

APPROVED BY
CITY COUNCIL
MAR 17 2003

LOCATION MAP-NOT TO SCALE

Present Zoning = R-8
Requested Zoning = MUDD-CD
Setbacks
Front - Per Stationary Plan
Side - 0'
Rear - 0'
Max. Hgt. - 40'

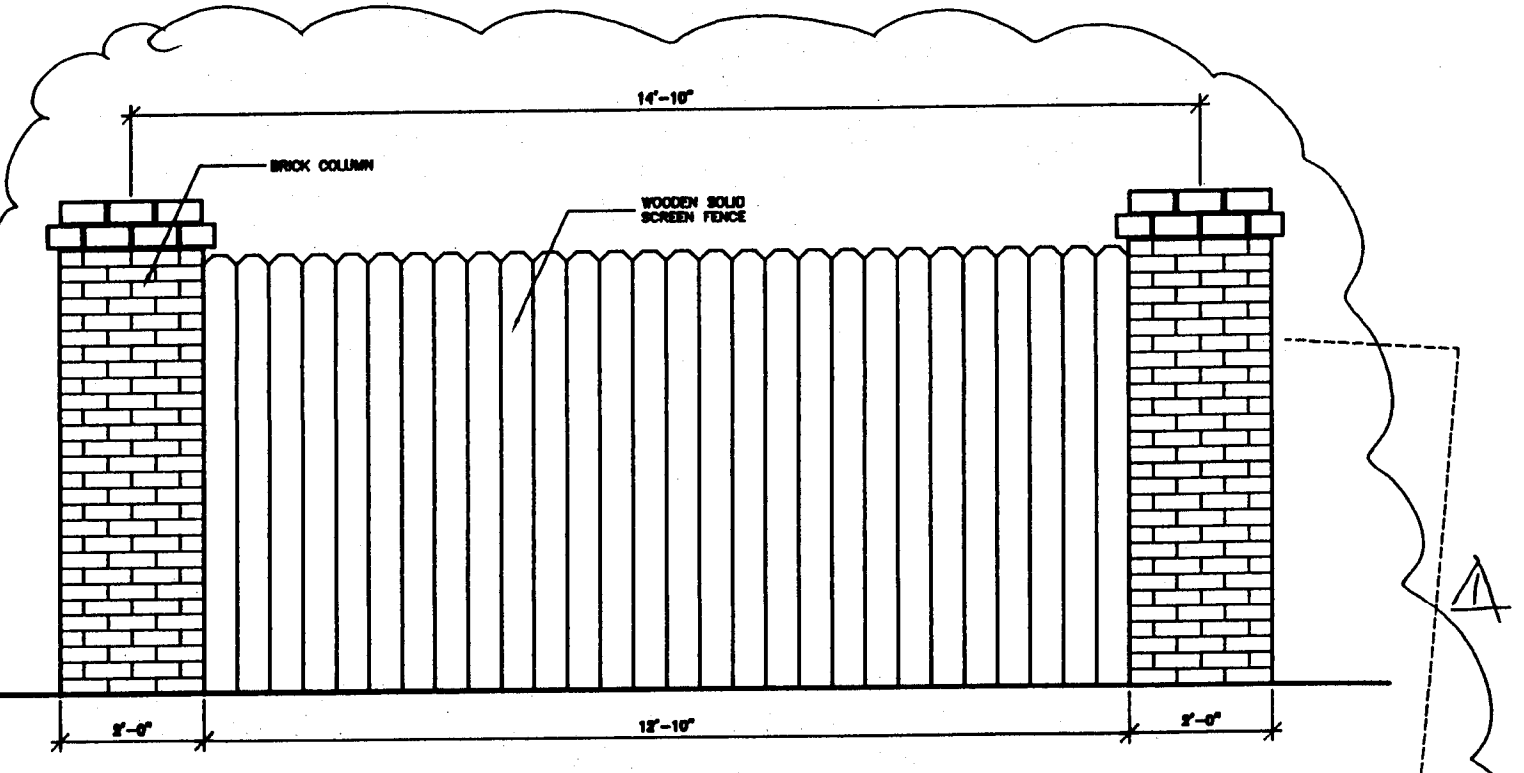
NOTE:
EXISTING MEDIAN ALONG S. TRYON ST. RESTRICTS THE NEW DRIVEWAY TO RIGHT-IN / RIGHT-OUT MOVEMENTS ONLY.

