTION A MORE PRECISE DETERMINATION CANNOT BE MADE.
6. PERMANENT RIGHT OF WAY EASEMENT TO AMERICAN CABLEVISION OF CAROLINA, INC. RECORDED IN BOOK 4409, PAGE 922 AFFECTS TRACT 1 WITH A 10-FOOT EASEMENT AS SHOWN.
7. PERMANENT EASEMENT FOR STORM DRAINAGE TO THE CITY OF CHARLOTTE RECORDED IN BOOK 9224, PAGE 523 AFFECTS TRACT 1 AS SHOWN.
8. PERMANENT EASEMENT FOR STORM DRAINAGE TO THE CITY OF CHARLOTTE RECORDED IN BOOK 18326, PAGE 731 AFFECTS TRACT 3 AS SHOWN.
9. PERMANENT RIGHT OF WAY EASEMENT TO AMERICAN CABLEVISION OF CAROLINA, INC. RECORDED IN BOOK 4409, PAGE 924 AFFECTS TRACT 3 AS SHOWN.
10. PERMANENT EASEMENT FOR STORM DRAINAGE TO THE CITY OF CHARLOTTE RECORDED IN BOOK 18326, PAGE 731 AFFECTS TRACT 3 AS SHOWN.
11. EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 1618, PAGE 412 AFFECTS TRACTS 3 AND 4 WITH A BLANKET NON-PLOTTABLE EASEMENT.
12. PERMANENT EASEMENT FOR STORM DRAINAGE TO THE CITY OF CHARLOTTE RECORDED IN BOOK 18326, PAGE 731 AFFECTS TRACT 4 AS SHOWN.
13. EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 1750, PAGE 585 AFFECTS TRACT 8 WITH A BLANKET NON-PLOTTABLE EASEMENT.
14. PERMANENT EASEMENT FOR STORM DRAINAGE TO THE CITY OF CHARLOTTE RECORDED IN BOOK 13806, PAGE 656 AFFECTS TRACT 9 AS SHOWN.
15. PERMANENT EASEMENT FOR STORM DRAINAGE TO THE CITY OF CHARLOTTE RECORDED IN BOOK 13806, PAGE 656 AFFECTS TRACT 10 AS SHOWN.
16. DEED OF RIGHT OF WAY RECORDED IN BOOK 3984, PAGE 55 AFFECTS TRACT 10 AS SHOWN HEREON.
17. RIGHT OF WAY AGREEMENT TO THE CITY OF CHARLOTTE RECORDED IN BOOK 3719, PAGE 201 AFFECTS TRACT 10 AS SHOWN HEREON.
18. CATV RIGHT OF WAY EASEMENT TO AMERICAN TELEVISION & COMMUNICATIONS CORPORATION 476/6 CABLEVISION OF CHARLOTTE RECORDED IN BOOK 8296, PAGE 812 AFFECTS TRACT 11 WITH A 5-FOOT EASEMENT AS SHOWN.
19. CATV RIGHT OF WAY EASEMENT TO AMERICAN TELEVISION & COMMUNICATIONS CORPORATION 476/6 CABLEVISION OF CHARLOTTE RECORDED IN BOOK 8296, PAGE 824 AFFECTS TRACT 12 WITH A 5-FOOT EASEMENT AS SHOWN.
20. SEWER LINE RIGHT OF WAY AGREEMENT RECORDED IN BOOK 3295, PAGE 510 BENEFITS TRACT 16 AND BURDENS TRACT 23 AS SHOWN.
21. RESTRICTIONS AND EASEMENTS RECORDED IN BOOK 2451, PAGE 51 AFFECT TRACT 23 WITH SETBACK LINES AND A 10-FOOT UTILITY EASEMENT AS SHOWN.
22. EASEMENTS AND SETBACK LINES SHOWN ON PLAT RECORDED IN MAP BOOK 11, PAGE 35 AFFECT TRACT 23 AS SHOWN.
23. POWER LINE RIGHT OF WAY AGREEMENT TO MECKLENBURG COUNTY RECORDED IN BOOK 3295, PAGE 510 AFFECTS TRACT 23 AS SHOWN.
24. RESTRICTIONS AND EASEMENTS RECORDED IN BOOK 2776, PAGE 7 AFFECT TRACT 24 WITH SETBACK LINES AND EASEMENTS AS SHOWN.
25. EASEMENTS AND SETBACK LINES SHOWN ON PLAT RECORDED IN MAP BOOK 12, PAGE 537 AFFECT TRACT 24 AS SHOWN.
26. EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 2801, PAGE 132 AFFECTS TRACT 24 WITH A BLANKET NON-PLOTTABLE EASEMENT.
27. EASEMENT AGREEMENTS TO THE CITY OF CHARLOTTE RECORDED IN BOOK 3744, PAGE 464 AND BOOK 3718, PAGE 678 AFFECT TRACT 24 AS SHOWN.
28. PERMANENT EASEMENT FOR STORM DRAINAGE TO THE CITY OF CHARLOTTE RECORDED IN BOOK 19710, PAGE 170 AFFECTS TRACT 24 AS SHOWN.
29. RIGHT OF WAY AGREEMENT RECORDED IN BOOK 2866, PAGE 110 AFFECTS TRACT 25 AS SHOWN HEREON.
- 29B. MAP BOOK 45, PAGE 487 SHOWS A 10-FOOT SANITARY SEWER EASEMENT RECORDED IN BOOK 2866, PAGE 110, A 5-FOOT REAR UTILITY EASEMENT, A 45-FOOT SETBACK LINE IN BOOK 2866, PAGE 110, A 5-FOOT REAR UTILITY EASEMENT, A 10-FOOT SIDEYARD AFFECTING TRACT 25 AS SHOWN HEREON.
- 29C. MAP BOOK 44, PAGE 602 SHOWS A 5-FOOT REAR UTILITY EASEMENT, A 10-FOOT SIDEYARD AFFECTING TRACT 25 AS SHOWN HEREON. MAP BOOK 44, PAGE 602 CONTAINS NO EASEMENTS, RESTRICTIONS LINES, OR SETBACK LINES AFFECTING TRACT 25.
- 29D. MAP BOOK 6, PAGE 825 CONTAINS NO EASEMENTS, RESTRICTIONS LINES OR SETBACK LINES AFFECTING TRACT 25.

