

PERMITTED USES:
 THE PETITIONER'S INTENT FOR THIS SITE IS TO ADD ON TO THE EXISTING BUILDING ON LOT 1 FOR A RESTAURANT AND DEVELOP LOT 2 FOR ACCESSORY USE FOR ACCESS TO RUBBISH REMOVAL

TRANSPORTATION:
 A MINIMUM OF 1 SPACE PER 150 SQ FT OF RESTAURANT SPACE IS REQUIRED.
 OWNERS ARE NEGOTIATING WITH NEIGHBORING BUSINESSES FOR SHARED OR LEASED SPACES.

ARCHITECTURAL STANDARDS:
 THE PETITIONERS PROPOSE TO REPLACE THE EXISTING BUILDING WITH THE FOLLOWING MATERIALS TO MATCH THE NEW ADDITION: METAL PANELS, FABRIC PANELS, DRYVIT, CONCRETE BLOCK, METAL ROOF, GLASS (WINDOWS), TILE (ARTWORK).
 THE TILE NETWORK WILL BE COORDINATED WITH A LOCAL ARTIST.
 MAXIMUM HEIGHT OF THE BUILDING WILL BE 39'-0".
 THE DUMPSTER ENCLOSURE ON LOT 2 WILL BE CONSTRUCTED OF CONCRETE BLOCK w/ BRICK FACE w/ OPERABLE GATE.

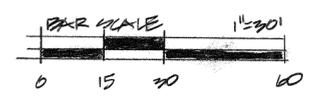
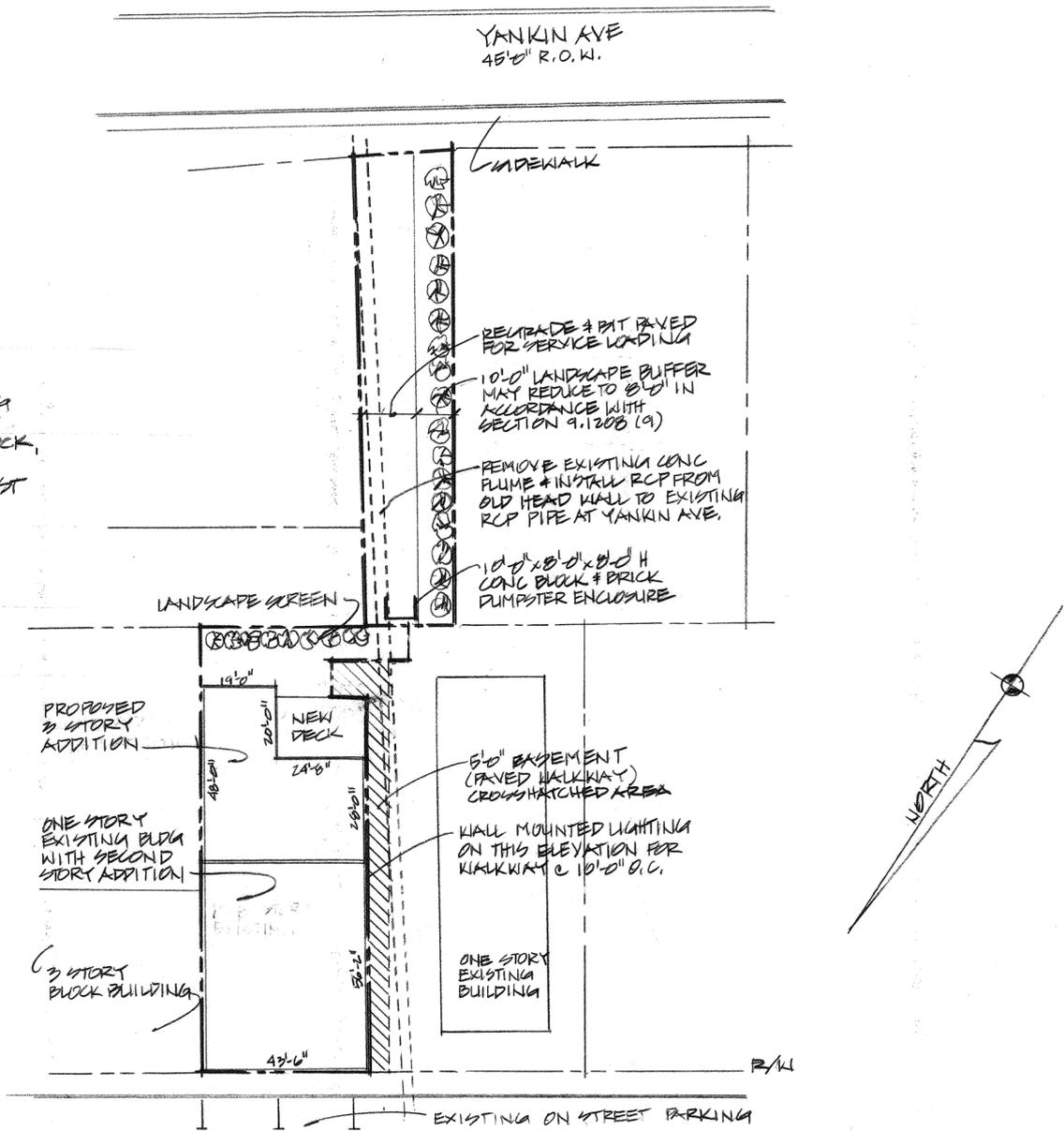
STREET SCAPING & LANDSCAPING:
 A CONTINUOUS PLANTING STRIP IS REQUIRED ON NORTH DAVIDSON UNDER TOD-M(O). THE EXISTING BUILDING IS ON THE PROPERTY LINE AND DOES NOT ALLOW FOR THE REQUIRED STRIP.
 A 10'-0" LANDSCAPED BUFFER IS REQUIRED ADJUTING R-1 PROPERTIES. THIS MAY BE REDUCED TO 6'-0" IF THE PETITIONERS CHOOSE TO BUILD A MASONRY WALL BETWEEN 6'-0" - 6'-0" HIGH.

