

**DEVELOPMENT NOTES**

THIS REZONING DRAWING IS NOT INTENDED TO BE A SURVEY OR DEED/PLAT MAP. NO GRID TIE WAS FOUND IN REFERENCE DRAWINGS.

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.

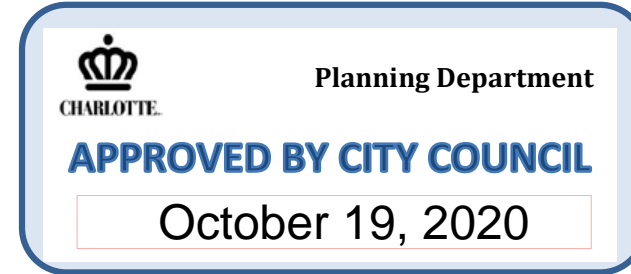
THE MAXIMUM BUILDING AREA SHALL COMPLY WITH ALL ZONING REQUIREMENTS.

NO SEWER CONNECTION OR SEPTIC SYSTEM FOUND IN REFERENCE DRAWINGS.

NO WATER CONNECTION FOUND IN REFERENCE DRAWINGS.

UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE OR SHOWN ON THIS DRAWING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS OF ALL UTILITIES. CALL NC ONE CALL CENTER AT 811 BEFORE YOU DIG. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING VEGETATION SHOWN ON THIS DRAWING WAS TAKEN FROM REFERENCE DEVELOPMENT DRAWINGS AND MAY NOT DEPICT CURRENT CONDITIONS.



**DEVELOPMENT DATA**

ENGINEERING MAP GRID Q20  
 MALLARD WATERSHED  
 NO HISTORICAL FEATURES KNOWN TO EXISTS  
 NOT LOCATED IN A FEMA FLOODZONE OR STREAM BUFFER  
 NO SIGNIFICANT TREES EXISTS ON PROPERTY  
 EXISTING ZONING B-1 (CD)  
 EXISTING USE BOOKSTORE  
 PROPOSED ZONING B-1(CD) SPA  
 EXCLUDING AUTOMOTIVE

ACTUAL LOT SIZE 37,579 SF (.862 AC)  
 ACTUAL LOT WIDTH 190.71 FT  
 MINIMUM LOT WIDTH 50 FT  
 MAXIMUM FLOOR AREA RATIO .50

PROPOSED SETBACKS FOR NON-RESIDENTIAL  
 FRONT 20 FT  
 REAR 10 FT  
 SIDE 0 FT  
 \*IF PROVIDED, MIN 8 FT AND 4FT.  
 PROPOSED MAX BUILDING HEIGHT 40 FT  
 \*SIDE YARD MAY BE INCREASED TO ALLOW FOR INCREASED BUILDING HEIGHT PER ORDINANCE STANDARDS

