

VICINITY MAP
NOT TO SCALE

Legal descriptions of adjacent parcels and easements.

LEGAL DESCRIPTIONS
Beginning and being all that in Mecklenburg County, North Carolina, and being more particularly described as follows:
TRACT 1:
FRONT A:
BEGINNING at a B.O. on David Neese's line and runs the division line: 1st. North 41 1/2 West 89 poles, crossing large branch, to a stone by two small cedars and one small pine; 2nd. North 4 1/2 West 50 poles to a stone by several small cedars; 3rd. North 46 1/4 West 28 3/4 West, crossing McAlpin's Creek to a stone and stump, Gen. R. Bortner's and Dr. S.B. Watson's corner and runs thence with three of Dr. Watson's lines: 1st. South 44 1/4 West 22 3/4 poles to a stone by some small cedars; 2nd. South 1/2 West 70 3/4 poles, crossing old creek and a branch to a pine; 3rd. North 79 3/4 West 24 poles to a masonry near the west bank of old creek; W.C. Block's corner; thence with three of his lines as follows: South 31 1/2 West 29 poles to a pine stump by a history; South 16 West 48 1/4 poles to a W.O.; South 37 East 40.80 poles to a stone (P.O.); 4th. 1/2 West 29 poles to a masonry near the west bank of old creek; W.C. Block's corner; and runs thence with his line North 68 1/4 East 122 poles, crossing a small branch, to the BEGINNING, containing 79 1/2 acres, and being the same property conveyed by Thomas A. Adams, Esquire, to J.L. Williams by deed dated May 10, 1932, and may be recorded in the office of the Register of Mecklenburg County.

TRACT 2:
BEGINNING at an iron pipe found at the southerly corner of the lot or former Waters Construction Co. Inc. property described in Deed Book 8622 of Page 694, Mecklenburg County Register, and the southerly corner of the lot or former Irvin Williams property described in Deed Book 8721 of Page 172, Mecklenburg County Register, and from said POINT AND PLACE OF BEGINNING, thence S 54°-37'-58" E a distance of 536.01 feet along the western line of the Williams property to a found iron pipe and stone at a common corner described in Deed Book 2348 of Page 463, Mecklenburg County Register, thence along the western line of the Stogall property described in Deed Book 2348 of Page 463, Mecklenburg County Register, thence along the western line of the right-of-way of East Independence Boulevard (U.S. Highway 74, a 200' public right-of-way), thence along the eastern boundary line of the right-of-way of East Independence Boulevard, North 34°-12'-2" W a distance of 1722.94 feet to an iron pin found in a corner of the aforementioned Waters Construction Co. Inc. property, thence along the southern line of the Waters Construction Co. Inc. property, S 62°-31'-47" E a distance of 206.65 feet to the POINT AND PLACE OF BEGINNING, containing 3.04 acres, more or less, as described on a survey prepared by David Bleasley by Deed Book 1186, NCPLS (L-3386) dated September 3, 2012.

NOTE: FEMA AND COMMUNITY FLOODWAY AREA (APPROX. 7.5 ACRES) TO BE DEDICATED AND CONVEYED TO MECKLENBURG COUNTY FOR IRVINS CREEK GREENWAY EXTENSION. PROJECT DEVELOPMENT SHALL PROVIDE PUBLIC ACCESS PEDESTRIAN CONNECTIONS WITHIN PROJECT LIMITS TO THE PROPOSED MECK. CO. IRVINS CREEK GREENWAY MULTI-PURPOSE PATHWAY. DEDICATED AREA SHALL REMAIN PART OF THE OPEN SPACE AND TREE SAVO CALCULATIONS FOR ZONING COMPLIANCE.

NOTE: PROPOSED 20' CLASS C LANDSCAPE YARD MAY INCLUDE EXISTING VEGETATION, SUPPLEMENTAL PLANTINGS, OR COMBINATION PERMITTING PROCESS AND MAY BE REMOVED OR REPLACED AT PROPERTY OWNER'S DISCRETION WITH THE EXPECTATION THAT REMOVING FENCING WILL CREATE MINIMAL IMPACTS TO THE PROPOSED 20' CLASS C LANDSCAPE YARD AREA.

