

(R) 2'-6" STANDARD CURB AND GUTTER ONLY
(S) 4" CONCRETE SIDEWALK

1 Parcel ID: 02707210 DB: 31864 PG:533
PROSPERITY CHURCH INCORPORATED
5533 PPC DRIVE, CHARLOTTE, NC 28269
ZONING: R-3 USE: N/A

2 Parcel ID: 02707203 DB: 04063 PG:090
PROSPERITY CHURCH INCORPORATED
5533 PPC DRIVE, CHARLOTTE, NC 28269
ZONING: R-3 USE: INSTITUTIONAL

3 Parcel ID: 02761111 DB: 21884 PG:69
LEZTIER LIMITED PARTNERSHIP
1970 ODELL SCHOOL ROAD, CONCORD, NC 28027
ZONING: CC USE: N/A

4 Parcel ID: 0256127 DB: 30366 PG:883
HEPVYS 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: NS USE: RETAIL

PIKE NURSERY - HIGHLAND CREEK
CHARLOTTE
MECKLENBURG COUNTY, NC

SCHEMATIC SITE PLAN

P:\DWG\PRELIMINARY\18-604 PIKE NURSERY - HIGHLAND CREEK\PIKE HIGHLAND CREEK SPK.DWG RZ200 7/18/2018 2:53:55 PM HPO,CTB CHASE

DEVELOPMENT STANDARDS

July 23, 2018

I. General Provisions

- 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.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the CC zoning district shall govern the development and use of the Site.
- 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.
- D. The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other zoning standards shall not be required internally between improvements and uses on the Site. The Site shall be required to meet side and rear yard requirements and buffer requirements with respect to the exterior boundaries of the Site.
- 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.

2. Permitted Uses/DEVELOPMENT LIMITATIONS

- A. That portion of the Site designated as Development Area 1 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.
- (1) Nurseries and greenhouses, retail and wholesale.
- B. That portion of the Site designated as Development Area 1 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.
- C. That portion of the Site designated as Development Area 2 on the Rezoning Plan may be developed with a building containing a maximum of 11,000 square feet of gross floor area, and such building may be devoted only to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the CC zoning district.
- (1) Clinics, medical, dental and optical.
- (2) Dry cleaning and laundry establishments, without drive through (not to exceed 4,500 square feet).
- (3) Offices.
- (4) Retail establishments permitted in the B-1 zoning district.
- (5) Barber and beauty shops.
- (6) Jewelers.
- (7) Business, personal and recreation services permitted in the B-1 zoning district.
- (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.
- (9) Automotive service station, including minor adjustments, repairs, lubrication, without gasoline sales and without pull through service.
- D. Accessory drive-in and drive-through service lanes/windows shall not be permitted on the Site.

3. Transportation

- 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.
- B. Off-street vehicular parking shall be provided in accordance with the requirements of the Ordinance.
- 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.
- E. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- 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.
- G. The vehicular access points into and out of the Site shall not be gated or otherwise blocked except in connection with any required maintenance of such vehicular access points.
- 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.
- I. 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.

4. Architectural AND SITE DESIGN Standards

- 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 1 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.
- (1) The building shall be placed so as to present the appearance of a front or side facade to all streets.
- (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.
- (3) The facades of the first/ground floor of the building along streets shall incorporate a minimum of 30% masonry material such as brick or stone.
- (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.

- D. Petitioner shall establish a publicly accessible open space and plaza on the southeast corner of the Site as generally depicted on the Rezoning Plan. This open space and plaza will include, at a minimum, some combination of landscaping, hardscape, pedestrian walks and seating. Specialty pavers, stained and patterned concrete/paving or other similar means will be used to call attention to this open space and plaza. A walkway through the open space and plaza will be appropriately designed for the intended use.
- 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.
- F. The internal sidewalks located immediately adjacent to the buildings on the Site shall have a minimum 8 foot wide clear zone.
5. STREETScape/Landscaping/Buffer
- 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 in 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 1 shall be a decorative painted aluminum fence.

6. Environmental Features

- A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- 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.

