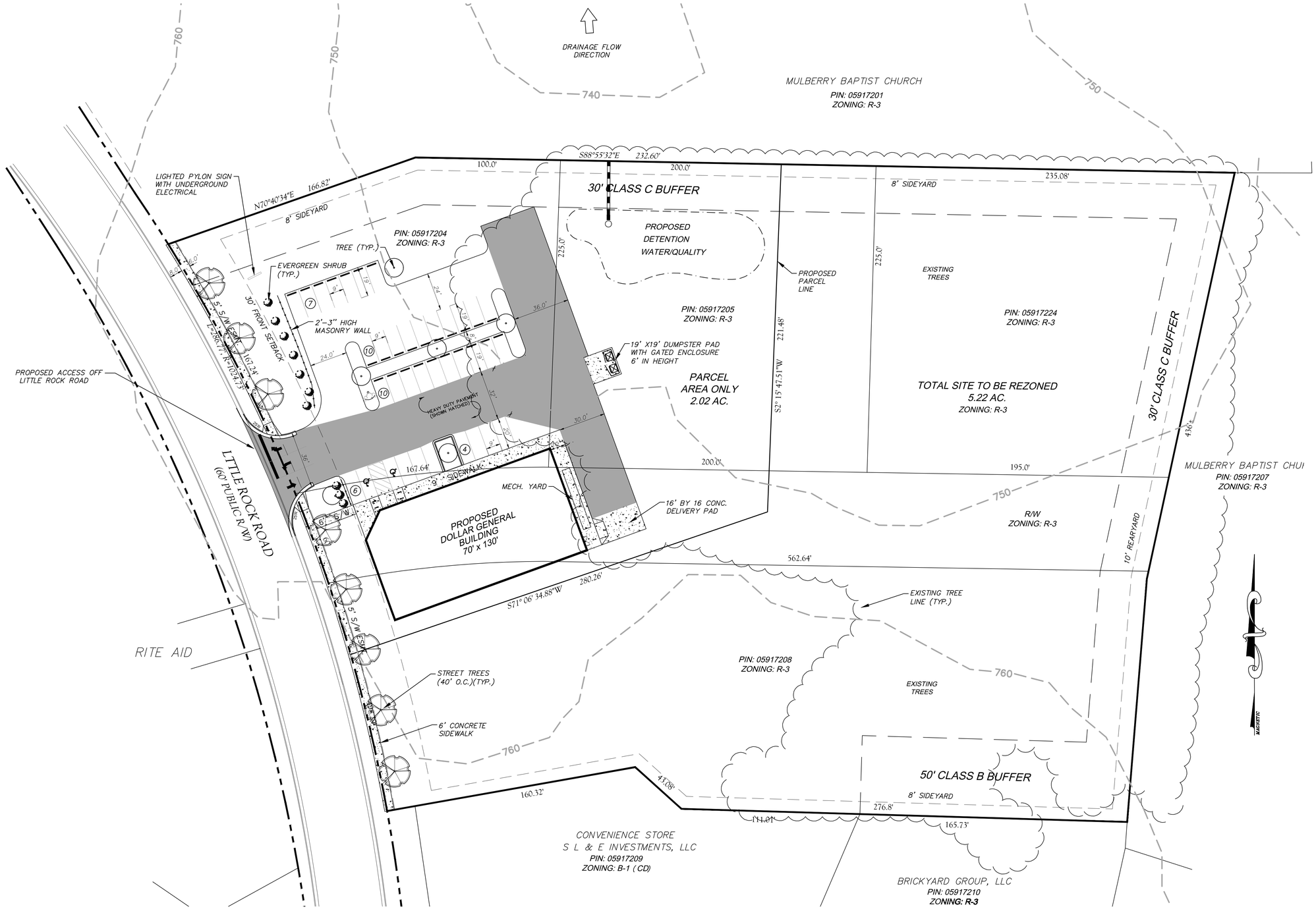

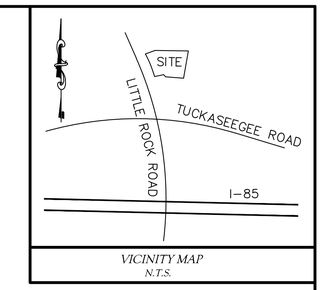

SITE NOTES:

1. PROPOSED OWNER: NCDG, LLC
   9815-J SAM FURR RD., SUITE 259
   HUNTERSVILLE, NC 28078
2. PIN: 05917204
   PIN: 05917205
   PIN: 05917208
   PIN: 05917224
   DB. 24365 PG. 292
   SITE AREA: ±5.2 AC. TOTAL
   NET AREA: ±5.2 AC. TOTAL
3. SITE ADDRESS: 2331 LITTLE ROCK RD
   CHARLOTTE, N.C. 28216
4. EXISTING ZONING: R-3
   EXISTING USE: VACANT
   PROPOSED ZONING: B-1 (CU)
   PROPOSED USE: RETAIL
5. TOTAL AREA OF PROP. BUILDING = 9100± S.F.
   MAXIMUM BUILDING HEIGHT: 40'
6. PARKING DATA:
   REQUIRED FOR RETAIL: 1 SPACE PER 250 sf = 37 SPACES
   TOTAL PARKING PROVIDED: 37 SPACES
   H.C. PARKING REQ'D: 2 SPACE
   H.C. PARKING PROVIDED: 2 SPACE (VAN ACCESSIBLE)

   BIKE PARKING REQUIRED: 2 SHORT TERM AND 2 LONG TERM
   BIKE PARKING PROVIDED: 2 SHORT TERM AND 2 LONG TERM
   SEE ARCHITECTURAL PLANS FOR LONG TERM SPACES
7. SETBACKS: (FOR B-1)
   FRONT SETBACK: 30'
   SIDE YARD: NONE (MIN. 8' IF PROVIDED)
   REAR YARD: 10' (0' IF ABUT B-1)
   MINIMUM OPEN SPACE: 0%
8. WATERSHED: LOWER LAKE WYLIE – PA
   SWIM BUFFER: NO
9. FEMA FLOOD PANEL: #3710453700J 03/02/2009
   THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE.
10. IMPERVIOUS CALCULATIONS:
    EX. IMPERVIOUS = 0 S.F.
    PROP. BUILDING = 9100 S.F.
    PROP. ASPHALT & SIDEWALKS = 26,989 S.F.
    TOTAL PROPOSED IMPERVIOUS = 36,089 S.F. = ±0.828 AC.
    PROP. SITE IMPERVIOUS PERCENTAGE: 0.828 AC./5.20 AC.=15.92% (BUA)

NOTE: EXISTING BOUNDARY, TOPOGRAPHIC AND TREELINE INFORMATION TAKEN FROM THE CHARMECK POLARIS DATABASE.

NOTE: PROPOSED SITE AND STREET TREES WILL ADHERE TO THE LATEST CHARLOTTE TREE ORDINANCE.

LEGEND

HEAVY-DUTY ASPHALT

CURRENT OWNERS

1. PIN: 05917204 (2331 LITTLE ROCK RD.)
   EDWIN JUDSON MYERS AND VIRGINIA LEE
   5701 WOODBURN RD.
   RICHMOND, VIRGINIA, 23225
2. PIN: 05917205, 05917224 (ALAN ST.)
   EDWIN J. MYERS AND VIRGINIA M. MYERS
   5701 WOODBURN RD.
   RICHMOND, VIRGINIA, 23225
3. PIN: 05917208 (2405 LITTLE ROCK RD.)
   PATRICIA TURNER MITCHELL AND VIRGINIA M. MYERS
   93 CREEKSIDE CT.
   SPRUCE PINE, NC 28777

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LWE
LATHAM-WALTERS ENGINEERING, INC.
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, NORTH CAROLINA 28078
(704) 895-8484 FAX (704) 895-8485

NORTH CAROLINA PROFESSIONAL SEAL 17646 ENGINEER MITCHELL S. LATHAM 11/13/12

DEVELOPER:

NCDG, LLC
9815-J SAM FURR RD. -SUITE 259
HUNTERSVILLE , N.C. 28078
(704) 507-4877

LITTLE ROCK
2331 LITTLE ROCK RD. 28216 CHARLOTTE, NC

REZONE PLAN

DATE: NOV. 2012	SHEET
SCALE: 1" = 30'	RZ1
DRAWN BY: JCW	
CHECKED BY: MSL	
PROJECT NO: 2012.34	