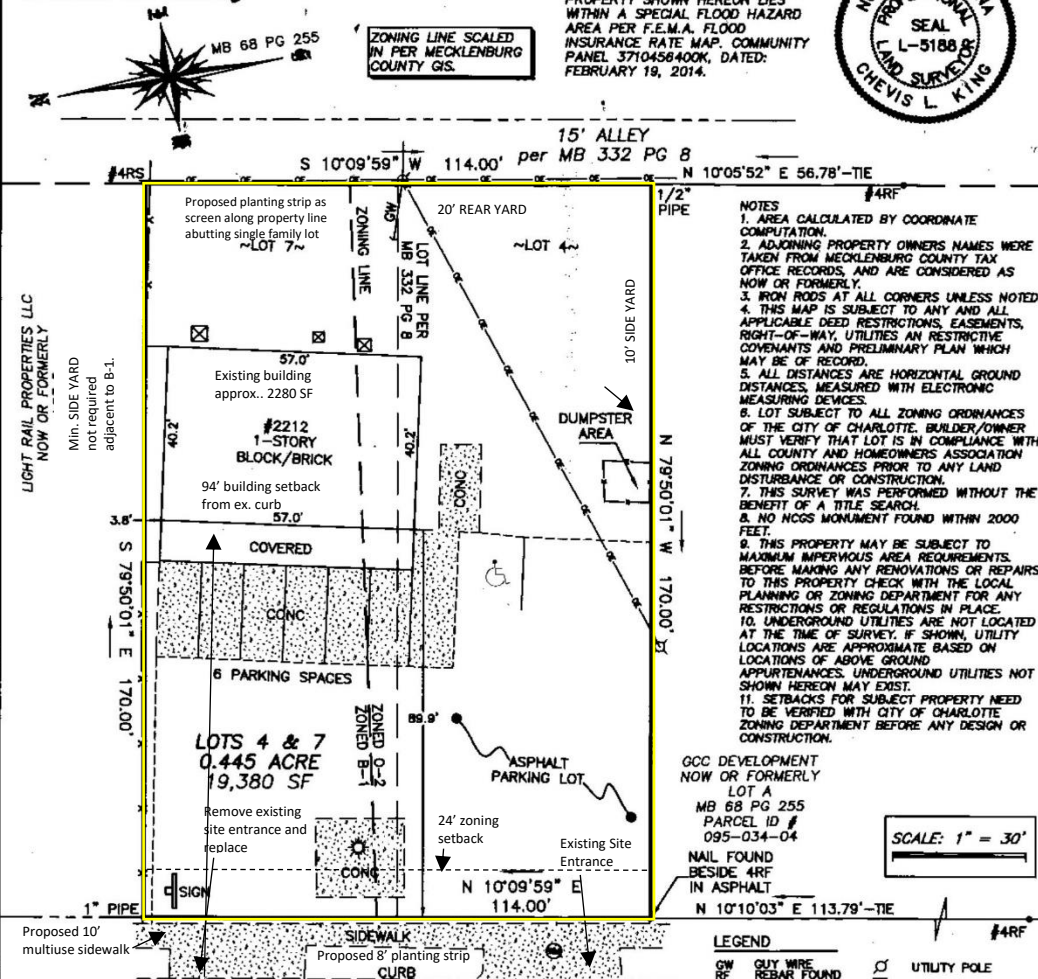


"I, CHEVIS L. KING, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4841, PAGE 472 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK PAGE OR OTHER REFERENCE 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.



- 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 MAXIMUM MINOR HOUSE 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  
MAIL FOUND  
BESIDE 4RF  
IN ASPHALT

LEGEND

GW	GUY WIRE	○	UTILITY POLE
RF	REBAR FOUND	⊗	HVAC
RS	REBAR SET	⊙	WATER METER
R/W	RIGHT-OF-WAY	⊕	HANDICAP
SF	SQUARE FEET	⊗	LAMP POST
MB	DEED BOOK	⊗	LIGHT POLE
PG	PAGE		
CS	FRONT SETBACK		
RY	REAR SETBACK		
	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 MACINNIS & LISA CONRAD

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

## Rezoning Petition 2021-120

Revised Site Plan 11.14.22

### 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' 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 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 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. 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