

**APPROVED BY
CITY COUNCIL**

JUL 19 2010

DEVELOPMENT DATA

ZONING:

CURRENT ZONING- LOT 3: R-22(MF) & LOT 1-2, 5-7: O-2(CD)
 PROPOSED ZONING-LOT 3: O-2(CD) & LOT 1-2, 5-7: O-2(CD) SPA

TAX PARCEL# 039-035-04, 05, 06, 07

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 SCREENING 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 SHIELDED WITH FULL CUT-OFF FIXTURES.
8. TWO TREES WILL BE PLANTED TO BREAK UP BLANK WALL FACING ROZZELLES FERRY RD.
9. THE ATTACHED ELEVATIONS ARE CONCEPTUAL. THE GARAGE WILL HAVE ENGINEERED ROOF TRUSSES, PITCHED ROOF WITH COMPOSITE SHINGLES, 12" BOXED OVERHANG AND VINYL SIDING. FOUR 8' METAL OVERHEAD GARAGE DOORS WILL PROVIDE ENTRY FOR VEHICLES.
10. SIGNAGE WILL COMPLY WITH CHAPTER 13 OF THE CHARLOTTE ZONING ORDINANCE.

GRAPHIC SCALE

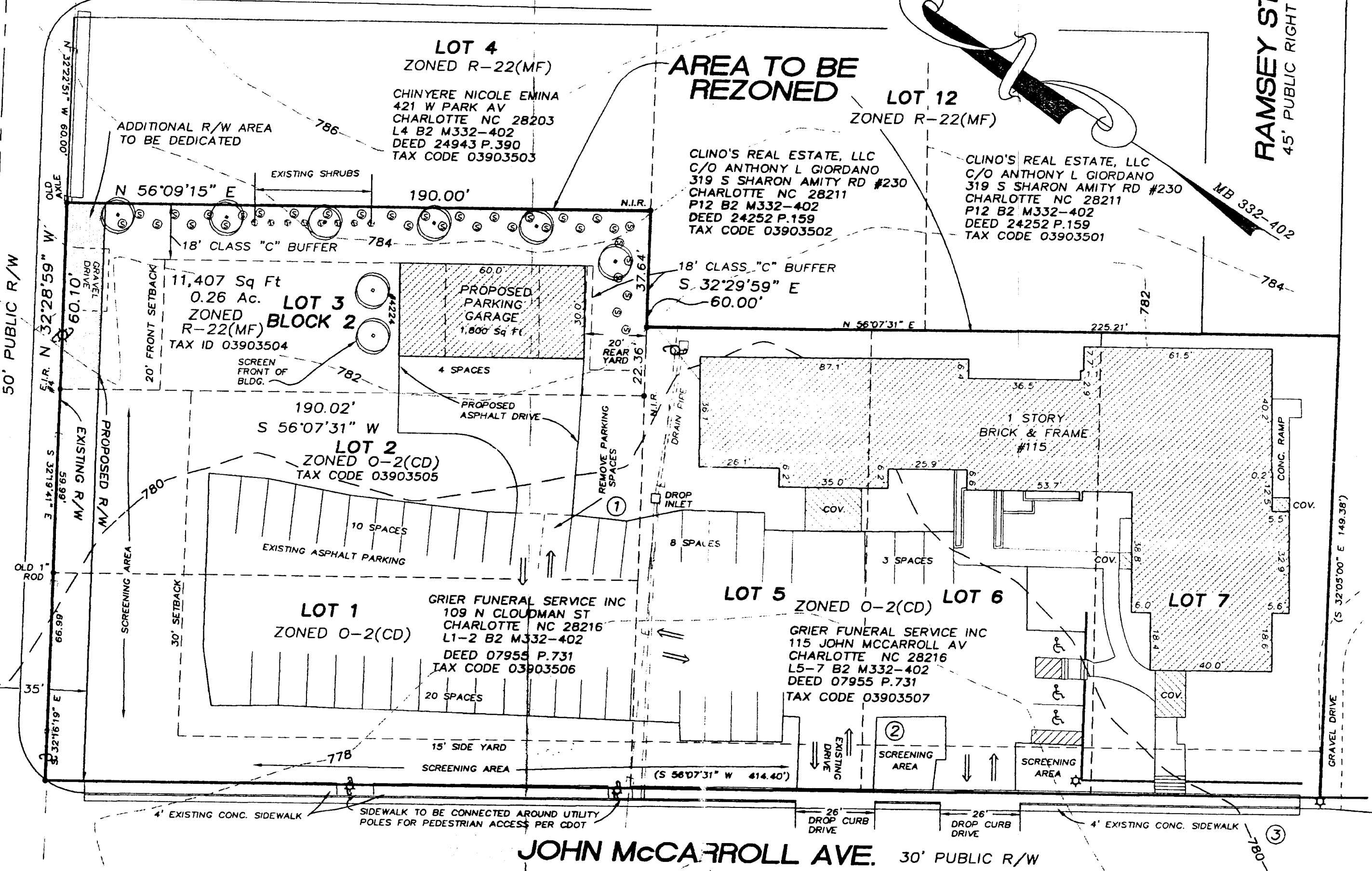


(IN FEET)
 1 inch = 30 ft.

ROZZELLES FERRY ROAD
50' PUBLIC R/W

RAMSEY ST. 30' PUBLIC R/W

RAMSEY STREET
45' PUBLIC RIGHT OF WAY



JOHN McCARROLL AVE. 30' PUBLIC R/W

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**

2010-036

CITY OF CHARLOTTE
 MECKLENBURG COUNTY NORTH CAROLINA



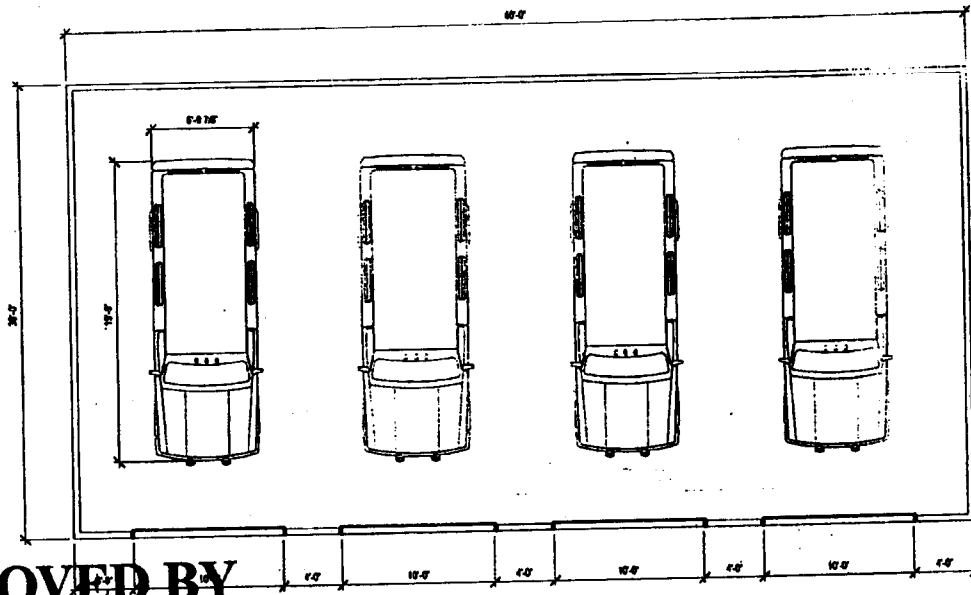
**JACK R. CHRISTIAN + ASSOCIATES
-SURVEYING-**

PHONE (704) 596-2214 FAX (704) 596-2338
 7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

REVISED 06-23-10 COMMENTS

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

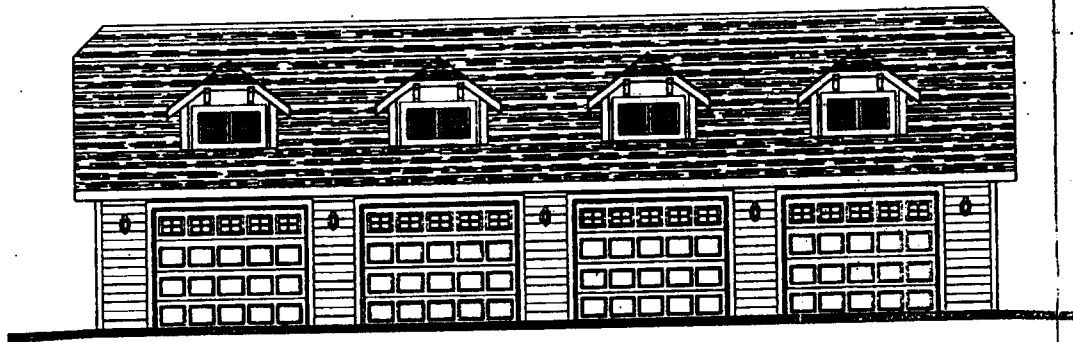
2010-036



**APPROVED BY
CITY COUNCIL**

FLOOR PLAN

JUL 19 2010



FRONT ELEVATION

**neighboring
concepts**

ARCHITECTURE • PLANNING • INTERIORS

100 West Main Street, Suite 204
Chapel Hill, North Carolina 27514
704.942.1000
www.neighboringconcepts.com

GRIER FUNERAL SERVICES

The garage will have a 4" concrete floor with 8" X 16" footing. Engineered roof trusses 24" oc. On 4/12 pitch, 7/16" OSB sheathing, 1-36" door and 4-9 metal overhead garage doors. 12" boxed overhang on all sides.

Out side covering will be vinyl siding with approved shrub and trees to break up 30 ft. wall site from Robert Ferry Rd side.



SIDE ELEVATION