

ZONING DATA

ZONING:
 EXISTING- R-22(MF)
 PROPOSED- O-2(CD)

TAX PARCEL# 039-035-04

SETBACK REQUIREMENTS:
 FRONT SETBACK 20'
 SIDE YARD (NE) 10'
 SIDE YARD (SW) 5'
 REAR YARD 20'

PLANTING REQUIREMENTS:
 TREES IN BUFFER 3 PER 100'(6 REQ'D)
 SHRUBS IN BUFFER 20 per 100'

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.G. PIPE
 N.I.R. NEW IRON REBAR
 E.I.R. EXISTING IRON REBAR

- ⊙ SCREENING SHRUB PER CITY SCREENING REQUIREMENTS
- LARGE MATURING TREE PER CITY APPROVED TREE LIST
- TRAFFIC FLOW

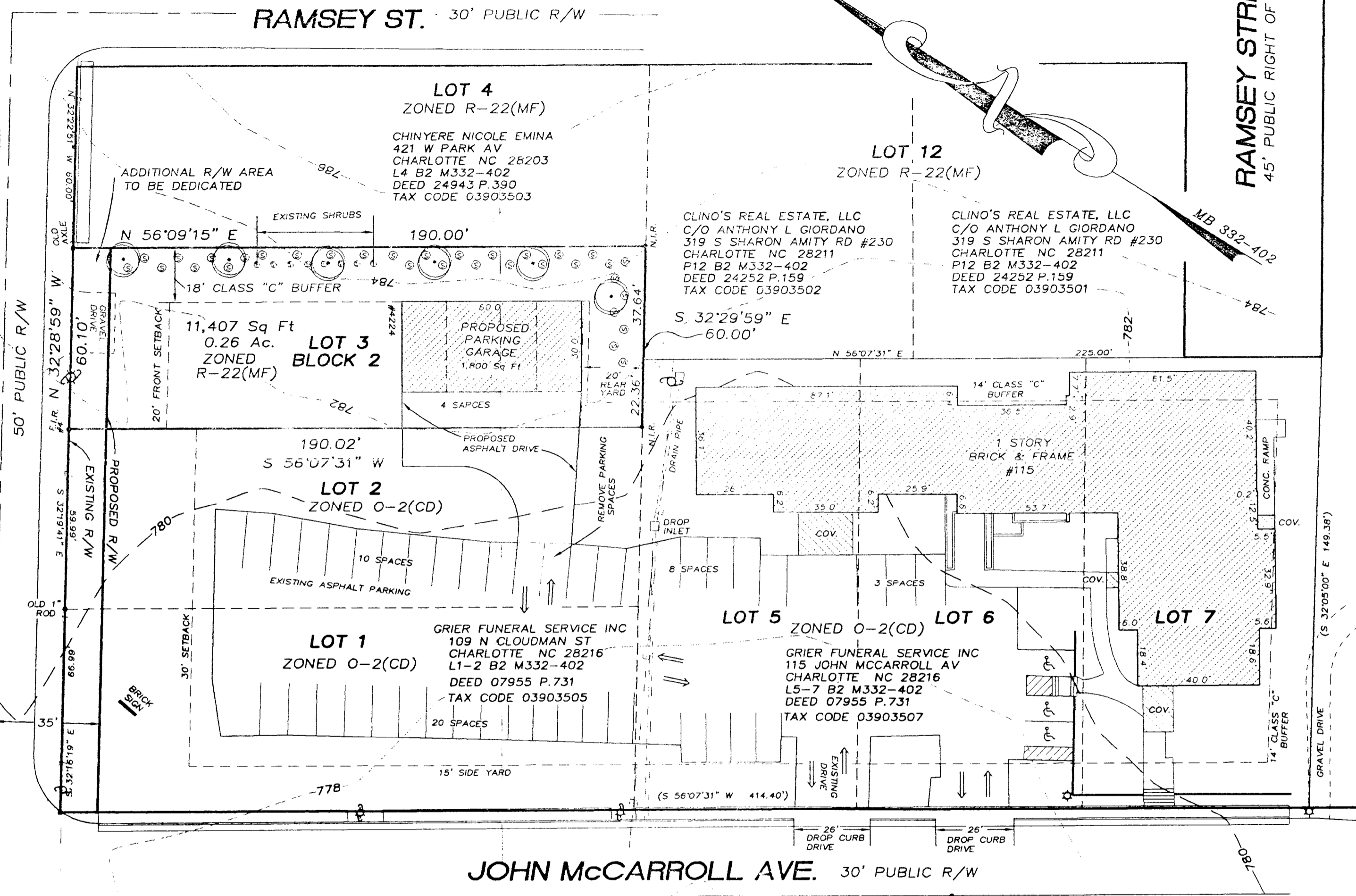
PARKING CALCULATIONS:

A. OFFICE AREA: 1 SPACE / 250 S.F.
 10808 S.F. 44 SPACES REQUIRED
 THEREFORE 44 SPACES ARE NEEDED.
 45 SPACES TO BE PROVIDED.

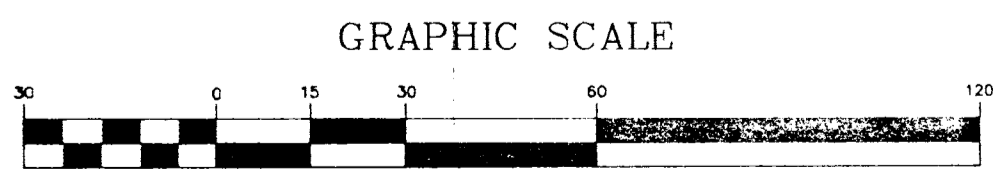
GENERAL NOTES:

1. PARTIAL BOUNDARY, TOPOGRAPHIC PROVIDED BY R. B. PHARR & ASSOC., P.A., CHARLOTTE, NORTH CAROLINA, (704) 376-2186.
2. INTERIOR BUILDING DIMENSIONING SHALL BE AS SHOWN ON ARCHITECTURAL PLANS.
3. ROOF DRAINS FROM BUILDING ARE TO BE LOCATED FROM MECHANICAL PLUMBING PLANS.
4. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
5. REQUIRED PARKING & LAYOUT SHALL BE IN ACCORDANCE WITH CITY ZONING REGULATIONS.
6. REZONING PLAN SHALL COMPLY WITH CITY TREE ORDINANCE.
7. REZONING PLAN SHALL COMPLY WITH SECTION 12.302 OF THE CITY ZONING CODE (BUFFERS).
8. REZONING DRIVEWAY ENTRANCES SHALL CONFORM TO CDOT DRIVEWAY REGULATIONS.
9. PETITIONER / OWNER SHALL DEDICATE RIGHT OF WAY MEASURING 35 FEET FROM CENTERLINE OF ROZZELLES FERRY ROAD PRIOR TO ISSUANCE OF PERMITS.
10. REZONING PLAN SHALL COMPLY WITH ALL APPLICABLE CITY ORDINANCES.
11. CLASS "C" BUFFER REQUIRES 3 TREES & 20 SHRUBS PER 100 FEET OF BUFFER AREA. 25% OF BUFFER TREES SHALL BE EVERGREEN.
12. A CLASS "C" BUFFER IS NOT REQUIRED TO BE INSTALLED WHERE EXISTING BUILDINGS ARE LOCATED & NOT IN THE AREA OF ANY EXPANSION OF ANY BUILDING, PARKING, OR USE THAT IS TAKING PLACE ON THE LOT.

ROZZELLES FERRY ROAD
50' PUBLIC R/W



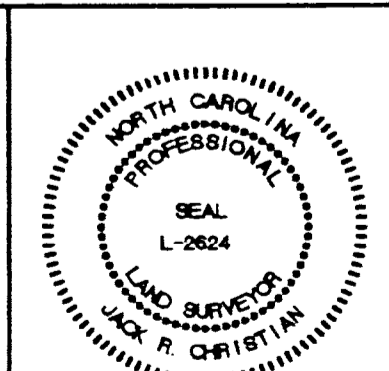
03903507 001
 BUILDING PHOTOGRAPH



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

LOTS 1, 2, 5 -7: O-2(CD) TO O-2(CD)S.P.A.
 LOTS 3: R-22(MF) TO O-2(CD)

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

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