

8'-0" POST FACE TO FACE (MAX.)

1"X6" TREATED PINE PICKETS
WITH DOG EAR BEVEL ON ENDS

4"X4" BEVEL POSTS

2"X4" HORIZONTAL
BRACING

6' HIGH WOODEN FENCE

4"

3'-0"

FINISH GRADE

NOTES: 1. FENCE TO BE LOCATED 1'
INSIDE OF THE PROPERTY LINE.
2. ALL WOOD MATERIALS ARE TO
BE TYPED.

[illegible]

1. DEVELOPMENT OF THE SUBJECT REZONING PARCEL, AS IDENTIFIED ON THIS SITE PLAN, WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF CITY OF CHARLOTTE ("THE ORDINANCE") FOR THE I-1 ZONING DISTRICT, UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR BY THESE CONDITIONAL NOTES.
2. THE BUILDING CONFIGURATIONS, PLACEMENTS, AND SIZES SHOWN ON THIS ILLUSTRATIVE SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED PER SECTIONS 6.6.02 AND 6.6.03 OF THE CITY OF CHARLOTTE ZONING ORDINANCE AND/OR MODIFIED POST REZONING DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING, PARKING, AND DEVELOPMENT AREAS ESTABLISHED ON THIS PLAN. PARKING AND SERVICE AREA CONFIGURATIONS MAY BE ALTERED TO ACCOMMODATE ANY MODIFICATION REQUIRED TO ACCOMMODATE AND IN ACCORDANCE WITH SECTION 9.11.05 OF THE CITY OF CHARLOTTE ORDINANCE.
3. ONE PERMANENT ACCESS POINT TO/FROM S. TRYON STREET SHALL BE LIMITED TO THE APPROXIMATE LOCATION AS SHOWN ON THIS PLAN. FINAL LOCATION OF THIS ACCESS POINT IS TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS/DESIGN AND ARE FURTHER SUBJECT TO APPROVAL BY NCDOT AND/OR CDOT.
4. IN EVERY INSTANCE, THE SIDE YARD, SETBACK, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE WILL BE SATISFIED WITH RESPECT TO THE DEVELOPMENT TAKEN ON THIS SITE, UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS.
5. OFF STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
6. STORM WATER MANAGEMENT:

- a. STORM WATER SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
- b. STORM WATER DETENTION FACILITIES, IF REQUIRED, SHALL NOT BE LOCATED WITHIN ANY SETBACK, REQUIRED YARD, OR BUFFER AREAS.
- c. THE EXISTING RIGHT-OF-WAY FOR JEREMIAH AVENUE MAY BE ABANDONED, THROUGH THE CITY'S ESTABLISHED R.O.W. ABANDONMENT PROCESS, OR INCORPORATED TO ACCOMMODATE THE NEW DEVELOPMENT.
- d. LANDSCAPING AND SCREENING:
 - a. LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - b. THE 82 FOOT WIDE BUFFER MAY BE REDUCED TO 61.5 FEET WITH THE INSTALLATION OF AN 8 FOOT TALL SOLID SCREEN FENCE INSTALLED ALONG THE INTERIOR EDGE OF THE BUFFER. THE 35 FOOT BUFFER, WITHIN THIS BUFFER WILL BE AN UNDISTURBED WOODLAND BUFFER SUBJECT TO THE FOLLOWING CONDITIONS:

WOODLAND BUFFER: A BUFFER THAT WOULD ALLOW A LIMITED AMOUNT OF CLEARING TO TAKE PLACE TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR TO ENHANCE THE AESTHETIC APPEAL OF THE SITE. THE FOLLOWING WOULD BE ALLOWED IN A WOODLAND BUFFER:

 1. HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THIS BUFFER. (I.E. BULLDOZERS)
 2. PLANT MATERIAL, WHICH MAY BE REMOVED, SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
 3. NO LIMB REMOVAL, WITH THE EXCEPTION OF DEAD OR DISEASED LIMBS.
 4. WEEDS AND VINES MAY BE REMOVED.
 5. TREES THAT MEASURE LESS THAN 2" CALIPER AT THE BASE THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" OR GREATER MAY BE REMOVED. DRIP LINE IS DEFINED AS THE IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREE'S CANOPY.
 6. DEAD TREES AND MATERIALS MAY BE REMOVED. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF AN URBAN FORESTER.
 7. MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2-3" AWAY FROM THE BASE OF TREES.
 - c. THIS PROJECT WILL BE DEVELOPED IN COMPLIANCE WITH THE CITY OF CHARLOTTE ORDINANCE
 10. THE EXACT LOCATION OF DUMPSTERS ARE UNDETERMINED AT THIS TIME. HOWEVER, ALL DUMPSTERS WILL BE SCREENED BY A 6 FOOT SOLID WOOD FENCE AND GATE.