NOTE: EXISTING FENCING LOCATED ON THE SUBJECT PROPERTY TO BE EVALUATED IN PERMITTING PROCESS AND MAY BE REMOVED OR REPLACED AT PROPERTY OWNER'S DISCRETION WITH THE EXPECTATION THAT REMOVING FENCING WILL CREATE MINIMAL IMPACTS TO THE PROPOSED 20' CLASS C LANDSCAPE YARD AREA.

NOTE: PROPOSED 20' CLASS C LANDSCAPE YARD LOCATED ALONG LAKEVIEW CIRCLE PROPERTIES SHALL NOT APPLY WITHIN UTILITY EASEMENTS, EXISTING, OR PROPOSED.

NOTE: FUTURE ROAD CENTERLINES AND RIGHT-OF-WAY LINES BASED ON N.C.D.O.T. CONCEPTUAL PLANS FOR PROJECT U-2509 AND SUBJECT TO CHANGE. INFORMATION SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY.

NOTE: FUTURE ROAD CENTERLINES AND RIGHT-OF-WAY LINES BASED ON N.C.D.O.T. CONCEPTUAL PLANS FOR PROJECT U-2509 AND SUBJECT TO CHANGE. INFORMATION SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY.

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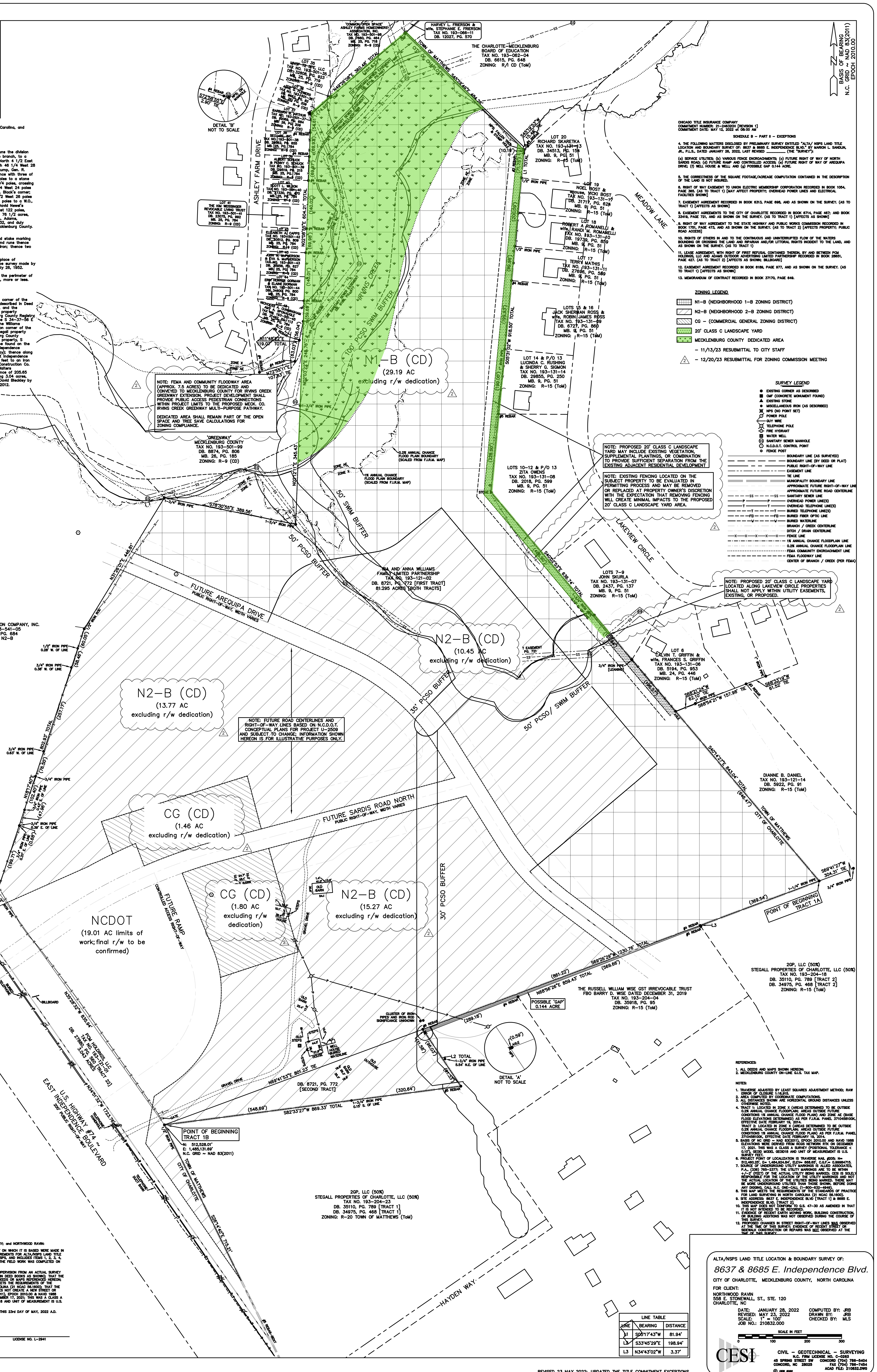
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- CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 3-245291-000
COMMITMENT DATE: MAY 12, 2022
- NOTES:
1. TRVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE 0.1616.
2. AREA COMPUTED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. THE FOLLOWING MATTERS DISCLOSED BY PRELIMINARY SURVEY ENTITLED "ATA/NSPS LAND TITLE LOCATION AND BOUNDARY SURVEY OF 8637 & 8685 E. INDEPENDENCE BLVD." BY MARION L. SANDLIN, JR., P.L.S., DATED JANUARY 08, 2022 (LAST REVISED):
