## DEVELOPMENT NOTES

THIS REZONING DRAWING IS NOT INTENDED TO BE A SURVEY OR DEED/PLAT MAP. NO GRID TIE WAS FOUND IN REFERENCE DRAWINGS.

THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL ZONING ORDINANCE REQUIREMENTS AND STANDARDS PERTAINING TO OFF STREET PARKING, SIGNAGE, SCREENING/LANDSCAPING, BUFFERS, AND THE CHARLOTTE TREE ORDINANCE.

THE MAXIMUM BUILDING AREA SHALL COMPLY WITH ALL ZONING REQUIREMENTS.

NO SEWER CONNECTION OR SEPTIC SYSTEM FOUND IN REFERENCE DRAWINGS.

NO WATER CONNECTION FOUND IN REFERENCE DRAWINGS.

UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE OR SHOWN ON THIS DRAWING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS OF ALL UTILITIES. CALL NC ONE CALL CENTER AT 811 BEFORE YOU DIG. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING VEGETATION SHOWN ON THIS DRAWING WAS TAKEN FROM REFERENCE DEVELOPMENT DRAWINGS AND MAY NOT DEPICT CURRENT CONDITIONS.

#### General Provisions

- These Development Standards form a part of the Site Plan Amendment associated with the Rezoning Petition filed by Charles and Ellen Gray (the "Petitioners") to accommodate redevelopment of an approximately 0.76-acre site located on the southern corner of the intersection of University City Boulevard and John Kirk Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 049-295-17.
- 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 (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-1 zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

#### • Permitted and Prohibited Uses

The Site may be devoted to any uses permitted in the B-1 zoning district, including any incidental and accessory uses relating thereto except:

- Automotive service stations with gasoline sales;
- Automotive service stations including repair and lubrication;
- Automotive maintenance services;
- Auto sales and rental;
- Fueling stations;
- Commercial car washes;
- Equipment sales or leasing within an enclosed building; and
- Residential uses.
- Transportation

[Reserved]

- Architectural Standards
- [Reserved]
- Signage
- [Reserved]
- Lighting [Reserved]

# LEGEND

N/F	NOW OR FORMERLY	
DB/PG	DEED BOOK AND PAGE	
ROW	RIGHT OF WAY	
RCP	REINFORCED CONCRETE PIPE	
INV	INVERT (PIPE INVERT)	
FFE	FIRST FLOOR ELEVATION	
PKS	PK NAIL SET	
GUY	GUY WIRE	
PP	POWER POLE	
W∨	EXISTING WATER VALVE $\Join$	
EIR	EXISTING IRON REBAR O	
MB	MAIL BOX	
PROPER	TY LINE	
EXISTING	G UNDERGROUND TELEPHONE LINE	Τ
EXISTING	G UNDERGROUND GAS LINE	G
EXISTING	G UNDERGROUND WATER LINE	W
EXISTING	G UNDERGROUND CABLE TV LINE	CTV
EXISTING	GOVERHEAD POWER LINE	OP

### DEVELOPMENT DATA

- PROPERTY LOCATED WITHIN GIS ENGINEERING MAP GRID Q20
- PROPERTY LOCATED WITHIN MALLARD WATERSHED - PROPERTY HAS NO HISTORICAL FEATURES KNOWN TO EXISTS
- PROPERTY NOT LOCATED IN A FEMA FLOODZONE OR STREAM
- BUFFER AS MIGHT BE DEPICTED ON ANY F.E.M.A. OR F.I.R.M. MAP. - NO SIGNIFICANT TREES EXISTS ON PROPERTY
- EXISTING ZONING B-1 (CD) - EXISTING USE BOOKSTORE
- PROPOSED ZONING B-1(CD) SPA
- ACTUAL LOT SIZE TO DEED LINE 37,579 SF (.862 AC) AREA CALCULATED BY DMD
- SITE AREA  $\pm 0.76$  AC - TAX PARCELS 049-295-17
- ACTUAL LOT WIDTH 190.71 FT
- PROPOSED BUILDING SETBACKS FOR NON-RESIDENTIAL FRONT 20 FT REAR 10 FT
- SIDES 0 FT

- PROPOSED MAX BUILDING HEIGHT 40 FT \*SIDE YARD MAY BE INCREASED TO ALLOW FOR INCREASED BUILDING HEIGHT PER ORDINANCE STANDARDS

PROPOSED PARKING REQUIRED PER ORDINANCE STANDARDS

×3 \

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