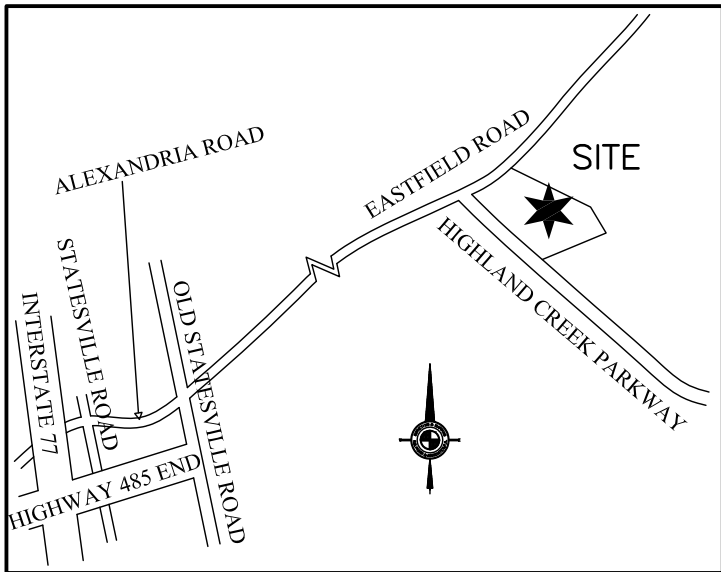
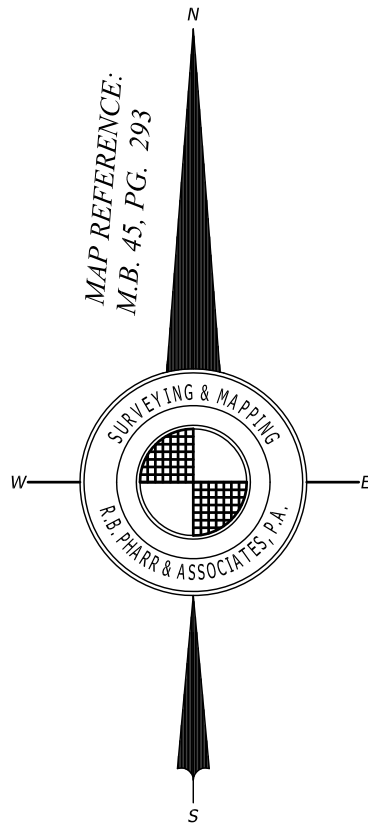


STOR-ALL PROPERTIES, INC. - HIGHLAND CREEK PARKWAY AND EASTFIELD ROAD - REZONING

STOR-ALL PROPERTIES, INC. (OWNER)
HIGHLAND CREEK PARKWAY AND EASTFIELD ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
DEED REFERENCE: 20050-382
TAX PARCEL: 029-641-10



VICINITY MAP
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
PIN - 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

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED:

NS / NEIGHBORHOOD SERVICE DISTRICT

MINIMUM SETBACK: 14' FROM BOC
MINIMUM SIDE YARD IF ADJACENT TO NONRESIDENTIAL: 0 OR 10'
MINIMUM SIDE YARD IF ADJACENT TO RESIDENTIAL: 10'
MINIMUM REAR YARD ADJACENT TO NONRESIDENTIAL: 10'
MINIMUM REAR YARD ADJACENT TO RESIDENTIAL: 20'
MAXIMUM BUILDING HEIGHT: 60'

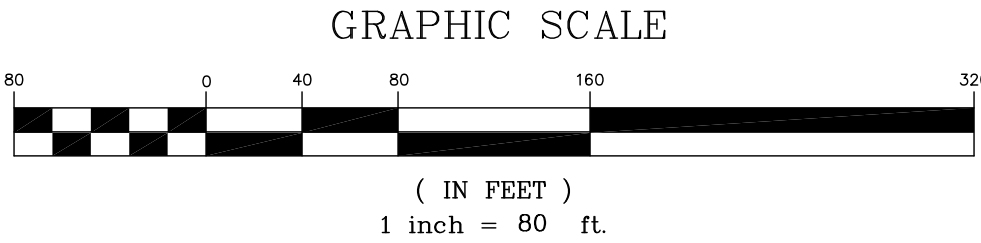
BD(CD) DISTRIBUTIVE BUSINESS

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 40'

