

**DEVELOPMENT DATA**

**ZONING:**  
 CURRENT ZONING— LOT 3: R-22(MF) & LOT 1-2, 5-7: O-2(CD)  
 PROPOSED ZONING—LOT 3: O-2(CD) & LOT 1-2, 5-7: O-2(CD) SPA  
**TAX PARCEL#** 039-035-04, 05, 06, 07  
**SETBACK REQUIREMENTS:**  
 FRONT SETBACK 20'  
 SIDE YARD (NE) 10'  
 SIDE YARD (SW) 5'  
 REAR YARD 20'

**PROPERTY OWNERSHIP** — GRIER FUNERAL SERVICES, INC.  
 DEED 14924 P.917

**SYMBOL LEGEND**

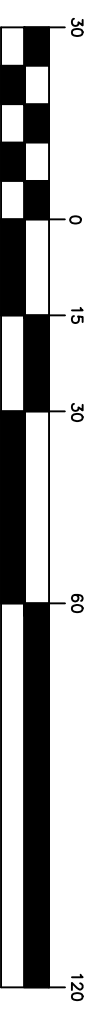
⊕	POWER POLE (P.P.)
□	DROP INLET
—E—E—	ELECTRIC LINE
⊙	LIGHT POLE (L.P.)
—U.C.—	U.G. PIPE
—N.L.R.—	N.L.R. NEW IRON REBAR
—E.I.R.—	E.I.R. EXISTING IRON REBAR
①	PHOTO VEMPPOINT
⊙	SCREENING SHRUB PER CITY SCREENING REQUIREMENTS
⊙	LARGE MATURING TREE PER CITY APPROVED TREE LIST

**PARKING CALCULATIONS:**  
 A. OFFICE AREA: 1 SPACE / 280 S.F.  
 10808 S.F.: 44 SPACES REQUIRED  
 THEREFORE 44 SPACES ARE NEEDED.  
 45 SPACES TO BE PROVIDED.

**GENERAL NOTES:**

- PARTIAL BOUNDARY, TOPOGRAPHIC PROVIDED BY R. B. PHARR & ASSOC., P.A., CHARLOTTE, NORTH CAROLINA, (704) 376-2186.
- INTERIOR BUILDING DIMENSIONING SHALL BE AS SHOWN ON ARCHITECTURAL PLANS.
- ROOF BEAMS FROM BUILDING ARE TO BE LOCATED FROM MECHANICAL PLUMBING PLANS.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- PERMITTEE / OWNER SHALL DEDICATE RIGHT OF WAY MEASURING 35 FEET FROM CENTERLINE OF ROZZELLES FERRY ROAD PRIOR TO ISSUANCE OF PERMITS.
- NO BUFFER IS REQUIRED FOR THE EXISTING ONE-STORY OFFICE/FUNERAL HOME BUILDING.
- NO WALL "PAV" TYPE LIGHTING WILL BE PERMITTED. ALL NEW LIGHTING WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES.
- TWO TREES WILL BE PLANTED TO BREAK UP BLANK WALL FACING ROZZELLES FERRY RD.
- THE ATTACHED ELEVATIONS ARE CONCEPTUAL. THE GARAGE WILL HAVE ENGINEERED ROOF TRUSSES, PITCHED ROOF WITH COMPOSITE OVERHEAD GARAGE DOORS WILL PROVIDE ENTRY FOR VEHICLES.
- SIGNAGE WILL COMPLY WITH CHAPTER 13 OF THE CHARLOTTE ZONING ORDINANCE.

