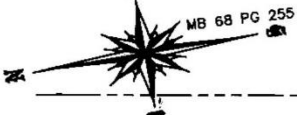


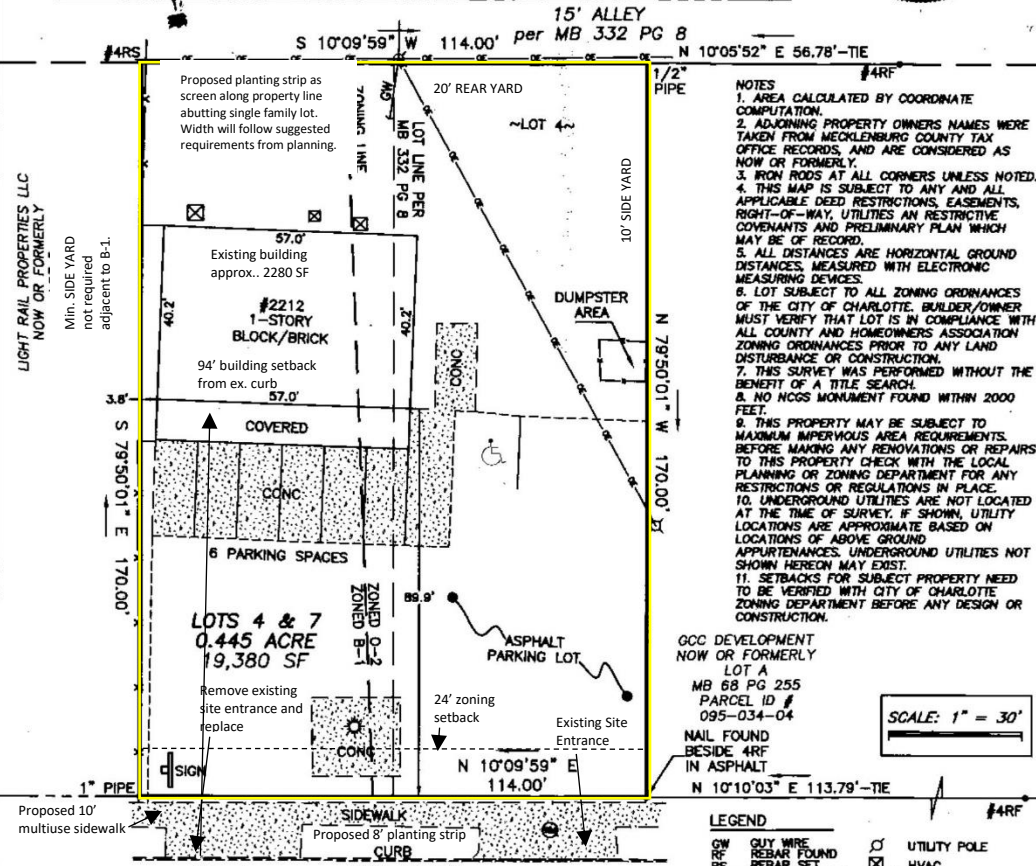
I, CHEVIS L. KING, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4641, PAGE 472 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK PAGE OR OTHER REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 12th DAY OF FEBRUARY, 2021.

Chevis L. King
PROFESSIONAL LAND SURVEYOR

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP: COMMUNITY PANEL 3710458400K, DATED: FEBRUARY 19, 2014.



ZONING LINE SCALED IN PER MECKLENBURG COUNTY GIS.

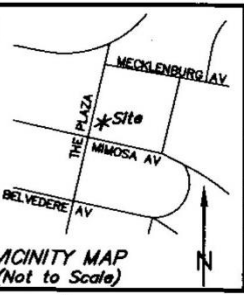


- NOTES: 1. AREA CALCULATED BY COORDINATE COMPUTATION. 2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY. 3. IRON RODS AT ALL CORNERS UNLESS NOTED. 4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD. 5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES. 6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION. 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. 8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET. 9. THIS PROPERTY MAY BE SUBJECT TO MAJOR HAZARDOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE. 10. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST. 11. SETBACKS FOR SUBJECT PROPERTY NEED TO BE VERIFIED WITH CITY OF CHARLOTTE ZONING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION.

