



PROPERTY INFORMATION

Parcel ID Number: 70-A-68
GPIN: 6972-46-2765
ADDRESS: 5715 Fenton Road
MAGISTERIAL DISTRICT: Livingston
EXISTING ZONING: A-3
PROPOSED ZONING: C-1
EXISTING AREA: 4.05 Acres
RIGHT-OF-WAY DEDICATION: 0.52 Acres
PROPOSED AREA: 3.53 Acres
DISTURBED AREA: 3 Acres
EXISTING USE: Vacant
PROPOSED USE: Retail
1 story
9,100 sf
Max Height: 30'
House to Become Office Space

TRAFFIC GENERATION: 57.24 trips per day per 1000 sf
(From ITE Line 815)
528, 46 PM Peak
Free Standing Discount Retail

FEMA PANEL #: 5103080275C
FLOOD ZONES: Zone X
USACE JURISDICTIONAL AREAS: None
REQUIRED YARDS: Front: 30'
Side: 0'
Rear: 20'

PARKING REQUIREMENTS: Retail: 1 space per 225 sf
Sales Area: 7,343 sq.ft.
33 Spaces Required
33 Spaces Proposed

LIGHTING: THIS PROJECT IS SUBJECT TO THE NIGHT SKY OUTDOOR LIGHTING ORDINANCE

LANDSCAPING REQUIREMENTS

| | | |
|---------------------------------|--------------|--|
| TREE COVER REQUIREMENT: | (COMMERCIAL) | 10% |
| GROSS SITE AREA: | 2.9 ACRES | 126,000 SQ.FT. |
| BUILDING AREA: | | 9,100 SQ.FT. |
| ADJUSTED GROSS SITE AREA: | (DIFFERENCE) | 116,900 SQ.FT. |
| TREE CANOPY COVER REQUIRED: | | 11,690 SQ.FT. |
| TREE CANOPY TO BE PRESERVED: | | 0 |
| REQUIRED CANOPY TO BE PROVIDED: | | 11,690 SQ.FT. |
| STREET BUFFER B ALONG ROUTE 208 | | 918 LF 20' WIDTH 11 CANOPY TREES 4 UNDERSTORY TREES |

70-A-68C
LAWYERS ROAD, LLC
ZONED A-3
USE: AGRICULTURAL

70-A-69
CHARLES LEE MERRYMAN
5700 FENTON ROAD
ZONED C-2
USE: COMMERCIAL

70-A-69A
CHARLES LEE MERRYMAN
5706 FENTON ROAD
ZONED A-3
USE: RESIDENTIAL

70-A-74
MARSHA A SNYDER OR
DANIEL F SNYDER
5720 FENTON ROAD
ZONED A-3
USE: VACANT

70-A-74A
MARSHA A SNYDER OR
DANIEL F SNYDER
5728 FENTON ROAD
ZONED A-3
USE: RESIDENTIAL

70-A-78C
RANDY C VAN EPPS OR
PEGGY L VAN EPPS
5731 FENTON ROAD
USE: RESIDENTIAL

PROJECT TEAM

APPLICANT
Par 5 Development Group, LLC
2705 Juniper Lake Road
West End, NC 27376
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ARCHITECT
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Charlotte, NC 28204

704-342-1686
ChetHelt@CHelt.com

PROPERTY OWNER
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KOTH CONSULTING, P.C.

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October 25, 2016

REVISION DATES

1 Dec 6, 2016
2 Feb. 1, 2017
3 Mar 17, 2017
4 April 10, 2017

Rezoning Application
Dollar General Route 208
Tax Map: 70-A-68

SHEET DESCRIPTION
GENERALIZED
DEVELOPMENT
PLAN

SHEET NUMBER
GDP1