

VICINITY MAP

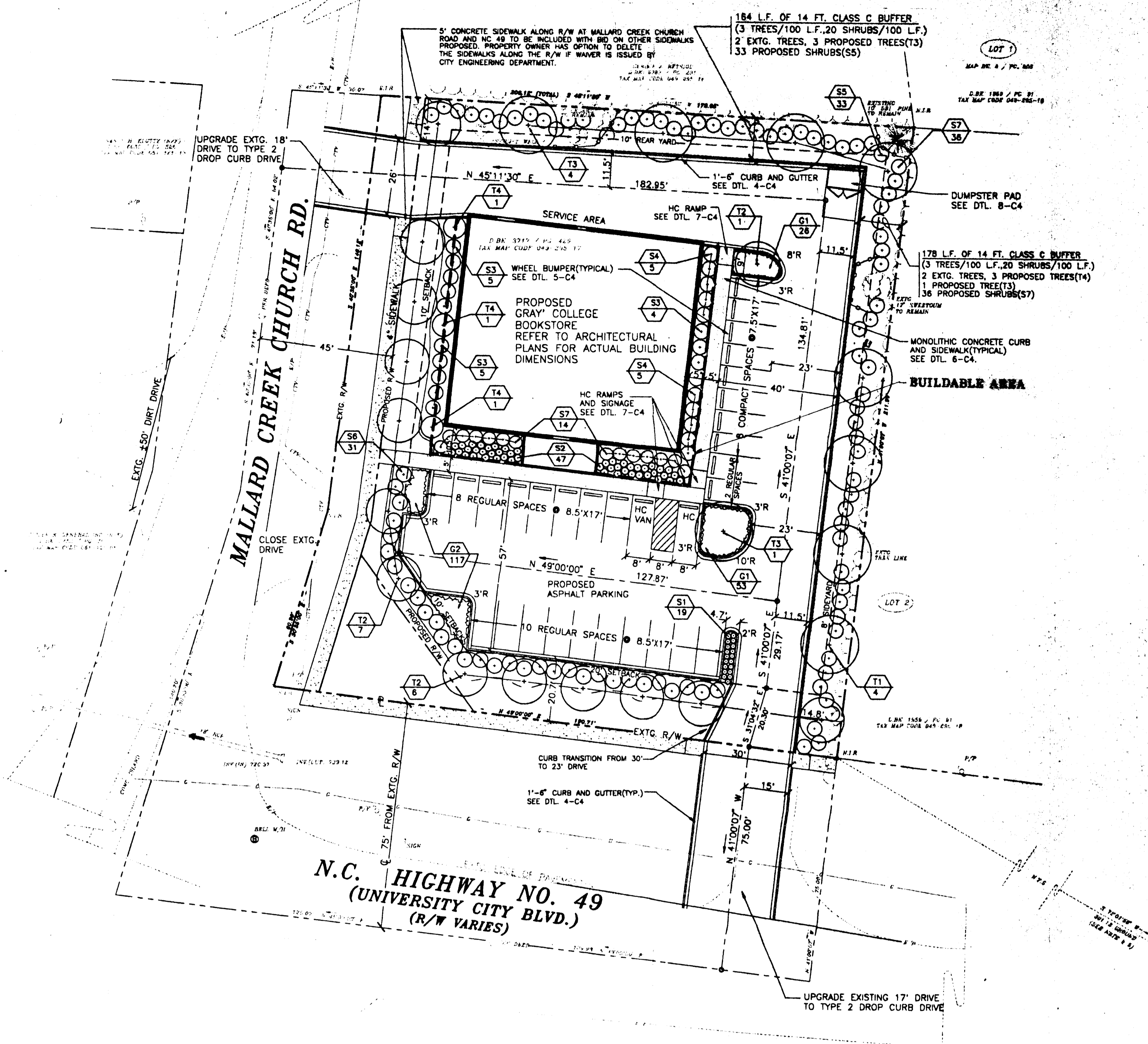
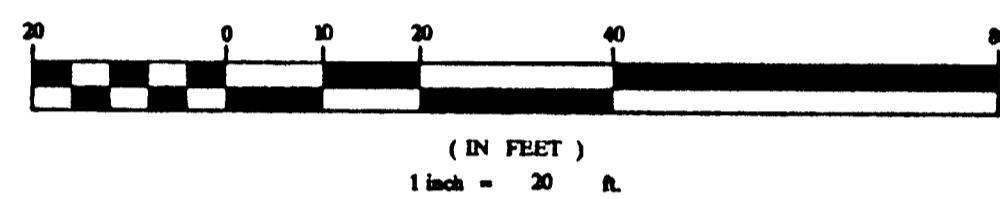
GENERAL NOTES

