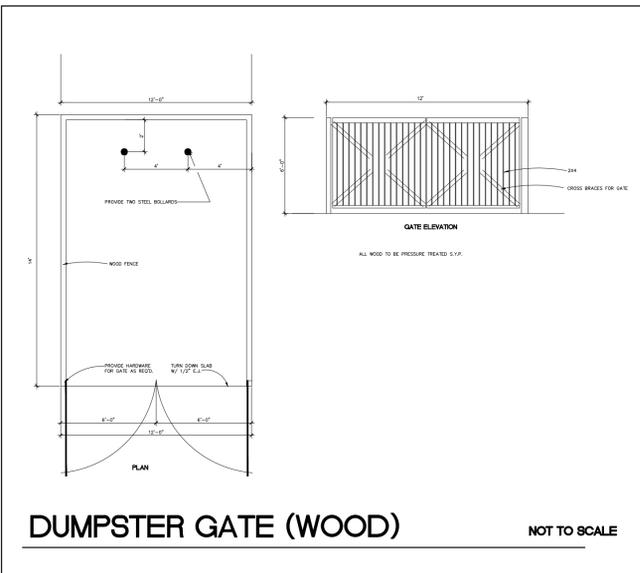
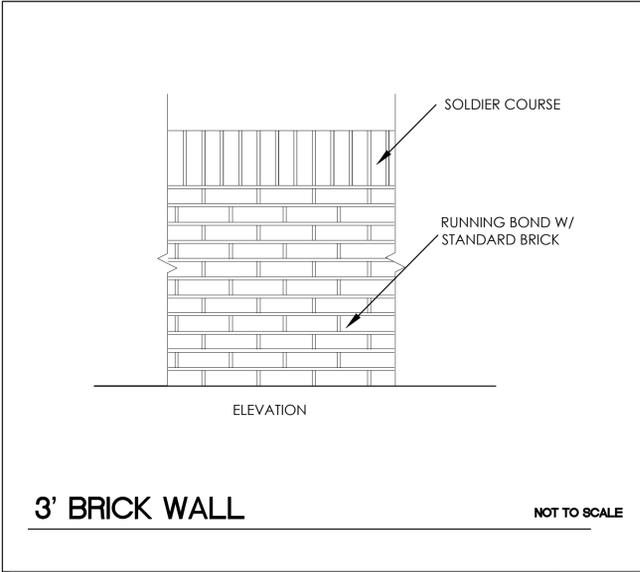


SITE DEVELOPMENT DATA	
SITE ACREAGE:	19,237 SF (0.442 AC)
SITE TAX PARCEL:	12306405 (1714 SOUTH BLVD)
ZONING:	B1 (EXISTING) MUDD-O (PROPOSED)
USE:	RESTAURANT (EXISTING) RESTAURANT (PROPOSED)
PROPOSED BUILDING SIZE:	4665 SF
EX. BUILDING SIZE:	3320 SF
MAX. BUILDING HEIGHT:	40'
PARKING SPACES REQUIRED:	1/600 SF
PARKING SPACES PROVIDED:	4665 / 600 = 7.8 OR 8 SPACES
HANDICAP SPACES:	2 SPACES (1 VAN)
BICYCLE PARKING:	SHORT TERM = 5% 4 SPACES LONG TERM = 1 SPACE
LOADING SPACES:	NOT REQUIRED (LESS THAN 50,000 SF)
ITEM:	PROVIDED
LOT AREA:	19,237 SF .442 AC
MIN. FRONT SETBACK:	24 FT FROM BACK OF CURB (PER SOUTH BLVD PLAN)
MIN. SIDE SETBACK:	NONE
MIN. REAR SETBACK:	NONE
FEMA MAP NUMBER:	3710454300J
FEMA EFFECTIVE DATE:	MARCH 3, 2009
CONTACT:	HENSONFOLEY (TIM FOLEY) 704-875-1615



VICINITY MAP



**GENERAL/CONDITIONAL REZONING NOTES**

- GENERAL PROVISIONS**
- The purpose of the rezoning is to allow for the reuse and expansion of the existing building located on the site as illustrated on the site plan. The site is located within a more "urban and transit" district than when originally constructed.
  - The rezoning plan is conceptual in nature and may have minor changes as allowed per Section 6.207 of the Zoning Ordinance.

