
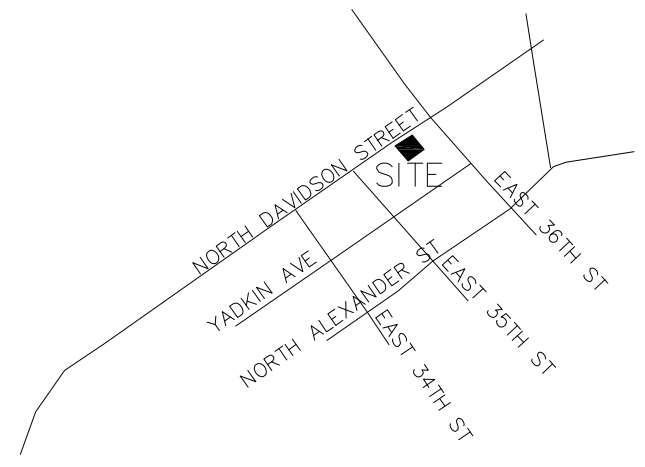


**LEGEND:**

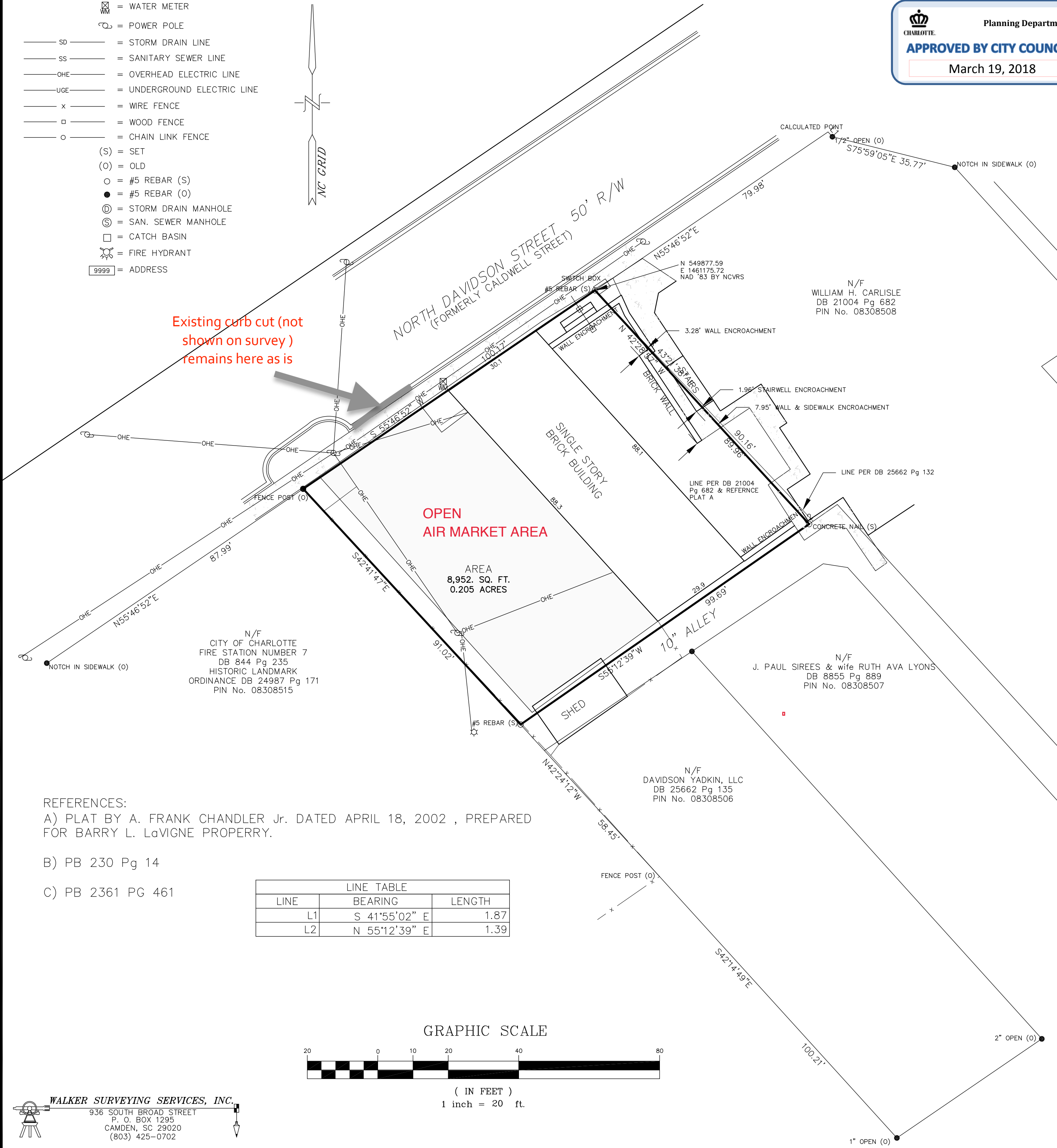
- WM = WATER METER
- ⊕ = POWER POLE
- SD = STORM DRAIN LINE
- SS = SANITARY SEWER LINE
- OHE = OVERHEAD ELECTRIC LINE
- UGE = UNDERGROUND ELECTRIC LINE
- X = WIRE FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- (S) = SET
- (O) = OLD
- = #5 REBAR (S)
- = #5 REBAR (O)
- ⊙ = STORM DRAIN MANHOLE
- ⊙ = SAN. SEWER MANHOLE
- = CATCH BASIN
- ⊕ = FIRE HYDRANT
- 9999 = ADDRESS



