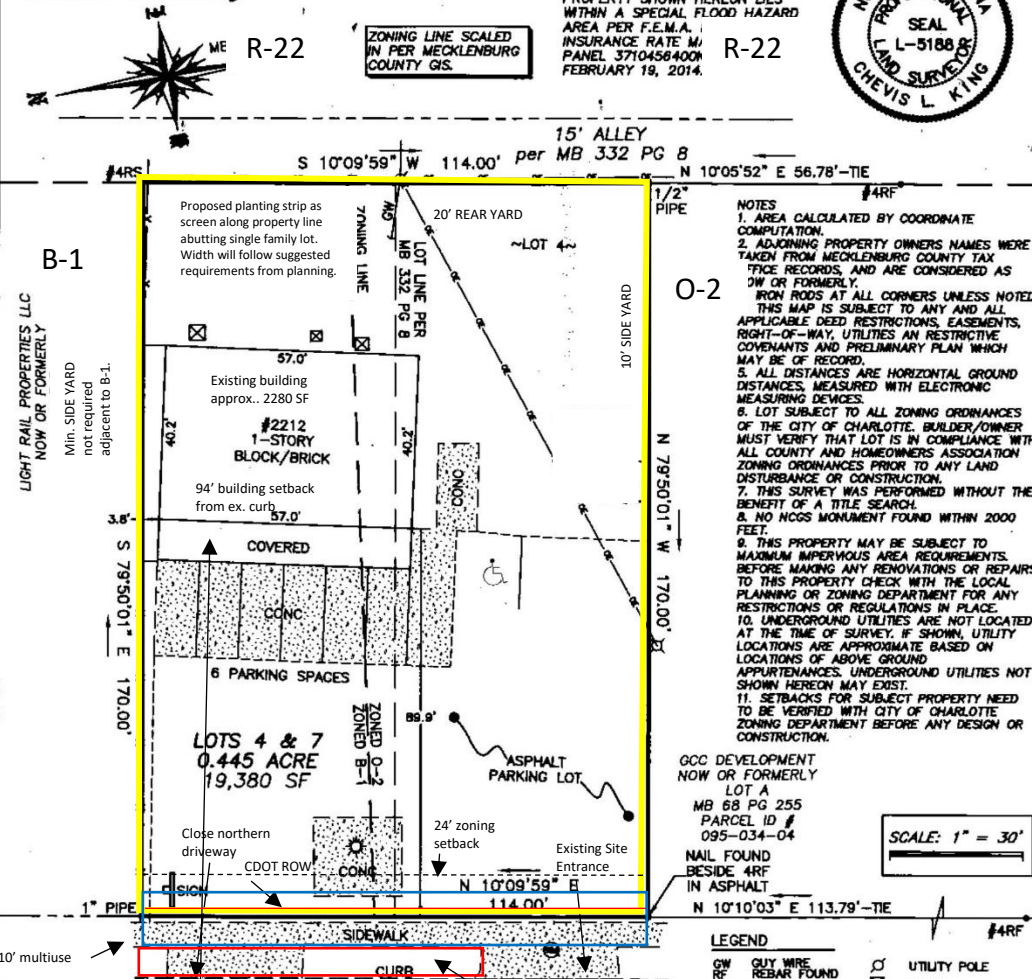


I, CHEVIS L. KING, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4641, PAGE 472 OR OTHER REFERENCE SOURCE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ 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 #,
PANEL 37104564000
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 DW OR FORMERLY.
3. 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.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
5. 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.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
7. NO NCOS MONUMENT FOUND WITHIN 2000 FEET.
8. 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.
9. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
10. 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

SCALE: 1" = 30'

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

PHYSICAL SURVEY

AT PROPERTY KNOWN AS
2212 THE PLAZA
LOTS 4 & 7
MB 332 PG 8

JOB # 99-21-034
DRAWN: AVD
CHECKED: CLK
DATE: 02/10/21

VICINITY MAP
(Not to Scale)

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

Rezoning Petition 2021-120

Revised Site Plan 3.27.2023

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 if needed
- 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 is needed



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

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