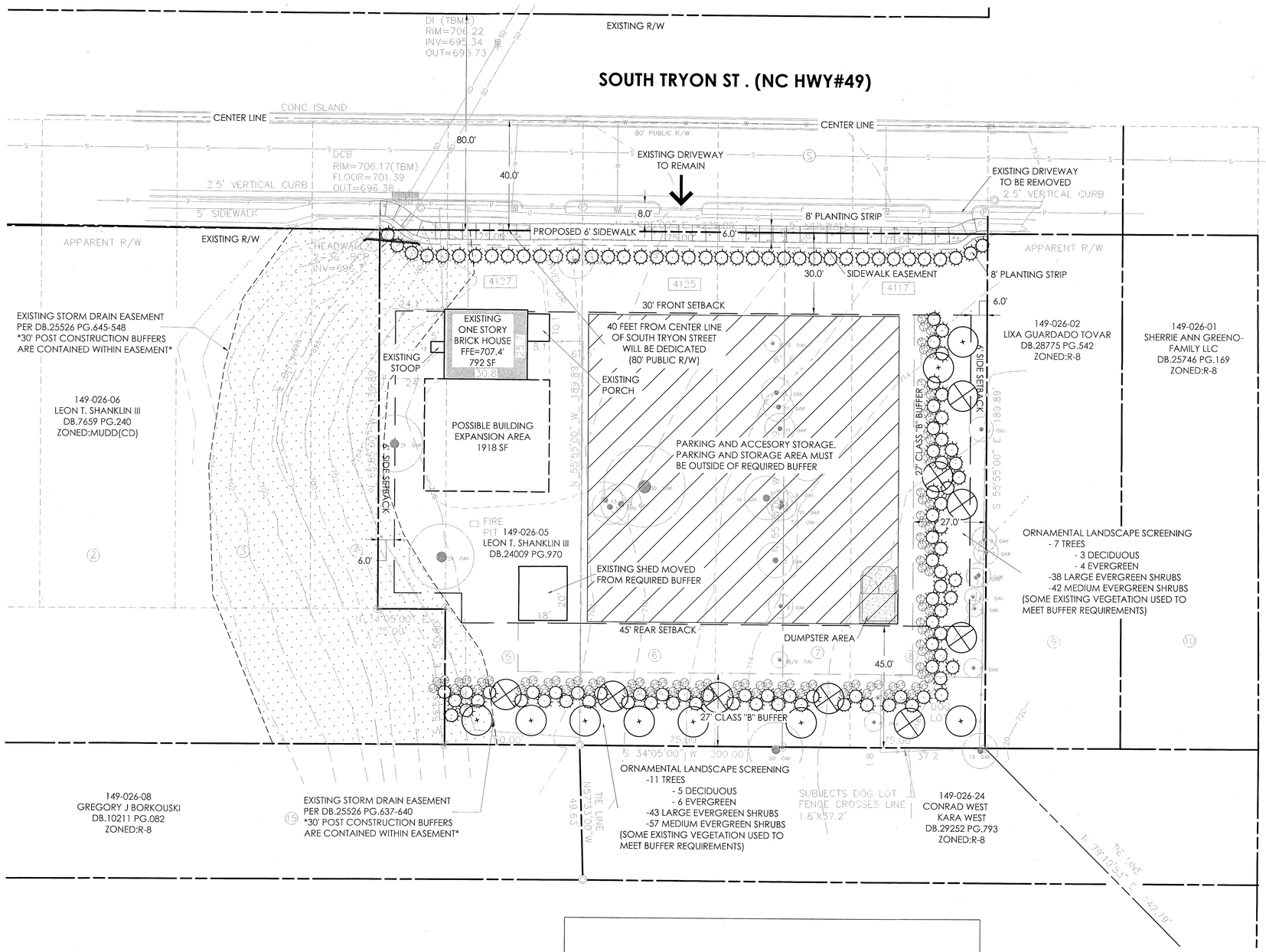


SITE DEVELOPMENT DATA	
SITE ACREAGE:	41474.12 SF (0.95 AC)
SITE TAX PARCEL :	14902603, 14902604, 14902605 (4117,4125, & 4127 SOUTH TRYON STREET)
ZONING:	R-8 (EXISTING) B-2 (CD) (PROPOSED)
USE:	CONTRACTORS OFFICE WITH ACCESSORY STORAGE
EXISTING BUILDING SIZE	792 SF
PROPOSED BUILDING SIZE	1918 SF
MAX. BUILDING HEIGHT	40'
PARKING SPACES REQUIRED	PER ORDINANCE
BICYCLE PARKING	PER ORDINANCE
LOADING SPACES	PER ORDINANCE
TOTAL LOT AREA	41474.12 SF (0.95 AC)
MIN. FRONT SETBACK	30'
MIN. SIDEYARD	6' (8' BUILDING SEPARATION FROM SIDEYARD)
MIN. REARYARD	45'
FEMA MAP NUMBER	3710453200K
FEMA EFFECTIVE DATE	SEPTEMBER 2, 2015
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615