PROPOSED USE & PARKING SUMMARY

OFFICE = 8,500 S.F. MAX.
RESIDENTIAL = 1,500 S.F. MAX.
CATERING = 1,500 S.F. MAX.

<= 16 SPACES REQUIRED, 16 SPACES PROVIDED
4 BICYCLE SPACES REQUIRED, 4 SPACES PROVIDED

TOTAL BUILDING SQ. FT. = 10,000 MAX.
APPROX. BLDG. HGT. = 24'-0"



NOTE:
ALL CORNERS ARE I.PIN(F) UNLESS OTHERWISE NOTED.
NOTE:
ALL DISTANCES ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.
NOTE:
AREA BY COORDINATE COMPUTATION.
NOTE:
PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.

1 SCHEMATIC SITE PLAN FOR RE-ZONING
1" = 20'-0"

NOTE: THIS ENTIRE LAND PARCEL IS TO BE REZONED

PROPERTY OWNER SIGNATURE: LEON T. SHANKLIN

FOR PUBLIC HEARING - PETITION # 2007-131

NOTE:
(1) BASIS FOR ELEVATIONS WAS TAKEN FROM COUNTY TOPO
(2) THE SITE IS VACANT AND HEAVILY WOODED
(3) THERE ARE NO VISIBLE SIGNS OF EXISTING WETLANDS
(4) THIS PROPERTY IS NOT LOCATED IN THE REGULATORY FLOODPLAIN AND THERE ARE NO SWIM BUFFERS

(Note: Locate all underground utilities before Construction Starts)

GENERAL NOTES:
1.) BUILDING ELEVATIONS ARE CURRENTLY BEING DEVELOPED. THE BUILDING WILL HAVE DOORS AND WINDOWS ALONG BOTH ROADWAYS.
2.) DETACHED LIGHTS ARE LIMITED TO A MAX. HGT. OF 25'-0". LIGHTING SHALL BE FULLY SHIELDED. NO WALL "PAK" LIGHTING IS ALLOWED.
3.) STORMWATER DETENTION IS NOT REQUIRED OF THIS SITE BECAUSE A PORTION OF THE PARKING WILL BE GRAVEL. THE IMPERVIOUS AREA WILL BE LESS THAN 20,000 S.F.
4.) THE WATER QUALITY DEPT. OF THE MECKLENBURG COUNTY LANDUSE & ENVIRONMENTAL SERVICES AGENCY HAS NO COMMENTS FOR THIS SITE.
5.) THE OWNER OF THE PROPERTY IS REQUIRED TO SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO THE MECKLENBURG COUNTY LAND USE & ENVIRONMENTAL SERVICES AGENCY FOR APPROVAL. THIS PLAN WILL BE DETAILED AT A LATER DATE.

Boundary & Topographic Survey
of
0.971 Acres
for
Leon T. Shanklin
4141 South Tryon Street
Mecklenburg County
Charlotte, N.C.
Tax Parcel: 48-026-06
E.C. = 10,000-1
NOTE: THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OF LAND.

Drawing No. 257-06
Deed Book: 7659 / 240
Map Book: 1166 / 337
June 8, 2006

Map Prepared By:
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Land Surveying and Mapping Services
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REGISTERED ARCHITECTURE FIRM
CERT. NO. 81710
NORTH CAROLINA
CHARLOTTE, N.C.

UNIFIED STAMP
9542
1/28/07
PRIEST ARCHITECTURE, P.L.L.C.
CHARLOTTE, N.C.

REVISIONS	
NO.	DATE
1	1/28/07

A SHELL BUILDING FOR
LEON T. SHANKLIN
4141 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA

Project No: 0611
Scale:
Date Drawn: 1/28/07
Sheet Title

SITE PLAN

C-1