LIGHTING SHALL BE WALL MOUNTED ON THE BUILDING ALONG THE 5'-0" WALKWAY TO LIGHT THE PEDESTRIAN AREA. ALL OTHER REQUIRED LIGHTING SHALL BE IN ACCORDANCE WITH ALL CODES & STANDARDS.

ENVIRONMENTAL FEATURES:
 THE PETITIONERS SHALL COMPLY WITH THE CITY OF CHARLOTTE APPROVED AND ADOPTED ORDINANCES.

SIGNAGE:
 ALL SIGNAGE SHALL CONFORM AND MEET THE CITY OF CHARLOTTE ZONING ORDINANCE.

THIS DRAWING IS BASED ON SURVEY DRAWING BY WARREN JENNINGS DATED 12/13/12

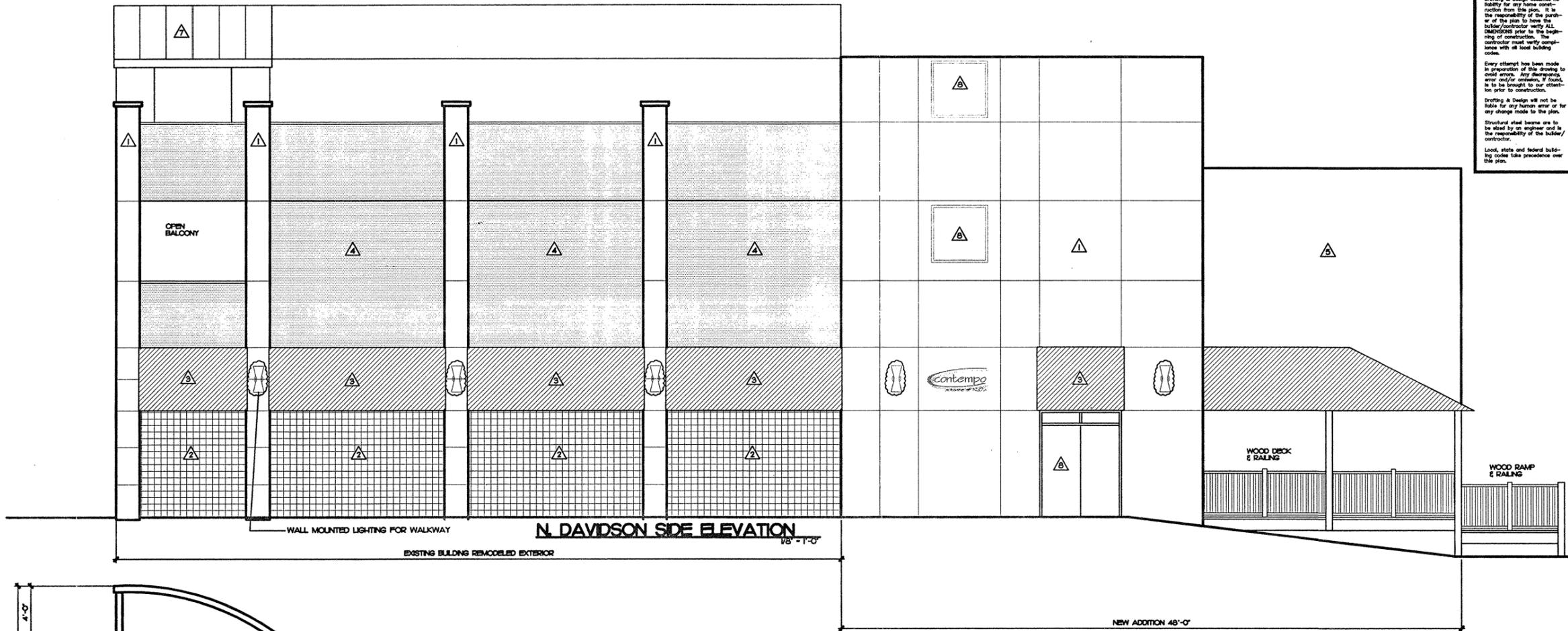


- OPTIONAL PROVISIONS**
- 9.1208 (1) SETBACK: EXISTING STRUCTURE IS TO REMAIN AND IS WITHIN THE 10'-0" REQUIRED SETBACK. MODIFY EXISTING REQUIREMENTS TO ZERO.
 - 9.1208 (6) PARKING: MIN ONE (1) SPACE PER 150 SQ FT OF RESTAURANT SPACE. MODIFY REQUIREMENTS.
 - 9.1209 (8) STREET SCAPE - MODIFY REQUIREMENTS TO ALLOW 6'-0" SIDEWALK ON N. DAVIDSON TO REMAIN WITH NO PLANTING STRIP.
 - 9.1208 (7) LOADING:
 - MANUEVERING IN R.O.W.
 - LOADING/SERVICE AREA BETWEEN USE AND SETBACK.
 - LOADING/SERVICE AREA ADJUTING RESIDENTIAL.

- DEVELOPMENT DATA**
- SITE ACRES (LOT 1) .129 ACRES (LOT 2) .073 ACRES
 - TAX PARCELS INCLUDED IN REZONING: LOT 1 PARCEL ID# 08300307, LOT 2 PARCEL ID# 08300303
 - EXISTING ZONING: LOT 1 B-1, LOT 2 R-5
 - PROPOSED ZONING: LOT 1 & 2 TOD-M(O)
 - PROPOSED USE: LOT 1 RESTAURANT, LOT 2 ACCESSORY USE-SERVICE
 - BLDG SQ FOOTAGE: EXISTING BUILDING 2445 SQ FT, PROPOSED ADDITION 2445 SQ FT 2ND FLOOR OVER EXISTING BUILDING, 4099 SQ FT 3 STORY ADDITION. TOTAL SQ FOOTAGE 9709.
 - EXISTING BUILDING HT 15'-0", PROPOSED BUILDING HT 39'-0"
 - EXISTING BUILDING ONE STORY, PROPOSED FINAL STRUCTURE THREE STORIES
 - EXISTING PARKING ON STREET (2), PROPOSED PARKING ON STREET (2), SHARED PARKING WITH NEIGHBORING BUSINESS
 - EXISTING SETBACKS: FRONT-ZERO, SIDES-ZERO. PROPOSED SETBACKS: FRONT-ZERO, SIDES-ZERO.

