



James L Kovacs L-3610 3-29-05
JAMES L KOVACS, NC PLS #3610 DATE

NOTE: THIS PLAT DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDATION.

OWNER:

JUNE ALLEN

ADDRESS:

154 LAKE LAND CIRCLE
MT. GILEAD, NC 27306

ZONE:

EXISTING ZONING 0-1
PROPOSED ZONING 0-1
B-1 CD CONDITIONAL

PIN

PARCEL ID #
TAX PARCEL 103-021-03

PROPERTY CHARACTERISTICS:

FIRE DISTRICT: CITY OF CHARLOTTE
MUNICIPALITY: CHARLOTTE
PROPERTY USE: OFFICE-FURNITURE RETAIL
CURRENT: VACANT

AREA:

6.776 ACRES
68,273 SQ. FEET BUILDING

Revised Site Plan Notes
Zoning # 2007-35

1. Sidewalk along Albemarle Rd. will remain as is. Sidewalk is comparable in size and proximity to adjoining property owners in relation to Albemarle.
2. Street sign will be monument style, with a maximum height of 5 feet, and a maximum area of 50 square feet.
3. New lighting will be fully shielded, not exceed 25 feet in height. No current plans to change existing lighting.
4. At this time no pedestrian walkways will be built leading into the store.
5. A 5 foot sidewalk and 6 feet planting strip will be added along the private street, starting at Albemarle Rd. and ending at the back driveway of this property.
6. Zoning will allow for all uses allowed in 0-1 district and retail use as a furniture store B-1. (C-D) conditional

LOCATION:

5525 ALBEMARLE ROAD

CITY OF CHARLOTTE MECKLENBURG COUNTY

SURVEY DATE:

MARCH 24,
2005

PROJ. #
050304
1"=50'
F031PG5

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CHARLOTTE, NC 28216
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	<u>DELTA</u>	<u>RADIUS</u>	<u>ARC</u>	<u>CHORD</u>	<u>CHORD BEARING</u>
C1 -	10°25'53"	2939.79'	535.12'	534.48'	S 83-20-00 W