

"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. INSURANCE RATE MAP PANEL 37104564000 FEBRUARY 19, 2014.

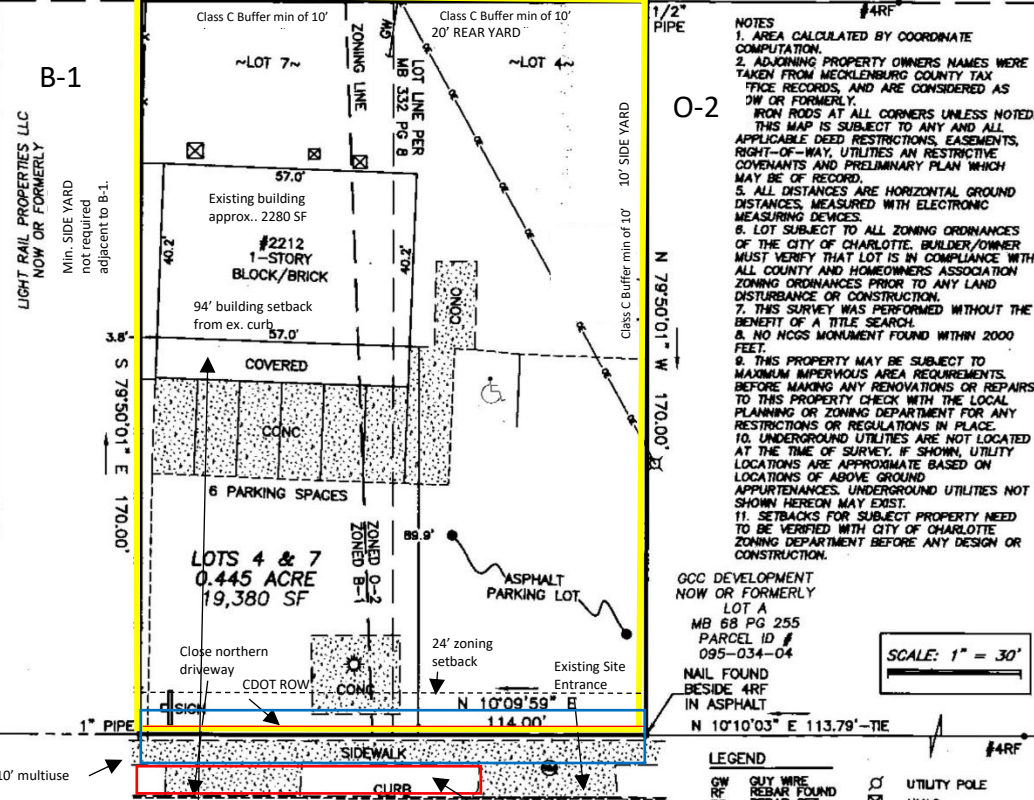


ZONING LINE SCALED IN PER MECKLENBURG COUNTY GIS.

R-22

R-22

15' ALLEY  
S 10°09'59" W 114.00' per MB 332 PG 8  
N 10°05'52" E 56.78'-TIE



NOTES  
1. AREA CALCULATED BY COORDINATE COMPUTATION.  
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX MAP RECORDS, AND ARE CONSIDERED AS DW OR FORMERLY.  
IRON RODS AT ALL CORNERS UNLESS NOTED.  
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.  
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.  
4. 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.  
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.  
6. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.  
7. THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS 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.  
8. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON APURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.  
9. 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

SCALE: 1" = 30'

LEGEND

—	GUY WIRE	○	UTILITY POLE
—	REBAR FOUND	⊗	HVAC
—	RIGHT-OF-WAY	⊗	WATER METER
—	SOILS SET	⊗	HANDICAP
—	PLAT BOOK	⊗	LAMP POST
—	DEED BOOK	⊗	LIGHT POLE
—	PAVE		
—	FRONT SETBACK		
—	SIDE YARD		
—	REAR SETBACK		
—	ZONING LINE		
—	OVERHEAD UTILITIES		
—	METAL FENCE		
—	BOUNDARY		
—	ADJOINER		
—	RIGHT OF WAY		

Proposed 10' multiuse sidewalk



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

CAROLINA GEOMATICS, PLLC  
LAND SURVEYING & MAPPING  
1526 ROBINSON OAKS DR.

## Rezoning Petition 2021-120

Revised Site Plan 5.18.2023

**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
- Close northern driveway
- All improvements will be approved and constructed before the site's first building CO is issued
- commit to remarking current bike lane pavement markings to a dedicated right turn lane, a bike ramp near south property line per CLDSM 10.43 to transition bicyclists from separated bike lanes to multi-use path and extending the 10-foot multi-use path to the southern property.
- Commit to striping and dedicated right turn arrow per CDOT pavement marking standards
- commit to dedicating 50-feet of right-of-way if it does not currently exist.
- fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued



**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
- Commit to Class C Buffer along property lines abutting residential uses on South and East side of property.
- Screening to be placed around dumpster
- Site will comply with the tree ordinance
- 8' planting strip shown on site plan/maintain planting strip
- Close one of the existing entrances and comply with CDOT requirements for streetscape

**Site and Building Design:**

Commit to providing a minimum 10-foot Class C buffer along property lines abutting residential zoning and/or use.

**Environmental:**

- The Petitioner shall comply with the Charlotte Tree Ordinance. Tree Survey was uploaded to Accela

**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