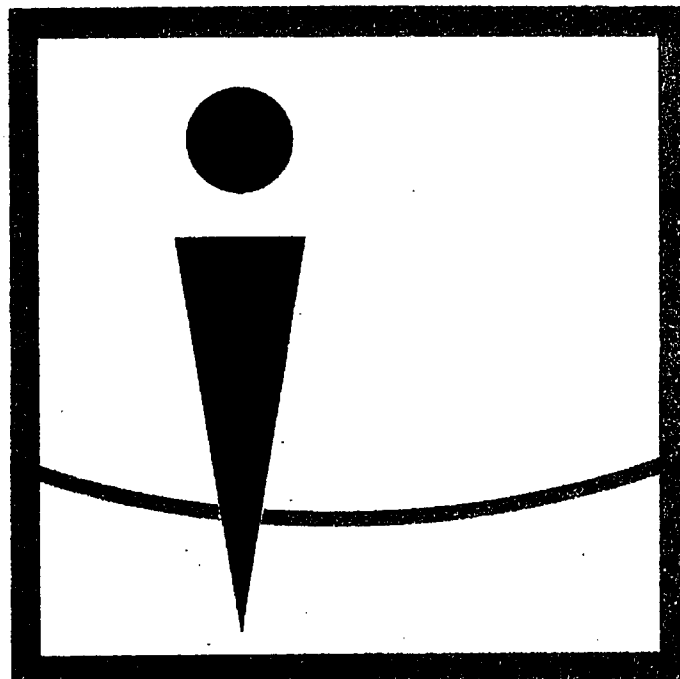


2006-89



Overcash Demmitt
Architects

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charlotte north carolina 28203
voice • 704.332.1615
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RECEIVED
APR 21 2006

SURVEY
PROVIDED BY
A.G. ZOUTWELLE

THE BOULEVARD COMPANY

SouthEnd
ShowPlace

FOR CONSTRUCTION

West Summit Ave. & S. Church St.
Charlotte, North Carolina

KEY PLAN

BS&E

**BULLA SMITH
DESIGN ENGINEERING**
1347 Harding Place Suite 201
Charlotte, NC 28204
©704.333.3122 ©704.333.8252

ISSUED : MM/DD/YY
PERMIT REVIEW : 12-19-05
REV. CITY PERMIT REVIEW 01.23.06

EXISTING
SURVEY
APR 21 2006
BY:

C1.0

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ODA No. 000000.00 CADD File:

THIS SURVEY IS CERTIFIED ONLY TO THOSE SHOWN IN TITLE BLOCK BELOW.

STATE OF NORTH CAROLINA, Mecklenburg County
I, ANDREW G. ZOUTWELLE, do hereby certify that this map was drawn
from an actual field survey performed under my supervision that the
provisions in 100,000 feet for smaller problems in less than 7.5
seconds per angle that this map is not intended to meet OS 47-30
recording requirements.

Andrew G. Zoutwelle, PLS L-3008 Date

LEGEND

- sh. short
- L.P. curve length & radius
- s.f. square feet by coordinates
- PS two pipe set
- conc. concrete
- a/c or coefficient
- MB, DB record map and deed references
- light pole
- power pole
- gas valve
- gas meter
- water meter
- water valve
- fire hydrant
- sanitary sewer manhole
- sanitary sewer clean-out
- dead-end tree
- telephone manhole
- electric manhole
- T&E temporary bench mark
- underground gas line
- underground telephone line
- water line
- sanitary sewer line
- underground electric
- RCP reinforced concrete pipe
- LE invert elevation
- X spot elevation
- modifying wall

