

ZONING DATA:

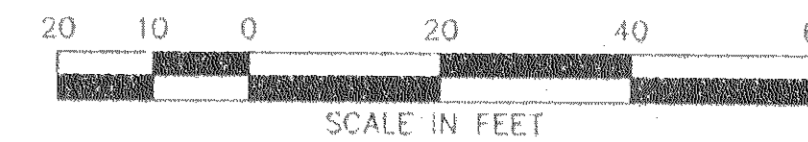
A. BUILDING REQUIREMENTS:	10908 SQ FT
BUILDING AREA -	14'
BUILDING HEIGHT -	ONE
NO. OF STORIES -	NO
SPRINKLED -	TYPE V
CONSTRUCTION TYPE -	ASSEMBLY
EXISTING OCCUPANCY -	OFFICE / EDUCATION)
PROPOSED OCCUPANCY -	OFFICE / ASSEMBLY
(FUNERAL HOME)	
B. ZONING:	R-22(MF)
EXISTING -	0-2(CD)
PROPOSED -	
C. TAX PARCEL No.:	039-035-05,06,07
D. PARKING REQUIREMENTS:	
PARKING REQUIRED -	44
PARKING PROVIDED -	64
PARKING SPACE -	9'x17'(MIN.)
HANDICAPPED SPACE -	13'x18'
HANDICAPPED SPACE REQUIRED -	2
HANDICAPPED SPACE PROVIDED -	4
E. SETBACK REQUIREMENTS:	
FRONT SETBACK -	30 FT
SIDE YARD -	14 FT
REAR YARD -	15 FT
REAR YARD -	20 FT
F. TREE REQUIREMENTS:	
PERIMETER TREES -	20 REQUIRED
INTERNAL TREES -	5 REQUIRED
G. PREVIOUS IMPERVIOUS AREA:	
EXIST. IMPERVIOUS AREA -	22000 SQ FT (PRE-1978)
FUTURE IMPERVIOUS -	41800 SQ FT
GREEN AREA -	15992 SQ FT
TOTAL SITE AGREEMENT -	1.33 AC.

EXISTING TREE SCHEDULE

TREE NUMBER	TREE DESCRIPTION
1.....	OAK
2.....	MAGNOLIA
3.....	PECAN
4.....	PINE
5.....	SYCAMORE
6.....	CHINA BERRY
7.....	HOLLY
8.....	CEDAR
9.....	DOGWOOD
10.....	POPLAR
11.....	CUM
12.....	BEECH
13.....	ELM
14.....	WALNUT
15.....	ASH
16.....	CHERRY
17.....	BIRCH
18.....	HARDWOODS
19.....	SPRUCE
20.....	MAPLE

PARKING CALCULATIONS

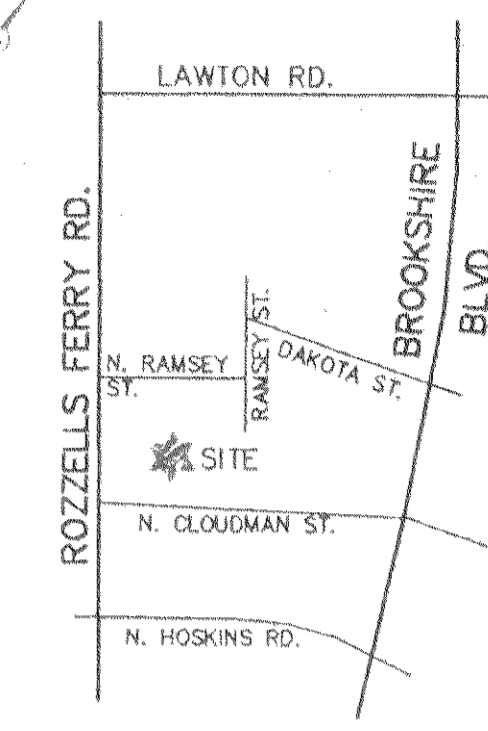
A. OFFICE AREA - 1 SPACE / 250 SF
 10908 SF.
 44 SPACES REQUIRED
 THEREFORE 44 SPACES ARE NEEDED