TREE LEGEND

- (SIZE IN INCHES)
- ASH
 - BEECH
 - BIRCH
 - CEDAR
 - CHERRY
 - DOGWOOD
 - ELM
 - SWEET GUM
 - HICKORY
 - HOLLY
 - JAPANESE MAPLE
 - MAGNOLIA
 - MAPLE
 - MIMOSA
 - OAK
 - RED OAK
 - WHITE OAK
 - PEACH
 - PEAR
 - PERSIMMON
 - PINE
 - POPLAR
 - REDBUD
 - SYCAMORE
 - WALNUT

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- STORM DRAIN
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- FENCE LINE

GENERAL NOTES

1. THIS IS A SURVEY OF EXISTING PARCELS OF LAND. THIS IS AN ALTA/ACSM LAND TITLE SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON N.C. GRID (NAD 83) BASED ON MECKLENBURG COUNTY MONUMENT "1378" HAVING COORDINATES AS SHOWN.
3. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 AND TAKEN FROM MECKLENBURG COUNTY MONUMENT "1378" (ELEV. = 625.86').
4. ZONING: R-3
BUILDING SET BACKS: FRONT 30'
SIDE 6'
REAR 45'
MAXIMUM BUILDING HEIGHT: 40'
5. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 370158 0246E, DATED FEBRUARY 4, 2004.
6. REFERENCES: (1) MAP BOOK 6, PAGE 825
(2) MAP BOOK 12, PAGE 537
(3) MAP BOOK 11, PAGE 35
OF THE MECKLENBURG COUNTY REGISTRY
(4) PRELIMINARY SITE #6120-6136 SHARON ROAD FOR VISION VENTURES CONSTRUCTION SERVICES INC. BY A.G. ZOUTEWELLE SURVEYORS DATED 04-03-06
PIN: AS SHOWN
7. UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. CENTERLINE OF SHARON ROAD IS NOT COINCIDENT WITH THE CENTERLINE OF THE EXISTING RIGHT-OF-WAY AS SHOWN ON M.B. 6, PAGE 825.
9. SANITARY SEWER MANHOLE FILLED WITH WATER. UNABLE TO DETERMINE USE.