RECEIVED
 By mcataldo at 9:18 am, Jan 02, 2013

CONTEMPO RESTAURANT PETITION #2012-103		
SCALE: 1"=30'	APPROVED BY:	DRAWN BY: TJH
DATE: 12-27-12		REVISED:
REVISED SITE PLAN FOR REZONING APPROVAL		
TRACT V HONEYCUTT - ARCHITECT		DRAWING NUMBER:

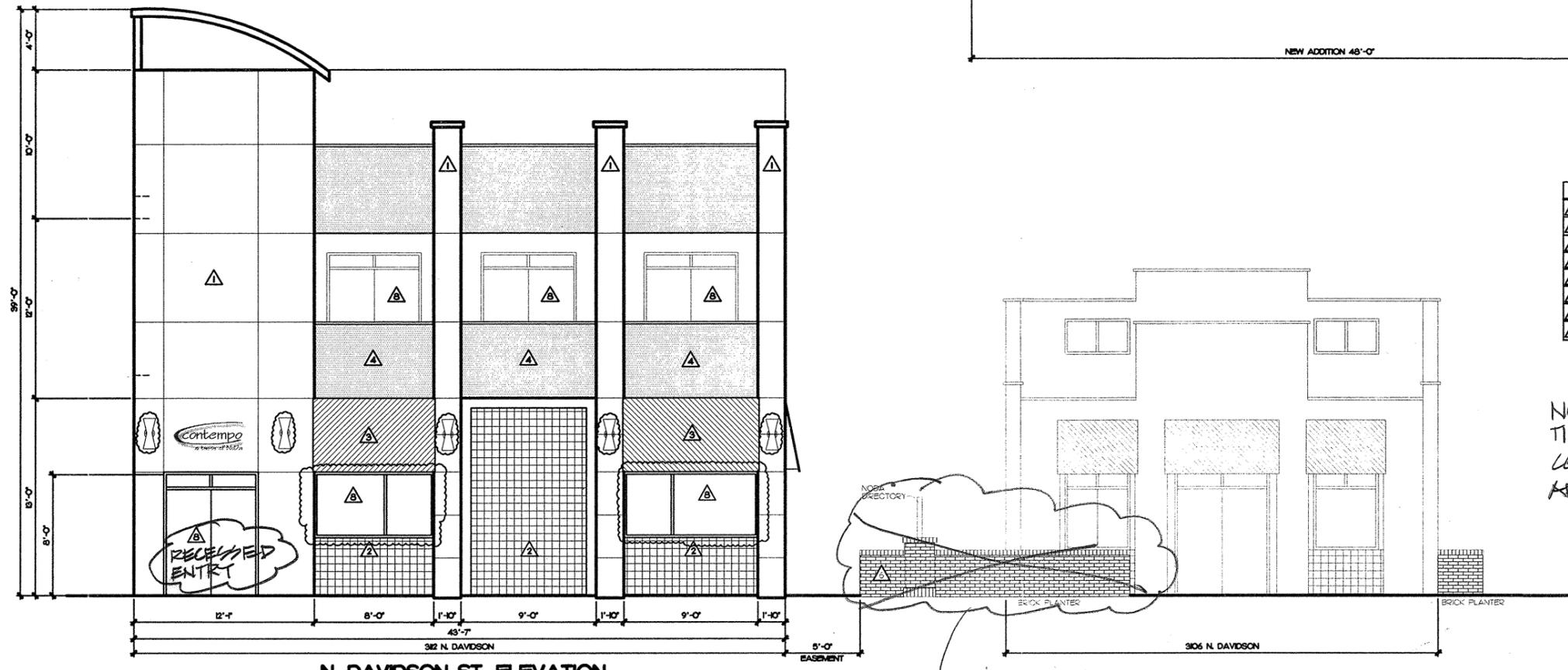


NOTE
 Drafting & Design assumes no liability for any home construction from this plan. It is the responsibility of the purchaser of the plan to have the builder/contractor verify ALL DIMENSIONS prior to the beginning of construction. The contractor must verify compliance with all local building codes.
 Every attempt has been made in preparation of this drawing to avoid errors. Any discrepancy, error and/or omission, if found, is to be brought to our attention prior to construction.
 Drafting & Design will not be liable for any human error or for any change made to the plan.
 Structural steel beams are to be sized by an engineer and is the responsibility of the builder/contractor.
 Local, state and federal building codes take precedence over this plan.