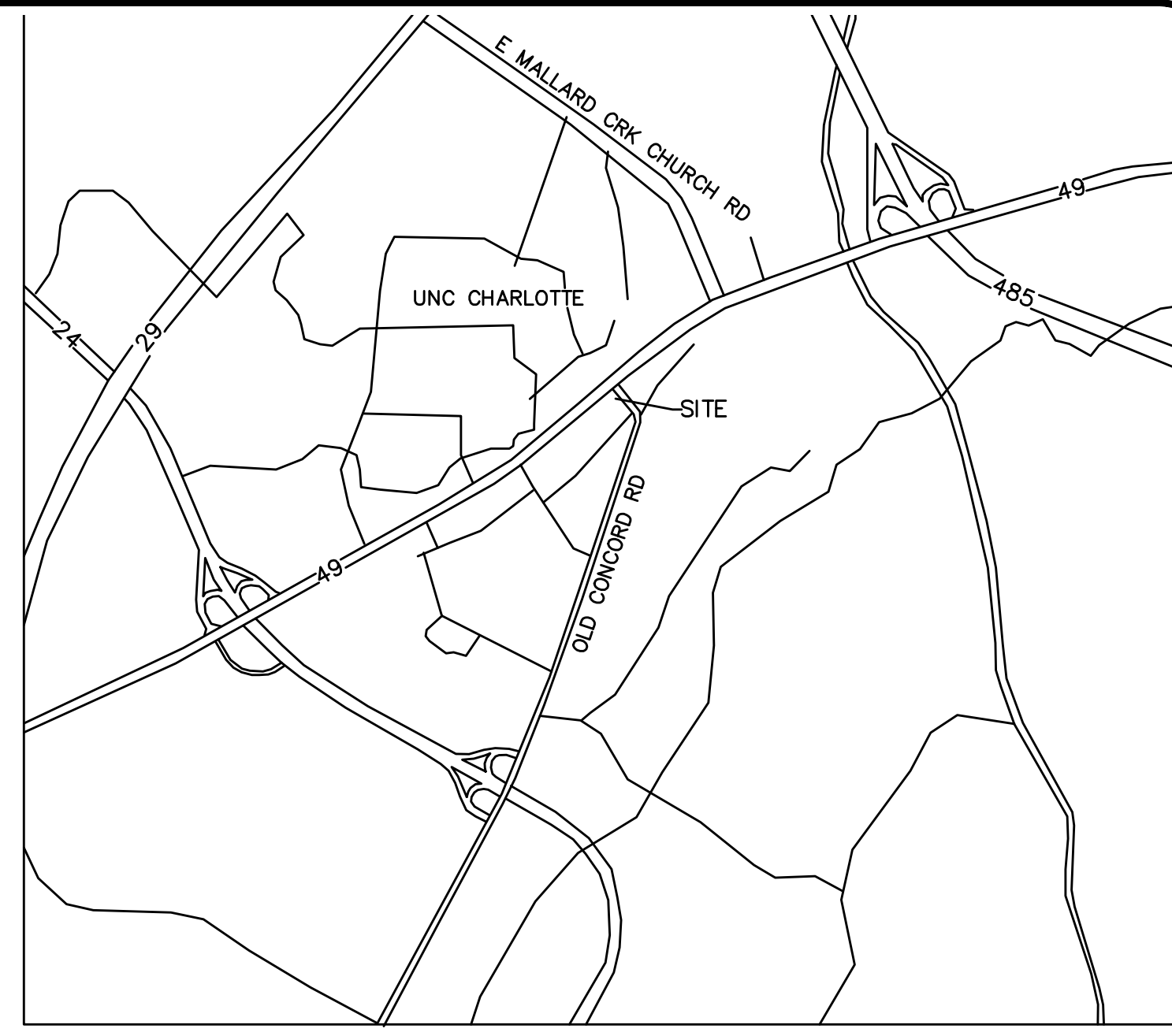
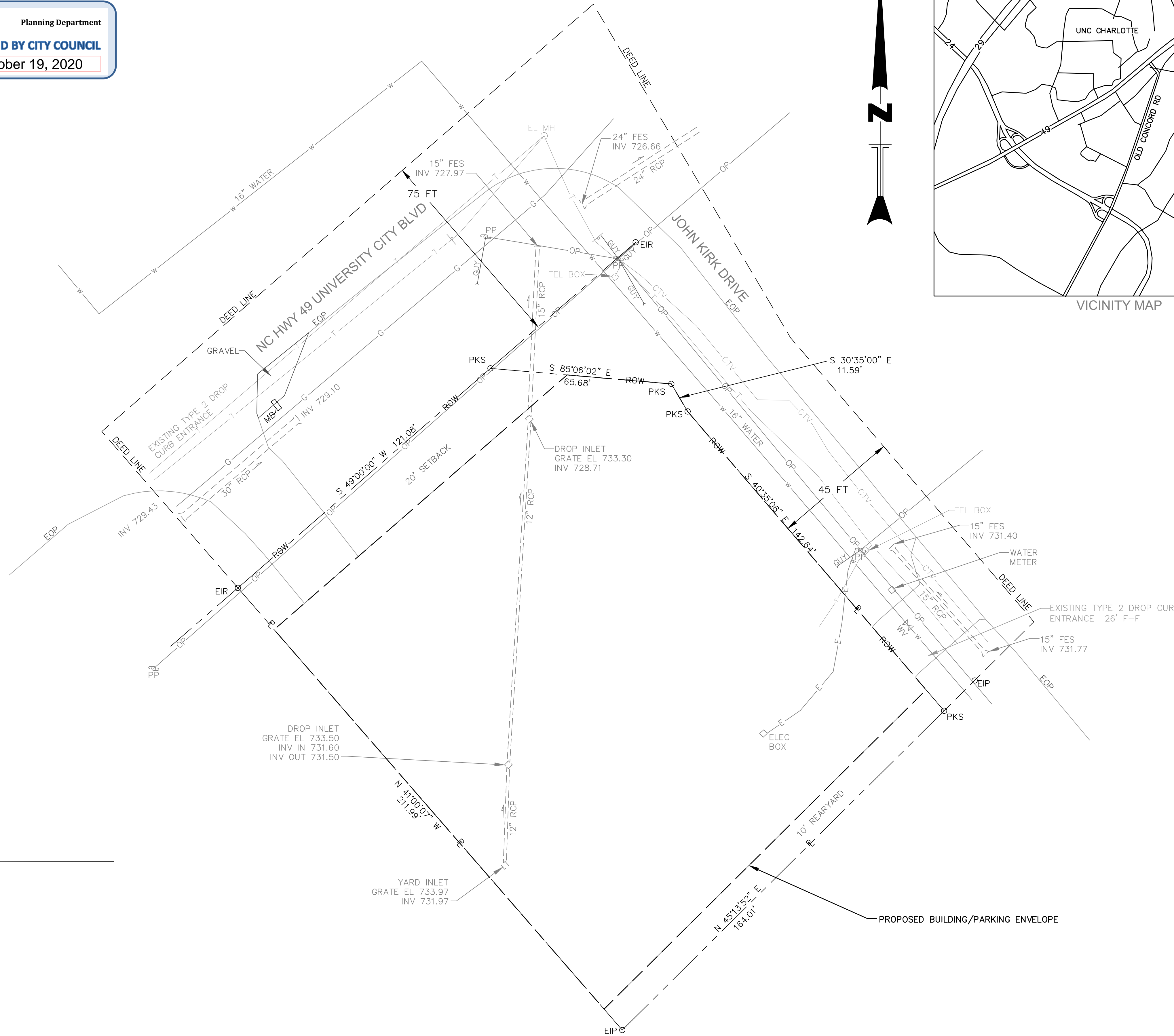
PROPOSED PARKING REQUIRED PER ORDINANCE STANDARDS

