

LEGEND:

CP - CALCULATED POINT
CO - CLEAN-OUT
DB - DEED BOOK
EIR - EXISTING IRON PIPE
EN - EXISTING NAIL
EU - END UNKNOWN
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBY - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
NB - 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/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TDR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPOUT
WV - WATER VALVE

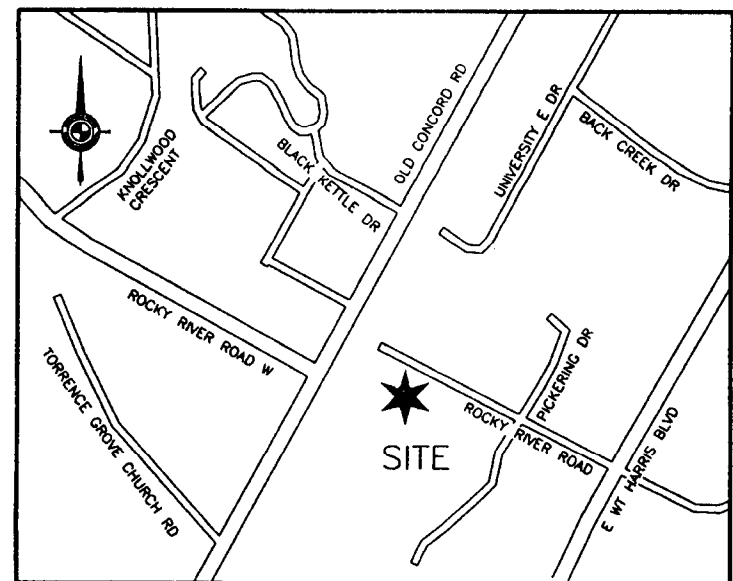
LINE LEGEND:

EASEMENT
WIRE FENCE
PLASTIC FENCE
WOOD FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE

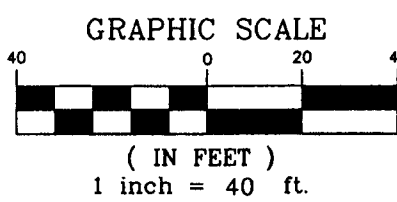
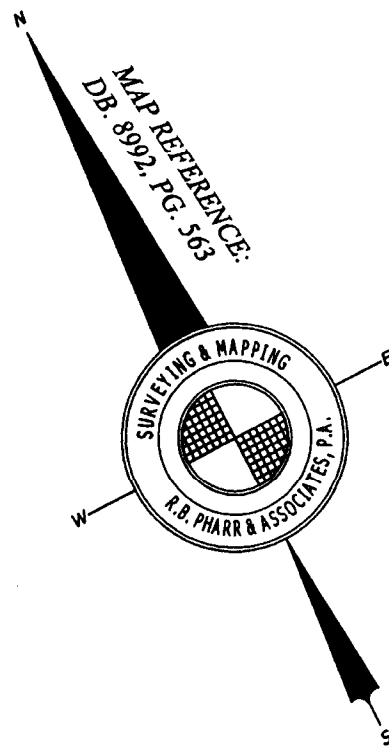
UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER
GAS
Piedmont Natural Gas Co.
1-800-752-7594
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

CURVE	RADIUS	ARC	CHORD BEARING & DISTANCE
C1	130.00	23.19	S 32-14-25 W. 23.16'
C2	130.00	54.22	S 49-17-59 W. 53.83'
C3	130.00	77.41	S 44-11-17 W. 76.27'
C4	145.00	23.24	S 31-43-11 W. 23.21'
C5	145.00	63.11	S 48-46-44 W. 62.61'



VICINITY MAP
NOT TO SCALE



DEVELOPMENT NOTES:

- The following uses will not be permitted on the site: gasoline service stations with convenience facilities, restaurants, and drive in or drive-through lanes/with as an accessory use.
- ALL DEVELOPMENT WITHIN THE SUBJECT PROPERTY SHALL COMPLY WITH ALL CITY OF CHARLOTTE ZONING ORDINANCE STANDARDS PERTAINING TO OFF STREET PARKING, SIGNAGE, SCREENING/CLIFFER AND LANDSCAPING.
- ONE EXISTING SINGLE FAMILY STRUCTURE IS ON PARCEL B, AND SHALL BE CONVERTED TO B-1(CD) USAGE, BUT THE OWNER RESERVES THE RIGHT TO CONTINUE TO USE AS RESIDENTIAL. THIS STRUCTURE MAY BE REMODELED AND EXPANDED BEYOND ITS CURRENT DIMENSIONS UP TO 3,500 SQUARE FEET MAXIMUM.
- EXISTING STRUCTURES ON THE PROPERTY SHALL BE PRESERVED.
- INGRESS / EGRESS ACCESS POINTS AS SHOWN, NEW ACCESS POINT LOCATIONS TO BE DETERMINED THROUGH THE DRIVEWAY PERMIT PROCESS DURING DEVELOPMENT REVIEW.

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- 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 HEREOF.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREOF 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.

APPROVED BY
CITY COUNCIL

NOV 12 2012

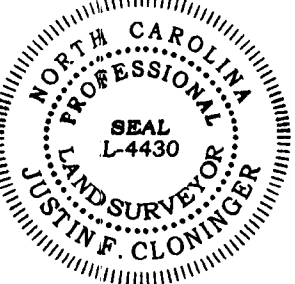
2012-084

RECEIVED
OCT 18 2012

REVISIONS			SURVEY PREPARED FOR:		
09/14/12	- ADD ZONING NOTES.		NEWTON AND ASSOCIATES		
10/12/12	- REVISED DEVELOPMENT PLATE #1		1704 ROCKY RIVER ROAD CITY OF CHARLOTTE, CRAB TREE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA DEED REFERENCE: A PORTION OF 8992-563 TAX PARCEL #: 015-012-13 & 105-011-08		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE # 1471		
			420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-1774D
PH	CW	CW	1" = 40'	SEPTEMBER 12, 2012	JOB NO. 78674

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.
COMMUNITY PANEL NO: 370158 4586J (MAP NO. 317045 8500J)

THIS IS TO CERTIFY THAT ON THE 12TH DAY OF SEPTEMBER 2012 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 HEREOF. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 50) AND THIS RATIO OF PERIMETER SURVEYED TO SQUARE ROOT OF CLOSURE OF ONE (1) FOOT PER 100 FEET OF PERIMETER SURVEYED DOES NOT EXCEED FIVE (5) TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.



ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: O-1(CD)
MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 20'
MINIMUM BUILDING HEIGHT: 40'
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3500.

