

VICINITY MAP

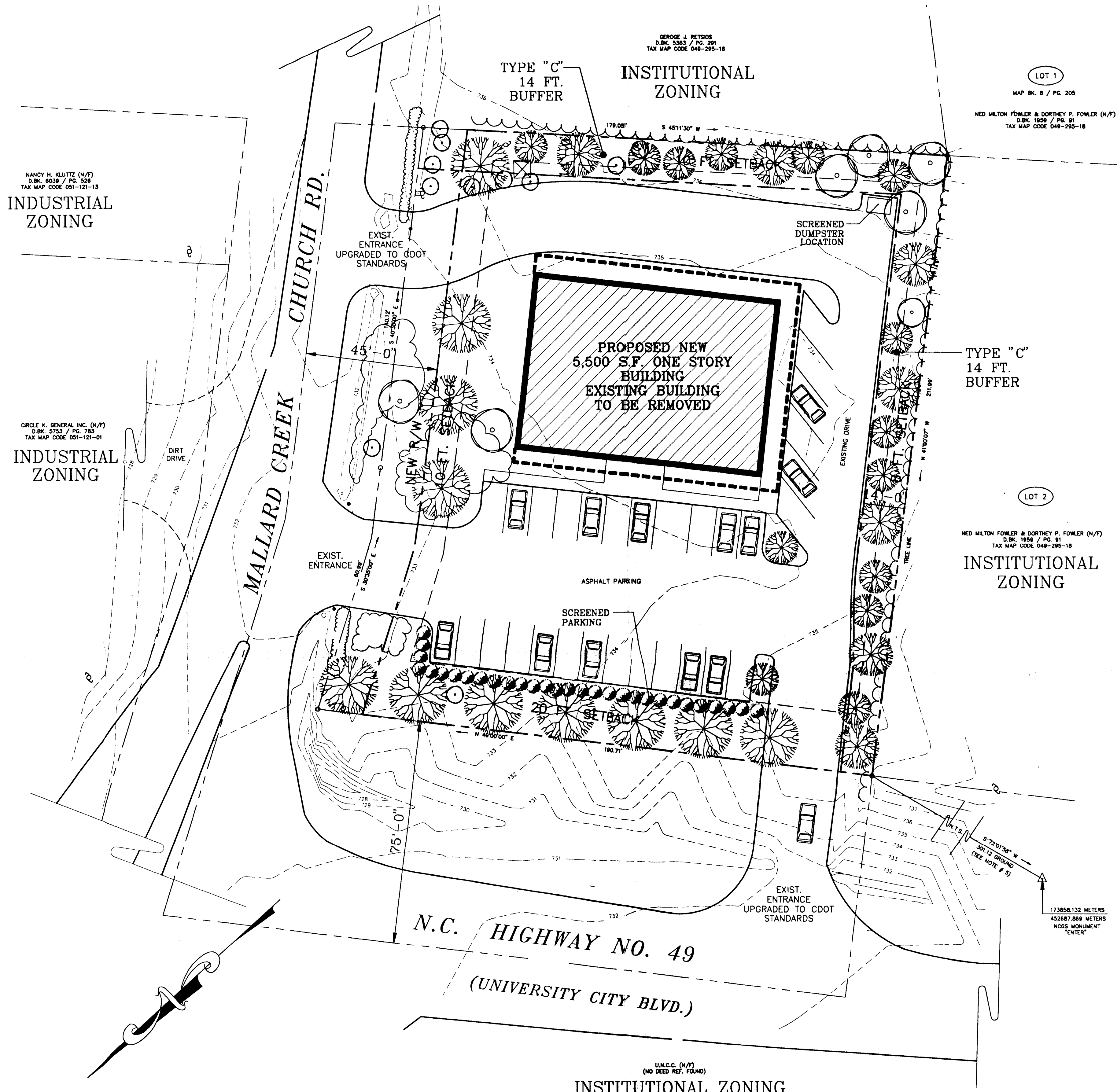
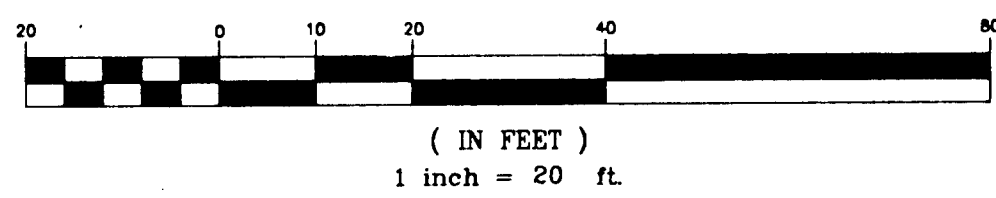
GENERAL NOTES

- 1.- Area shown calculated by coordinate method to right-of-way lines of each road.
- 2.- According to Char. - Meck. Util. Dept. (C M U D), there is no public sanitary sewer available in either street. Therefore it is assumed that a septic system exists on site which is not shown on this survey due to no records available or any evidence of this system.
- 3.- According to C M U D, a water line is presently being constructed on Mallard Creek Church Rd., but is not activated and has no individual water service taps. Therefore it is assumed that this structure is a well and that a service line extends from here to the building which is not shown on this survey, due to unavailable records.
- 4.- Elevations are based on an N.C.G.S horizontal monument "Enter" Elev. = 735.92 feet (224.31 meters).
- 5.- A complete grid tie was not done, due to unavailability of an azimuth mark from "Enter".