(a) VARIOUS FENCE ENCROACHMENTS; (b) FUTURE RIGHT OF WAY OF NEARBY ROADS; (c) FUTURE RAMP AND CONTROLLED ACCESS; (d) FUTURE RIGHT OF WAY OF NEARBY DRIVE; (e) WELL HOUSE & WELL; AND (f) POSSIBLE GP 0144 ADJ.
5. THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED.
6. RIGHT OF WAY EASEMENT TO UNION ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 1054, PAGE 886, (AS TO TRACT 1) (MAY AFFECT PROPERTY); OVERHEAD POWER LINES AND ELECTRICAL FACILITIES SHOWN.
7. EASEMENT AGREEMENT RECORDED IN BOOK 8314, PAGE 886, AND AS SHOWN ON THE SURVEY. (AS TO TRACT 1) [AFFECTS AS SHOWN].
8. EASEMENT AGREEMENTS TO THE CITY OF CHARLOTTE RECORDED IN BOOK 8714, PAGE 487, AND BOOK 3349, PAGE 721, AND AS SHOWN ON THE SURVEY. (AS TO TRACT 1) [AFFECTS AS SHOWN].
9. RIGHT OF WAY AGREEMENT TO THE STATE HIGHWAY AND PUBLIC WORKS COMMISSION RECORDED IN BOOK 1701, PAGE 472, AND AS SHOWN ON THE SURVEY. (AS TO TRACT 1) [AFFECTS PROPERTY; PUBLIC ROAD ACCESS].
10. RIGHTS OF OTHERS IN AND TO THE CONTIGUOUS AND UNLITTED PORTION OF THE WATERS BOUNDING OR CROSSING THE LAND AND NEARBY AND/OR UTILITIES ADJACENT TO THE LAND, AND AS SHOWN ON THE SURVEY. (AS TO TRACT 1).
11. LEASE AGREEMENT WITH RIGHT OF FIRST REFUSAL CONTAINED THEREIN, BY AND BETWEEN POH HOLDINGS, LLC AND ADAMS OUTDOOR ADVERTISING LIMITED PARTNERSHIP RECORDED IN BOOK 28851, PAGE 477, (AS TO TRACT 2) [AFFECTS AS SHOWN; BURIED].
12. EASEMENT AGREEMENT RECORDED IN BOOK 8184, PAGE 877, AND AS SHOWN ON THE SURVEY. (AS TO TRACT 1) [AFFECTS AS SHOWN].
13. MEMORANDUM OF CONTRACT RECORDED IN BOOK 3770, PAGE 846.

