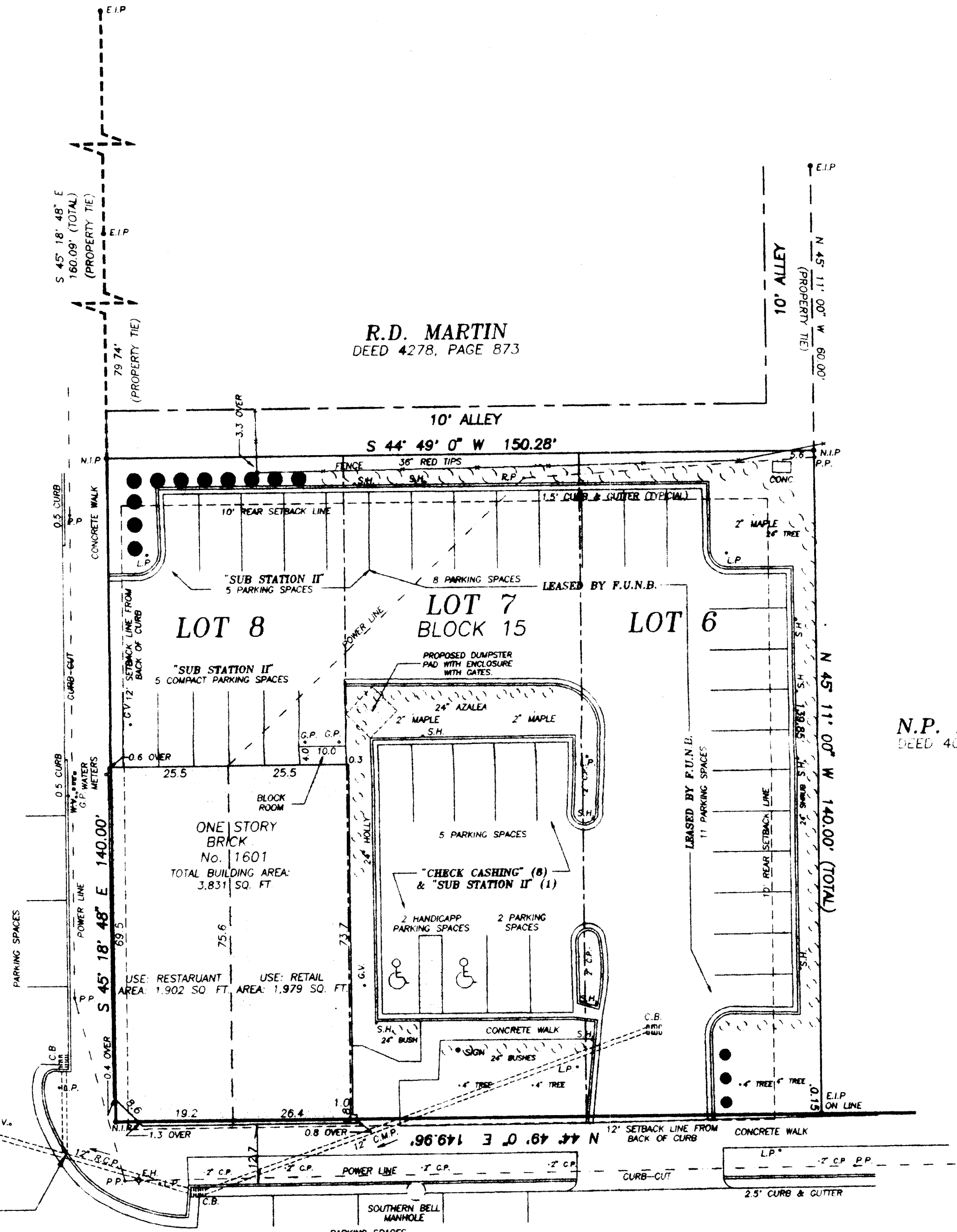


PARK DRIVE
60' PUBLIC DEDICATED RIGHT-OF-WAY



R.D. MARTIN
DEED 4278, PAGE 873

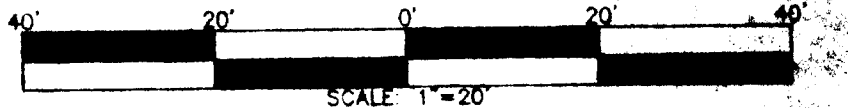
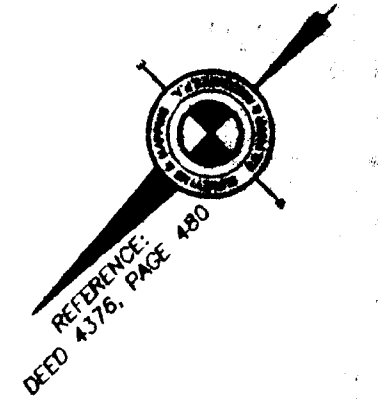
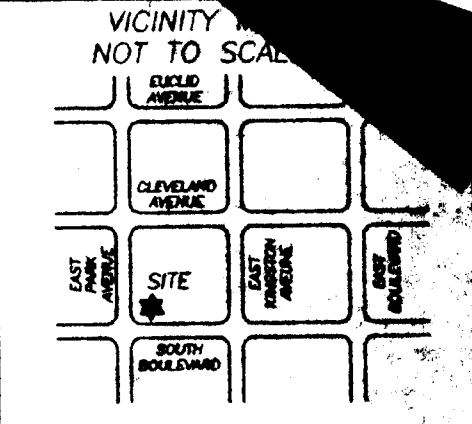
N.P. POULAKOS
DEED 4012, PAGE 628

SOUTH BOULEVARD
100' PUBLIC DEDICATED RIGHT-OF-WAY

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 26, 1982.

THIS IS TO CERTIFY THAT ON THE 17 DAY OF SEPTEMBER 1996 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1000 (21 NCAC 56) AND THE ERROR OF CLOSURE FOR THIS PARCEL DOES NOT EXCEED ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED *C. Clark Nelson*



- LEGEND**
- P.P. = POWER POLE
 - L.P. = LIGHT POLE
 - C.P. = CREPE MYRTLE
 - F.H. = FIRE HYDRANT
 - W.V. = WATER VALVE
 - E.I.P. = EXISTING IRON PIPE
 - N.I.P. = NEW IRON PIPE
 - C.B. = CATCH BASIN
 - S.H. = SPRINKLER HEAD
 - G.V. = GAS VALVE
 - G.P. = GUY POST
 - = PROPOSED BUSHES & TREES

- NOTES:**
- ADDITIONAL SHRUBBERY WILL BE PLANTED AS SHOWN 5 FEET ON CENTER TO MEET CITY SCREENING REQUIREMENTS.
 - SITE PLAN WILL COMPLY WITH SECTION 11.501 OF THE ZONING REGULATIONS.