- OPTIONAL PROVISIONS**
- Allow surface parking and maneuvering between the permitted use and the required setback.
  - Eliminate the screening requirements for surface parking along all property lines excluding the South Boulevard frontage.

- PERMITTED USE**
- The intended use is restaurant. The Petitioner reserves the right to allow other uses in the future based upon the allowable uses in the City of Charlotte Ordinance for MUDD Districts.
  - All nonresidential uses allowed within the MUDD zoning district.

- TRANSPORTATION**
- Site access from South Boulevard will be as existing and as outlined on the Rezoning Plan.
  - Cross access easements are in place to allow access to adjacent propertie(s) as shown.

- ARCHITECTURAL STANDARDS - N/A**
- STREETSCAPES AND LANDSCAPES**
- Tree planter on southern side of South Blvd exit drive to be expanded by 6.3 feet.

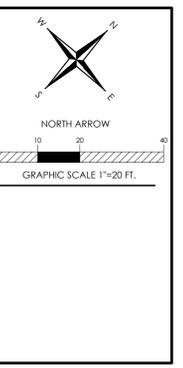
- ENVIRONMENTAL FEATURES - N/A**
- PARKS, GREENWAYS AND OPEN SPACE**
- This project does not meet the minimum requirements of 50,000 sf for Urban Open Space.

- FIRE PROTECTION - N/A**
- SIGNAGE - N/A**

- LIGHTING**
- All outdoor lighting shall utilize full cut-off, downwardly shielded lighting fixtures and that detached lighting will be limited to 25 feet in height.

- PHASING - N/A**
- OTHER**
- Trash pickup is restricted to non-business hours to prevent on-site conflicts between parked cars and sanitation vehicles.

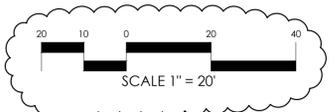
**HensonFoley**  
 Landscape Architecture | Civil Engineering  
 16740 Brickdale Commons Parkway Suite 200, Huntersville, NC 28078  
 P: 704.875.1615 | F: 704.875.0959 | www.hensonfoley.com  
 NC ENGINEERING BOARD LICENSE #: C3781  
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



**NAN AND BYRON'S RESTAURANT**  
 PARCEL ID # 12306405  
 1714 SOUTH BLVD, CHARLOTTE, NC 28203  
 Rezoning Petition Number 2013-081