- ZONING LEGEND
- N1-B (NEIGHBORHOOD 1-B ZONING DISTRICT)
 - N2-B (NEIGHBORHOOD 2-B ZONING DISTRICT)
 - CG (COMMERCIAL GENERAL ZONING DISTRICT)
 - 20' CLASS C LANDSCAPE YARD
 - MECKLENBURG COUNTY DEDICATED AREA
 - 11/13/23 RESUBMITTAL TO CITY STAFF
 - 12/20/23 RESUBMITTAL FOR ZONING COMMISSION MEETING

- SURVEY LEGEND
- EXISTING CORNER AS DESCRIBED
 - CONCRETE MONUMENT FOUND
 - EXISTING STONE
 - MECKLENBURG IRON (AS DESCRIBED)
 - NSPS IRON POINT SET
 - POWER POLE
 - UTILITY WIRE
 - TELEPHONE POLE
 - THE HOUSING
 - WATER WELL
 - SANITARY SEWER MANHOLE
 - ACCIDENT CONTROL POINT
 - FENCE POST
 - BOUNDARY LINE (AS SURVEYED)
 - BOUNDARY LINE (BY DEED OR PLAT)
 - PUBLIC RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - TELEPHONE LINE
 - MUNICIPALITY BOUNDARY LINE
 - APPROXIMATE FUTURE RIGHT-OF-WAY LINE
 - APPROXIMATE FUTURE ROAD CENTERLINE
 - SANITARY SEWER LINE
 - OVERHEAD POWER LINE(S)
 - BURIED TELEPHONE LINE(S)
 - BURIED FIRE LINE
 - BURIED WATERLINE
 - BRANCH / CREEK CENTERLINE
 - DITCH / DRAIN CENTERLINE
 - FENCE LINE
 - 12 ANNUAL CHANCE FLOODPLAIN LINE
 - 1% ANNUAL CHANCE FLOODPLAIN LINE
 - FEMA COMMUNITY FLOODPLAIN LINE
 - CENTER OF BRANCH / CREEK (PER FEMA)

TO NMR DEVELOPMENT LLC, CHICAGO TITLE INSURANCE COMPANY, AND NORTHWOOD RAIN:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MANSION STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/25/2022.
I, MARION L. SANDLIN, JR., P.L.S., LICENSE NUMBER 11-2941, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN DEED BOOKS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM DEEDS OR MAPS REPRESENTED HEREON; THAT THE BASIS OF PRECISION IS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 36.0000); THAT THE SURVEY IS AN EXISTING PARCEL, OR PARCELS OF LAND, DOES NOT CREATE A NEW STREET OR ELEVATIONS WERE DERIVED FROM HOUS NETWORK DATA ON DECEMBER 17, 2021; THIS WAS A CLASS A SURVEY PER THE NATIONAL TOLERANCE < 0.10'; GOOD MODEL, GEOSID AND UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23rd DAY OF MAY, 2022 A.D.
THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY MARION L. SANDLIN, JR., L-2941 ON MAY 23, 2022. THIS MEDIAN SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.
MARION L. SANDLIN, JR., P.L.S. LICENSE NO. 11-2941

ALTA/NSPS LAND TITLE LOCATION & BOUNDARY SURVEY OF:
8637 & 8685 E. Independence Blvd.
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
FOR CLIENT:
NORTHWOOD RAIN
505 E. STONEWALL ST., STE. 120
CHARLOTTE, NC
DATE: JANUARY 25, 2022 COMPUTED BY: JRB
REVISED: MAY 23, 2022 DRAWN BY:
SCALE: 1" = 100'
JOB NO.: 210332-000 CHECKED BY: MLS
0 100 200 300
SCALE IN FEET
CESI CIVIL - GEOTECHNICAL - SURVEYING
45 SPRING STREET SW CONCORD, NC 28025
© 2022 CESI FAX (704) 786-5404
ACAD FILE: 210332.dwg
REVISED 23 MAY 2022; UPDATED THE TITLE COMMITMENT EXCEPTIONS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S0°17'43"W	81.94'
L2	S33°45'29"E	198.94'
L3	N34°43'02"W	3.37'

