

VICINITY MAP
NOT TO SCALE



"I, JAMES I. KOVACS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE 29TH DAY OF MARCH 2005; THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000; AND THAT THIS SURVEY AND PLAT COMPLIES WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA."

James I. Kovacs L-3610 3-29-05
 JAMES I. KOVACS, NC PLS #3610 DATE

NOTE: THIS PLAT DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDATION.

SITE DATA:

OWNER:

JUNE ALLEN

ADDRESS:

154 LAKELAND CIRCLE
 MT. GILEAD, NC 27306

ZONE:

EXISTING ZONING 0-1
 PROPOSED ZONING 0-1
 B-1 CD CONDITIONAL

PIN #

PARCEL ID #
 TAX PARCEL 103-021-03

PROPERTY CHARACTERISTICS:

FIRE DISTRICT: CITY OF CHARLOTTE
 MUNICIPALITY: CHARLOTTE
 PROPERTY USE: OFFICE-FURNITURE RETAIL
 CURRENT: VACANT

AREA:

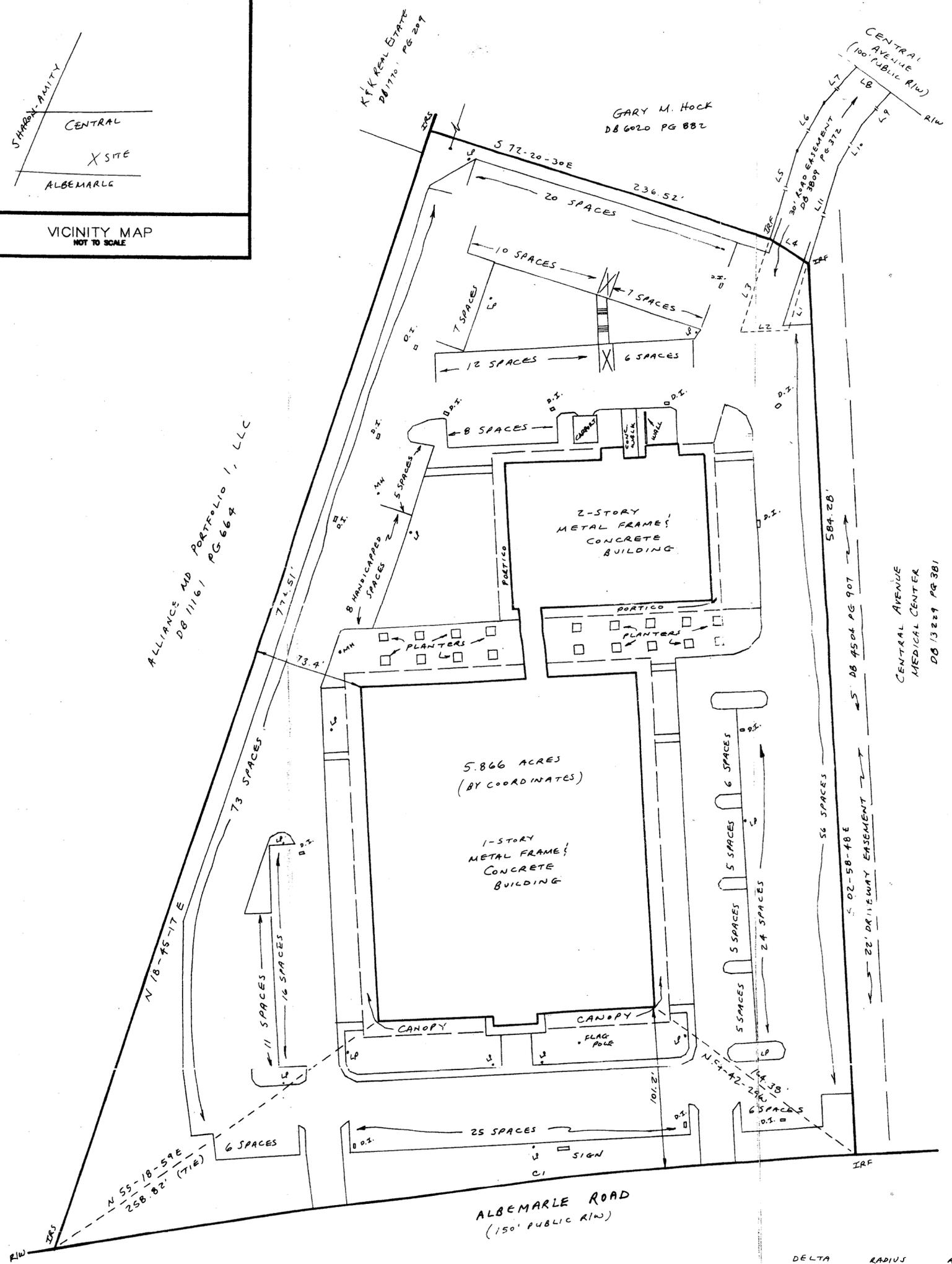
6.776 ACRES
 68,273 SQ. FEET BUILDING

**Revised Site Plan Notes
 Zoning # 2007-35**

1. Sidewalk along Albemarle Rd. will remain as is. Sidewalk is comparable in size and proximity to adjoining property owners in relation to Albemarle.
2. Street sign will be monument style, with a maximum height of 5 feet, and a maximum area of 50 square feet.
3. New lighting will be fully shielded, not exceed 25 feet in height. No current plans to change existing lighting.
4. At this time no pedestrian walkways will be built leading into the store.
5. A 5 foot sidewalk and 6 feet planting strip will be added along the private street, starting at Albemarle Rd. and ending at the back driveway of this property.
6. Zoning will allow for all uses allowed in 0-1 district and retail use as a furniture store B-1. (C-D) conditional

APPROVED BY
 CITY COUNCIL

MAY 21 2008



DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1 - 10° 25' 53"	2939.79'	535.12'	534.48'	S 83° 20' 00" W

LOCATION:	
5525 ALBEMARLE ROAD	
CITY OF CHARLOTTE MECKLENBURG COUNTY	
SURVEY DATE:	PROJECT #
MARCH 24, 2005	050304
	1" = 50'
	F8 31 PG 54
JAMES I. KOVACS, PLS	
2713 CHALGROVE LN.	
CHARLOTTE, NC 28216	
PHONE/FAX (704) 394-8197	