1. Area shown calculated by coordinate method to right-of-way lines of each road.
2. According to Char. - Mech. 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.C.S. horizontal monument "Enter" Elev. = 135.52 feet (22.3 meters).
5. A complete grid file 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: NCB Properties, Inc. to North Carolina National Bank, dated 10-6-1974, and recorded in Deed Bk. 317, Pg. 475.

GRAPHIC SCALE



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.

DEVELOPMENT DATA

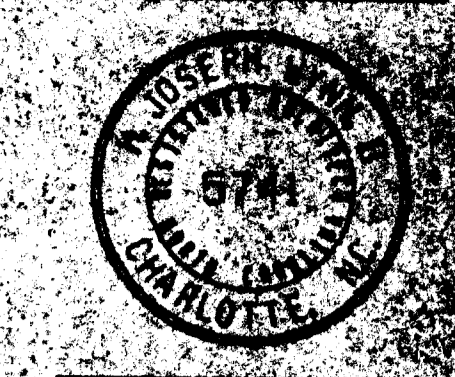
EXISTING ZONING:	O-15 (CD)	MIN. LOT WIDTH:	50 FT.	PARKING REQUIRED:	22 SPACES
PROPOSED ZONING:	B-1 (CD)	ACTUAL LOT WIDTH:	190.71 FT.	PARKING PROVIDED:	30 SPACES
EXISTING USE:	BANK	FRONT YARD SETBACK:	20 FT.	--- DENOTES MAX. BUILDING AREA	
PROPOSED USE:	BOOKSTORE	SIDE YARD SETBACK:	8 FT.	⊙ DENOTES EXISTING TREES	⊗ DENOTES NEW PLANTINGS
MAX. FLOOR AREA RATIO:	.50	MALLARD CR. SIDE YARD:	10 FT.		
PROPOSED FLOOR AREA RATIO:	.14	REAR YARD SETBACK:	10 FT.		
MIN. REQUIRED LOT SIZE:	8,000 S.F.	MAX. BUILDING HEIGHT:	ONE STORY		
ACTUAL LOT SIZE:	37,579 S.F. (.862 ACRES)	MAX. BUILDING AREA :	5,500 S.F.		

ATTACHED TO ADMINISTRATIVE APPROVAL
DATE: _____ BY: MALLARD C. CRAMTON, JAL.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: January 20, 1994
TO: Robert Brandon, Zoning Administrator
FROM: *Math R. Cramton, Jr.*, Planning Director
SUBJECT: Administrative Approval for Petition No. 93-31, Nations Bank of North Carolina Tax Parcel No. 029-295-17.

Attached is a revised site plan for Gray's College Bookstore located on the southwest corner of University City Boulevard (NC 49) and Mallard Creek Church Road. The petitioner has indicated that right-of-way acquisition for road improvements in the area have resulted in the need to relocate an existing driveway as well as the proposed building and parking for this project. All other aspects of this plan remain the same. The zoning ordinance permits minor changes in detail to be made to conditional site plans. Since this request is minor in nature, I am administratively approving this plan. Please reference this plan when evaluating requests for building permits.
MRC/mmm



HEERY
Heery International, P.C.

GRAY'S COLLEGE BOOKSTORE

Considered by:
Date:
Drawn by:
Checked by:
Reviewed by:

REZONING PLAN PETITION NO. 93-31

RZ2