 - EXISTING ZONING: B1
PROPOSED ZONING: NEIGHBORHOOD SERVICE
PARKING REQUIRED FOR PROPOSED ZONING: 7 SPACES (FOR TOTAL BUILDING)
PROPOSED USES OF BUILDINGS: RETAIL & RESTAURANT
TOTAL ALLOW SQUARE FOOTAGE 42,032 SQ. FT.
MAXIMUM HEIGHT OF BUILDINGS: 60 FEET
 - PARKING SPACES REQUIRED:
- | USER | REQUIRED | EXISTING |
|-----------------|----------|-----------|
| SUB STATION II | 3 | 11 |
| + CASH CHECKING | 3 | 8 |
| TOTAL | 6 | 19 |
- REZONING PETITION No. 96-96 SOUTH BOULEVARD & EAST PARK AVENUE.
 - NO N.C.G.S. MONUMENT LOCATED WITHIN 2000 FEET OF SUBJECT PROPERTY.

APPROVED BY CITY COUNCIL

DATE 1/21/97

AREA: 21,016 SQ. FT.
0.482 ACRE



REVISIONS			AS FOR PUBLIC HEARING SITE PLAN FOR:			
REVISED	NOVEMBER 19, 1996 TO CHANGE LOCATION OF DUMPSTER PAD.		MILLER H. NEWTON ACAD: 40329 LOTS 6, 7, & 8, BLOCK 15, DILWORTH MAP BOOK 230, PAGE 60 TAX NUMBER: 123-073-12, 13, & 14 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA			
CREW:	TD	TC				
DATE:	SEPT. 17, 1996	FILE NO.:				XX-2074
SCALE:	1"=20'					

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
1900 E. SEVENTH STREET CHARLOTTE, N.C. 28204 TEL. (704) 376-2188