7. SIGNS

- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

8. Lighting

- 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.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 21 feet.
- C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

9. Binding Effect of the Rezoning Documents and Definitions

- 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.



BURTON
ENGINEERING

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CHARLOTTE NC 28210
(T) 704.553.8881
burtonengineering.com
FIRM #C-1157

PIKE NURSERY - HIGHLAND CREEK

CHARLOTTE
MECKLENBURG COUNTY, NC

DEVELOPMENT STANDARDS

REVISIONS

1	26.14.18 STAFF COMMENTS	PR	CHB
2	26.11.18 REVISED LAYOUT	ENG	CTB
3	07.23.18 STAFF COMMENTS	CHB	DRAWN BY
			DATE

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.I
Sheet 2 of 2



03	ELEVATION: Facing West to Parking Lot
	3/32" = 1'-0"

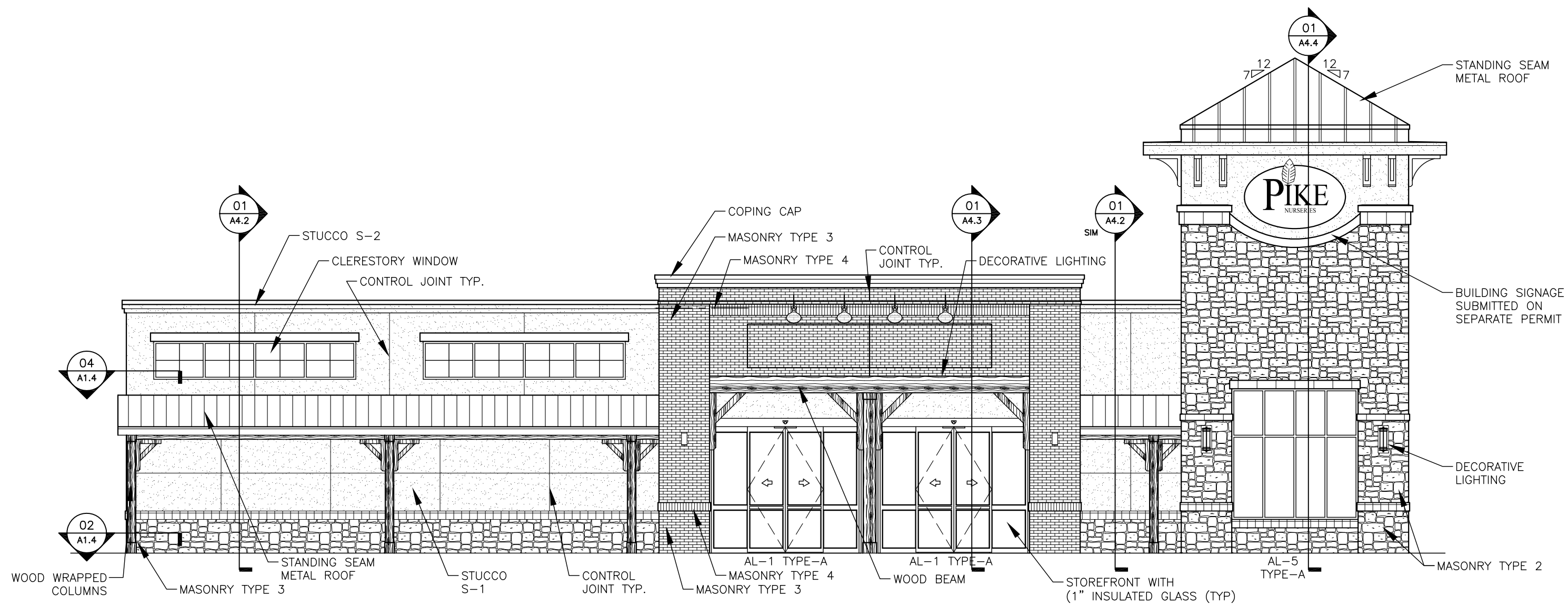
Architectural elevation drawing of the Pike building facade. The drawing includes the following callouts and details:

- 01 A4.4** (Roofing): STANDING SEAM METAL ROOF
- 01 A3.1** (Roofing): BLDG SECTION
- AL-5 TYPE-A** (Windows): Large window in the stone-clad tower.
- AL-3 TYPE-B** (Windows): Three medium windows in the brick section.
- AL-6 TYPE-B** (Windows): Two long, narrow windows in the stucco section.
- MASONRY TYPE 2**: Stone cladding on the tower.
- MASONRY TYPE 3**: Brickwork on the main facade.
- MASONRY TYPE 4**: Brickwork on the main facade.
- STUCCO S-1**: Stucco finish on the right section.
- STUCCO S-2**: Stucco finish on the right section.
- WOOD WRAPPED COLUMNS**: Located at the base of the stone tower.
- CLERESTORY WINDOWS**: Small windows above the main windows.
- CONTROL JOINT TYP.**: Indicated at several vertical locations.
- OVERFLOW ROOF DRAIN, See Plumbing Dwg**: Located at the base of the stucco section.
- TIE DOWNSPOUTS INTO LATERAL TYP.**: Located at the base of the stucco section.
- DECORATIVE LIGHTING**: Located at the base of the brick section.
- PIKE BUILDING**: Sign on the stone tower.
- EQUAL**: Spacing markers for the stucco section.

02	ELEVATION: Right Side Facing South to Craven Thomas Road
	1/8" = 1'-0"

01A | **ELEVATION:** Stone Mock Up
 $3/4" = 1'-0"$

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	
A2.1	
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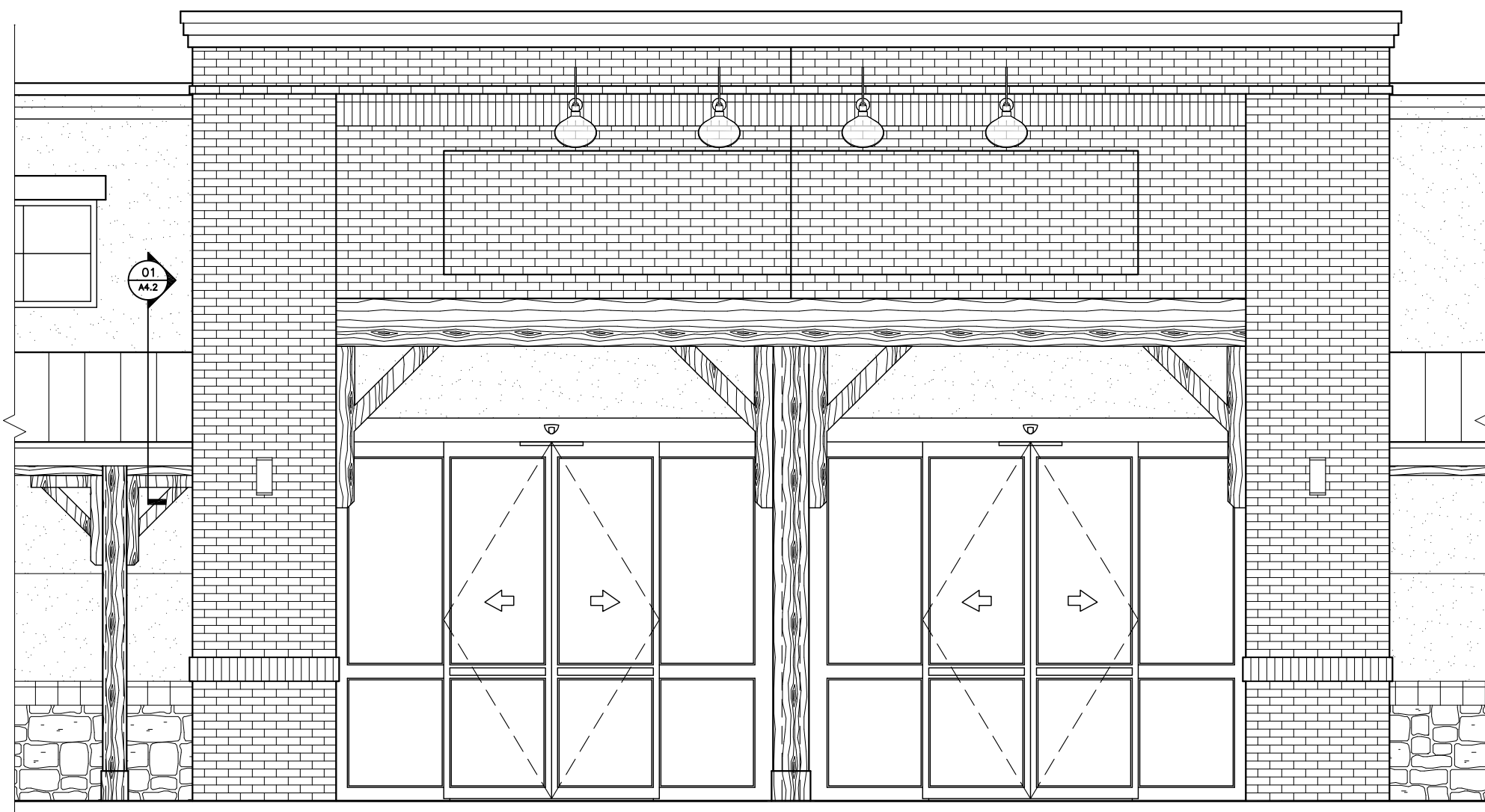