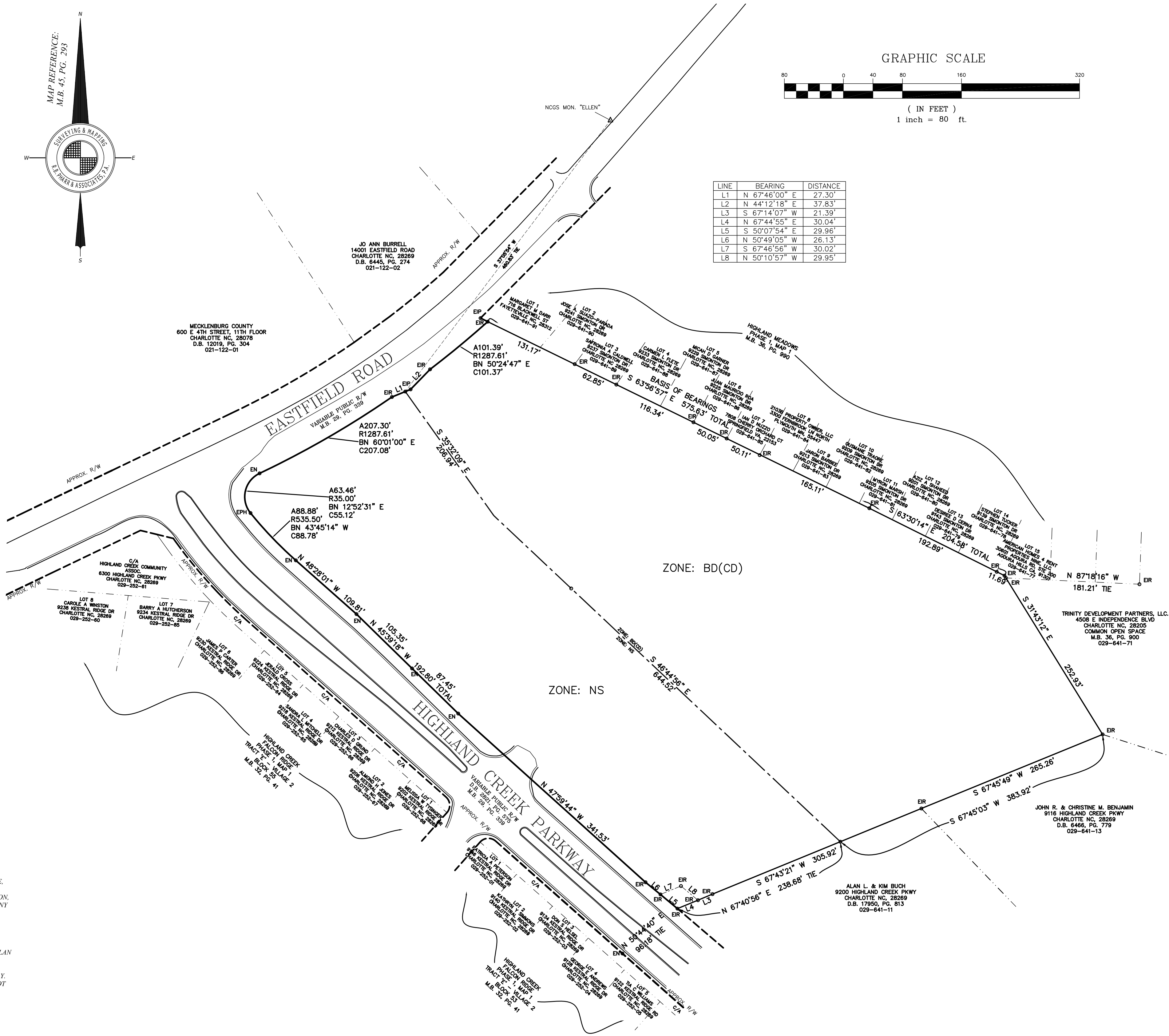
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- SURVEY IS LOCALIZED TO N.G.S. MONUMENT "ELLEN"
- 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.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- EASTFIELD ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND IS SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' 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.
- NO NEW PARCELS ARE CREATED WITH THIS MAP.
- THE PURPOSE OF THE PLAT IS TO SHOW THE NEW ZONING LINE OF BD-CD (DISTRIBUTIVE BUSINESS, CONDITIONAL) SEPARATING THAT FROM ORIGINAL ZONING OF NS (NEIGHBORHOOD SERVICE DISTRICT).



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 67°46'00" E | 27.30' |
| L2 | N 44°12'18" E | 37.83' |
| L3 | S 67°14'07" W | 21.39' |
| L4 | N 67°44'55" E | 30.04' |
| L5 | S 50°07'54" E | 29.96' |
| L6 | N 50°49'05" W | 26.13' |
| L7 | S 67°46'56" W | 30.02' |
| L8 | N 50°10'57" W | 29.95' |



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: 20050, PG. 382); 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. 47-39 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18TH DAY OF
MARCH, A.D., 2015.

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

PRELIMINARY

C. CLARK NEILSON

DATE

NCLPS L-3212
C.NEILSON@rpharr.com

PRELIMINARY PLAT

NOT FOR RECORDATION

CONVEYANCE OR SALES

C. CLARK NEILSON

CREW: RBP BZM

REVIS: BZM

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 18, 2014.
MAP NUMBER: 3710467000K

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE CHARLOTTE, NC. 28204 TEL: (704) 376-2186
SCALE: 1" = 80' DATE: MARCH 18, 2015 FILE NO. W-4760(a) JOB NO. 83091

PLOTTED: 6/10/2015
G:\83\0\83091\DWG\83091.DWG



280 W. HILLSBORO BLVD.
DEERFIELD BEACH, FL. 33441
(954) 480-6987
(954) 480-6613 (FAX)
E-MAIL = gjadesign@aol.com



SCALE: $3/32" = 1'-0"$



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



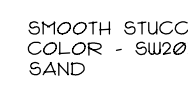
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

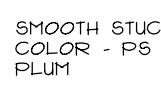
SMOOTH SAND FLOAT
TEXTURED STUCCO
COLOR - SW2060
CASA BLANCA



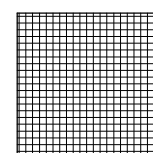
LIGHT TEXTURED
STUCCO
COLOR - SW20T
COBBLESTONE



SMOOTH STUCCO
COLOR - SW20
SAND



SMOOTH STUC
COLOR - P8
PLUM



REVISIONS

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P R O J E C T

STOR•ALL®
HIGHLAND CREEK - 5004

P R O J E C T

HIGHLAND CREEK PKWY.
CHARLOTTE, N.C.

MECKLENBURG COUNTY

ARCHITECTURAL
SITE PLANDESIGNED BY: GJA

DRAWN BY: GJA
CHECKED BY: GJA

SCALE: 3/32"=1'-0"

DIR: E06-HIGHLANDS

S H E E T N O.

A2