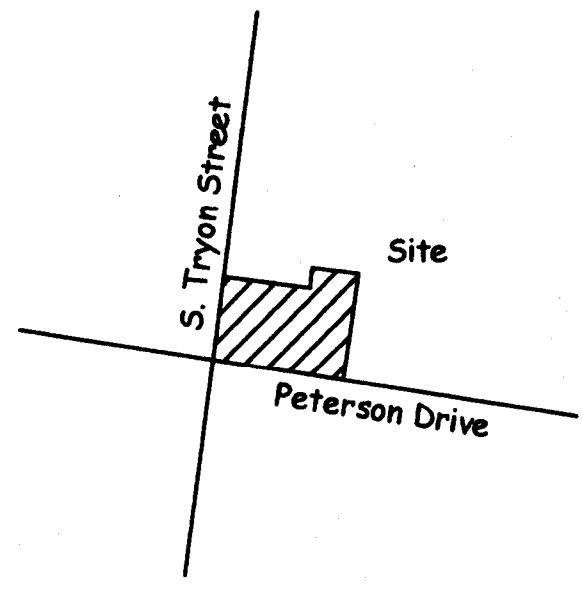




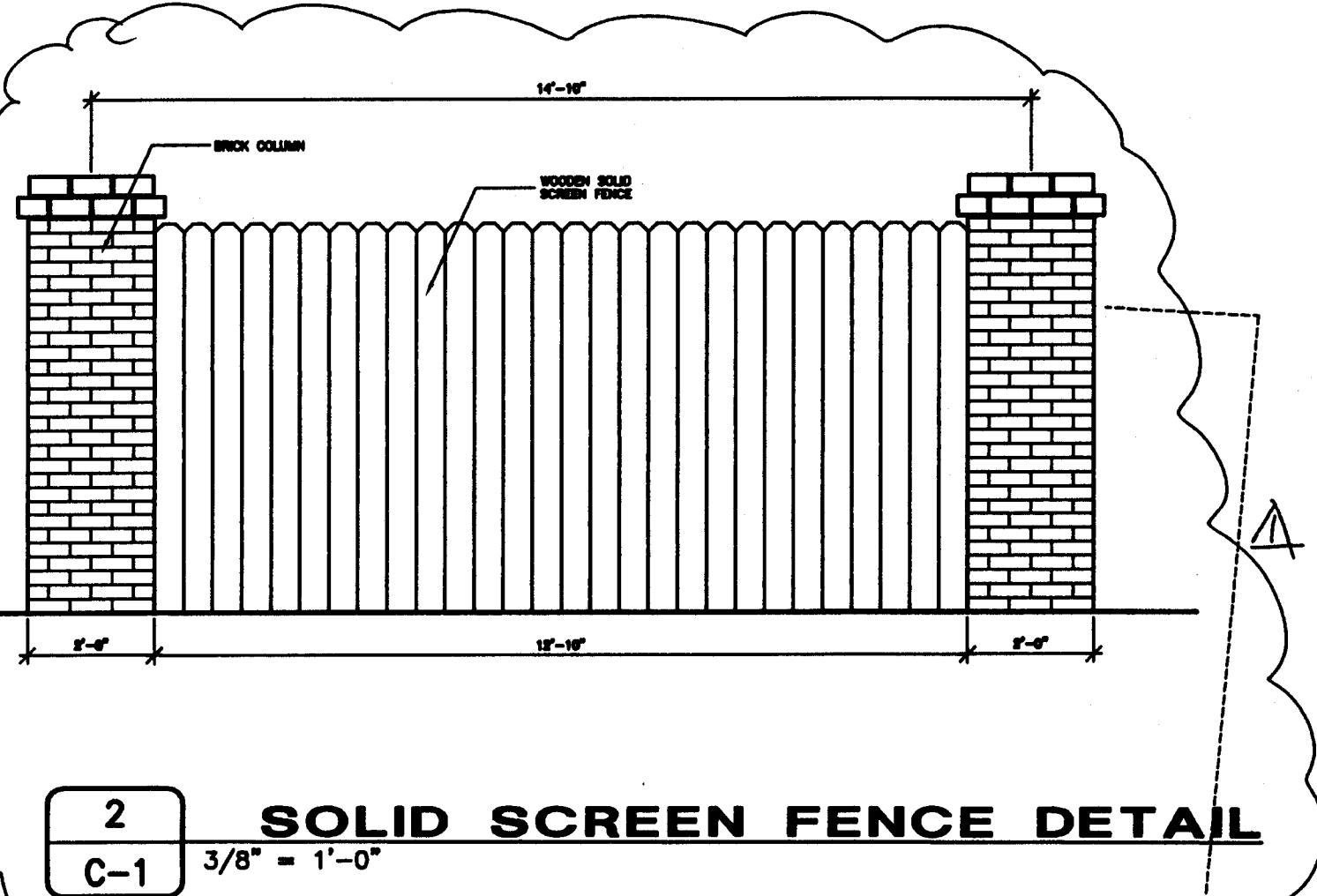
LOCATION MAP-NOT TO SCALE

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.

