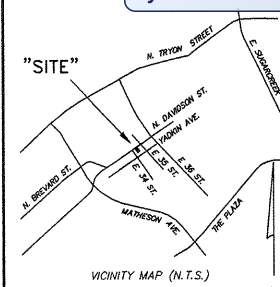


RECEIVED

By mcataldo at 4:01 pm, Jan 24, 2013

LINE	LENGTH	BEARING
L1	10.00'	S55°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'	S55°50'00"E
L7	10.00'	S33°42'03"E
L8	10.00'	S33°42'03"E

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

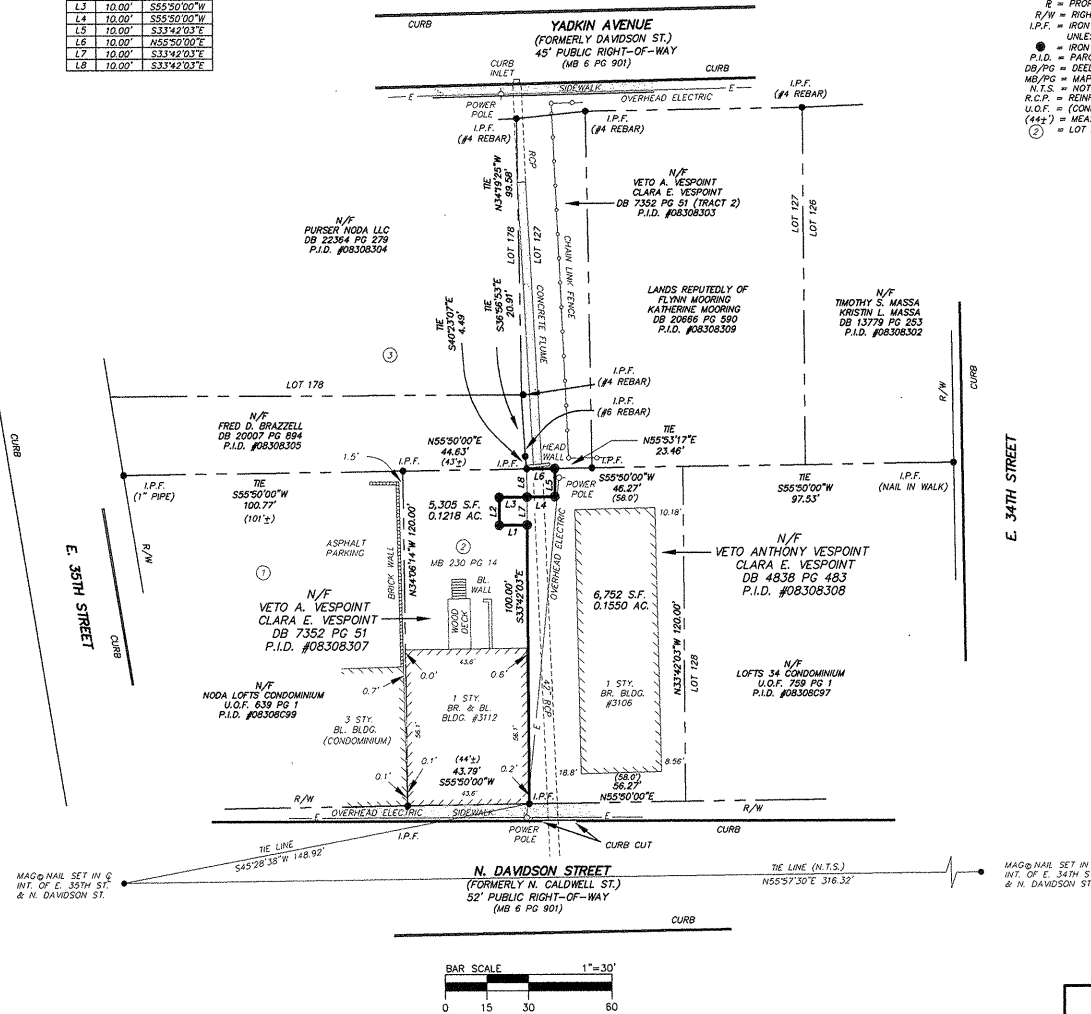
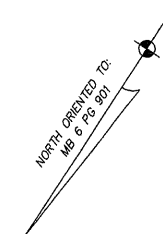


THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS. CHARLOTTE-MECKLENBURG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

PLANNING COMMISSION STAFF DATE

I, JOSHUA F. WEAVER, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT 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 EASEMENTS OR RIGHTS OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED, VISIBLE EVIDENCE 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 EASEMENTS(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./J.L.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 CLUF 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.

