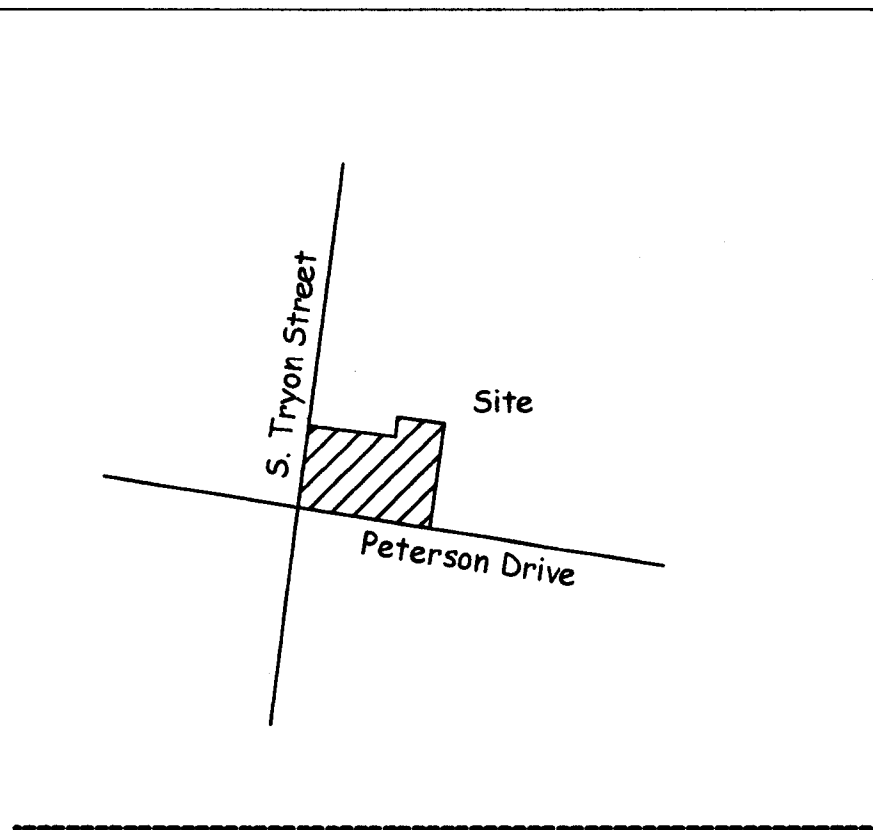




LOCATION MAP-NOT TO SCALE

Present Zoning = R-8

Requested Zoning = MUDD

Setbacks
Front - 14'
Side - 0'
Rear - 0'