FOR REFERENCE
ONLY

Special Notes

- 1.1 Source of title recorded in Deed Book 4313 Page 251.
- 2.1 This survey is based on Oldage Title Insurance Company Commitment Number 0904-003983 dated December 30, 2004.
Schedule B Section 2 exceptions.
- 2.2 Assessed to Duke Power Company recorded in Deed Book 636 Page 208.
Effects subject property but is not shown because it is general, or blanket, in nature.
- 2.3 Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 877 Page 827. Effects subject property but is not shown because it is general, or blanket, in nature.
- 3.1 Zoning of this property is I-1 per Mecklenburg County Ord. Building setbacks are as follows:
Front - 30'
Side - 10' or 20'
Rear - 10'
- 4.1 This property is not located within a designated Flood Hazard Area per graphic zoning from Flood Insurance Rate Map Community Panel 270399 OMB L dated February 04, 2004.
- 6.1 Vertical datum is City of Charlotte approximately NAVD83 and was obtained from a spot elevation as shown on City Topographic Map K-38.
- 6.2 Underground utilities shown are based on markings provided by the NC ONE CALL Utility Locating Service and from OMB Customer Service Maps. There may be additional utilities not shown. See Caution Note.
- 10.1 The total area of this property is 1.8003 Acres (80,818 S.F.), by coordinates.
- 11.1 Subject property consists of Tax Parcel ID numbers 1800853, 1800854, 1800855 and 1800856.
- 12.1 Only those trees 8" diameter and greater are shown.

30 0 30 60 90
SCALE: 1" = 30'

A.G. ZOUTWELLE
SURVEYORS
1418 EAST FIFTH ST., CHARLOTTE, NC 28204

Copyright 2005
TOPOGRAPHIC SURVEY

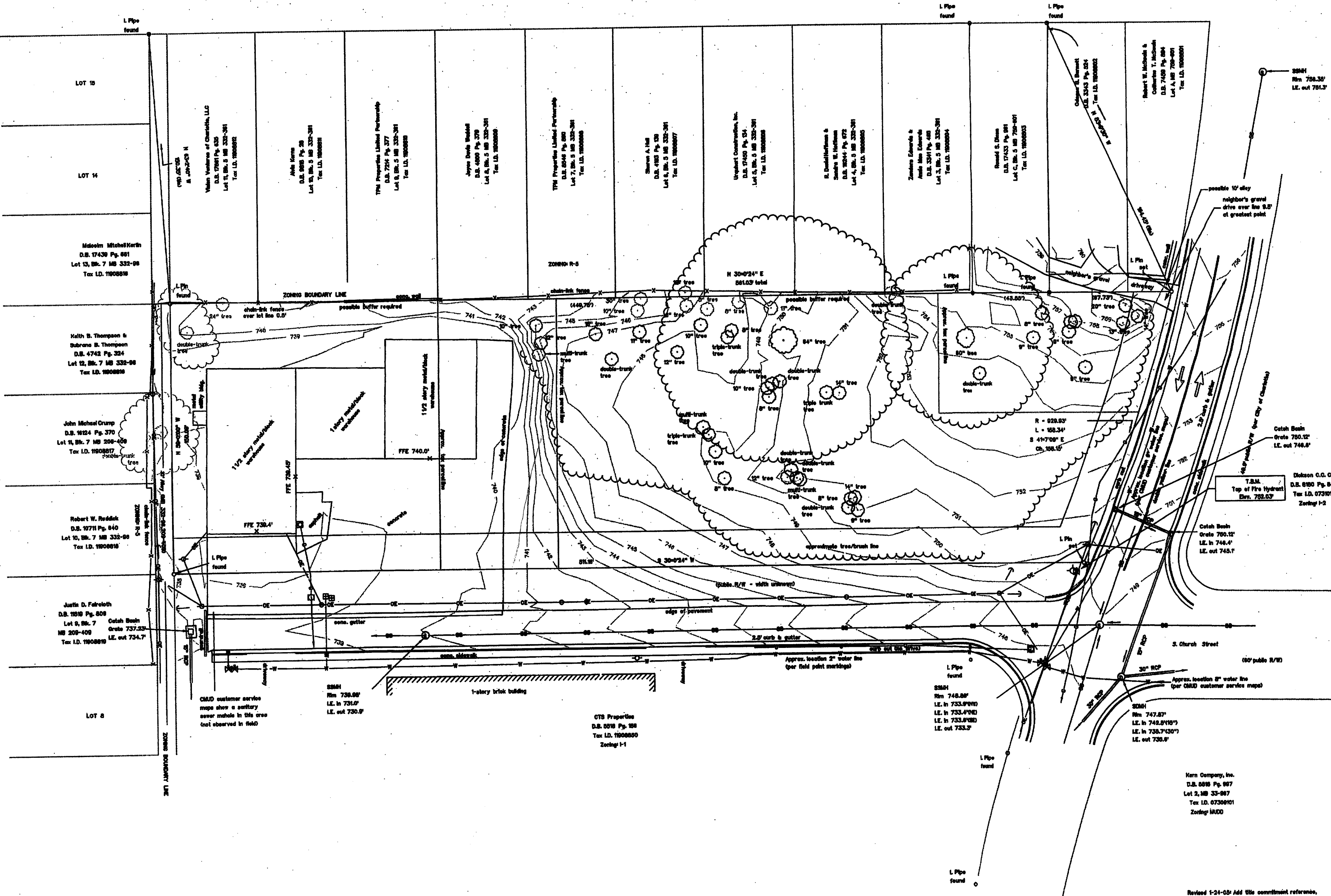
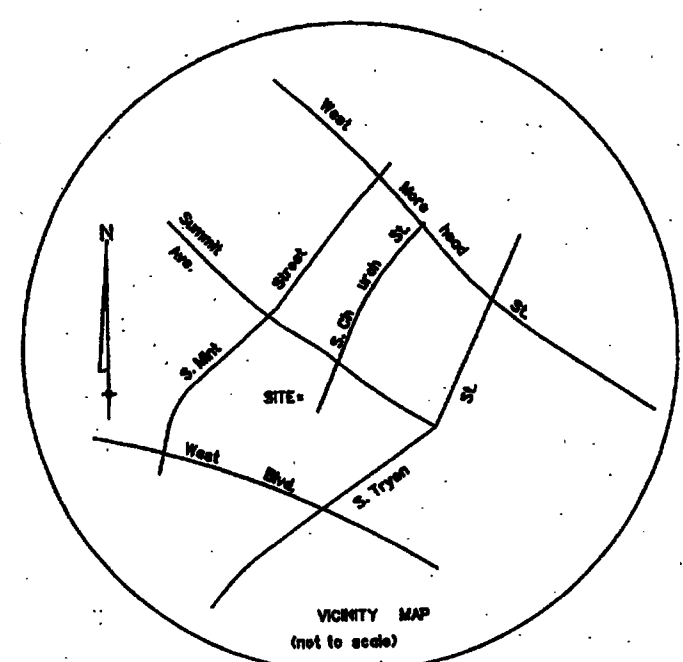
Property of South Church Street &
West Summit Avenue
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
for THE BOULEVARD COMPANY
Scale 1" = 30' December 31, 2004