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PETITION # 2012-103



FINISH SCHEDULE

▲	METAL PANELS
▲	TILE/ART WORK
▲	FABRIC PANELS
▲	DRYVIT
▲	BLOCK
▲	BRICK
▲	METAL ROOF
▲	GLASS DOOR/WINDOW

NOTE:
 TILE ARTWORK WILL BE COORDINATED WITH LOCAL ARTIST

N. DAVIDSON ST. ELEVATION
 NOTE:
 REFACE EXISTING ONE STORY BUILDING WITH NEW EXTERIOR CLADDING.
 ADD NEW SECOND FLOOR AND ROOF DECK ABOVE EXISTING BUILDING.

Project: **3112 N. DAVIDSON**
 Sheet Title: **PROPOSED ELEVATIONS**

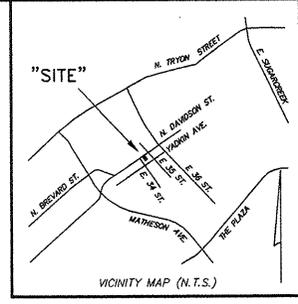
PETITION # 2012-103

Drawn By: **J. BOONAR**
 Date: **8-29-12**
 REV: **11-15-2012 REV. #1**

3112 N. DAVIDSON
 Sheet: **3**

LINE	LENGTH	BEARING
L1	10.00'	N55°50'00"E
L2	10.00'	S33°42'03"E
L3	10.00'	S55°50'00"W
L4	10.00'	S55°50'00"W
L5	10.00'	S33°42'03"E
L6	10.00'	N55°50'00"E
L7	10.00'	S33°42'03"E
L8	10.00'	S33°42'03"E

- LEGEND**
- SURVEYED BOUNDARY
 - - - BOUNDARY NOT SURVEYED
 - N/F = NOW OR FORMERLY
 - ⊕ = CENTERLINE
 - ≡ = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - I.P.F. = IRON PIN FOUND (#5 REBAR UNLESS OTHERWISE NOTED)
 - = IRON PIN SET (#5 REBAR)
 - P.I.D. = PARCEL IDENTIFICATION
 - DB/PG = DEED BOOK AND PAGE
 - MB/PG = MAP BOOK AND PAGE
 - N.T.S. = NOT TO SCALE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - U.O.F. = (CONDOMINIUM) UNIT OWNERSHIP FILE
 - (44±) = MEASUREMENT OF RECORD
 - ② = LOT 2 IN BLOCK 5 (MB 230 AT PG 14)

