

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 NO 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.

ENGINEERING MAP GRID Q20.

MALLARD WATERSHED.

NO HISTORICAL FEATURES KNOWN TO EXISTS.

NOT LOCATED IN A FEMA FLOODZONE OR STREAM BUFFER.

NO SIGNIFICANT TREES EXISTS ON PROPERTY.

DEVELOPMENT DATA TABLE

|                      |                         |
|----------------------|-------------------------|
| Site Area:           | +/- 0.76 acres          |
| Tax Parcels:         | 049-295-17              |
| Existing Zoning:     | B-1(CD)                 |
| Proposed Zoning:     | B-1(CD) SPA             |
| Max Building Height: | Per Ordinance Standards |
| Parking:             | Per Ordinance Standards |
| Setbacks:            | Per Ordinance Standards |

I. GENERAL PROVISIONS

1. 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.

2. 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").

3. 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.

4. 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.

5. 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.

II. 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:

- Accessory Drive Through Windows;
- 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.

III. TRANSPORTATION

[Reserved]

IV. ARCHITECTURAL STANDARDS

[Reserved]

V. SIGNAGE

[Reserved]

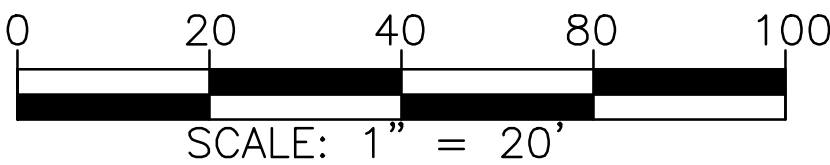
VI. LIGHTING

[Reserved]

|       |                           |   |
|-------|---------------------------|---|
| 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.....           | ⊗ |
| WV    | EXISTING WATER VALVE..... | ⊗ |
| EIR   | EXISTING IRON REBAR.....  | ○ |
| MB    | MAIL BOX.....             | □ |

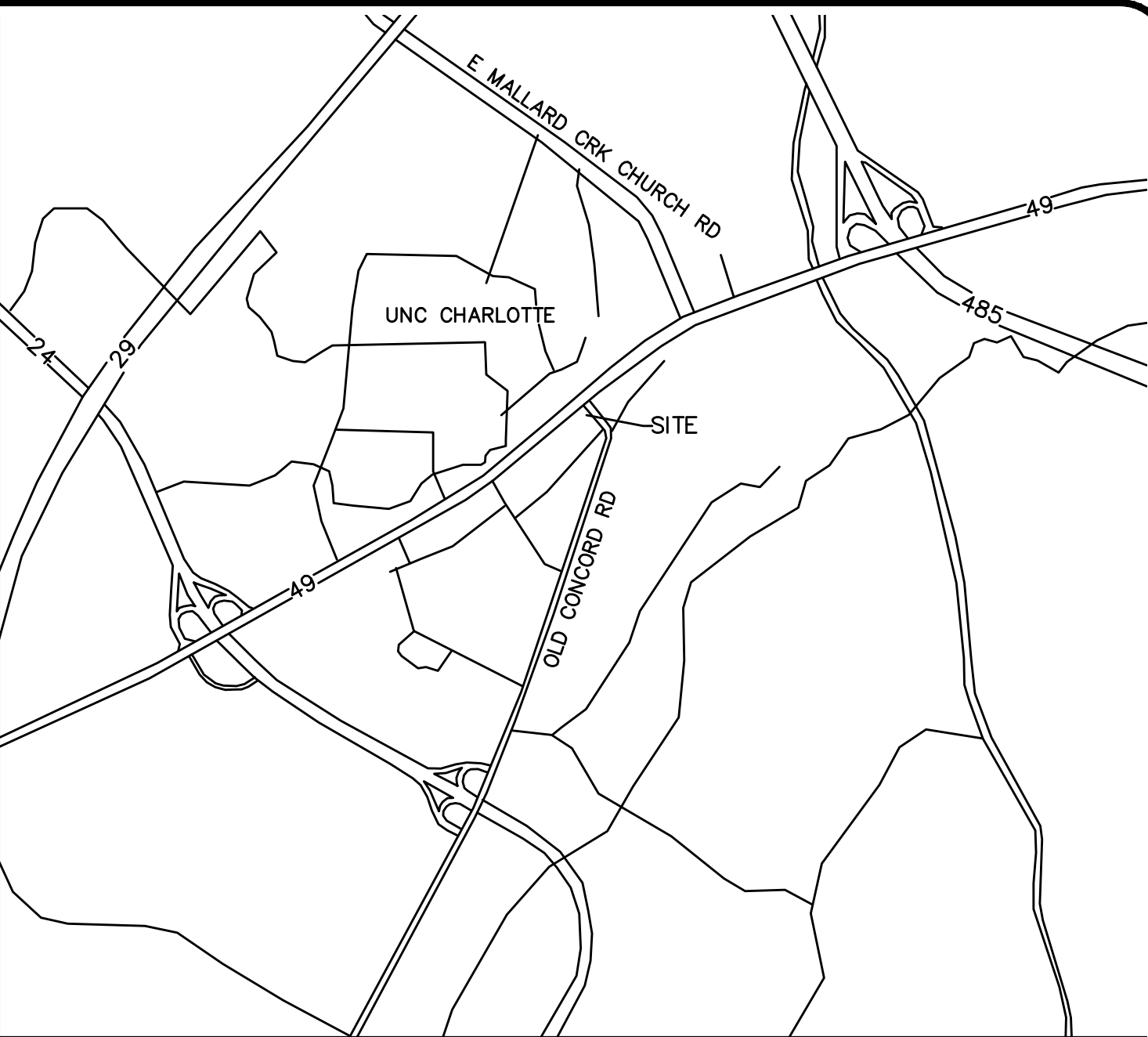
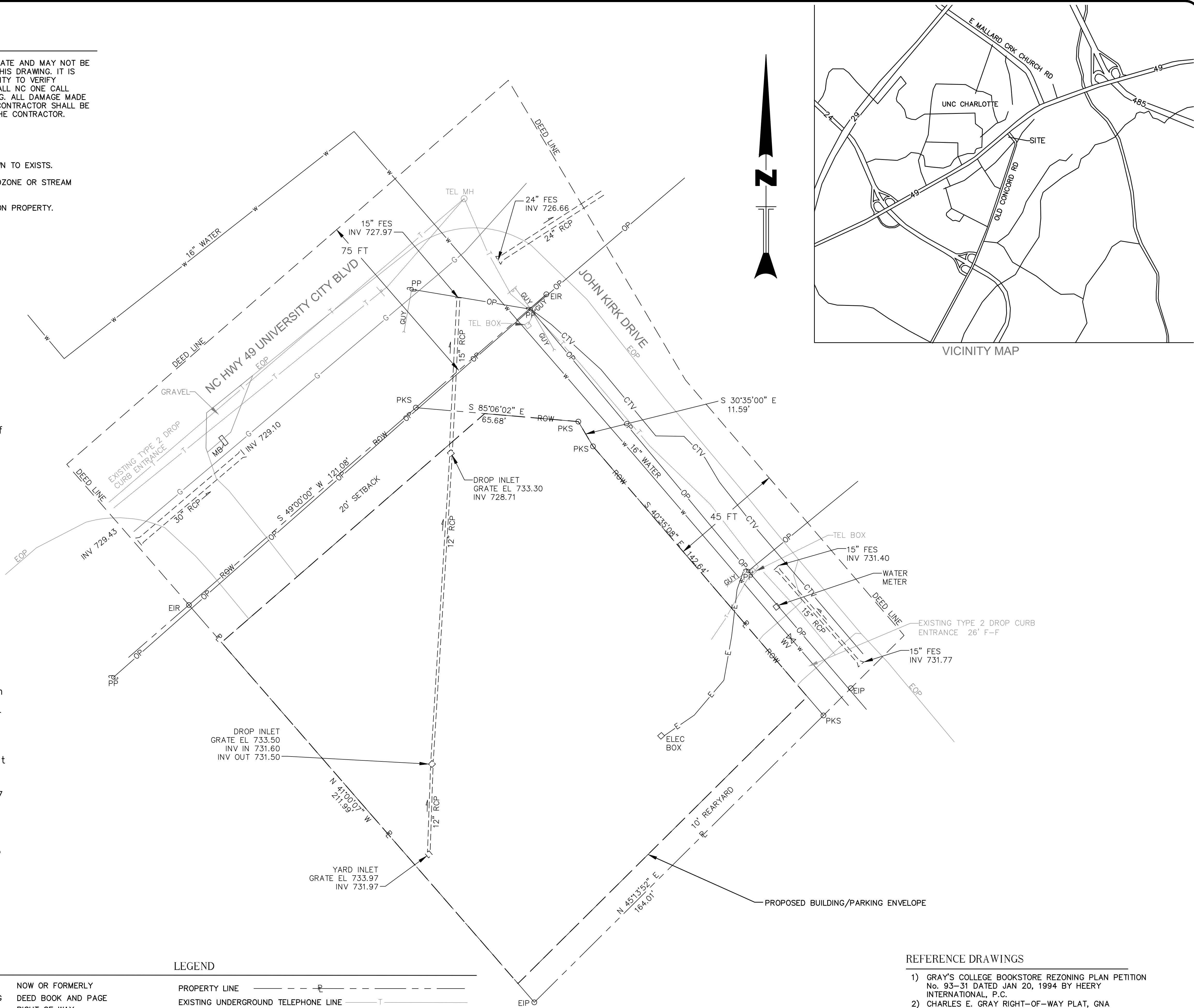
LEGEND