GCC DEVELOPMENT NOW OR FORMERLY LOT A MB 68 PG 255 PARCEL ID # 095-034-04 NAIL FOUND BESIDE 4RF IN ASPHALT

SCALE: 1" = 30'

LEGEND table with symbols for GUY WIRE, REBAR FOUND, RIGHT-OF-WAY, SQUARE FEET, DEED BOOK, FRONT SETBACK, REAR SETBACK, UTILITY POLE, HVAC, WATER METER, HANDICAP, LAMP POST, LIGHT POLE, ZONING LINE, OVERHEAD UTILITIES, METAL FENCE, BOUNDARY, ADJOINER, RIGHT OF WAY.



THE PLAZA (MINOR THOROUGHFARE) 100' PUBLIC R/W per MB 68 PG 255

JOB # 99-21-034
DRAWN: AVD
CHECKED: CLK
DATE: 02/10/21

PHYSICAL SURVEY

AT PROPERTY KNOWN AS # 2212 THE PLAZA LOTS 4 & 7 MB 332 PG 8 PARCEL ID # 095-034-03, DB 4641 PG 472 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC FOR: BRENDAN MAGINNIS & USA CONRAD

CAROLINA GEOMATICS, PLLC LAND SURVEYING & MAPPING 1526 ROBINSON OAKS DR. GASTONIA, NC 28054 P: (980) 329-3382 CKING@CAROLINA.GEOMATICS.COM NC #P-1965

Rezoning Petition 2021-120

Revised Site Plan 2.13.2023

Development Data:

- Tax Parcel: 09503403
- Rezoning Petition # 2021-120
- Site Acreage: 0.446 AC
- Existing Zoning: B-1 and O-2
- Proposed Zoning: NS (yellow box shows zoning boundary)
- Abutting Parcels Zoning: East side R-22, North side B-1 and South side O-2
- Number of Residential Units: NA
- Residential Density: NA
- Square footage of Non-residential by type: 2280 sf finished (retail) per the tax records
- Floor Area Ratio: Maximum FAR in NS is 2.0 and current FAR is 1.1
- Setback: 94' building setback from existing curb

- 24' zoning setback from future curb
- Side Yard: 10' adjacent to residential district. None in all other conditions
- Rear Yard: 20' adjacent to residential district and 10' adjacent to non-residential district
- Parking Spaces: Minimum of 13 spaces
- Amount of open space: Not to exceed maximum allowed by right
- Existing structure remaining
- Maximum building height not to exceed 40 ft.

General Uses:

- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance.
- Unless the Rezoning Plan or these Development Standards establish more stringent stands, the regulations established under the Ordinance for the NS zoning district shall govern the development and use of the Site

Permitted Uses:

- The site may be used by uses allowed in the NS zoning
- Fuel sales, drive thru uses and arcade uses will be prohibited
- The focus is on uses that support the surrounding neighborhoods

Transportation:

- Vehicular access to Site shall be via one of the current driveways as shown on the site plan
- Removal of second driveway if needed according to CDOT ordinance for NS Zoning

Architectural Standards:

- Fencing/landscaping along side yard and rear yard that are adjacent to residential uses per ordinance requirements for NS Zoning

Streetscape and Landscaping:

- New 10' multi-use sidewalk requirements per CDOT located where existing sidewalk currently is located
- Buffer and screening will be put in place at the rear and side yard according to ordinance.
- Planting Strip along property line abutting single family lot at rear of property to be a width that is in accordance with ordinance and zoning requirements. Screening to be placed around dumpster
- Site will comply with the tree ordinance
- 8' planting strip shown on site plan
- Close one of the existing entrances and comply with CDOT requirements for streetscape

Environmental:

- The Petitioner shall comply with the Charlotte Tree Ordinance

Parks/Greenways:

Reserved

Fire Protection:

Reserved

Signage:

- Signage to follow ordinance standards for NS Zoning

Lighting:

- All freestanding lighting installed will take in to account the residential districts abutting the property

Other:

- Dumpster to remain in current location as shown on site plan unless required to move