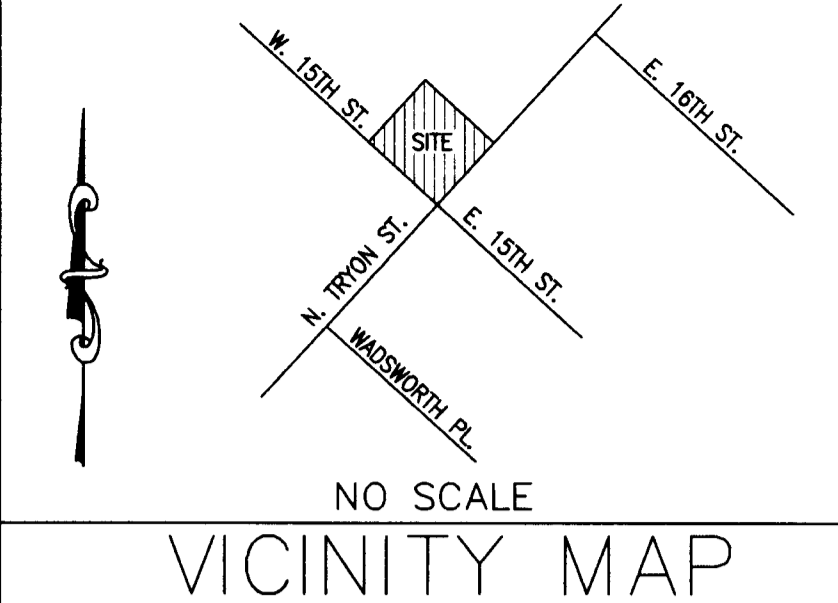


S. FLEMING GHOENS  
 TAX ID # 07811701  
 ZONING - I-2  
 LAND USE - COMMERCIAL

**ZONING CODE SUMMARY**

PROJECT NAME: GREVE OFFICE BUILDING  
 OWNER: THEODORE A. GREVE PHONE: (XXX) XXX-XXXX  
 OWNER ADDRESS: 1201 N. TRYON ST. CHARLOTTE, NC  
 PLANS PREPARED BY: SITE & STRUCTURE, p.c. PHONE: (704) 573-7800  
 PROPOSED ZONING: MUDD-0 JURISDICTION: CITY OF CHARLOTTE  
 TAX PARCEL NUMBER: 07811702  
 ADDRESS: 1201 N. TRYON ST. CHARLOTTE, NC  
 PROPOSED USE: GENERAL OFFICE  
 BUILDING HEIGHT: 50'-0" STORIES: 2  
 PROPOSED BUILDING COVERAGE: 2,829 SQ. FT. LOT SIZE: 20,473 SQ. FT. (0.47 AC.)  
 EXIST. BUILDING COVERAGE: 2,006 SQ. FT.  
 IMPERVIOUS AREA: 15,156 SQ. FT. IMPERVIOUS PERCENTAGE: 74%  
 NO DETENTION REQUIRED  
 DISTURBED AREA: 0.39 AC. (16,988 SQ. FT.) NO GRADING PERMIT REQUIRED  
 YARD REQUIREMENTS:  
 FRONT SETBACK: 14 FT. REAR YARD: 0 FT.  
 EXIST. SIDE SETBACK LEFT: 10 FT. SIDE YARD RIGHT: 0 FT.  
 REQUIRED BUFFERS:  
 FRONT: (NO) YES X FT. REAR: (NO) YES X FT.  
 SIDE (L): (NO) YES X FT. SIDE (R): (NO) YES X FT.  
 PARKING DATA:  
 PARKING CALCULATION: OFFICE  
 1 SP. / 600 SQ. FT. x 7,806 SQ. FT. = 13 SPACES REQ'D.  
 REQUIRED: 13 SP. CAR POOL: NONE PROVIDED: 18 SP.  
 HANDICAP: 1 SP. PARKING IMPERVIOUS: 11,245 SQ. FT.  
 ALL SIGNAGE WILL BE APPROVED & PERMITTED SEPARATELY

