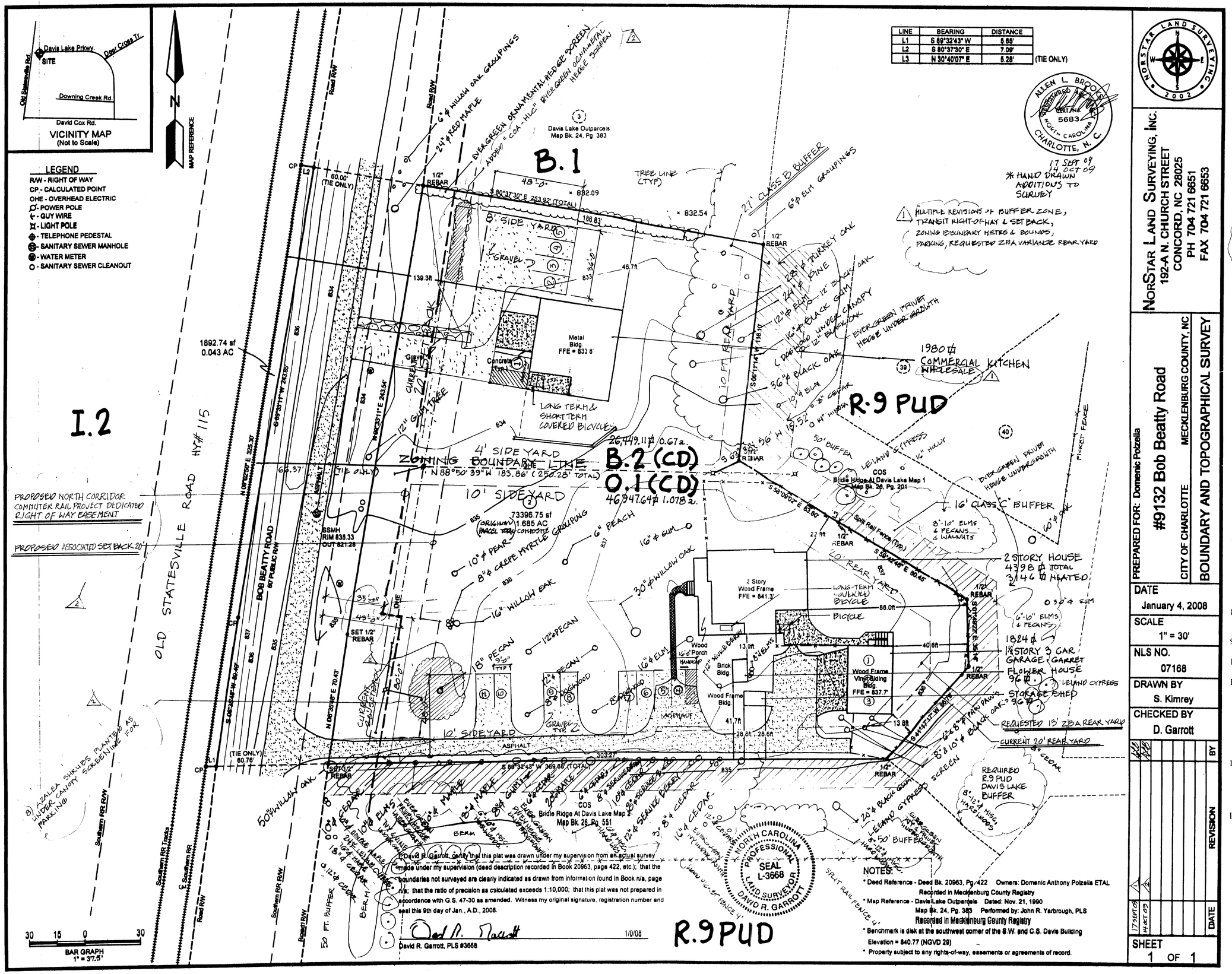

I, David R. Garrott, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 20963, page 422, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book n/a, page n/a; that the ratio of precision as calculated exceeds 1:10,000; that this plat was not prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 9th day of Jan., A.D., 2008.

NORSTAR LAND SURVEYING, INC.
192-A N. CHURCH STREET
CONCORD, NC 28025
PH 704 721 6651
FAX 704 721 6653

PREPARED FOR: Domenic Polzella
#9132 Bob Beatty Road
CITY OF CHARLOTTE MECKLENBURG COUNTY, NC
BOUNDARY AND TOPOGRAPHICAL SURVEY

DATE	January 4, 2008
SCALE	1" = 30'
NLS NO.	07168
DRAWN BY	S. Kimrey
CHECKED BY	D. Garrott

DATE	REVISION	BY
17 SEPT 09		
14 OCT 09		

SHEET 1 OF 1

REZONING PETITION 2009-072

1. Existing Zoning R-4; Propose B-2(CD)/O-1(CD)
2. The property is a designated Charlotte-Mecklenburg Historic Landmarks Commission property and a contributing property of the Croft National Register Historic District.
3. Historic and non-historic structures will remain with no additions or alterations.
4. Any pertinent alterations to the property will receive a required Certificate of Appropriateness from the Charlotte-Mecklenburg Historic Landmarks Commission prior to implementation in order to comply with these provisions of this petition.
5. The garage structure encroaches into the rear yard with the requested change of zoning. The Preservation Planner for the Historic Landmarks Commission and the Administrator for the Historic District Commission acting as Planning Coordinators for the Charlotte Planning Commission, deem that it is inappropriate to alter the historically compatible structure to conform to the setback, and the applicant is requesting a variance for the one leg of the rear yard, case number 09041 to be decided on the 27 October 2009 meeting prior to the Charlotte City Council vote of this petition.
6. The 3-bay garage will be used for parking requirements. The half floor above as well as other house accessory structures will be used as storage.
7. The 50 foot buffer associated with the Davis Lake development (Rezoning Petition 1991-09(c)) will be used to meet required buffer abutting R-9 PUD, class B @ B.2(CD) & class C @ O.1(CD) as allowed per the City of Charlotte Zoning Ordinance, section 12.302(5).All existing trees will remain.
8. The Davis Lake buffer has existing mature canopy trees and natural evergreen undergrowth, picket fences and berms for buffer as noted on the plan.
9. Existing buildings will remain unchanged. All structures are less than the 40 foot maximum height.
10. All new lighting will be shielded with "full cut-off fixtures"
11. Existing driveways and parking areas will be maintained with alterations to meet the new requirements. New parking areas are sited in a manner that has the most minimal impact on the rural character of the overall property. The material of surface cover will be gravel contained by metal edging with hidden stobs, and with hard surface for accessible parking.
12. The North Corridor Commuter Rail Project proposed dedicated right-of-way easement is labeled on the plan. This line will establish a new easement line with an associated setback that is also labeled.
13. The parking calculations are for Office: 3146 SF/300=11vehicles total, 1 handicap-2 bicycles total, 1 covered. Business-Wholesale: 1980 SF/400=5 vehicles total, 1 handicap-2 bicycles total, 1 covered.

2009-072

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This drawing and the design shown is the property of the Architect and may not be used in whole or in part without his written permission.

HISTORIC CROFT PROPERTY REZONING AND VARIANCE
HISTORIC S. W. DAVIS HOUSE
9132 Bob Beatty Road, Charlotte, NC 28069

PROJ. NO. - 09036
ISSUED - 29 JAN 09
REVISIONS - 17 SEPT 09
14 OCT 09

OF ONE