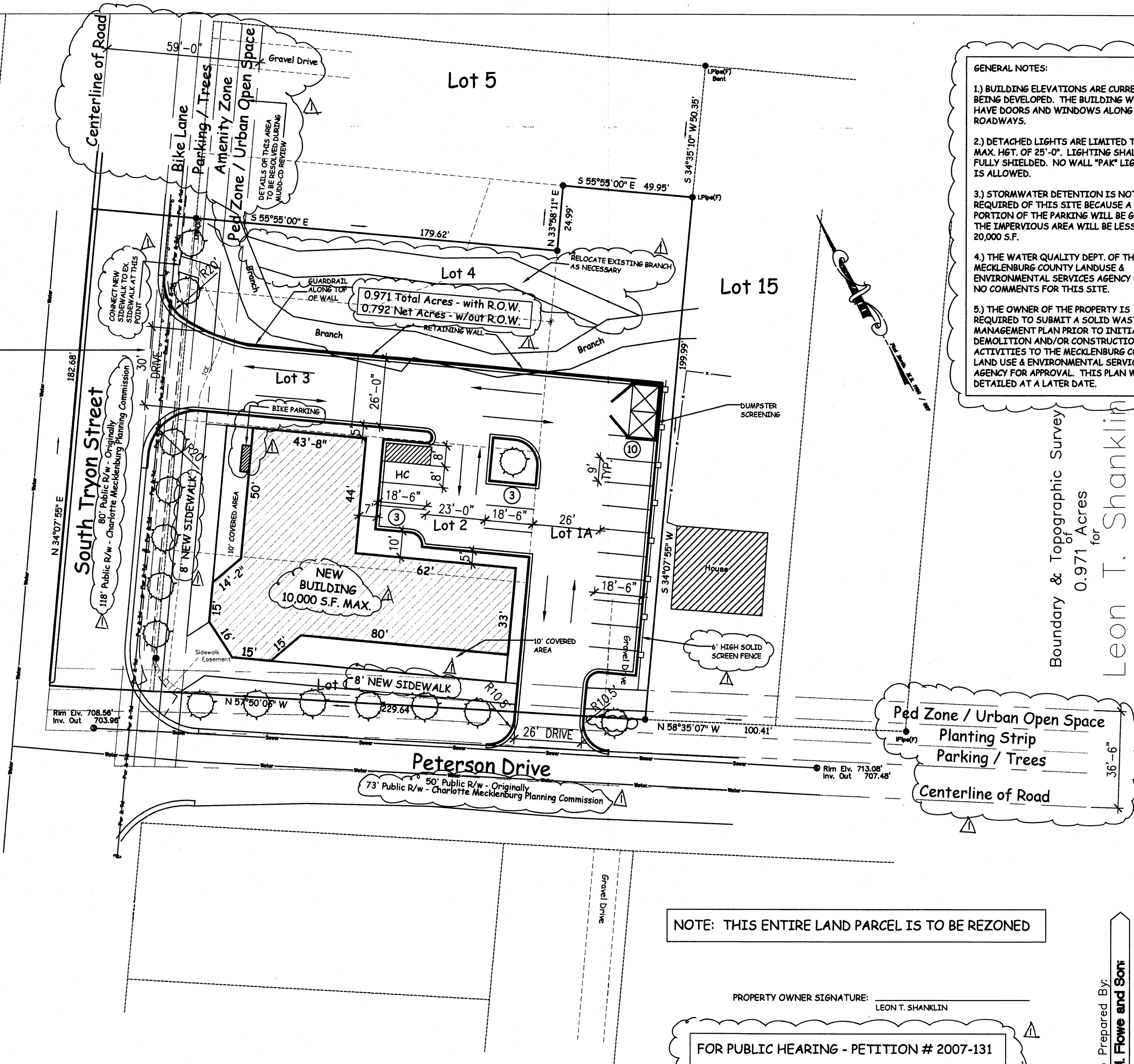
PROPOSED USE & PARKING SUMMARY

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
C-1 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: 148-026-96
E.C. = 10,000+
Scale: 1" = 20'
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:
Ben M. Flowe and Son
Land Surveying and Mapping Services
Phone: (704) 945-3060
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: 1/28/07
Sheet Title

SITE PLAN

C-1

PRIEST
ARCHITECTURE
PRIEST ARCHITECTURE, P.L.L.C., 1100 BERNWOOD DRIVE, CHARLOTTE, NC 28211
PHONE: 980-553-8600, FAX: 704-355-2525
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PRIEST ARCHITECTURE, P.L.L.C.
CERT. NO. 51710
REGISTERED ARCHITECTURE FIRM
NORTH CAROLINA
CHARLOTTE, NC

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
1/28/07
9542
1/28/07
CHARLOTTE, N.C.

REVISIONS
NO. DATE
1 1/28/07