APPROVED BY  
 CITY COUNCIL  
 MAR 2 0 2006



**GENERAL SITE NOTES**

- ALL ASPHALT CUTS SHALL BE MADE WITH A SAW.
- WHEN PLACING ASPHALT AGAINST EXISTING SURFACES, A STRAIGHT EDGE SHALL BE USED TO PREVENT HUMPING AT THE LOCATION.
- NEW CURBS SHALL BE BACK FILLED WITH 18-48 HOURS.
- SUB-GRADE FOR NEW PAVEMENT, CURBS, AND CONCRETE PADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE BY THE STANDARD PROCTOR TEST TO A DEPTH OF 6". SUB-GRADE BELOW 6" IN DEPTH SHALL BE COMPACTED TO 95% MAXIMUM DENSITY BY THE STANDARD PROCTOR TEST.
- CONCRETE OR ASPHALT SHALL NOT BE PLACED IN COLD WEATHER CONDITIONS UNTIL THE AIR TEMPERATURE IS 35°F AND RISING BY 10 AM. CONCRETE OR PAVING OPERATIONS SHALL BE DISCONTINUED WHEN THE AIR TEMPERATURE IS 40°F AND FALLING. THE CONTRACTOR SHALL PROTECT FRESHLY PLACED CONCRETE IN ACCORDANCE WITH SECTION 420 OF MCDOT STANDARD SPECS. WHEN THE AIR TEMPERATURE IS 35°F AND THE CONCRETE HAS NOT REACHED 72-HOURS OF AGE.
- SIDEWALKS AND OTHER CONCRETE WALKS SHALL BE CONSTRUCTED OF NOT LESS THAN 3,600 PSI CONCRETE AND SHALL BE NOT LESS THAN 4" THICK ON AN ADEQUATELY GRADED BASE. SUB-GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY BY THE STANDARD PROCTOR TEST.
- ALL DIMENSIONS ARE TO THE FACE OF CURB (FOC) OR EDGE OF PAVEMENT (EOP) UNLESS SPECIFIED OTHERWISE.
- ALL TRAFFIC SIGNS, STRIPE PAINTING, ETC. SHALL CONFORM TO THE PRINCIPLES SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL CONSTRUCTION SHALL CONFORM TO THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT DETAILS AND SPECIFICATIONS.
- NEW DRIVEWAYS SHALL BE PERMITTED BY CITY OF CHARLOTTE ENGINEERING.
- STONE BASE SHALL BE PRIMED IF PAVING IS NOT COMPLETED IN SEVEN DAYS FOLLOWING STONE BASE APPROVAL.
- A CANVAS COVER OR OTHER SUITABLE COVER SHALL BE REQUIRED FOR TRANSPORTING PLANT MIX ASPHALT DURING COOL WEATHER WHEN ANY OF THE FOLLOWING CONDITIONS ARE PRESENT:  
 A. AIR TEMPERATURE IS BELOW 60°F.  
 B. LENGTH OF HAUL FROM PLANT TO JOB IS GREATER THAN 5 MILES.  
 C. OTHER OCCASIONS AT THE ENGINEER'S DISCRETION WHEN A COMBINATION OF FACTORS INDICATE THAT MATERIAL SHOULD BE COVERED IN ORDER TO ASSURE PROPER PLACEMENT TEMPERATURE.
- NON-STANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- SITE PLUMBING CONTRACTOR SHALL BE LICENSED IN THE STATE OF NORTH CAROLINA TO PERFORM WORK OF THE SIZE AND SCOPE INDICATED. THE CONTRACTOR SHALL PAY ALL LICENSE AND TAP FEES ASSOCIATED WITH HIS WORK AND SHALL GUARANTEE HIS WORK TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE-YEAR FROM FINAL ACCEPTANCE BY THE OWNER. THE WATER HEATER TANK SHALL CARRY A FIVE-YEAR WARRANTY ON THE HEATER TANK.
- ENTIRE PLUMBING INSTALLATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH STATE AND LOCAL PLUMBING CODES.
- THE SANITARY SEWER PIPING SHALL BE PVC TYPE DWV WITH CEMENTED JOINTS.
- WATER PIPING OUTSIDE OF BUILDING SHALL BE TYPE "K" SOFT DRAWN COPPER TUBING. FITTINGS SHALL BE WROUGHT COPPER WITH SOLDERED JOINTS MADE WITH 95-5 TIN-ANTIMONY SOLDER. ANY PIPING ABOVE GRADE SHALL BE INSULATED WITH 1/2" OF FOAMED PLASTIC INSULATION.
- EACH CMUD-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CMUD-APPROVED CERTIFIED TESTER PRIOR TO PLACING WATER SYSTEM IN SERVICE.
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY METER AND ITS CMUD-REQUIRED BACKFLOW PREVENTER.
- ALL EXISTING METERS ARE TO BE DISMANTLED & ALL PRIVATE PIPING MUST BE CUT & PLUGGED JUST BEHIND METER BOX.
- POST ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON THE BUILDING.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6892 FOR REQUIRED PERMITS.