**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 March 19, 2018



Existing curb cut (not shown on survey) remains here as is



**Development Data Table**

a. Site Acreage: .201 Acres  
 b. Tax Parcels: 083-085-12/083-085-13/083-085-14 All Zoned NS  
 c. Existing Zoning : NS  
 d. Proposed Zoning:TOD-MO  
 e. Existing Use and Proposed Use: eating/drinking/entertainment establishment/ Open Air Market without parking requirements  
 f. Number of Residential Units by Housing Type: NA  
 g. Residential Density : NA  
 h. Existing Building to remain  
 i. Rezoning shall be required in the event building is expanded greater than 25% of the buildings square footage  
 J. Ten foot alley way shall be preserved as so to allow for pedestrian access  
 L. There shall be no side yard set back requirements.

**OPTIONAL PROVISIONS:**  
 Optional requests to eliminate the open air market parking requirement of one space per 250 square feet, and the eating/drinking/entertainment establishment parking requirement of one space per 150 square feet

VICINITY MAP NOT TO SCALE

NO TITLE EXAM PERFORMED BY OR PROVIDED TO SURVEYOR.

PROPOSED EASEMENTS SHOWN ARE NOT IN EFFECT UNTIL A DEED CONVEYS THEM.

EXISTING EASEMENT LOCATIONS ARE APPROXIMATE UNLESS OTHERWISE NOTED.

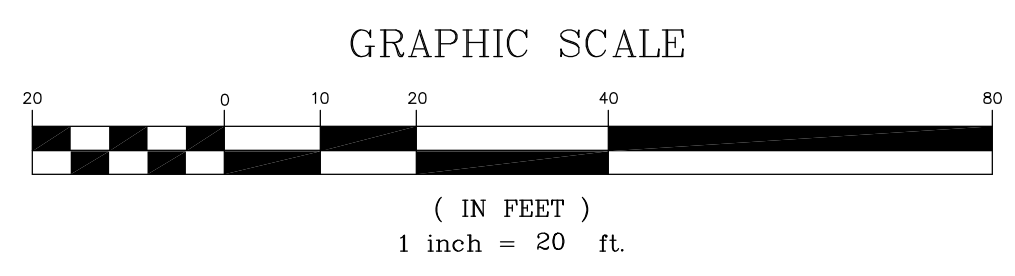
THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM FEMA FIRM MAP #3710456400J PANEL 4564 EFFECTIVE DATE MARCH 2, 2009

UNLESS OTHERWISE NOTED, ALL IRON PINS (S) ARE #5 REBAR.

UNLESS OTHERWISE NOTED, ALL IRON PINS (O) ARE #5 REBAR.

REFERENCES:  
 A) PLAT BY A. FRANK CHANDLER Jr. DATED APRIL 18, 2002 , PREPARED FOR BARRY L. LaVIGNE PROPERTY.  
 B) PB 230 Pg 14  
 C) PB 2361 PG 461

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 41°55'02" E	1.87
L2	N 55°12'39" E	1.39



BOUNDARY SURVEY

PREPARED FOR:  
DAVIDSON YADKIN, LLC

DESCRIPTION:  
3220 NORTH DAVIDSON STREET

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

DATE: SEPTEMBER 28, 2010	JOB #: 2010-066
TAX MAP #: 08308512, 08308513 & 08308514	FB #: 719

THE SAME BEING THE PROPERTY CONVEYED TO DAVIDSON YADKIN, LLC BY DEEDS RECORD IN THE REGISTER OF DEEDS OFFICE FOR MECKLENBURG COUNTY IN DEED BOOK 24564 AT PAGE 396 AND DEED BOOK 25662 AT PAGE 132.

I, J. HENRY WALKER, III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 24564 AT PAGE 396 & BOOK 25662 AT PAGE 132); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK n/a, PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_

NCPLS L-3444      J. HENRY WALKER III, PLS      SCPLS # 14532

**WALKER SURVEYING SERVICES, INC.**  
 936 SOUTH BROAD STREET  
 P. O. BOX 1295  
 CAMDEN, SC 29020  
 (803) 425-0702