ARCHITECTURAL GROUP
704 841.1899 tel 1242 Mann Drive Suite 200
841.8440 fax Matthews, North Carolina 28105
www.UrbanAIA.com

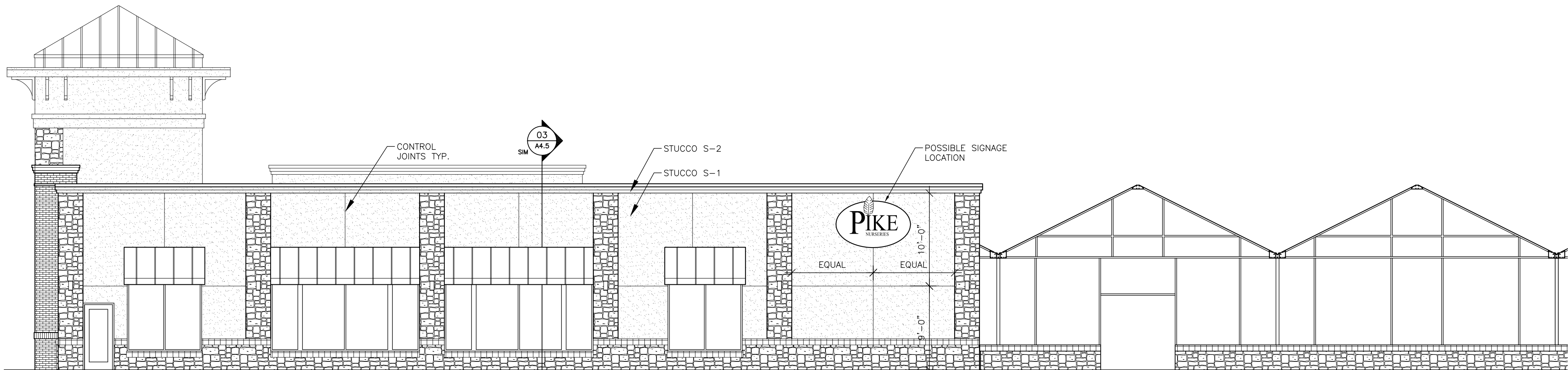
Seals:



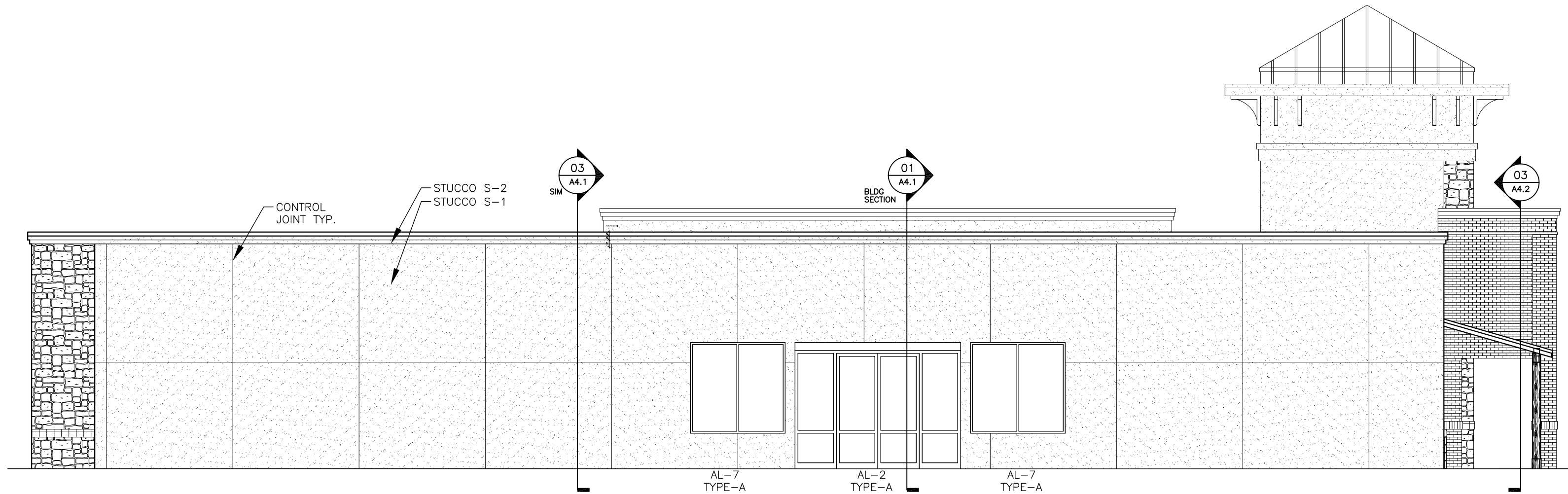
04 ENLARGED ELEVATION: Left Side Facing South
1/4" = 1'-0"



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)

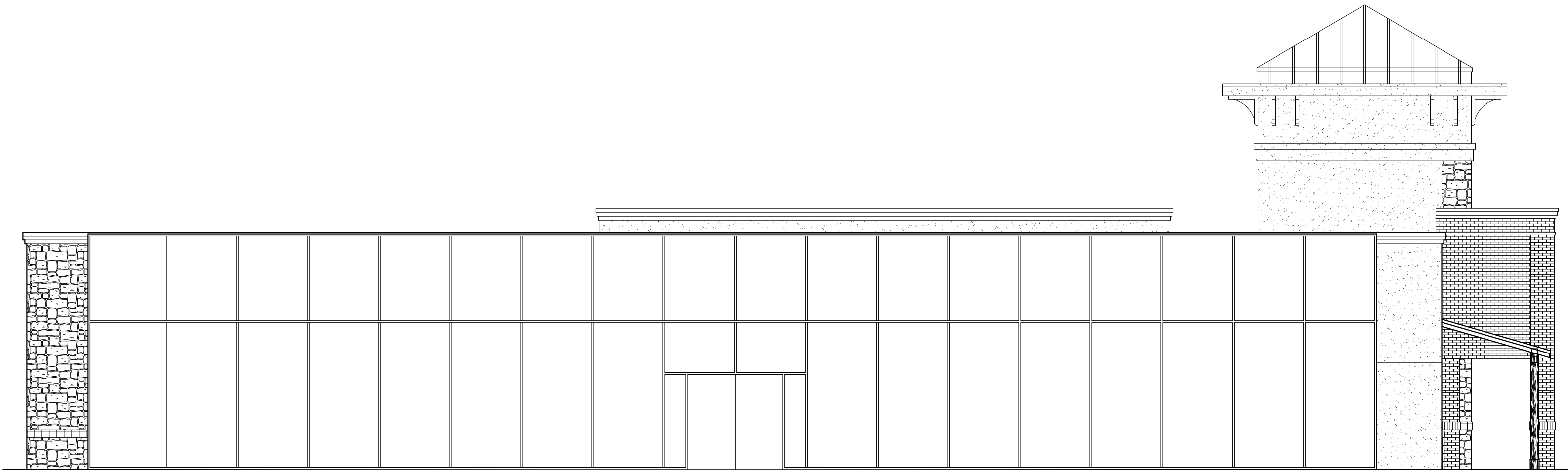
**PIKE NURSERIES
HIGHLAND CREEK**
New Construction