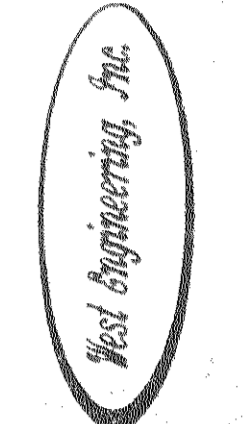
GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION PROVIDED BY R. B. PHARR AND ASSOC. P.A., CHARLOTTE, NORTH CAROLINA, (704) 376-2186.
- INTERIOR BUILDING DIMENSIONING SHALL BE AS SHOWN ON ARCHITECTURAL PLANS.
- ROOF DRAINS FROM BUILDING ARE TO BE LOCATED FROM MECHANICAL PLUMBING PLANS.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- REQUIRED PARKING AND LAYOUT SHALL BE IN ACCORDANCE WITH CITY ZONING REGULATIONS.
- REZONING PLAN SHALL COMPLY WITH CITY TREE ORDINANCE.
- REZONING PLAN SHALL COMPLY WITH SECTION 12.302 OF THE CITY ZONING CODE (BUFFERS).
- REZONING DRIVEWAY ENTRANCES SHALL CONFORM TO CITY DRIVEWAY REGULATIONS.
- REZONING DRIVEWAY ENTRANCES SHALL CONFORM TO CITY DRIVEWAY REGULATIONS.
- PETITIONER / OWNER SHALL DEDICATE RIGHT OF WAY MEASURING 15 FEET FROM CENTERLINE OF ROZZELLES FERRY ROAD PRIOR TO ISSUANCE OF PERMITS.
- REZONING PLAN SHALL COMPLY WITH ALL APPLICABLE CITY ORDINANCES.
- CLASS "C" BUFFER REQUIRES 3 TREES AND 20 SHRUBS PER EVERY 100 FEET OF BUFFER AREA. 25% OF BUFFER TREES SHALL BE EVERGREEN.
- A CLASS "C" BUFFER IS NOT REQUIRED TO BE INSTALLED WHERE EXISTING BUILDINGS ARE LOCATED AND NOT IN THE AREA OF ANY EXPANSION OF ANY BUILDING, PARKING, OR USE THAT IS TAKING PLACE ON THE LOT.

VICINITY MAP
(NOT TO SCALE)



Land Planning & Civil Design - Project Management
 1009 East Boulevard
 Charlotte, North Carolina 28203 (704) 334-8215



SITE ACREAGE:

1.33 ACRES

ADJACENT OWNER:

HERMAN L. FURR SR
 825 MOUNTAIN AIRE CIRCLE
 CHARLOTTE, N.C. 28214
 TAX PARCEL NUMBER:
 039-035-04
 ZONING:
 R-22 (MF)

ADJACENT OWNER:

RONALD S. CLINE
 4214 WESTCLIFF DRIVE
 CHARLOTTE, N.C. 28208
 TAX PARCEL NUMBER:
 039-035-02
 ZONING:
 R-22 (MF)

ADJACENT OWNER:

RONALD S. CLINE
 4214 WESTCLIFF DRIVE
 CHARLOTTE, N.C. 28208
 TAX PARCEL NUMBER:
 039-035-01
 ZONING:
 R-22 (MF)

ADJACENT OWNER:

DANIEL L. KENNEDY
 825 MOUNTAIN AIRE CIRCLE
 CHARLOTTE, N.C. 28214
 TAX PARCEL NUMBER:
 039-036-07
 ZONING:
 0-1

ADJACENT OWNER:

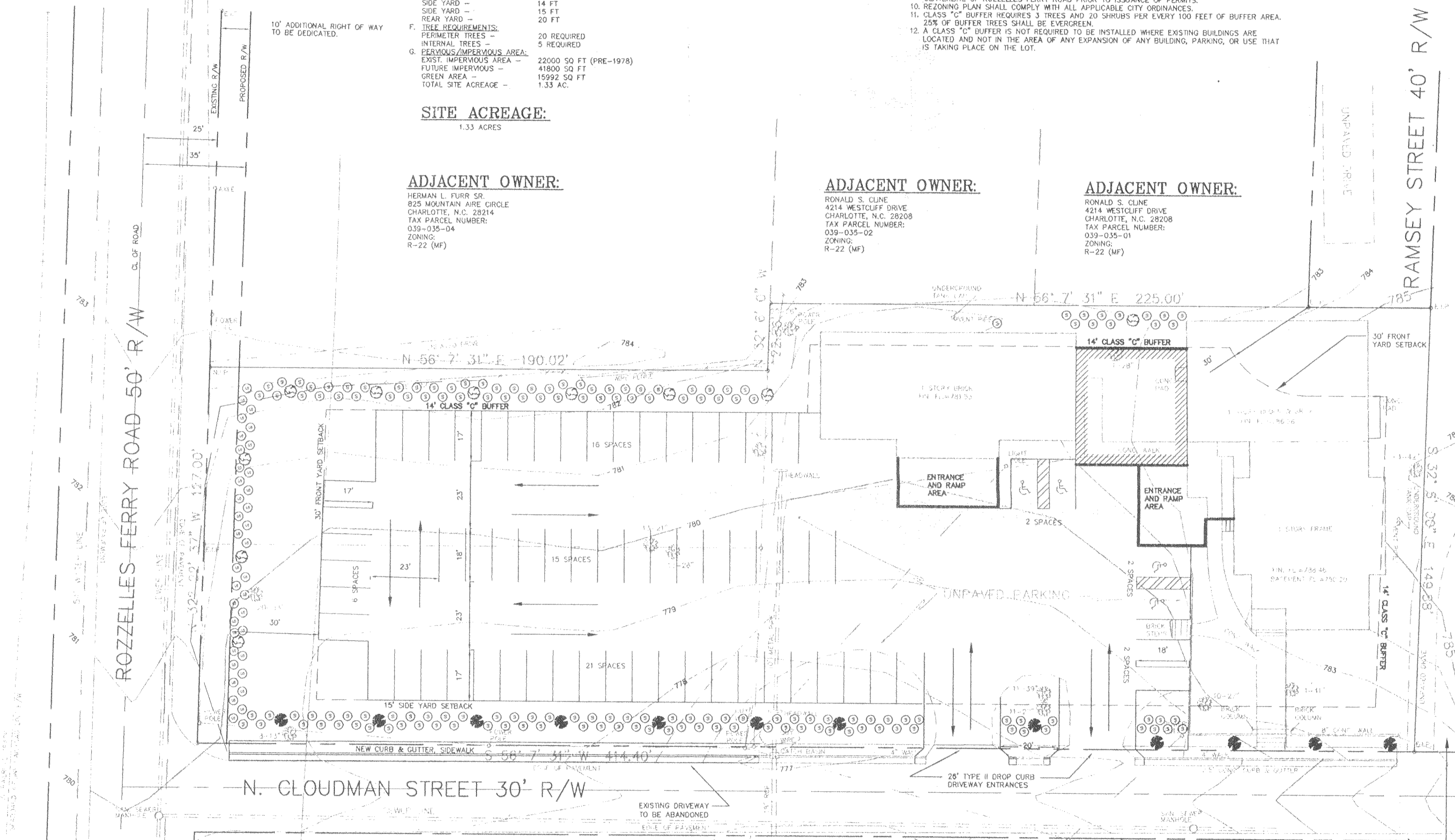
W.H. KEISTLER, JR.
 302 N. DAKOTA STREET
 CHARLOTTE, N.C. 28216
 TAX PARCEL NUMBER:
 039-036-05
 ZONING:
 R-22(MF)

ADJACENT OWNER:

THOMAS E. KENT IV
 113 N. CLOUDMAN STREET
 CHARLOTTE, N.C. 28216
 TAX PARCEL NUMBER:
 039-035-08
 ZONING:
 R-22 (MF)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR LINES
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	SETBACK
---	---	ELEVATIONS
---	---	SILT FENCE
---	---	CONSTRUCTION ENTRANCE
---	---	DETENTION AREA
---	---	SIDEWALK
---	---	RIP-RAP
---	---	RIGHT OF WAY
---	---	WATER LINE
---	---	SEWER LINE
---	---	GAS LINE
---	---	TELEPHONE LINE
---	---	CURB INLET
---	---	MANHOLE
---	---	JUNCTION BOX
---	---	YARD INLET
---	---	DROP INLET
---	---	POWER POLE
---	---	PIPE
---	---	FIRE HYDRANT
---	---	DIVERSION DITCH
---	---	LARGE MATURING TREE PER CITY APPROVED TREE LIST
---	---	SMALL MATURING TREE PER CITY APPROVED TREE LIST
---	---	SCREENING SHRUB PER CITY SCREENING REQUIREMENTS
---	---	TREE
---	---	TREE PROTECTION
---	---	BUILDING
---	---	CURB & GUTTER
---	---	SWALE
---	---	OVERHEAD ELECTRIC
---	---	CREEK



RAMSEY STREET 40' R/W

ROZZELLES FERRY ROAD 50' R/W

N. CLOUDMAN STREET 30' R/W

REZONING PLAN
 FROM R-22(MF) TO 0-2(CD)
 GRIER FUNERAL HOME
 140 N. CLOUDMAN STREET
 CHARLOTTE, NORTH CAROLINA

941005
 DATE: 04/26/94
 DRAWN BY: TCW
 DESIGN BY: TCW
 CHECKED BY: TCW

APPROVED BY CITY COUNCIL
 DATE: July 18, 1994

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6/2/94 REVISIONS FOR PUBLIC HEARING
 5/23/94 REVISIONS FOR PUBLIC HEARING
 REV. B
 REV. A
C-1