11. ALL EXTERIOR LIGHTING WITHIN THE SITE WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND BEYOND THE PROPERTY LINES. MAXIMUM HEIGHT OF THE EXTERIOR LIGHTS WILL BE LIMITED TO 20 FEET. NO WALLPAC LIGHT FIXTURES.
12. THE PROPOSED OFFICE/WAREHOUSE BUILDINGS WILL HAVE AN EXTERIOR MATERIAL OF BRICK, MASONRY OR STUCCO. NO BUILDINGS WITH METAL EXTERIOR WALLS WILL BE ALLOWED IN THIS DEVELOPMENT.
13. TOPOGRAPHIC AND S.W.I.M. BUFFER INFORMATION SHOWN ON THIS SITE PLAN WAS DIGITIZED FROM CITY AERIAL TOPOGRAPHIC MAPS.
14. A FUTURE R.O.W. AS MEASURED 65 FEET FROM THE EXISTING CENTERLINE OF I-77 SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
15. A FUTURE R.O.W. AS MEASURED 50 FEET FROM THE EXISTING CENTERLINE OF S. TRYON ST. SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THERE IS CURRENTLY AN 80 FOOT R.O.W. ASSOCIATED WITH THIS SEGMENT OF S. TRYON STREET.
16. THERE WILL BE NO TRUCK OR DUMPMSTER TRAFFIC ALLOWED BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M.
17. THERE WILL BE NO TRUCK OR LOADING DOCKS LOCATED ADJACENT TO THE NORTHERLY PROPERTY LINE ADJACENT TO THE 61.5 FOOT BUFFER ALONG THE REAR OF LOTS #4-11 WHICH ARE 44'-11" WIDE.
18. AT THE COMMENCEMENT OF THE PHASED DEVELOPMENT, THE PETITIONER AGREES TO REMOVE TRASH, LOGS AND DEAD TREES UNDER 4" INCHES IN DIAMETER, AND WILL ALSO "BUSH HOG" LOT #7 BETWEEN THE 35 FOOT S.W.I.M. BUFFER AND ORCHARD CIRCLE R.O.W.
19. THERE WILL BE NO PARKING ALLOWED BETWEEN BUILDINGS AND S. TRYON ST. ANY BUILDING(S) ON S. TRYON STREET WILL HAVE NO LOADING DOCKS FACING S. TRYON ST.
20. THE PETITIONER WILL BE RESPONSIBLE FOR THE ENGINEERING DEPARTMENT REGARDING THE PUBLIC WORKS PROJECT ALONG S. TRYON ST. WHICH IS SCHEDULED FOR CONSTRUCTION IN JUNE 2017. IF THE CITY DOES NOT INSTALL SIDEWALKS AN PLANTING STRIPS AS PART OF THIS PUBLIC PROJECT, THEN THE PETITIONER WILL BE RESPONSIBLE FOR SIDEWALK WITH AN 8 FOOT WIDE PLANTING STRIP ALONG THE FRONTAGE FOR S. TRYON ST.

21. THE MAXIMUM HEIGHT OF ALL BUILDING WILL BE 40 FEET.

22. NO NEW MEDIAN CUTS WILL BE ALLOWED ON S. TRYON ST. THERE IS AN EXISTING MEDIAN ON S. TRYON ST. WITH AN EXISTING CURB CUT ASSOCIATED WITH JEREMIAH AVE. WHICH WILL REMAIN OR BE 10 FEET CURRENT DRIVEWAY STANDARDS.

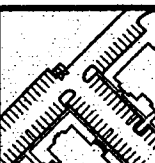
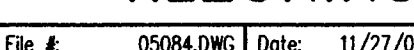
23. NO BILLBOARDS WILL BE ALLOWED ON THIS DEVELOPMENT AND DETACHED SIGNS THRU OUT THE DEVELOPMENT WILL BE LIMITED IN SIZE TO A GROUND MOUNTED SIGN, 7 FOOT IN HEIGHT AND 50 SQUARE FEET AREA MAXIMUM.

24. LIGHT MANUFACTURING IS ALLOWED PER SECTION 9.1102 (.48) OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE FOLLOWING MANUFACTURING USES WHICH WILL NOT BE PERMITTED:

-BATTERIES	-GRAIN MILL PRODUCTS
-BOAT MANUFACTURING SHIP BUILDING	-MEAT PRODUCTS OR SLAUGHTERING OR DRESSING
-DAIRY PRODUCTS	-PRESERVED FRUITS AND VEGETABLES
-FABRICATED METAL PRODUCTS	-SIGNS
-EXCLUDING USE OF BLAST FURNACES	
-OR DROP FORGES	

EXISTING ZONING: I-1 (CD) PET. #2001-75
PROPOSED ZONING: I-1 (CD)
EXISTING USE: VACANT
PROPOSED USE: RESTAURANT WITH DRIVE-THRU

[illegible]

	Project:		<h1>COOK OUT</h1> <p>4400 SOUTH TRYON STREET CHARLOTTE, NORTH CAROLINA</p>	
	Title:		<h2>REZONING PLAN</h2>	
	File #:	05084.DWG	Date:	11/27/06
			Project Egr:	BTU
CIVIL ENGINEERING DESIGN AND LAND SURVEYING		Design By:	BTU	
		Drawn By:	CBH	
		Scale:	1"=20'	
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, NC 28217 PHONE (704) 527-3440 FAX (704) 527-8335		<h1>C1.0</h1>		