GENERAL/CONDITIONAL REZONING NOTES

GENERAL PROVISIONS:

1. THE PURPOSE OF THE REZONING IS TO ALLOW FOR THE THE EXPANSION OF A CONTRACTORS OFFICE WITH ACCESSORY STORAGE.
2. THE REZONING PLAN MAY HAVE MINOR CHANGES AS ALLOWED PER SECTION 6.207 OF THE ZONING ORDINANCE.

PERMITTED USE:

1. THE INTENDED USE IS FOR A CONTRACTORS OFFICE WITH ACCESSORY STORAGE.

TRANSPORTATION:

1. SITE ACCESS FROM SOUTH TRYON STREET SHALL UTILIZE THE EXISTING DRIVEWAY LOCATION.

ARCHITECTURAL STANDARDS:

1. PROPOSED ADDITION WILL BE RESIDENTIAL IN CHARACTER, WITH PITCHED ROOFS AND WINDOWS.
2. MATERIAL WILL BE BRICK
3. BUILDING HEIGHT SHALL BE LIMITED TO 40'.

STREETSCAPES AND LANDSCAPES:

1. AN 8' PLANTER STRIP AND 6' SIDEWALK SHALL BE INSTALLED ALONG SOUTH TRYON STREET, AS SHOWN ON THE REZONING PLAN.
2. THE 8' PLANTING STRIP SHALL BE INSTALLED WITH FIRST BUILDING EXPANSION OF THE PROPERTY.

LIGHTING:

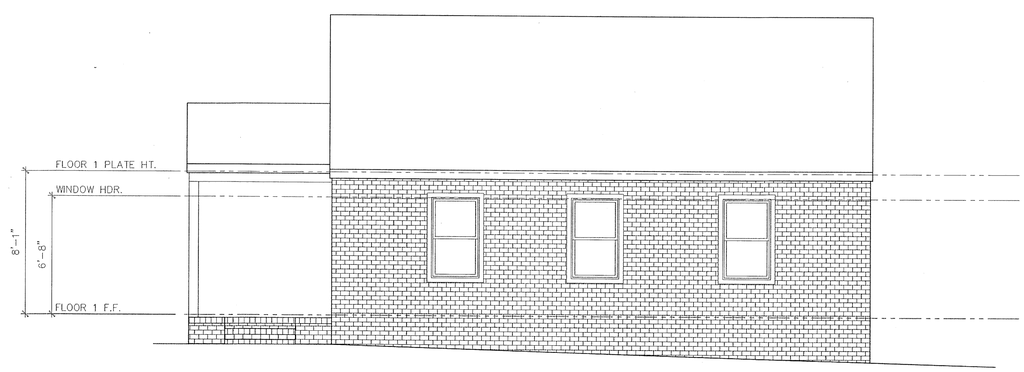
1. ALL OUTDOOR LIGHTING SHALL UTILIZE FULL CUT-OFF, DOWNWARDLY SHIELDED LIGHTING FIXTURES AND THAT DETACHED LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT.

TRASH SERVICE:

1. TRASH SERVICE WILL BE PROVIDED IN A DUMPSTER AS SHOWN ON THE REZONING PLAN.

ENVIRONMENTAL FEATURES:

1. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
2. WATER QUALITY AND DETENTION BMPs WILL BE AESTHETICALLY APPEALING THROUGH THE USE OF GRASS, LANDSCAPING, WATER FEATURES, RAIN GARDENS, OR OTHER SIMILAR FEATURES.



FRONT ELEVATION

PETITION #: 2015-113

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AVOID UTILITY DAMAGE

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

HensonFoley
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NC CONTRACTORS BOARD LICENSE # 77-1505

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NORTH ARROW
GRAPHIC SCALE 1"=20 FT.

SHANKLIN PROPERTY REZONING

PARCEL ID: 14902603, 14902604, 14902605
4117,4125, & 4127 SOUTH TRYON STREET, CHARLOTTE, NC 28217

REZONING PLAN

REVISIONS:

SHANKLIN-EMAIL-2010-HFI EDIT.DWG
PROJECT NUMBER: 216001
DATE: 01/07/2016 DRAWN BY: HF
SHEET RZ-1 OF 01