A.G. Zoutwelle, P.A.
1610 East Fifth Street Charlotte, NC 28204
Ph 704-372-8444 Fax 704-372-8800

Revised 1-24-05 Add title commitment references,
Schedule B-2 exceptions.

CAUTION
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
1-800-332-6649





Professional Engineer Seal for Jeffrey I. Smith, State of North Carolina, License No. 02-01-04, Exp. 12/31/04.

SouthEnd ShowPlace

West Summit Ave. & S. Church St.
Charlotte, North Carolina

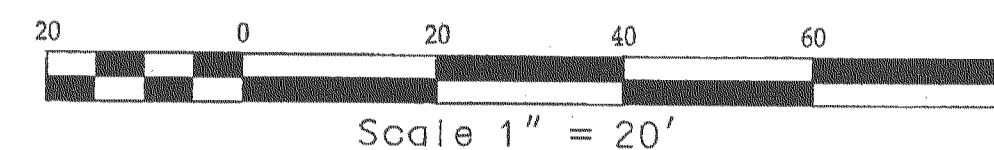
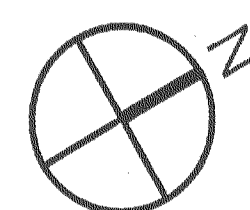
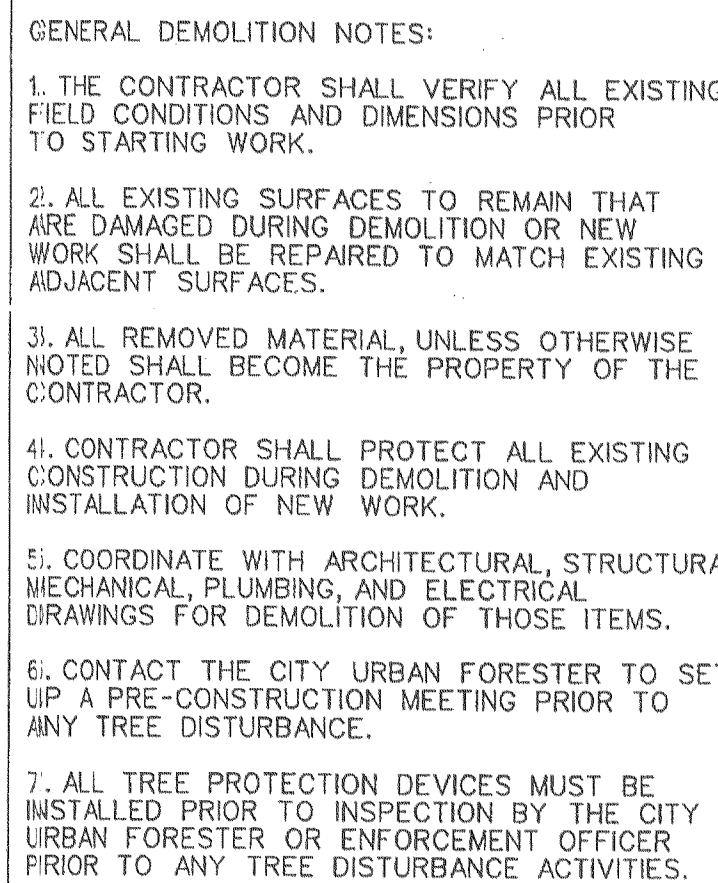
BSOLE