**GRAPHIC SCALE**



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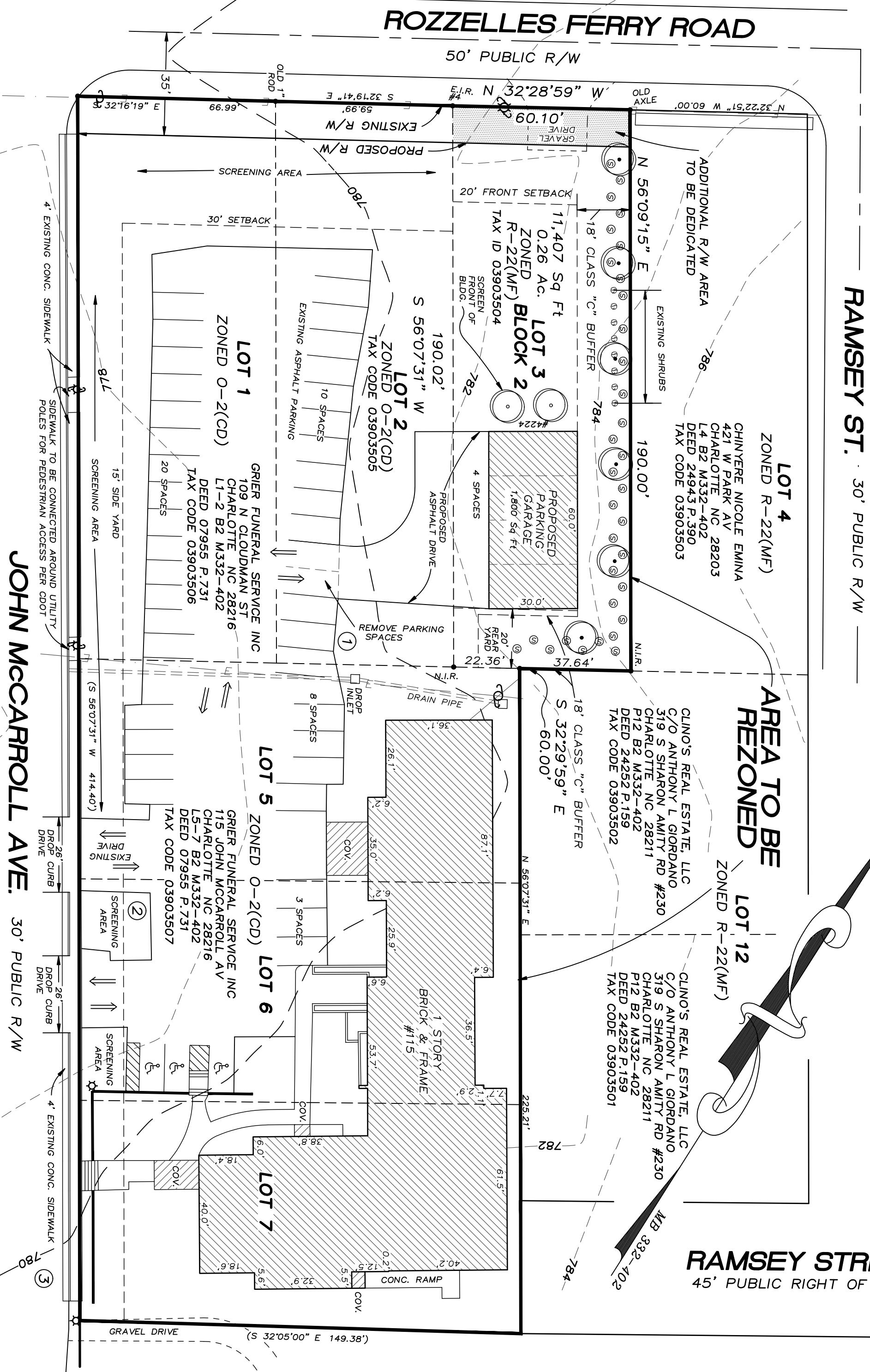
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**BUILDING PHOTOS**

TOTAL AREA = 69,092 Sq Ft or 1.59 AC.  
 LOTS 1, 2, 5 -7: O-2(CD) TO O-2(CD)S.P.A.  
 LOTS 3: R-22(MF) TO O-2(CD)  
 PERMITTED USES: OFFICE/FUNERAL HOME & 1800 S.F. GARAGE



**RAMSEY ST. 30' PUBLIC R/W**

**RAMSEY STREET**  
 45' PUBLIC RIGHT OF WAY

**AREA TO BE REZONED**

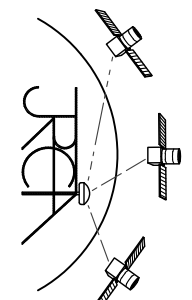
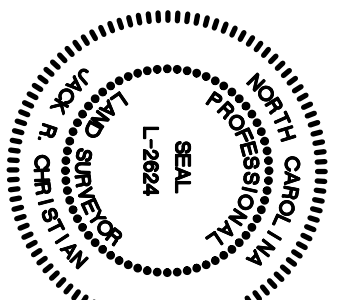
**REZONING PLAN FOR**

**GRIER FUNERAL SERVICES, INC**

CITY OF CHARLOTTE  
 MECKLENBURG COUNTY  
 NORTH CAROLINA

**JACK R. CHRISTIAN + ASSOCIATES**  
 -SURVEYING-

PHONE (704) 596-2214 FAX (704) 596-2338  
 7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213



REVISED 06-23-10 COMMENTS

DATE:	MARCH 18, 2010
CHECKED BY:	JAC
FILE NAME:	ROZZELLE
SCALE:	1"=30'
FILE:	10-03-08
DWN:	JRC
FILE:	LL