9813 McKay Road,
Charlotte, NC 28269

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

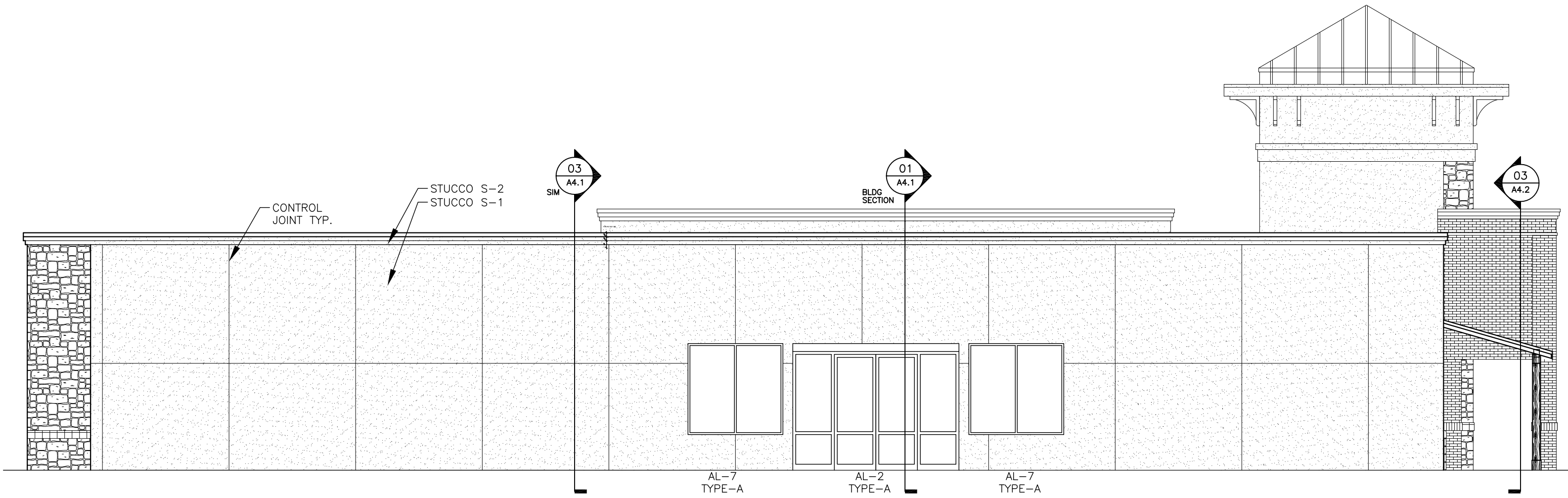
EXTERIOR ELEVATIONS	
A2.2	
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Seals:



02

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



01

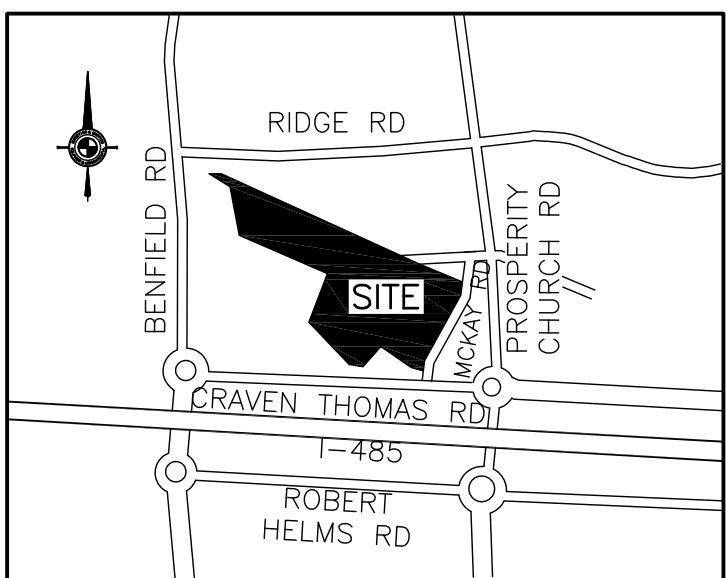
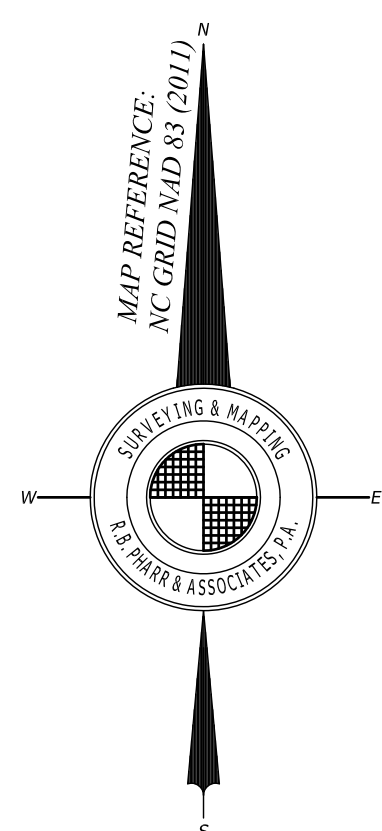
ELEVATION: Facing North to Greenhouse
1/8" = 1'-0"

(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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VICINITY MAP
NOT TO SCALE

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
- PN - 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
- CP - 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:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- 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.
- 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.
- ELEVATIONS BASED ON N.G.S. MONUMENT "HIGHLAND". ELEVATION = 806.95 FEET. NAVD 88.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- 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.
- 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.
- THE PURPOSE OF THIS SURVEY IS TO SHOW TOPOGRAPHIC FEATURES IN REQUESTED AREA. PHYSICAL FEATURES MAY EXIST ON SUBJECT PROPERTY NOT SHOWN HEREON.

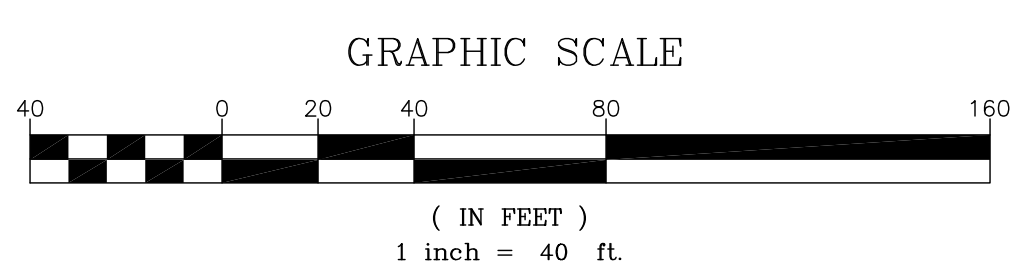
ZONING:

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:

- 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: HORIZ. 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

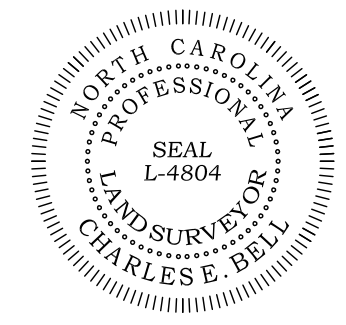


FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
MAP NUMBER: 3710456900J; ZONE X

PRELIMINARY
FOR REVIEW AND APPROVAL

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) NCA&S AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED



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'

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:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
NM	PJH	PJH	1" = 40'	MAY 30, 2018	W-5569 JOB NO. 88498