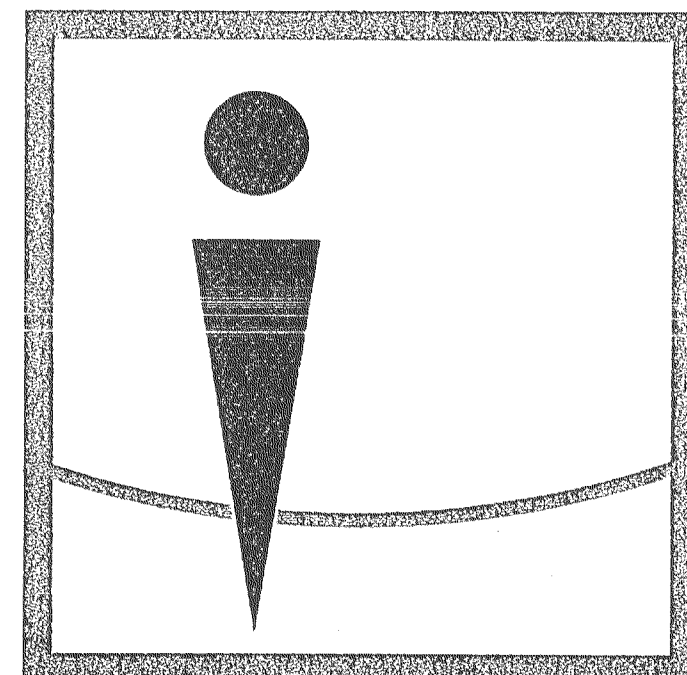
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Kern
D.B.
Lot 2
Tax
Zoi

C2.0

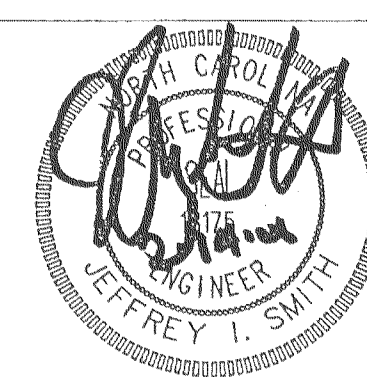
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Architects

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charlotte north carolina 28203
voice • 7 0 4 . 3 3 2 . 1 6 1 5
fax • 7 0 4 . 3 3 2 . 0 1 1 7
web • www . o d a r c h . c o m



THE BOULEVARD COMPANY

SouthEnd
ShowPlace

FOR CONSTRUCTION

West Summit Ave. & S. Church St.
Charlotte, North Carolina

KEY PLAN

BSDE

BULLA SMITH
DESIGN ENGINEERING

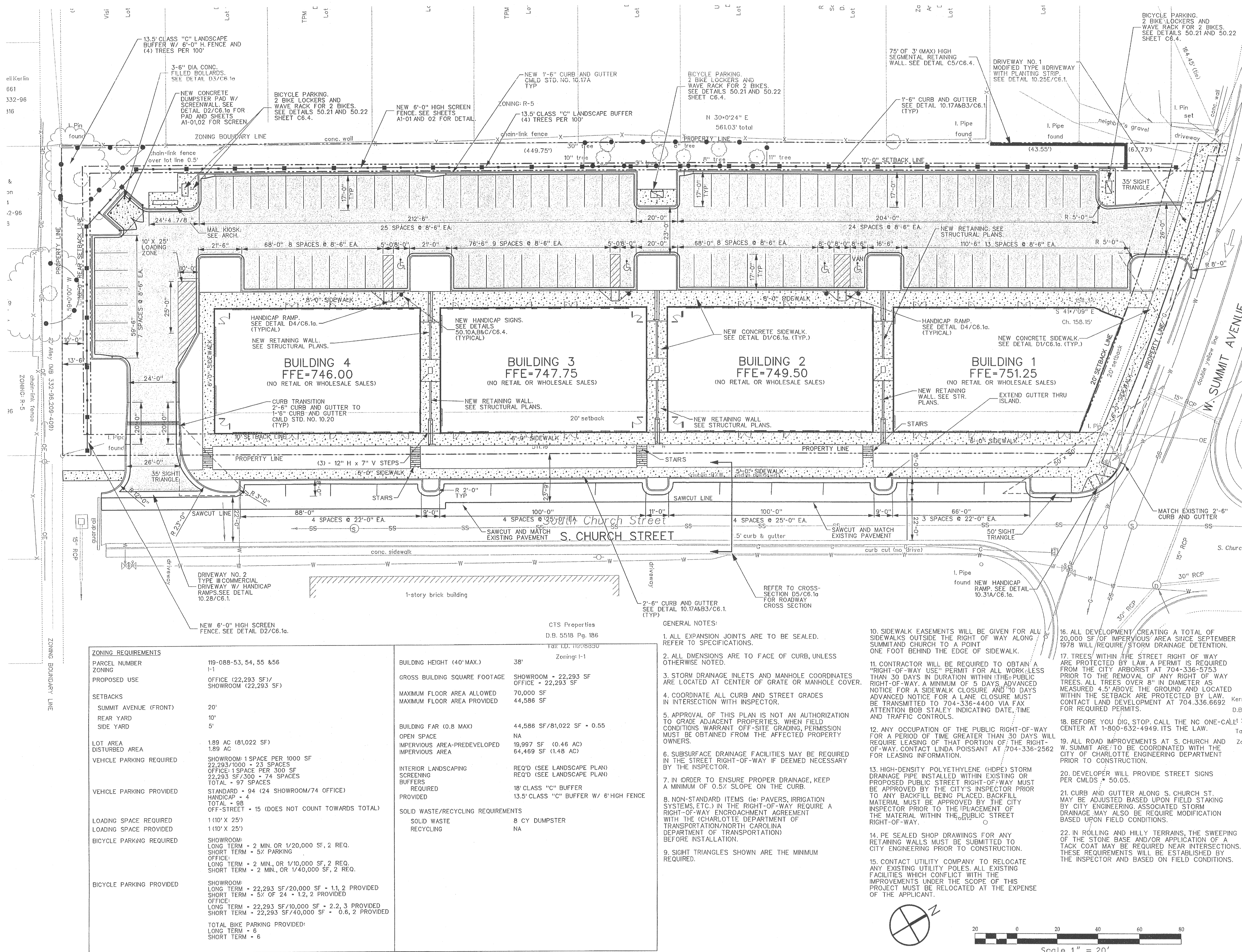
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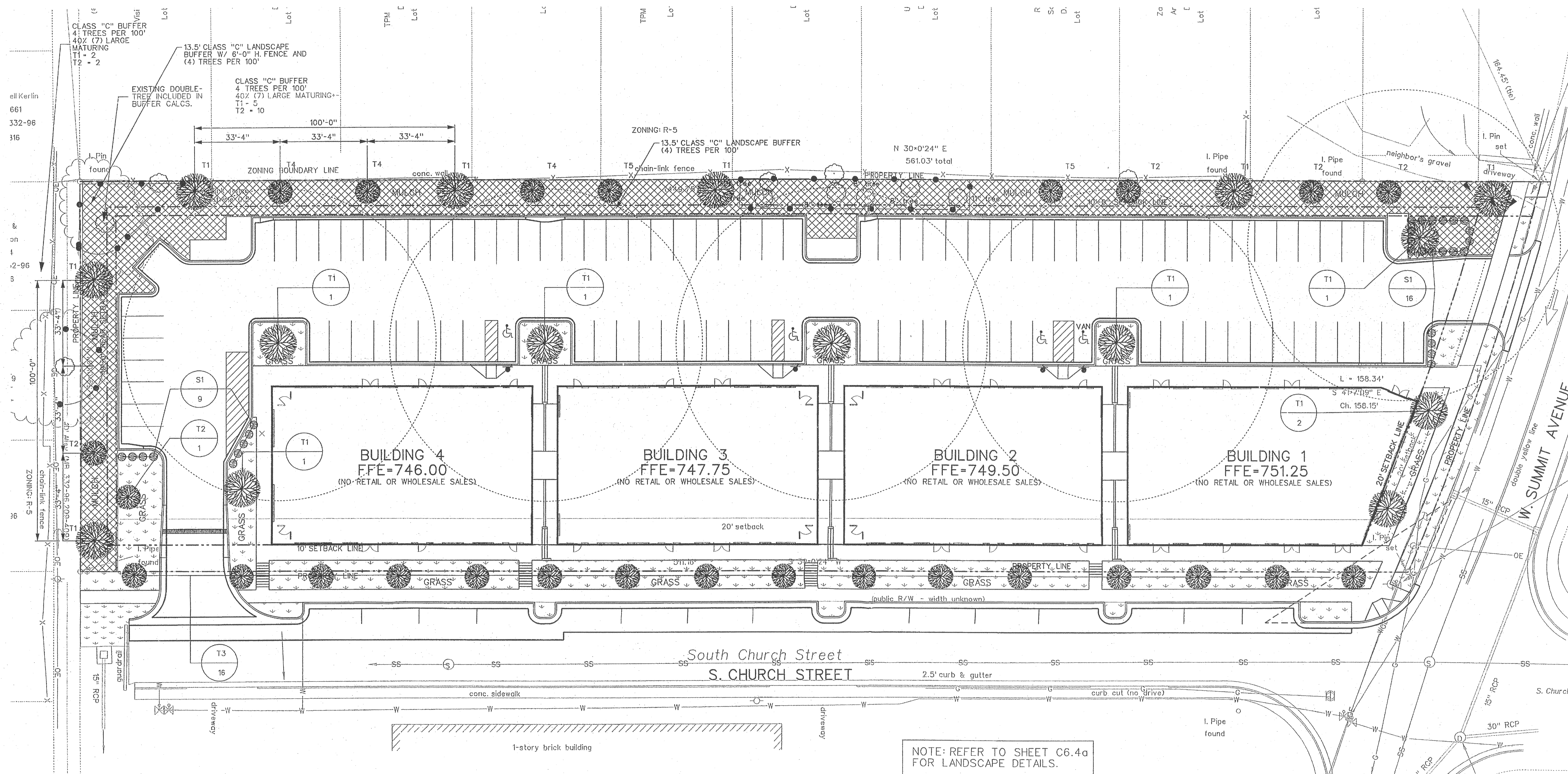
ISSUED	MM/DD/YY
PERMIT REVIEW	12-19-05
REV. CITY PERMIT REVIEW	01.23.06
REV. COUNTY PERMIT REVIEW	02.01.06
REV. COUNTY PERMIT REVIEW	02.14.06