AREA WITHIN TRACTS 1-22, 25	15.91 ACRES
AREA WITHIN SHERBROOKE R/W	693,103 SQ. FT.
AREA WITHIN SHERBROOKE R/W	1.87 ACRES
TOTAL AREA	17,777 ACRES

IMPERVIOUS AREA SUMMARY:	
IMPERVIOUS AREA WITHIN TRACTS 1-25	116,055 SQ. FT.
IMPERVIOUS AREA WITHIN SHERBROOKE R/W	26,003 SQ. FT.
TOTAL IMPERVIOUS AREA	142,058 SQ. FT.

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
CHARLOTTE, NORTH CAROLINA 28217
5311 SEVENTY SEVEN CENTER DRIVE, SUITE 66
704-527-0800

REVISIONS:	
12/19/2006	ADDED TRACT 25

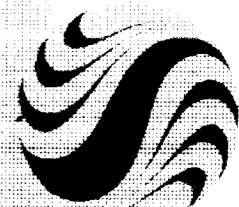
THE BOULEVARD COMPANY
715 NORTH CHURCH ST.
SUITE 110
CHARLOTTE, NORTH CAROLINA 28202

OWNER:

SHERBROOK SUBDIVISION
SHERBROOKE ROAD AND SHARON ROAD
CITY OF CHARLOTTE, MECKLENBURG CO., NORTH CAROLINA
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.	BLV-06030
FILENAME	BLV06030-0
DRAWN BY:	BSK
CHECKED BY:	KSB
SCALE:	1"=50'
DATE:	10/4/2006
SHEET NO.	1-1

McADAMS



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Stantec

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Legend

COMMON OPEN SPACE ONLY

TREE SAVE AREA/Common OPEN SPACE

TREE SAVE ONLY

Notes

DEVELOPMENT DATA

SITE ACREAGE: ±17.77 AC.
EXISTINE ZONING: R-3
PROPOSED ZONING: MX-1
NO. OF UNITS: 74
PROPOSED DENSITY: 4.16 / AC.

LOTS ALLOWED: 106
OPEN SPACE REQUIRED: 1.78 AC. (10%)
OPEN SPACE PROVIDED: 2.87 AC.
TREE SAVE REQUIRED: 10%
TREE SAVE PROVIDED: 10% OR MORE

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: 7,200 S.F.
MINIMUM LOT WIDTH: 60'
FRONT SETBACK: 20'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 20'
BUILDING HEIGHT: 40'
ROADS: PROPOSED PRIVATE (SEE DETAIL)

Revision _____ By _____ Appd. _____ YY.MM.DD

File Name: _____

Permit-Seal _____

Client/Project:
THE BOULEVARD COMPANY

SHERBROOKE

Charlotte NC U.S.A.

Title
TECHNICAL DATA SHEET
PETITION # 2007-001

Project No. 173200748

Drawing No. _____

Scale
1"=100'

Sheet _____

Revision _____

RZ-1

1 of 3

0

DEVELOPMENT NOTES:

1. 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 WITHIN THE BUILDING ENVELOPE LINE AS SHOWN ON THE PLAN PER SECTION 6.2 OF THE ZONING ORDINANCE.

2. THE USE OF THE SITE WILL BE FOR THE CONSTRUCTION OF SINGLE-FAMILY DETACHED HOMES ON INDIVIDUAL LOTS ALONG WITH RELATED ACCESSORY USES UNDER THE MX-1 DISTRICT STANDARDS AND THE CONDITIONS OF THIS SITE PLAN.

3. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.

4. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.

5. ACCESS WILL BE PROVIDED BY A PRIVATE STREET CONNECTION TO SHARON RD.

6. THE PETITIONER, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.208, "INNOVATIVE DEVELOPMENT STANDARDS", MAY PROPOSE MODIFICATIONS TO THE FOLLOWING STANDARDS:

STREET RIGHT-OF WAY WIDTHS
STREET TYPE, DIMENSIONS, AND CONSTRUCTION STANDARDS
SETBACKS, SIDE YARDS AND REAR YARDS
LOT WIDTH

7. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, 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.

8. 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.



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Legend

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Revision	By	Appd.	YY.MM.DD
File Name:	Dwn.	Chkd.	Dsgn.
Permit-Seal			YY.MM.DD

Client/Project
THE BOULEVARD COMPANY

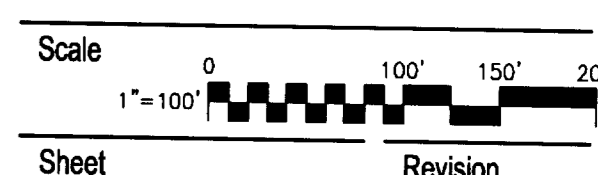
SHERBROOKE

Charlotte NC U.S.A.

Title
**ILLUSTRATIVE SITE PLAN
PETITION # 2007-001**

Project No.
173200748

Drawing No.