|                                     |     |
|-------------------------------------|-----|
| PROPERTY LINE                       | --- |
| EXISTING UNDERGROUND TELEPHONE LINE | --- |
| EXISTING UNDERGROUND GAS LINE       | --- |
| EXISTING UNDERGROUND WATER LINE     | --- |
| EXISTING UNDERGROUND CABLE TV LINE  | --- |
| EXISTING OVERHEAD POWER LINE        | --- |



REFERENCE DRAWINGS

- GRAY'S COLLEGE BOOKSTORE REZONING PLAN PETITION No. 93-31 DATED JAN 20, 1994 BY HEERY INTERNATIONAL, P.C.
- CHARLES E. GRAY RIGHT-OF-WAY PLAT, GNA ASSOCIATES PROJ No. 31311.00 DATED 04/25/1994
- GRAY'S BOOKSTORE, GNA ASSOCIATES PROJ No. 31311.50 DATED 03/20/1995
- TRACT MAP OF "RIDGEWOOD ACRES", DATED FEB. 1954 AND RECORDED IN PLAT BK. 7, PG. 527.
- DEED-NCNB PROPERTIES, INC. TO NORTH CAROLINA NATIONAL BANK, DATED 10-16-1974, AND RECORDED IN DEED BK. 3717, PG. 429.
- DEED BOOK 7499 PAGE 212



Plans Prepared By:

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| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
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|                                                                                        |                          |                    |
|----------------------------------------------------------------------------------------|--------------------------|--------------------|
| 2020-7-005-<br>JOB NO.<br>DIRECTORY - IT-061710/RL/plotsheets<br>CAD FILE - sheet3.dwg | 1" = 20' HORIZ.<br>SCALE |                    |
|                                                                                        | JDH<br>PREPARED BY       | HCC<br>CHECKED BY  |
|                                                                                        | JDH<br>APPROVED BY       | JD-14-2020<br>DATE |

**Grays Bookstore**  
9430 University City Blvd  
Re-Zoning

**Rezoning Plan**

|            |         |
|------------|---------|
| SHEET<br>1 | OF<br>1 |
|------------|---------|