**REVISIONS:**

DATE	DESCRIPTION
09-11-2013	REZONING NOTES
10-21-2013	REZONING NOTES
10-25-2013	REZONING COMMENTS



1

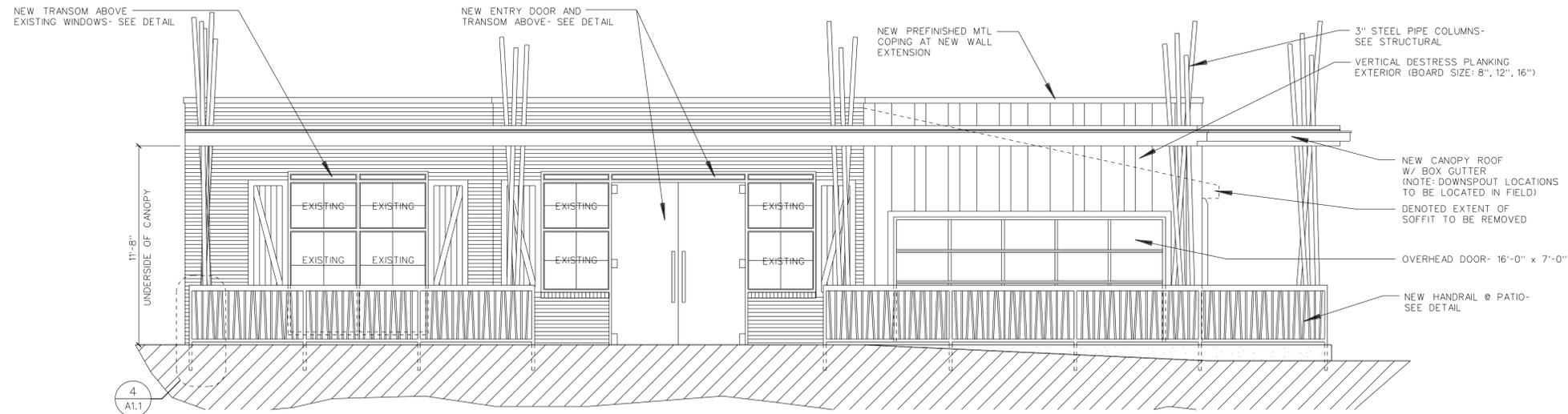
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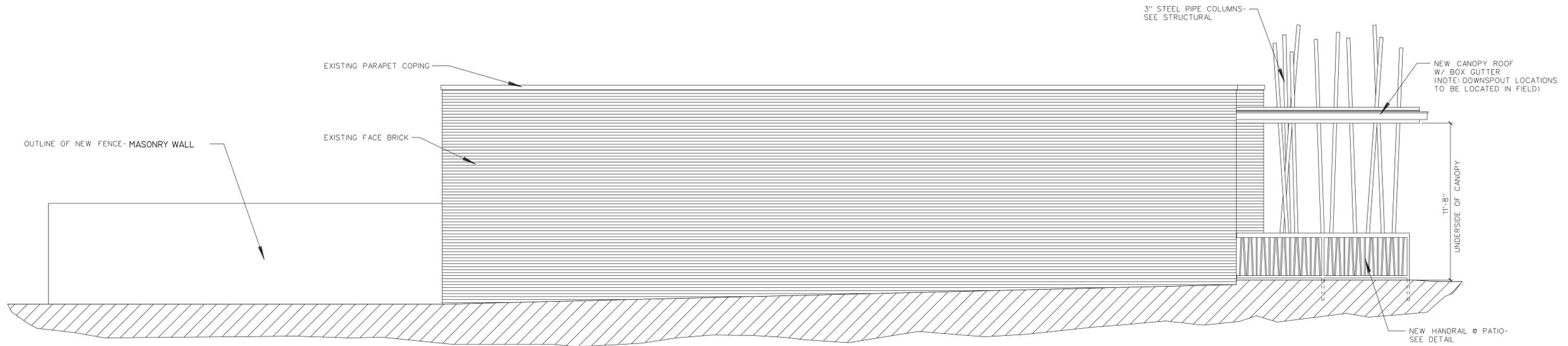
5

C



1 SOUTH BLVD ELEVATION  
SCALE: 1/4" = 1'-0"

B



2 EAST BLVD ELEVATION  
SCALE: 1/4" = 1'-0"

A

feet three, pllc

ARCHITECTURE

INTERIORS

NNIN

401 Hawthorne Lane  
Suite 110-106  
Charlotte, NC 28204  
Tel: 980.297.0649  
craigduet@gmail.com  
www.6feetthree.com

PROJECT NAME:

Nana & Byron's  
1714 South Blvd  
Charlotte, NC 28203

PROFESSIONAL SEALS:

KEY PLAN:

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REVISION No:	DATE:	DESCRIPTION:

SHEET TITLE:

BUILDING ELEVATIONS

ISSUE DATE:

June 21, 2013

SHEET NUMBER:

A2.0