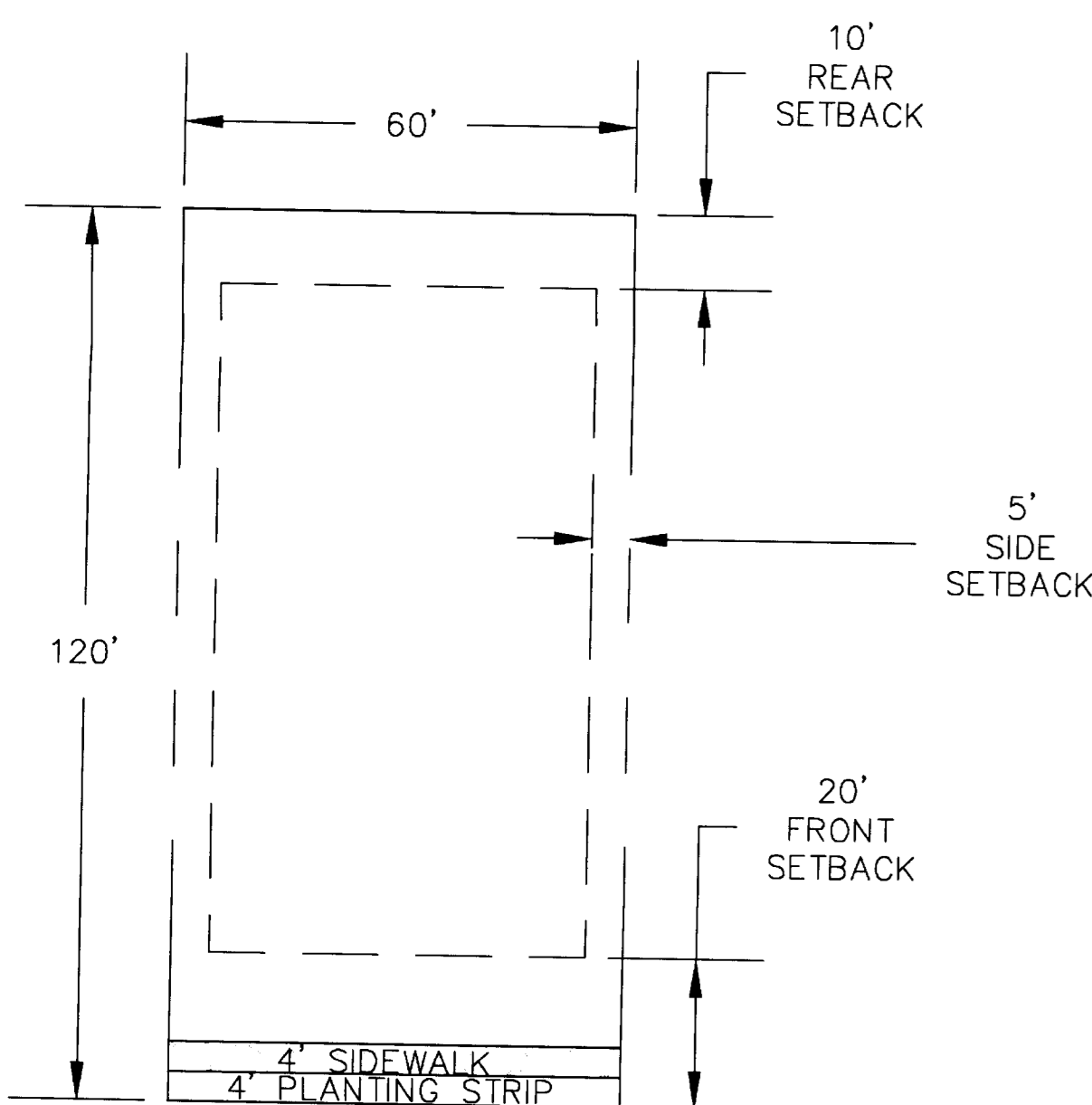
