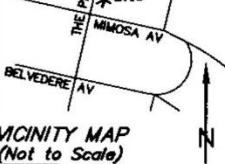
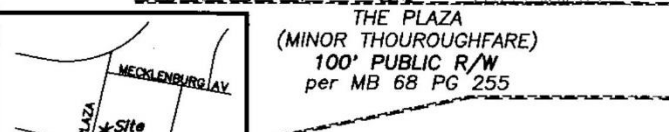
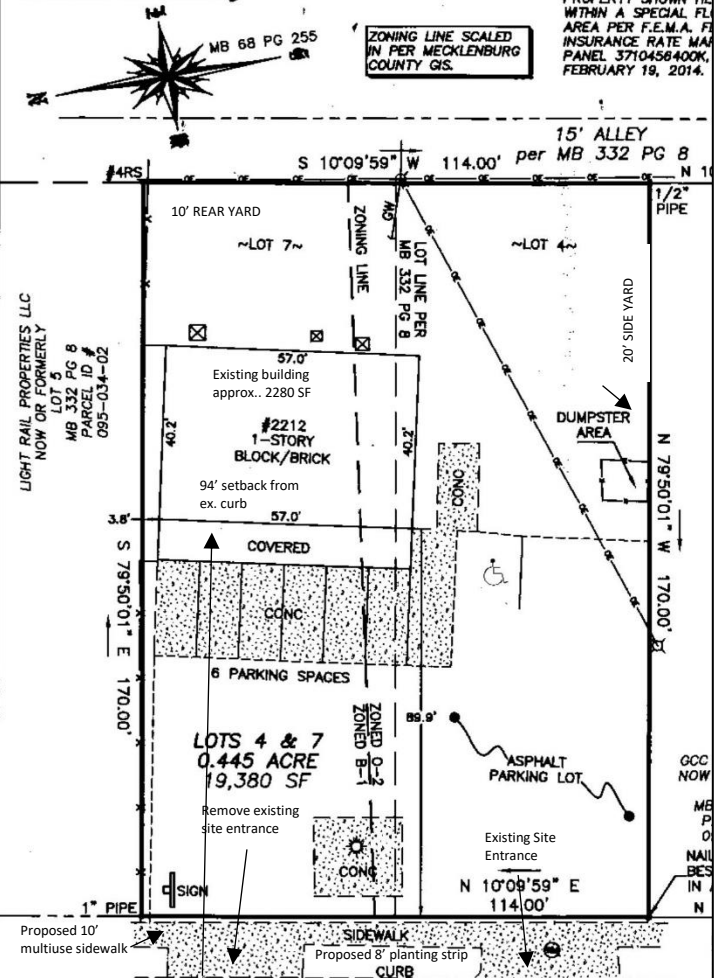


"I, CHEVIE L. KING, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACT OF SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4641, PAGE 472 OR OTHER REFERENCE SOURCE) THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS \_\_\_\_\_ AND THAT THIS MAP MEETS STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)." TH

*Chevie L. King*  
PROFESSIONAL LAND SURVEYOR

FLOOD NOTE:  
NO PORTION OF THE  
PROPERTY SHOWN HERE  
WITHIN A SPECIAL FLOOD  
AREA PER F.E.M.A. FLOOD  
INSURANCE RATE MAP  
PANEL 3710456400K,  
FEBRUARY 19, 2014.

ZONING LINE SCALED  
IN PER MECKLENBURG  
COUNTY GIS.



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

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 MACINNIS & ASSOCIATES, LLC

## Rezoning Petition 2021-120

Revised Site Plan 10.17.22

### 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
- Setback: 94' from existing 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 standards, 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 and drive thru 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 multi-use sidewalk requirements per CDOT located where existing sidewalk currently is
- Buffer and screening will be put in place at the rear and side yard according to ordinance. Screening to be placed around dumpster
- Site will comply with the tree ordinance
- 8' planting strip shown on site plan

### 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