2007-131

PROPOSED USE & PARKING SUMMARY

RESTAURANT
RETAIL = 1 SPACE PER 600 SF FOR NON-RESIDENTIAL USES
OFFICE

10 SPACES REQUIRED, 16 SPACES PROVIDED
4 BICYCLE SPACES REQUIRED, 4 SPACES PROVIDED

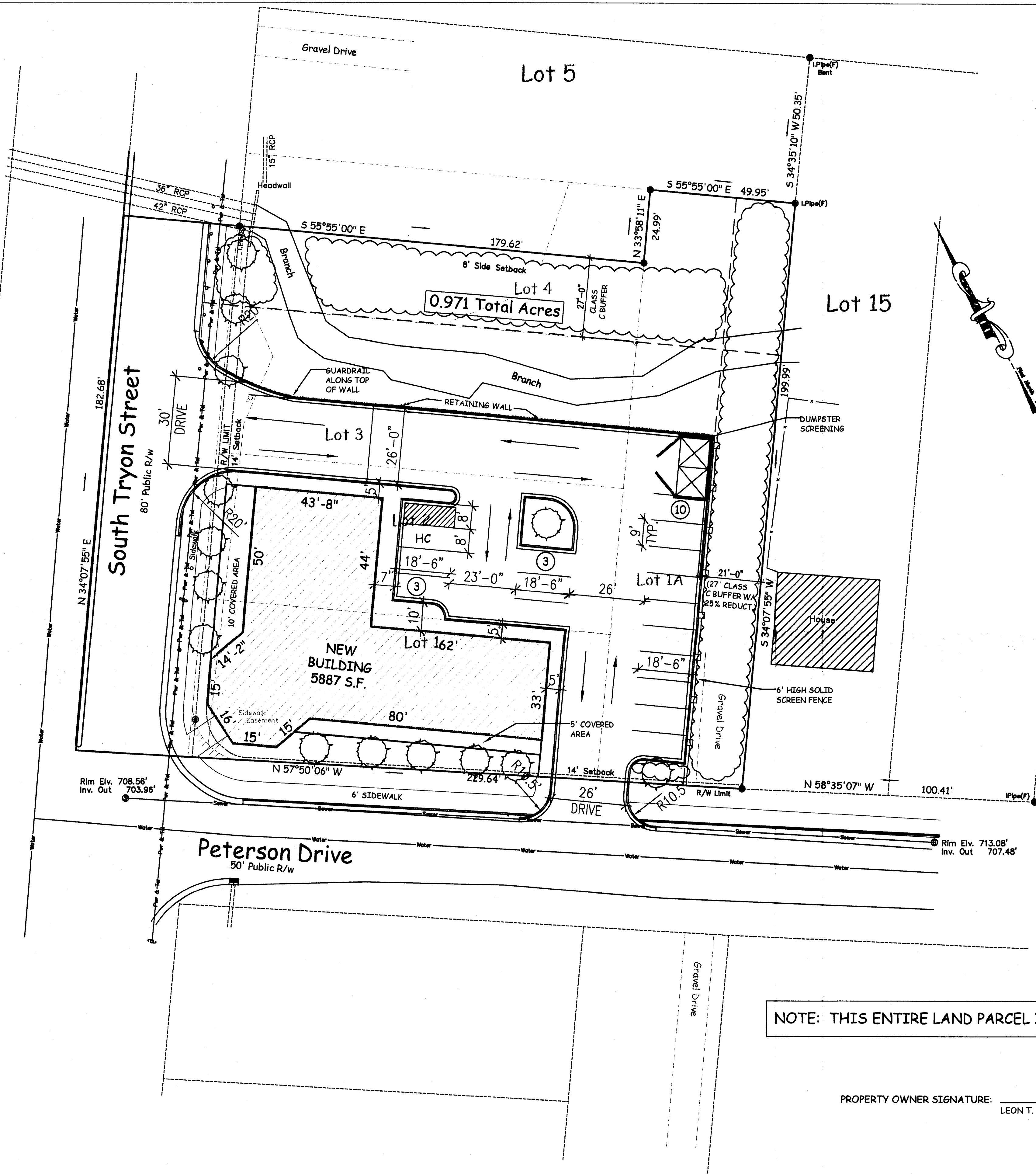
TOTAL BUILDING SQ. FT. = 5,887
APPROX. BLDG. HGT. = 24'-0"

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.



NOTE: THIS ENTIRE LAND PARCEL IS TO BE REZONED

PROPERTY OWNER SIGNATURE: _____
LEON T. SHANKLIN

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)

NOTE:
THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OF LAND.

Boundary & Topographic Survey
of
0.971 Acres
for

Leon T. Shanklin
4141 South Tryon Street
Mecklenburg County
Charlotte, N.C.

Tax Parcel: 149-026-06
E.C. = 10,000+

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

Map Prepared By:
Ben M. Flowe and Son

Land Surveying and Mapping Services
Phone: (704) 545-3050
Ben M. Flowe, R.L.S., P.L.S.
Gregory S. Flowe, R.L.S.
11316 Brief Road
Charlotte, N.C. 28227

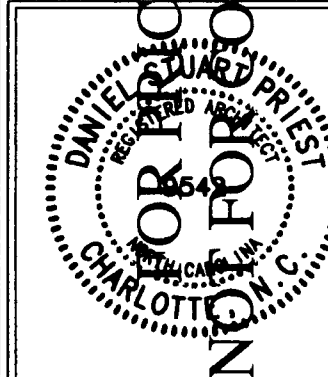
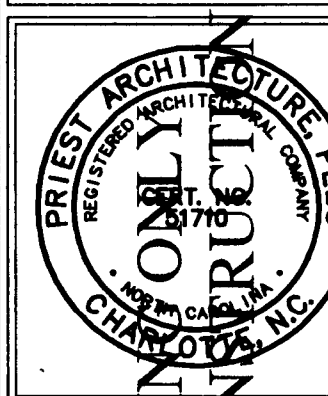
A SHELL BUILDING FOR
LEON T. SHANKLIN
4141 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA

Project No:
0611
Scale:
Date Drawn:
Sheet Title

SITE PLAN

C-1

PRIEST
ARCHITECTURE
P.O. BOX 5555, WILLOWOOD CIRCLE, CHARLOTTE, NC 28211
PHONE: (704) 533-2222
FAX: (704) 533-2222
EMAIL: PRIESTARCHITECT@BELL.SOUTH.NET



REVISIONS	
NO.	DATE