LAYOUT PLAN

C3.0

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PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME/ COMMON NAME	SIZE	ROOT	SPACING	REMARKS
TREES						
T1	15	Acer Rubrum "October Glory" October Glory Maple	3" MIN. CAL.	B&B	40' O.C. (TYP.)	FULL CROWN, STRONG CENTRAL LEADER, LIMBED TO 6' HIGH
T2	5	Plum, Purpleleaf Prunus cerasifera "Pissardii"	2 1/2" MIN. CAL.	B&B	30' O.C.	FULL CROWN, STRONG CENTRAL LEADER, LIMBED TO 6' HIGH
T3	16	Malus "Royalty" Royalty Crabtree	2 1/2" MIN. CAL.	B&B	AS SHOWN	FULL CROWN, STRONG CENTRAL LEADER, LIMBED TO 6' HIGH
T4	3	Saucer Magnolia, Magnolia soulangiana	2 1/2" MIN. CAL.	B&B	AS SHOWN	FULL CROWN, STRONG CENTRAL LEADER, LIMBED TO 6' HIGH
T5	2	American Holly Ilex opaca	2 1/2" MIN. CAL.	B&B	AS SHOWN	FULL CROWN, STRONG CENTRAL LEADER, LIMBED TO 6' HIGH
SHRUBS						
S1	25	Abelia Grandifolia "Glossy Leaf Abelia"	3 GAL. 2" WIDE AND 2" HIGH MIN.	CONT.	5' O.C. (AS SHOWN)	FULL BUSHY CONTAINER