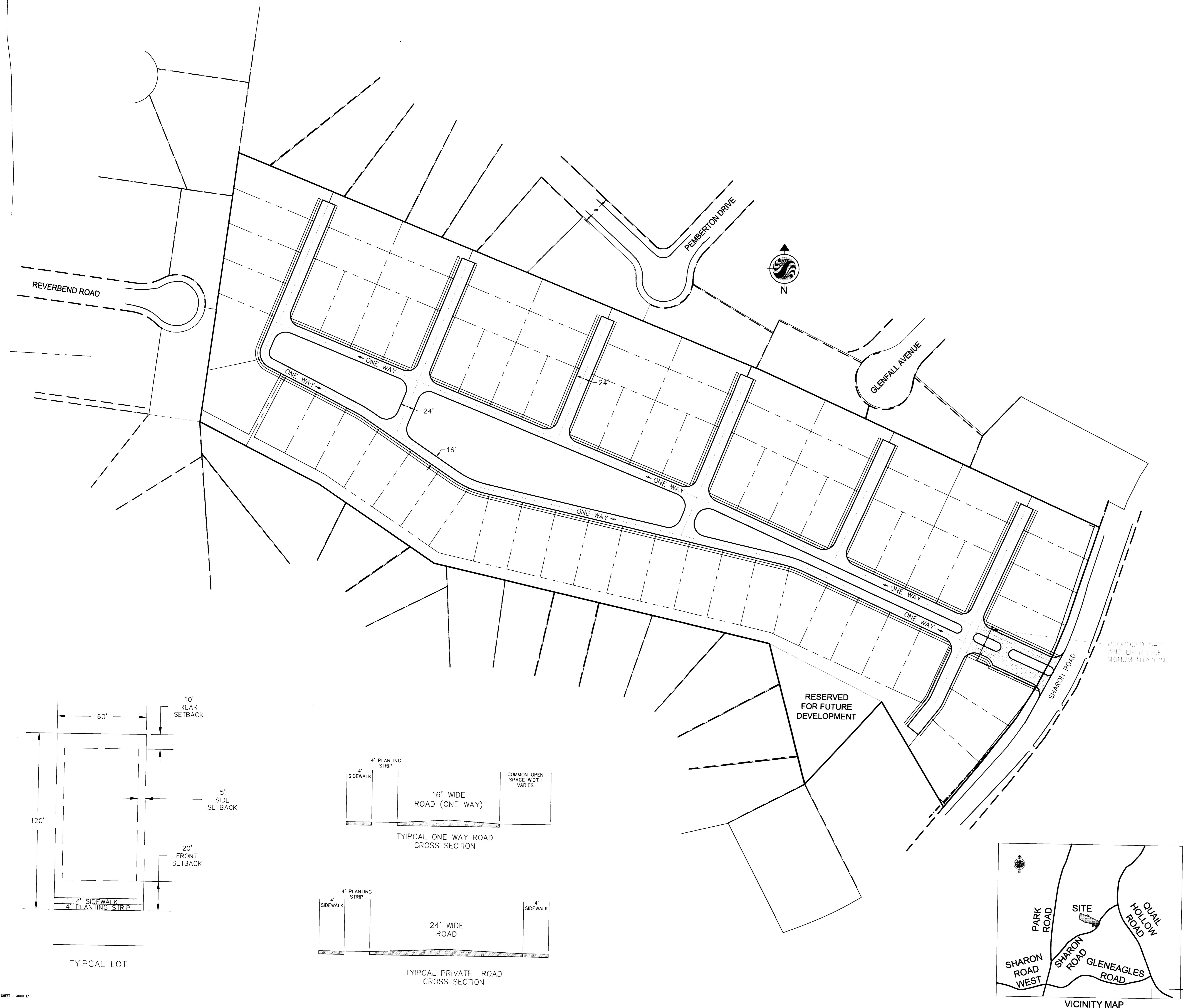