DEVELOPMENT DATA TABLE:

SITE AREA: +/- 80 ACRES
 TAX PARCEL: 193-121-02 AND 193-121-01
 EXISTING ZONING: N1-B AND N2-B
 PROPOSED ZONING: N1-B (CD), N2-B(CD) AND CG(CD)
 PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN N1-B, N2-B, AND CG ZONING DISTRICTS, AS APPLICABLE

PARKS, GREENWAYS, AND OPEN SPACE:

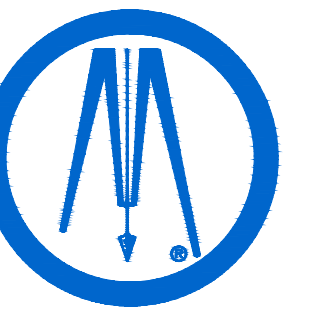
1. PETITIONER SHALL DEDICATE AND CONVEY THE FEMA AND COMMUNITY FLOODPLAIN AREAS AS SHOWN ON THE REZONING PLAN TO MECKLENBURG COUNTY AS PERMANENT GREENWAY EASEMENT FOR THE IRVINS CREEK GREENWAY EXTENSION. DEDICATED AREA SHALL REMAIN ELIGIBLE TO BE CALCULATED TOWARDS THE DEVELOPMENT OPEN SPACE AND TREE SAVE REQUIREMENTS.
2. GREENWAY EASEMENTS SHALL BE CONVEYED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
3. PETITIONER SHALL PROVIDE A 20 FOOT CLASS C LANDSCAPE YARD IN THE LOCATION SHOWN ON THE REZONING PLAN. CLASS C LANDSCAPE YARD SHALL INCLUDE COMBINATION OF EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS PER CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 20.9 AND TABLE 20-2 REQUIREMENTS.
4. PETITIONER SHALL PROVIDE PUBLIC ACCESS PEDESTRIAN CONNECTIONS TO THE MECKLENBURG COUNTY IRVINS CREEK GREENWAY FROM INTERNAL PUBLIC STREETS EAST OF AREQUIPA ROAD EXTENSION WHERE ACCESS IS APPROPRIATE BASED ON TOPOGRAPHY, TREE SAVE AREAS, OPEN SPACE AREAS, ETC.

TRANSPORTATION

1. PETITIONER WILL WORK WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ON THE LOCATION OF THE EAST/WEST CONNECTION THROUGH THE SITE.

ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE 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.
2. ANY PROPOSED SWIM/PCSO STREAM BUFFER ENCROACHMENT AND ASSOCIATED MITIGATION MEASURES WILL BE SUBJECT TO APPROVAL BY THE CITY OF CHARLOTTE STORMWATER ADMINISTRATOR AS PART OF THE SITE DEVELOPMENT PERMITTING PROCESS AND CANNOT BE APPROVED WITH THE REZONING PETITION. PLEASE NOTE STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.



ColeJenest & Stone
 BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400
 CHARLOTTE, NORTH CAROLINA 28202
 Phone: (704) 376-1555
 Email: info@colejeneststone.com
 www.bolton-menk.com

RAVIN PARTNERS

558 E. BROOKLYN VILLAGE AVENUE
 SUITE 120
 CHARLOTTE, NC 28202

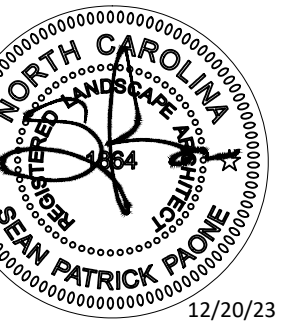
**RZP-2023-069
 REZONING**

8637 E INDEPENDENCE BOULEVARD
 CHARLOTTE, NC 28227

DEVELOPMENT STANDARDS

PROJECT NO:
 4854.00

- REVISIONS:
- 10/16/23 – REVISIONS PER COMMENTS
 - 11/13/23 – REVISIONS PER COMMENTS
 - 12/20/23 – RESUBMITTAL FOR ZONING COMMISSION MEETING



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, TOWN OF HUNTERVILLE AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

SCALE:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
FILE NO.: