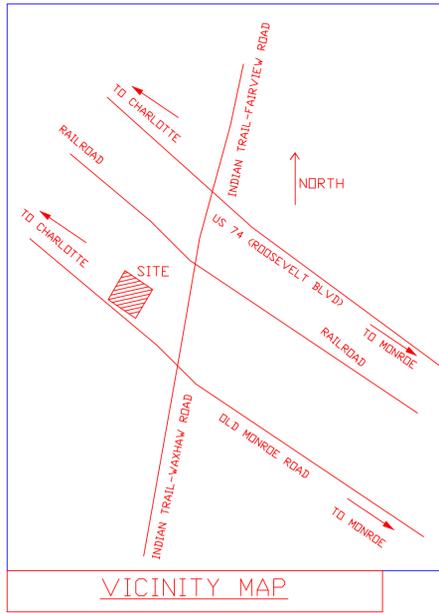
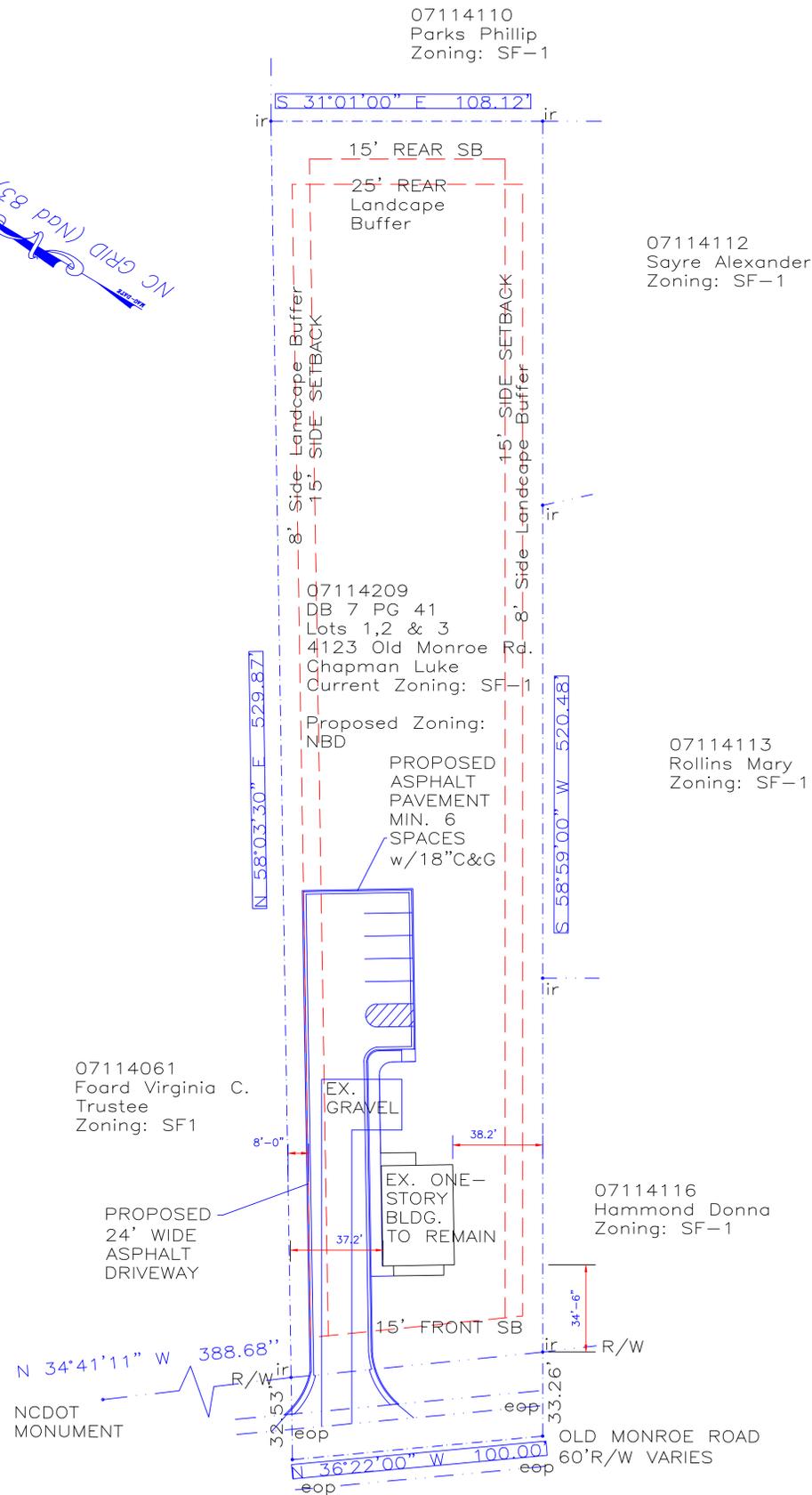


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NC GRID (Nod 83)



- NOTES:
- 1-PROPERTY ID 07114209
 - 2-Deed Book 7 Page 41 Lots 1,2 & 3
 - 3-Site Address: 4123 Old Monroe Rd. Owner: Chapman Luke Site Area=1.25 Acres=54,450+/-Sq. Ft. Current Zoning: SF-1
 - 4-Proposed Zoning: CZ-NBD Conditional Zoning Neighborhood Business District
 - 5-SETBACKS (Table 500-2 UDO) Front 15' (with Parking in Rear) Sides 15' (Abutting Residential) Rear 15' (Abutting Residential)
 - 6-EXISTING BUILDING= 1125 SQ. FT. +/-
 - 7-SURVEY INFORMATION PROVIDED BY ON POINT SURVEYING PLLC BY PLAT DATED APRIL 9, 2016.
 - 8-Developer will apply for and obtain a NCDOT Driveway Permit for the proposed ingress/egress Driveway.
 - 9-Proposed development will adhere to all specifications and standards stated in the Town's LDS Manual.
 - 10-Landscape Buffers- Side Lot Lines Min. 8'-0" Rear Lot Line Min. 25'-0"

1
SP1

Conditional Rezoning Application Plan

SCALE 1" = 30.0'

GCM3
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LUKE CHAPMAN
4123 OLD MONROE ROAD
INDIAN TRAIL, NORTH CAROLINA

PARCEL 07114209
PROPOSED CONDITIONAL REZONING

REVISION
01/20/2023-Revised Notes
Added Landscaping Buffers.

DATE: 10/25/2022
PROJECT No. 22-018
DRAWN BY: GCM
APPROVED BY: GCM
SHEET

SP-1