**LIST OF OPTIONAL PROVISIONS**

- REQUEST EXISTING BUILDING TO REMAIN.
- REQUEST EXISTING SIGN TO BE MOVED OUT OF RIGHT-OF-WAY, BUT BE RELOCATED ON SITE.
- REQUEST MAIN ENTRANCE FOR PROPOSED BUILDING BE ADJACENT TO PROPOSED PARKING AREA WITH FIVE FOOT CONCRETE SIDEWALK FROM ENTRANCE TO PUBLIC SIDEWALK.
- REQUEST EXISTING SETBACK ALONG W. 15TH ST. TO REMAIN, BUT ADD NEW 6-FOOT PLANTING STRIP ADJACENT TO W. 15TH ST. AND MINIMUM OF 5-FOOT SIDEWALK ADJACENT TO PLANTING STRIP.

**CONDITIONAL NOTES**

- PROPOSED USE WILL BE GENERAL OFFICE.
- MAXIMUM BUILDING HEIGHT WILL BE 120 FEET.
- EXISTING BUILDING SQUARE FOOTAGE IS 2,006 SQ. FT.
- PROPOSED BUILDING SQUARE FOOTAGE IS 5,800 SQ. FT.

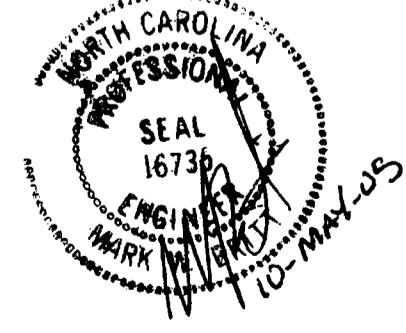
**ABBREVIATIONS**

R/W	RIGHT OF WAY
EOP	EDGE OF EXIST. PAVEMENT
EOP	PROPOSED EDGE OF PAVEMENT
CJ	SAWED CRACK CONTROL JOINT
EIP	EXISTING IRON PIN
NIP	NEW IRON PIN
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
TOC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
FFE	FINISHED FLOOR ELEVATION
FOB	FACE OF BUILDING
FOC	FACE OF CURB
BOC	BACK OF CURB
PI	POINT OF INTERSECTION
DI	STORM SEWER DROP INLET
CI	STORM SEWER CURB INLET
YI	STORM SEWER YARD INLET (HDPE)
PID	PARCEL TAX ID NUMBER
CONC.	CONCRETE
CL	CENTER LINE
PP	POWER POLE
SP	SERVICE POLE
LP	LAMP POST
GV	GAS VALVE
(AL)	APPROXIMATE LOCATION
FH	FIRE HYDRANT
N.O.F.	NOW OR FORMERLY
TYP.	TYPICAL

**LEGEND**

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER LINE	SS	SS
STORM SEWER	PIPE SPEC & SLOPE	PIPE SPEC & SLOPE
WATER LINE	W	W
GAS LINE	G	G
UNDERGROUND ELECTRIC	UGE	UGE
OVERHEAD ELECTRIC LINE	OHE	OHE
TELEPHONE LINE	T	T
SPOT ELEVATION	97.00	+100.35
SEWER MANHOLE	SS	SS
STORM MANHOLE	ST	ST
ELECTRICAL MANHOLE	E	E
WATER VALVE	WV	WV
FIRE HYDRANT	HYD	HYD
LIGHT POLE	LP	LP
TELEPHONE PEDESTAL	TP	TP
TRANSFORMER	TR	TR
UTILITY POLE	U	U
PROPERTY CORNER	●	●
PROPERTY BOUNDARY	—	—
CONTOUR - 1' INT.	—	—
CONTOUR - 5' INT.	—	—

**REZONING PETITION 2006-29 SITE PLAN**  
 SCALE: 1" = 10.0'



**Site & Structure p.c.**  
 Engineering • Design • Project Management  
 8621-B1 Fairview Road • Mint Hill, NC • (704) 573-7800

**Greve Office Building**  
 1201 N. Tryon St., Charlotte, NC

**REZONING PETITION 2006-29**  
**SITE PLAN FOR PUBLIC HEARING**

DESIGNED BY M. BRITT	DRAWN BY M. BOTTS	CHECKED BY T. BORN
DATE 20-OCT-05	CLIENT APPROVAL	SCALE AS NOTED
CAD FILE NO. S05118-C-1.DWG.	DRAWING NO. <b>S05118-C-1</b>	REV. 2