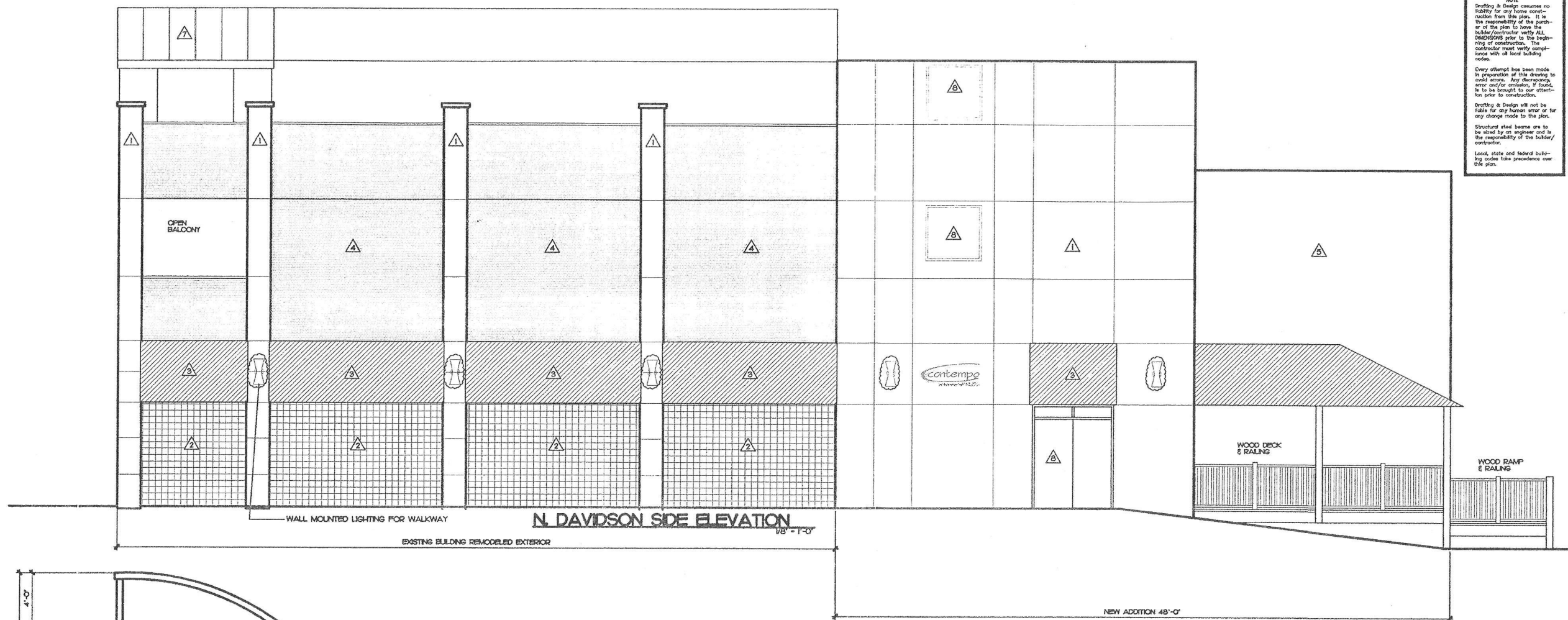
RECOMBINATION PLAT FOR LANDS OF

VETO A. VESPOINT & CLARA E. VESPOINT  
 BK. 7352 AT PG. 51 & BK. 4838 AT PG. 463

CITY OF CHARLOTTE  
 MECKLENBURG COUNTY NORTH CAROLINA

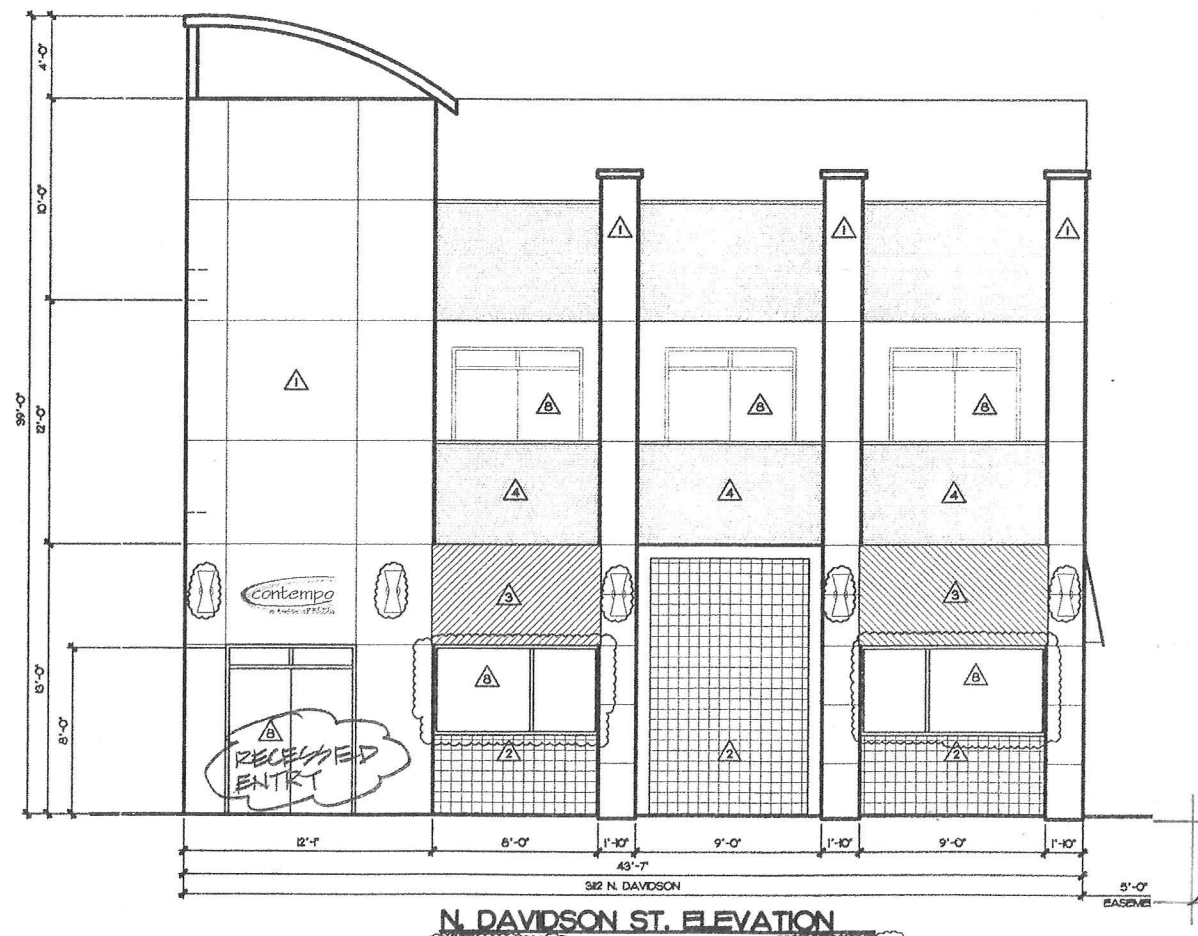
DATE: DECEMBER 13, 2012 SCALE: 1"=30'

WARREN JENNINGS LAND SURVEYING  
 P.O. BOX 78123  
 CHARLOTTE, NC 28271  
 704-320-3294



**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 building constructed in accordance with the building code. The contractor must verify compliance with all local building codes.  
 Every attempt has been made to provide the most accurate drawing possible. 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.

**Drafting & Design, Inc.**  
 Charlotte, NC  