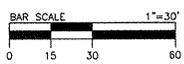
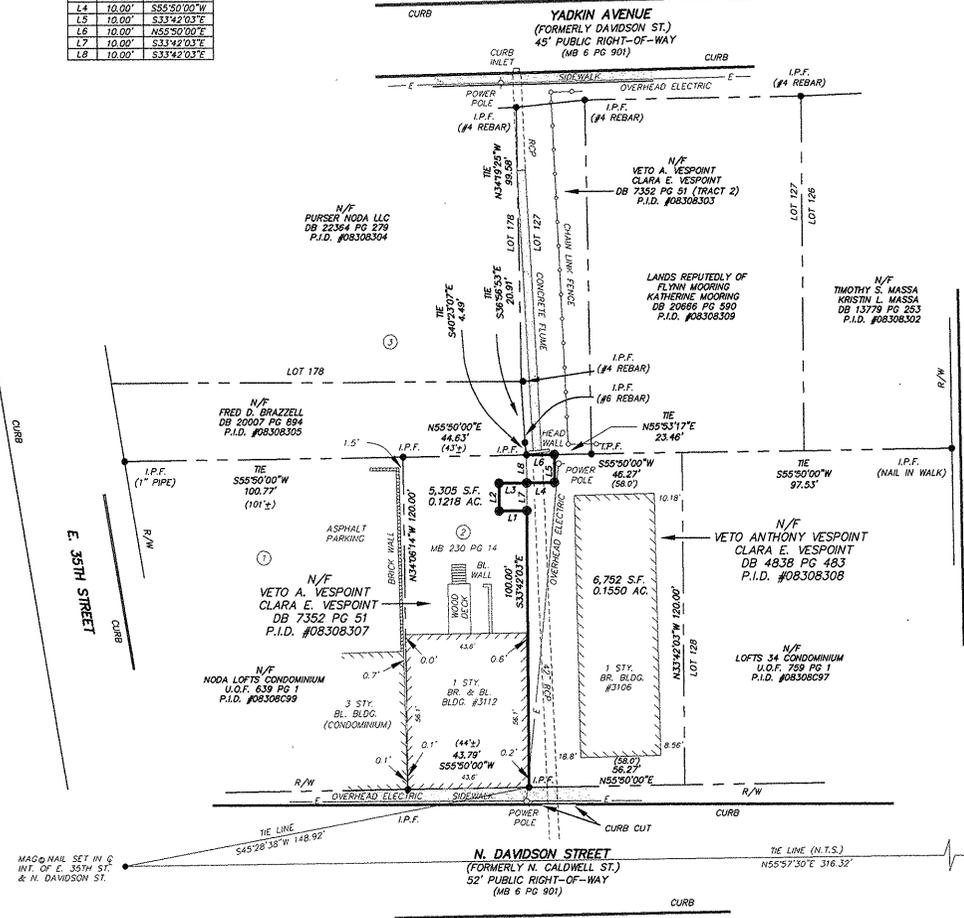
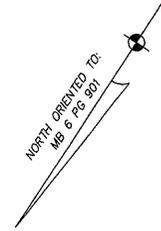


THIS PLAN IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS. CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF _____ DATE _____

I, JOSHUA F. WEAVER, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____



NOTES

- 1) SURVEY WAS CONDUCTED JULY 9, 2012.
- 2) OWNERS OF RECORD ARE VETO A. VESPOINT & CLARA E. VESPOINT.
- 3) TITLE REFERENCES REGARDING ADJACENTS SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVT.
- 4) AREAS (COMPUTED BY COORDINATE GEOMETRY METHOD) ARE AS SHOWN.
- 5) PROPERTY MAY BE SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED, VISIBLE EVIDENCES INDICATING SUCH USE OF THE LAND IS SHOWN.
- 6) PROPERTY CURRENTLY ZONED "B-1" PER MECK CO. G.I.S. INFO AND SUBJECT TO ALL ZONING REGULATIONS.
- 7) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO AN UP-TO-DATE TITLE SEARCH. THIS SURVEYOR MAKES NO GUARANTEE THAT ALL EASEMENT(S), RIGHT(S)-OF-WAY OR OTHER RIGHT(S) OF RECORD EXIST OTHER THAN SHOWN.
- 8) DISTANCES HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
- 9) NO I.L.C.U.S. HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2,000 FEET OF THIS SITE.
- 10) THIS PROPERTY IS SUBJECT TO ANY COVENANTS, CONDITIONS & RESTRICTIONS OF RECORD.

I, WARREN J. JENNINGS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 7352 AT PAGE 51 AND DB 4838 AT PG 463); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MAP BOOK 230 AT PAGE 14 AND MB 6 AT PG 901 AND C.U.F. 639 AT PG 1; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING THE RECOMBINATION OF EXISTING PARCELS, AND IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF DECEMBER, 2012.

WARREN J. JENNINGS, P.L.S. LICENSE NO. L-4096

**PRELIMINARY PLAT
NOT TO BE USED FOR
RECORDATION, SALES
OR CONVEYANCES.**

RECOMBINATION PLAT FOR LANDS OF
VETO A. VESPOINT & CLARA E. VESPOINT
BK. 7352 AT PG. 51 & BK. 4838 AT PG. 463

**CITY OF CHARLOTTE
MECKLENBURG COUNTY NORTH CAROLINA**

DATE: DECEMBER 13, 2012	SCALE: 1"=30'
WARREN JENNINGS LAND SURVEYING P.O. BOX 78123 CHARLOTTE, NC 28271 704-320-3294	

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