

*Kevin J. 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.



ZONING LINE SCALED  
IN PER MECKLENBURG  
COUNTY GIS.

LIGHT RAIL PROPERTIES LLC  
NOW OR FORMERLY  
LOT 5  
WB 332 PG 8  
PARCEL ID #  
095-034-02

6 parking spaces with 1 ADA parking space existing. Parking will be added according to zoning requirements, at least 13 total

Screening to be put in place on rear and side yard as required if abutted to residential uses

Side patio will be placed more than 10 ft from side yard and more than 20 ft from rear yard.

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOTICE OF FORECLOSURE.
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 AN 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 CONCERNS REGARDING 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 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.
10. UNDERGROUND UTILITIES ARE NOT LOCATED FROM SURFACE SURVEY. EXISTING 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

NAIL FOUND  
BESIDE 4RF  
IN ASPHALT  
N 10°10'03" E 113.79' -TIE

SCALE: 1" = 30'

### LEGEND

GW	GUY WIRE
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
SY	SIDE YARD
RY	REAR SETBACK

-  UTILITY POLE
-  HVAC
-  WATER METER
-  HANDICAP
-  LAMP POST
-  LIGHT POLE

ZONING LINE  
OVERHEAD UTILITIES  
METAL FENCE  
BOUNDARY  
ADJOINER  
RIGHT OF WAY

THE PLAZA  
(MINOR THOUROUGHFARE)  
100' PUBLIC R/W  
per MB 68 PG 255

JOB # 99-21-034

DRAWN: AVD

CHECKED: CLK

DATE: 02/10/21

VICINITY MAP  
(Not to Scale)

**CAROLINA GEOMATICS, PLLC**  
LAND SURVEYING & MAPPING

D SURVEYING & MAPPING  
1526 ROBINSON OAKS DR.  
GASTONIA, NC 28054  
P: (980) 329-3382  
ING@CAROLINAGEOMATICS.COM  
NC #P-1965

## 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 COMBAR

## Site Plan 8.19.22

- 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)
- Number of Residential Units: NA
- Residential Density: NA
- Square footage of Non-residential by type: 2280 sf (retail)
- Parking Spaces: At least 13 spaces
- Amount of open space: Not to exceed maximum allowed by right
- Existing structure remaining

- The site may be used by uses allowed in the NS zoning Uses by right in B-1 except for the following uses.
  - o Any automotive related uses and equipment rental
- The focus is on uses that support the surrounding neighborhoods

- Site has direct access to The Plaza with two points of ingress/egress. No plans for any further improvements unless specified by CDOT

### Streetscape and Landscaping:

- Existing sidewalk to remain
- Buffer and screening will be put in place at the rear and side yard according to ordinance. Screening to be placed around dumpster
- Existing street trees to remain

Environmental: N/A

## Parks/Greenways: N/A