 704-542-8888  
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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

**3112 N. DAVIDSON**  
**PROPOSED ELEVATIONS**

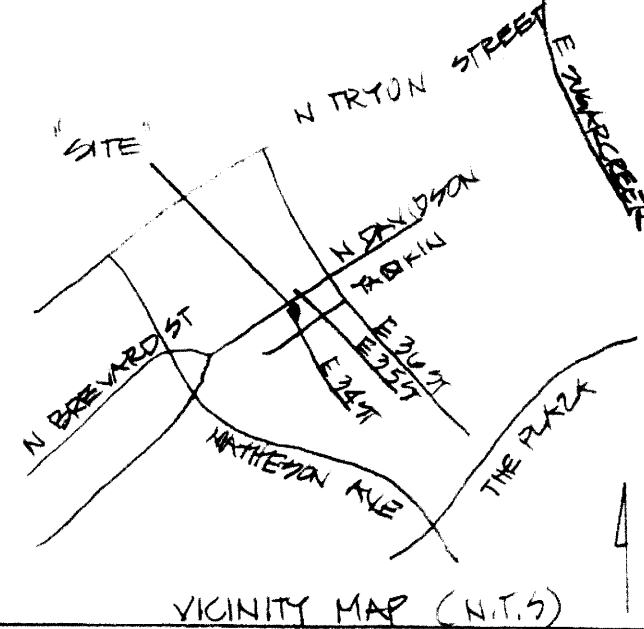
PETITION # 2012-103

**3112 N. DAVIDSON**  
**PROPOSED ELEVATIONS**

PETITION # 2012-103

Drawn By J. BOONAR  
 Date 8-28-12  
 REV: 11-15-2012 REV #1  
 Site

3112 N. DAVIDSON  
 Sheet  
**3**



THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SITE PLAN, THE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, THE REGULATIONS UNDER THE ORDINANCE FOR TRANSIT-ORIENTED MIXED USE (TOO-M) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE. FUTURE AMENDMENTS TO THE SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