REFERENCES-

- 1.- Tract map of "Ridgewood Acres", dated Feb., 1954 and recorded in Plat Bk. 7, Pg. 527.
- 2.- Deed- NCNB Properties, Inc. to North Carolina National Bank, dated 10-16-1974, and recorded in Deed Bk. 3717, Pg. 429.

GRAPHIC SCALE



DEVELOPMENT DATA

EXISTING ZONING: 0-15 (CD)
 PROPOSED ZONING: B-1 (CD)
 EXISTING USE: BANK
 PROPOSED USE: BOOKSTORE
 MAX. FLOOR AREA RATIO: .50
 PROPOSED FLOOR AREA RATIO: .14
 MIN. REQUIRED LOT SIZE: 8,000 S.F.
 ACTUAL LOT SIZE: 37,579 S.F. (.862 ACRES)

MIN. LOT WIDTH: 50 FT.
 ACTUAL LOT WIDTH: 190.71 FT.
 FRONT YARD SETBACK: 20 FT.
 SIDE YARD SETBACK: 8 FT.
 MALLARD CR. SIDE YARD: 10 FT.
 REAR YARD SETBACK: 10 FT.
 MAX. BUILDING HEIGHT: ONE STORY
 MAX. BUILDING AREA : 5,500 S.F.

PARKING REQUIRED: 22 SPACES
 PARKING PROVIDED: 30 SPACES

----- DENOTES MAX. BUILDING AREA

- DENOTES EXISTING TREES
- DENOTES NEW PLANTINGS

DEVELOPMENT NOTES

1. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL ZONING ORDINANCE REQUIREMENTS AND STANDARDS PERTAINING TO OFF STREET PARKING, SIGNAGE, SCREENING/LANDSCAPING, BUFFERS, AND THE CHARLOTTE TREE ORDINANCE.
2. THE PROPOSED REZONING SHALL PERMIT THE ESTABLISHMENT OF A BOOKSTORE. IN ADDITION ALL USES PERMITTED WITHIN THE O-1 DISTRICT SHALL ALSO BE ALLOWED.
3. THE MAX. AMOUNT OF BUILDING AREA PERMITTED BY THIS PLAN SHALL NOT EXCEED 5,500 S.F.
4. ANY DETACHED SIGNAGE TO IDENTIFY THE USE SHALL BE DESIGNED AS A MONUMENT TYPE SIGN CONSTRUCTED ON A PEDESTAL BASE. NO POLE OR PYLON SIGN SHALL BE ALLOWED. MAX. HT. SHALL BE 7 FT.
5. A CLASS "C" BUFFER DESIGNED TO COMPLY WITH ZONING ORDINANCE STANDARDS SHALL BE ESTABLISHED ON THE SITE
6. THE SHAPE AND ARRANGEMENT OF THE PROPOSED BUILDING ON THE SITE MAY VARY FROM THAT DEPICTED ON THE SITE PLAN, BUT IN NO EVENT SHALL EXCEED THE BOUNDARY OF THE MAX. BUILDING AREA AS SHOWN ON THE PLAN.
7. THIS PLAN ILLUSTRATES A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF BUILDING, PARKING/CIRCULATION, AND NUMBER OF INGRESS/EGRESS POINTS. HOWEVER, MINOR VARIATIONS WILL BE PERMITTED TO THE FINAL DESIGN BASED UPON SITE CONSTRAINTS, TENANT NEEDS, CONSTRUCTION PLANS, ETC.
8. THE EXISTING R/W ALONG N.C. 49 IS 75 FT. FROM THE ROAD CENTERLINE WHICH IS GREATER THAN THE REQUIRED 65' R/W. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE OWNER WILL DEDICATE A 45 FT. R/W FROM THE CENTERLINE OF MALLARD CREEK CHURCH ROAD TO THE NEW PROPERTY LINE AS SHOWN ON THIS PLAN.
9. THE PARKING LOT SHALL BE SCREENED IN ACCORDANCE WITH THE ORDINANCE REQUIREMENTS.
10. TREE PLANTING SHALL BE PROVIDED IN ACCORDANCE WITH THE TREE ORDINANCE.

APPROVED BY CITY COUNCIL
 DATE July 19, 1993

ROBERT G. YOUNG
 ZONING
 CONSULTANT

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PROPOSED REZONING FOR
GRAY'S COLLEGE BOOKSTORE
 PREPARED FOR
 MR. CHARLES GRAY
 1915 SOUTH POLKITE STREET
 LOUISVILLE, KENTUCKY 40208

Commission Number: 3020
 Date: APRIL 5 1993
 Drawn by: HJW
 Checked by: DCB
 Revisions: 5-7-93 - PLANNING STAFF COMMENTS

Sheet Description
REZONING PLAN
 PETITION NO. 93-31

Sheet Number
RZ1