

ZONING DATA

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

TAX PARCEL# 039-035-04

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.G. PIPE
- N.I.R. NEW IRON REBAR
- E.I.R. EXISTING IRON REBAR
- ① PHOTO VIEWPOINT

⊙ SCREENING SHRUB PER CITY REQUIREMENTS

● LARGE MATURING TREE PER CITY APPROVED TREE LIST

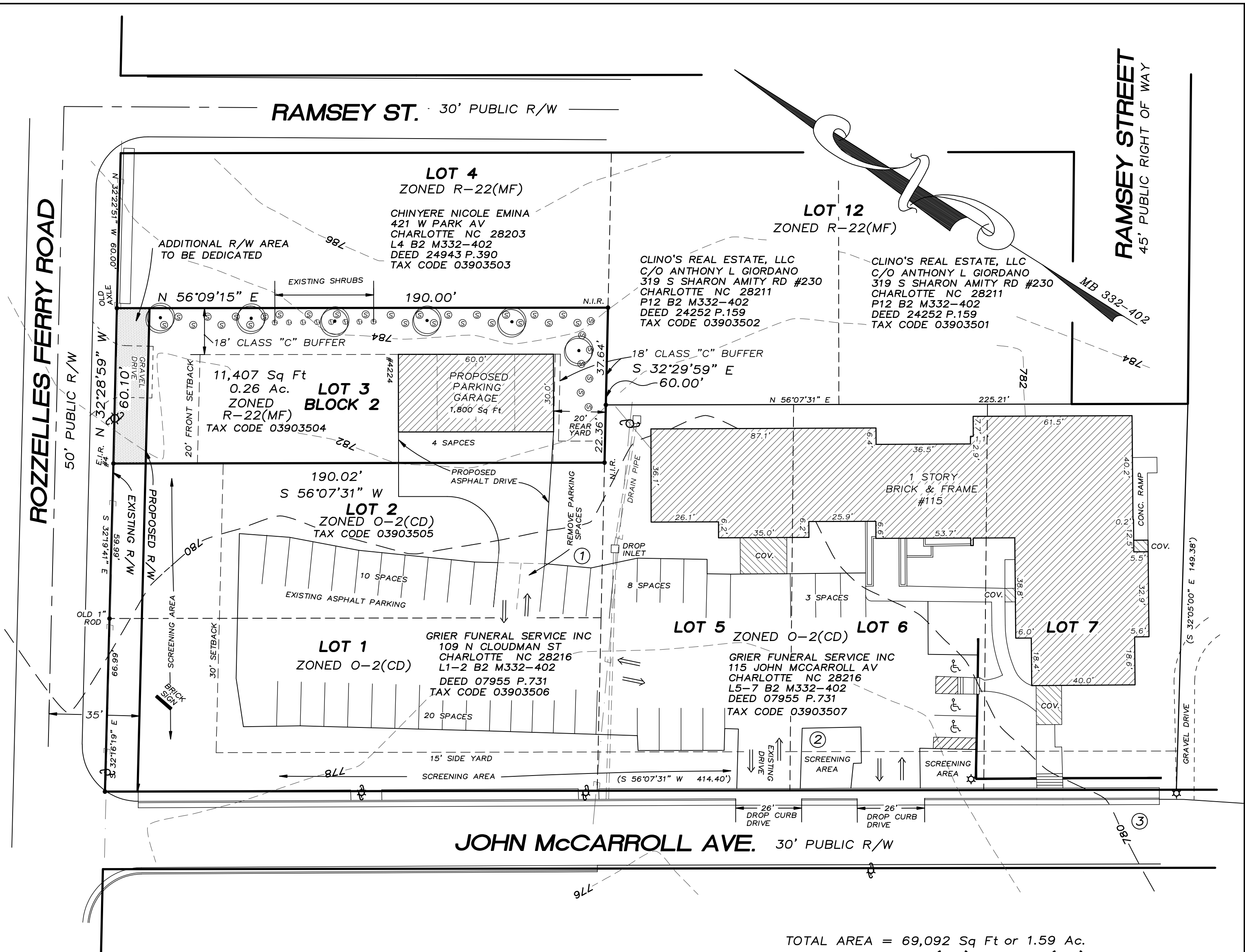
⇒ TRAFFIC FLOW

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. PETITIONER / OWNER SHALL DEDICATE RIGHT OF WAY MEASURING 35 FEET FROM CENTERLINE OF ROZZELLES FERRY ROAD PRIOR TO ISSUANCE OF PERMITS.
6. NO BUFFER IS REQUIRED FOR THE EXISTING ONE-STORY OFFICE/FUNERAL HOME BUILDING.
7. NO WALL "PAK" TYPE LIGHTING WILL BE PERMITTED. ALL NEW LIGHTING WILL BE SHEILDLED WITH FULL CUT-OFF FIXTURES.



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

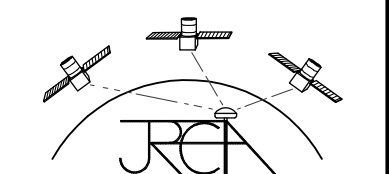
REZONING PLAN
 FOR
GRIER FUNERAL SERVICES, INC



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



GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

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