THE USE PROPOSED BY THIS REZONING IS A RESTAURANT. HOWEVER, ALL OTHER USES ALLOWED WITHIN THE TOD-M ZONING DISTRICT ARE ALLOWED.

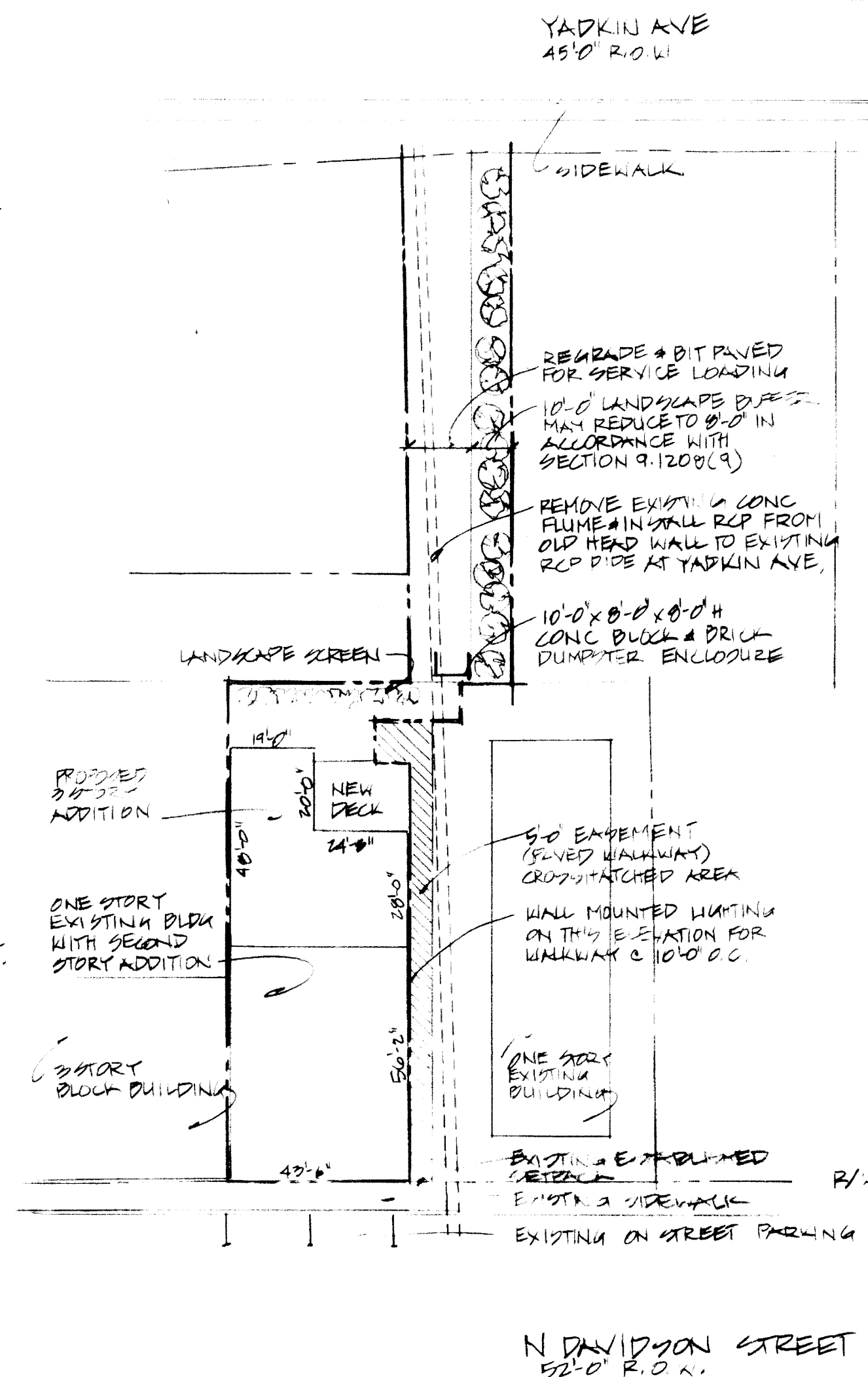
THE OWNERS WILL NEGOTIATE WITH NEIGHBORING BUSINESSES FOR SHARED OR LEASED SPACES, UNTIL SUCH PARKING CAN BE SECURED TO MEET MINIMUM REQUIREMENTS, THE OPTIONAL PROVISION NOT TO REQUIRE PARKING FOR PERMITTED USES SHALL REMAIN IN EFFECT.