Sheet
Revision

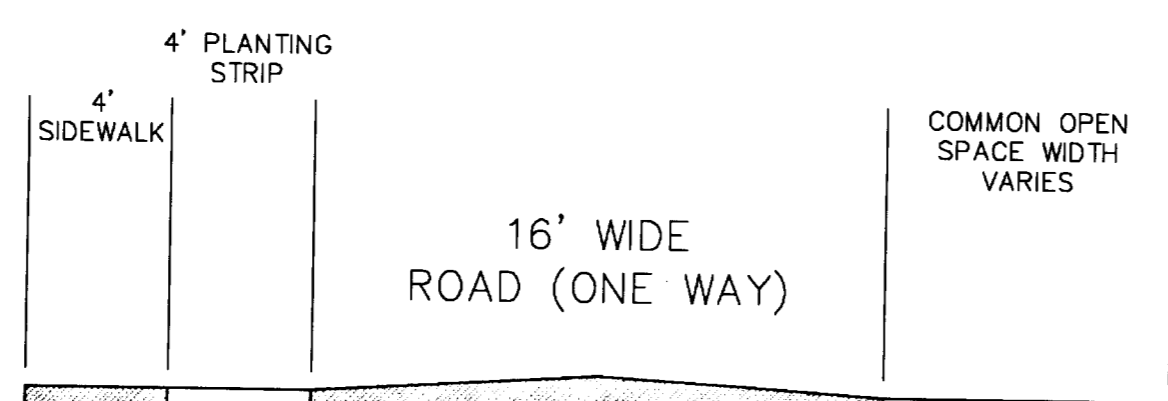
RZ-2

2 of 3

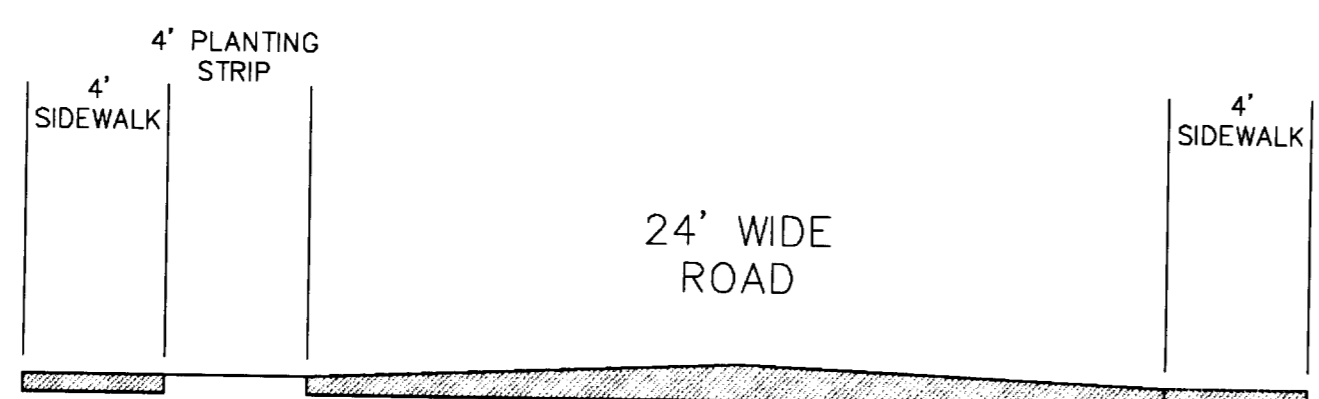
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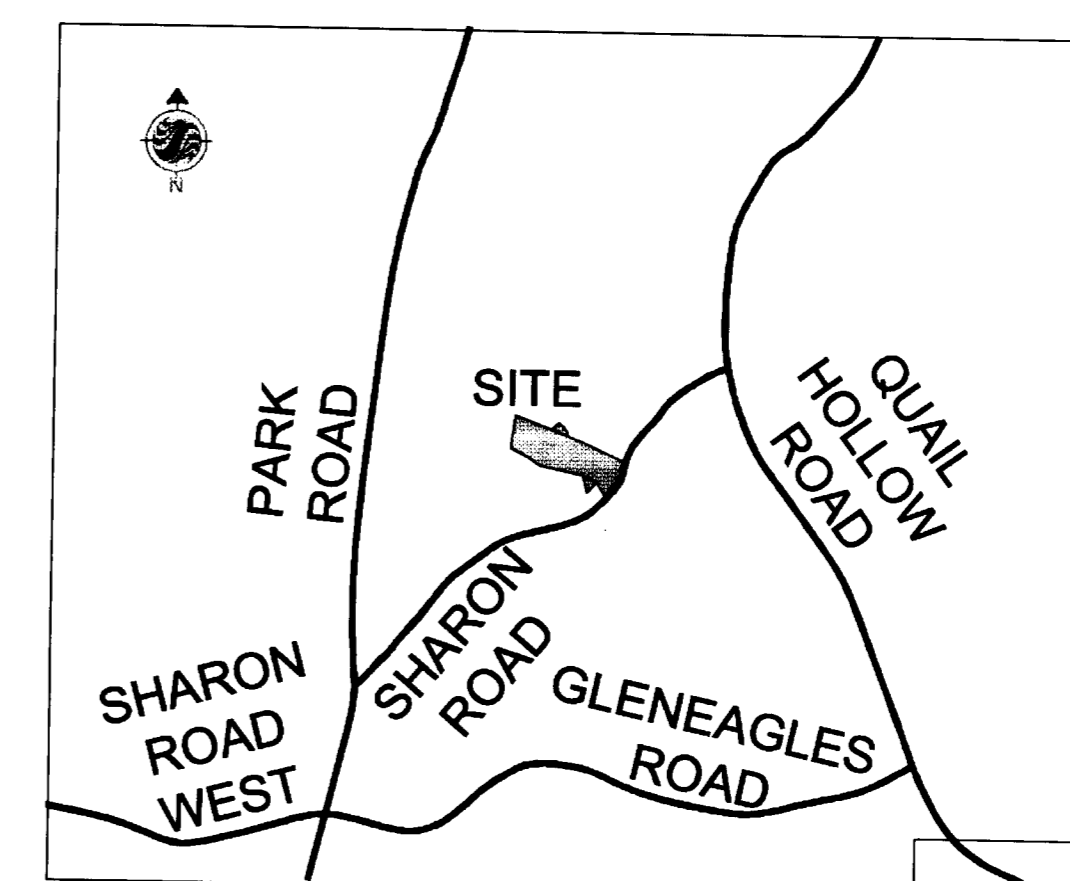
TYPICAL LOT



TYPICAL ONE WAY ROAD CROSS SECTION



TYPICAL PRIVATE ROAD CROSS SECTION



VICINITY MAP