CTS Properties
D.B. 5518 Pg. 186
Tax I.D. 11908850
Zoning: I-1

TREE CALCULATIONS:

PERIMETER PLANTING REQUIREMENTS

SUMMIT AVE. FRONTAGE - 169' W/O OVERHEAD POWER
160'/40" - 4 LARGE-MATURING TREES ARE REQUIRED.
3 PROVIDED DUE TO DRIVEWAY LOCATION.

CHURCH STREET FRONTAGE - 510' W/O OVERHEAD POWER
510'/30" - 17 SMALL-MATURING TREES ARE REQUIRED.
16 PROVIDED DUE TO DRIVEWAY LOCATION.

INTERNAL TREES:

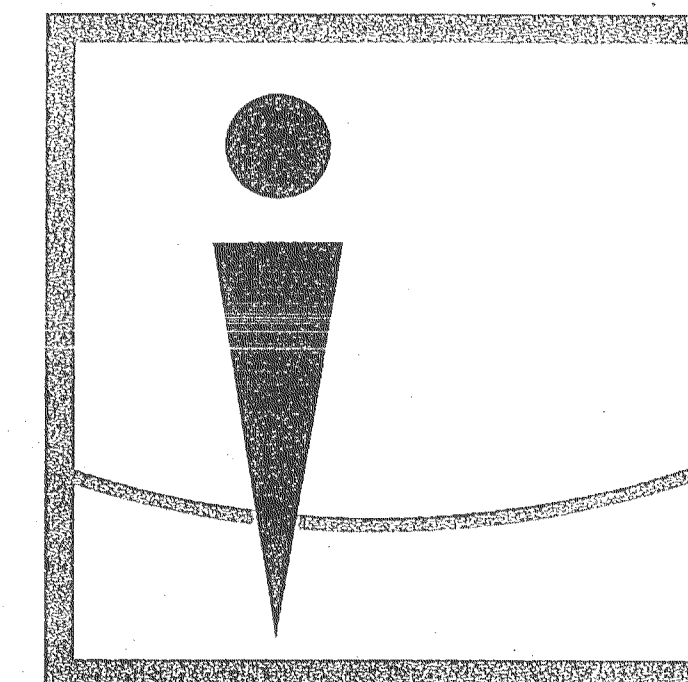
IMP. AREA - 64,469 SF
LANDSCAPED AREA - 17,860 SF (21%)
TOTAL - 82,329 SF

64,469/10,000 = 6.4, 7 TREES REQUIRED
7 PROVIDED

MITIGATION FOR REMOVAL OF 14" TREE
AT NORTHWEST CORNER OF SITE:
PROVIDE 1 LARGE MATURING TREE.

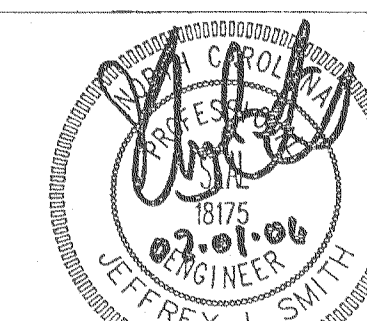
LANDSCAPE NOTES:

1. MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM TREES SHOULD BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS.
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
3. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" OF NEW TOPSOIL - OR - UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MIN. AREA OF 274 SQUARE FEET PER TREE). CALL 704-336-4255 FOR AN INSPECTION BEFORE PLANTING TREES.
4. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
5. PLEASE CALL 704-336-4255 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS 1 TO 2 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
- ADJUST TREE PLANTING LOCATION TO AVOID UNDERGROUND UTILITIES - PLANT 15'-20' OFF SEWER AND STORM DRAINAGE LINES; 10'-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.



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1520 south boulevard suite 200
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Kern
D.B.
Lot 2
Tax
Zon

LANDSCAPE
PLAN

C3.1

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