A 10-FOOT LANDSCAPED BUFFER WILL BE PROVIDED ALONG THE PROPERTY LINE ADJACENT TO ZONED PROPERTY. THIS BUFFER MAY BE REDUCED BY 25% WITH A WALL OR FENCE

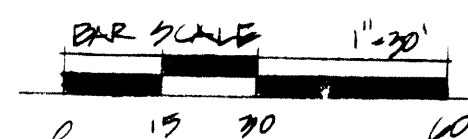
1. THE PETITIONERS PROPOSE TO REPLACE THE EXISTING BUILDING WITH THE FOLLOWING MATERIALS TO MATCH THE ADJACENT: METAL PANELS, FABRIC PANELS, DRIVIT, CONCRETE BLOCK, METAL ROOF, GRILLS (WINDOWS), TILE (ARTWORK).
2. THE TILE ARTWORK WILL BE COORDINATED WITH A LOCAL ARTIST.
3. THE DUMPSTER ON LOT 2 WILL BE CONSTRUCTED OF CONCRETE BLOCK WITH BRICK FACE WITH OPERABLE GATE

LIGHTING SHALL BE WELL MOUNTED ON THE BUILDING ALONG THE 5-FOOT WALKWAY TO LIGHT THE PEDESTRIAN AREA. ALL LIGHTING SHALL USE FULL CUT-OFF TYPE LIGHTING FIXTURES.

THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE  
APPROVED AND ADOPTED ORDINANCES



THIS DRAWING IS BASED ON SURVEY DRAWING BY  
WARREN JENNINGS, DATED 12/19/12



1. TO ALLOW NEW CONSTRUCTION INCORPORATING AN EXISTING STRUCTURE TO REMAIN AT THE ESTABLISHED SETBACK AND IDENTIFIED AS BEING FROM THE BACK OF THE EXISTING SIDEWALK ALONG N. DAVIDSON ST.
2. TO NOT REQUIRE PARKING FOR THE PERMITTED USES UNTIL SUCH TIME THAT THE OWNERS HAVE THE ABILITY TO PROVIDE THE REQUIRED PARKING
3. TO ALLOW THE EXISTING STREETSCAPE ON N. DAVIDSON TO REMAIN.
4. TO ALLOW A MODIFIED STREETSCAPE ALONG YADKIN AVE TO ALLOW A SIX FOOT SIDE - L AT THE BACK OF THE CURB WITH NO PLANTING STRIP
5. TO ALLOW MANEUVERING WITHIN THE YADKIN RIGHT-OF-WAY FOR REFUSE/RECYCLING COLLECTION PURPOSES.
6. TO ALLOW THE LOADING/SERVICE AREA BETWEEN THE PRINCIPAL USE AND SETBACK.
7. TO ALLOW THE LOADING/SERVICE AREA TO ADJUT A PROPERTY THAT HAS A RESIDENTIAL USE AND/OR ZONING

1. SITE ACREAGE (LOT1) .129 ACRES (LOT2) .073 ACRES
2. TAX PARCELS:  
LOT1 PARCEL ID# 00300307  
LOT2 PARCEL ID# 00300303
3. EXISTING ZONING LOT1 D-1  
LOT2 R-5
4. PROPOSED ZONING LOT1+2 TOD-M(O)
5. EXISTING USE: VACANT BUILDING, VACANT LOT
6. PROPOSED USE: ALL USES ALLOWABLE WITHIN  
TOD-M ZONING DISTRICT
7. EXISTING BUILDING SQUARE FOOTAGE: 2445 SF
8. PROPOSED BUILDING SQUARE FOOTAGE: 9789 SF
9. EXISTING NUMBER OF STORIES: ONE STORY
10. PROPOSED NUMBER OF STORIES: THREE STORIES
11. EXISTING BUILDING HEIGHT: 15'
12. MAXIMUM BUILDING HT: 33'

CONTEMPO RESTAURANT		PETITION #2012-103	
SCALE: 1"=20'	APPROVED BY:		DRAWN BY: TLT
DATE: 12-27-12			REVISED 01-22-13
REVISED SITE PLAN FOR REZONING APPROVAL			
TRACY L HONEYCUTT - ARCHITECT			DRAWING NUMBER