

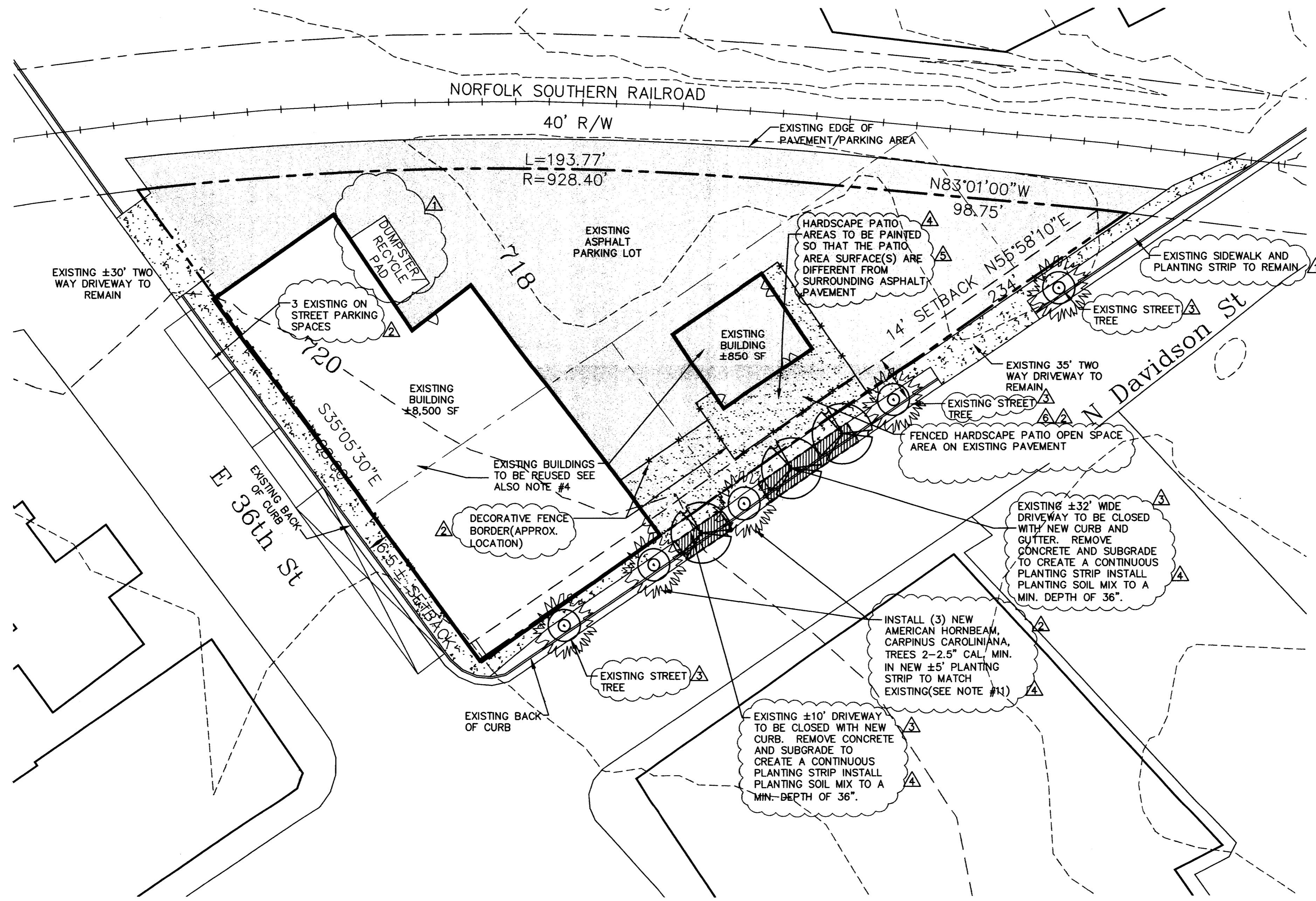
DEVELOPMENT DATA:
 TAX PARCEL #S: 091-101-01
 091-101-02
 091-101-03
 TOTAL ACRES: .4416 ACRES
 CURRENT BUILDING SQUARE FOOTAGE: 9,350 SQ. FT.
 CURRENT ZONING: I-2
 PROPOSED ZONING: MUDD-O
 CURRENT USES: INDUSTRIAL/BUSINESS
 PROPOSED USE: ANY USE ALLOWED IN THE MUDD ZONING DISTRICT

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 Surveying • Landscape Architecture • Civil Engineering

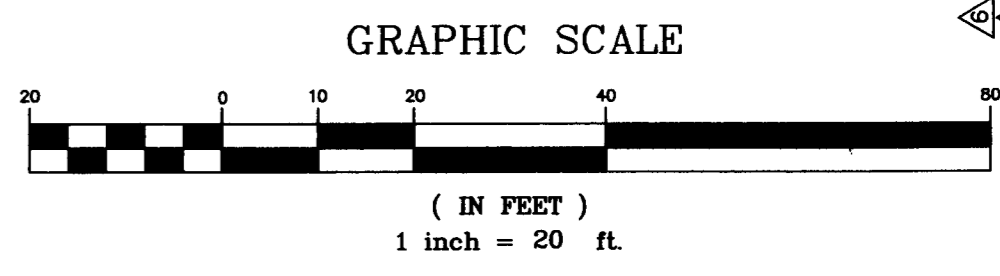
MUDD PARKING REQUIREMENTS:
 9,350 SF / 1 SPACE PER 600 SF
 16 PARKING SPACES REQUIRED PER MUDD
 (SEE NOTE 9 REGARDING RESTAURANT PARKING)

CONDITIONAL NOTES:

1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF THE EXISTING AND PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR RELATIONSHIPS TO ADJACENT SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING AS THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, SCREENING, OPEN SPACE, LANDSCAPING, ETC. UNLESS OTHERWISE INDICATED.
3. VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED. AS NOTED ON THE PLAN, TWO EXISTING DRIVEWAYS LOCATED ON NORTH DAVIDSON STREET SHALL BE CLOSED.
4. THE PROPOSED FIRST PHASE OF DEVELOPMENT FOR THIS PROPERTY SHALL UTILIZE THE EXISTING BUILDINGS ON THE SITE, WHICH TOGETHER TOTAL A COMBINED 9,350 SQUARE FEET OF BUILDING SPACE. HOWEVER, DUE TO THE SITE'S PROXIMITY TO THE ABUTTING RAILROAD LINE, IT IS ANTICIPATED THAT THE SITE WILL BE REDEVELOPED IN THE FUTURE AT AN INCREASED LEVEL OF URBAN BUILDING/USAGE INTENSITY (IE, SIZE, HEIGHT, ETC.) AT THAT TIME, THE CURRENT BUILDINGS ON THE SITE MAY BE MODIFIED, EXPANDED AND/OR ELIMINATED IN FAVOR OF NEW CONSTRUCTION/BUILDINGS. ALL NEW BUILDINGS SHALL COMPLY WITH APPLICABLE MUDD ORDINANCE STANDARDS AND REQUIREMENTS, INCLUDING STREETSCAPE STANDARDS.
5. ALL USES ALLOWED BY THE MUDD ZONING CLASSIFICATION SHALL BE PERMITTED. ANY RESTAURANT USAGE, HOWEVER, SHALL BE RESTRICTED TO A MAXIMUM OF 4,200 SQUARE FEET UTILIZING THE CURRENT BUILDINGS. THIS RESTRICTION WOULD NOT BE APPLICABLE UNDER A FUTURE, MORE INTENSIVE DEVELOPMENT SCENARIO AS LISTED UNDER NOTE 4 ABOVE.
6. AS PERMITTED UNDER MUDD-O STANDARDS, OPTIONAL PROVISIONS ARE HERIN ALLOWED WHICH WOULD PERMIT EXISTING, CURRENT PARKING AND VEHICLE CIRCULATION TO OCCUR IN THE 14 FOOT FRONT SETBACK. FURTHERMORE, EXISTING CURB AND GUTTER, PLANTING STRIP AND SIDEWALK SHALL REMAIN. ANY BUILDING OR PORTION THEREOF WHICH PRESENTLY EXISTS IN THE REQUIRED SETBACK SHALL ALSO BE PERMITTED TO REMAIN.
7. ALL EXISTING BUILDINGS ARE 1 STORY IN HEIGHT.
8. THE SITE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR BICYCLE PARKING.
9. IN THE EVENT THAT THE MAXIMUM 4,200 SQUARE FEET OF RESTAURANT USE IS DEVELOPED ON THE SITE, THE PETITIONER SHALL BE REQUIRED TO ESTABLISH SUFFICIENT OFF-SITE PARKING WITHIN 1,500 LINEAR FEET OF THE SITE. ALL RESTAURANT USAGE ASSOCIATED WITH THE SITE SHALL PROVIDE PARKING AT A RATIO OF 1 SPACE PER 125 SQUARE FEET OF RESTAURANT USE.
10. AS INDICATED ON THIS SITE PLAN, AN OPEN SPACE PATIO AREA SHALL BE ESTABLISHED ALONG A PORTION OF THE SITE'S NORTH DAVIDSON STREET FRONTAGE. THIS AREA SHALL BE DESIGNED AS A HARDSCAPE AREA UTILIZING AN EXISTING PAVED AREA. A LOW DECORATIVE FENCE SHALL BORDER THE OPEN SPACE AREA APPROXIMATELY AS SHOWN ON THIS PLAN. IT IS ANTICIPATED THE AREA WILL BE USED FOR OUTDOOR DINING, SEATING ETC AND THIS AREA MAY BE SUBDIVIDED APPROXIMATELY AS SHOWN. VEHICULAR PARKING IS NOT PERMITTED IN THE OUTDOOR SPACE AREA(S).
11. IF NOT ALREADY ESTABLISHED, REQUIRED SMALL MATURING STREET TREES SHALL BE PLANTED IN THE EXISTING AND NEW PLANTING STRIPS ALONG THE SITE'S NORTH DAVIDSON STREET FRONTAGE.
12. PETITIONER AGREES TO WATER ALL NEW AND EXISTING STREET TREES FOR 1 YEAR AFTER INSTALLATION WHEN THE CITY WILL TAKE OVER MAINTENANCE.
13. PETITIONER TO PAINT ASPHALT IN THE PATIO/ OPEN SPACE AREA(S) IN ORDER TO PROVIDE A CONTRAST TO THE CURRENT ASPHALT PARKING LOT.



8/19/05 REVISED FOR PUBLIC HEARING: PETITION NO. 2005-128
 11.09.05 NOTE ADDED PER MEETING WITH K. MacVEAN, EXISTING FENCE TO REMAIN IN SETBACK
 11.01.05 CHANGE TO PATIO FENCE



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 NOT FOR
 CONSTRUCTION**

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CONDITIONAL REZONING REQUEST
 N. DAVIDSON STREET & E. 36TH STREET
 GUY PROPERTIES, LLC
 ILLUSTRATIVE SITE PLAN

Project No.	58436
Checked by	TLH
Drawn by	JMD
Date Drawn	05.12.05
Revisions	
08.19.05	
09.15.05 PER PRE HEARING ANALYSIS	
09.19.05 PER MEETING WITH K. MacVEAN	
10.7.05 PER MEETING WITH CMPC STAFF	
Sheet	1 OF 1