**REFERENCE DRAWINGS**

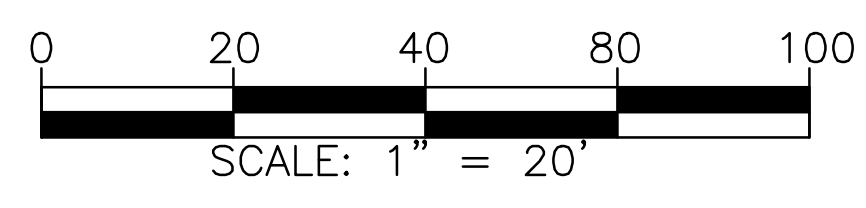
- 1) GRAY'S COLLEGE BOOKSTORE REZONING PLAN PETITION No. 93-31 DATED JAN 20, 1994 BY HEERY INTERNATIONAL, P.C.
- 2) CHARLES E. GRAY RIGHT-OF-WAY PLAT, GNA ASSOCIATES PROJ No. 31311.00 DATED 04/25/1994
- 3) GRAY'S BOOKSTORE, GNA ASSOCIATES PROJ No. 31311.50 DATED 03/20/1995
- 4) TRACT MAP OF "RIDGWOOD ACRES", DATED FEB. 1954 AND RECORDED IN PLAT BK. 7, PG. 527.
- 5) DEED-NCNB PROPERTIES, INC. TO NORTH CAROLINA NATIONAL BANK, DATED 10-16-1974, AND RECORDED IN DEED BK. 3717, PG. 429.
- 6) DEED BOOK 7499 PAGE 212

**LEGEND**

- N/F NOW OR FORMERLY
- DB/Pg DEED BOOK AND PAGE
- ROW RIGHT OF WAY
- RCP REINFORCED CONCRETE PIPE
- INV INVERT (PIPE INVERT)
- FFE FIRST FLOOR ELEVATION
- PKS PK NAIL SET
- GUY GUY WIRE
- PP POWER POLE.....
- WV EXISTING WATER VALVE.....
- EIR EXISTING IRON REBAR.....
- MB MAIL BOX.....
- PROPERTY LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND CABLE TV LINE
- EXISTING OVERHEAD POWER LINE



VICINITY MAP



Plans Prepared By:  
 Southern City Engineering, PLLC  
 9821 HINSON DRIVE  
 MATTHEWS NC, 28105  
 (919) 272-0051



2020-7-005	1" = 20' HORIZ SCALE
JOB NO.	SCALE
DIRECTORY - IT-061710/RL/plotsheets	HCC
CAD FILE - sheet3.dwg	CHECKED BY
JDH	JDH
PREPARED BY	DATE
JDH	7-20-2020
APPROVED BY	

Grays Bookstore  
 9430 University City Blvd  
 Re-Zoning  
 Rezoning Plan