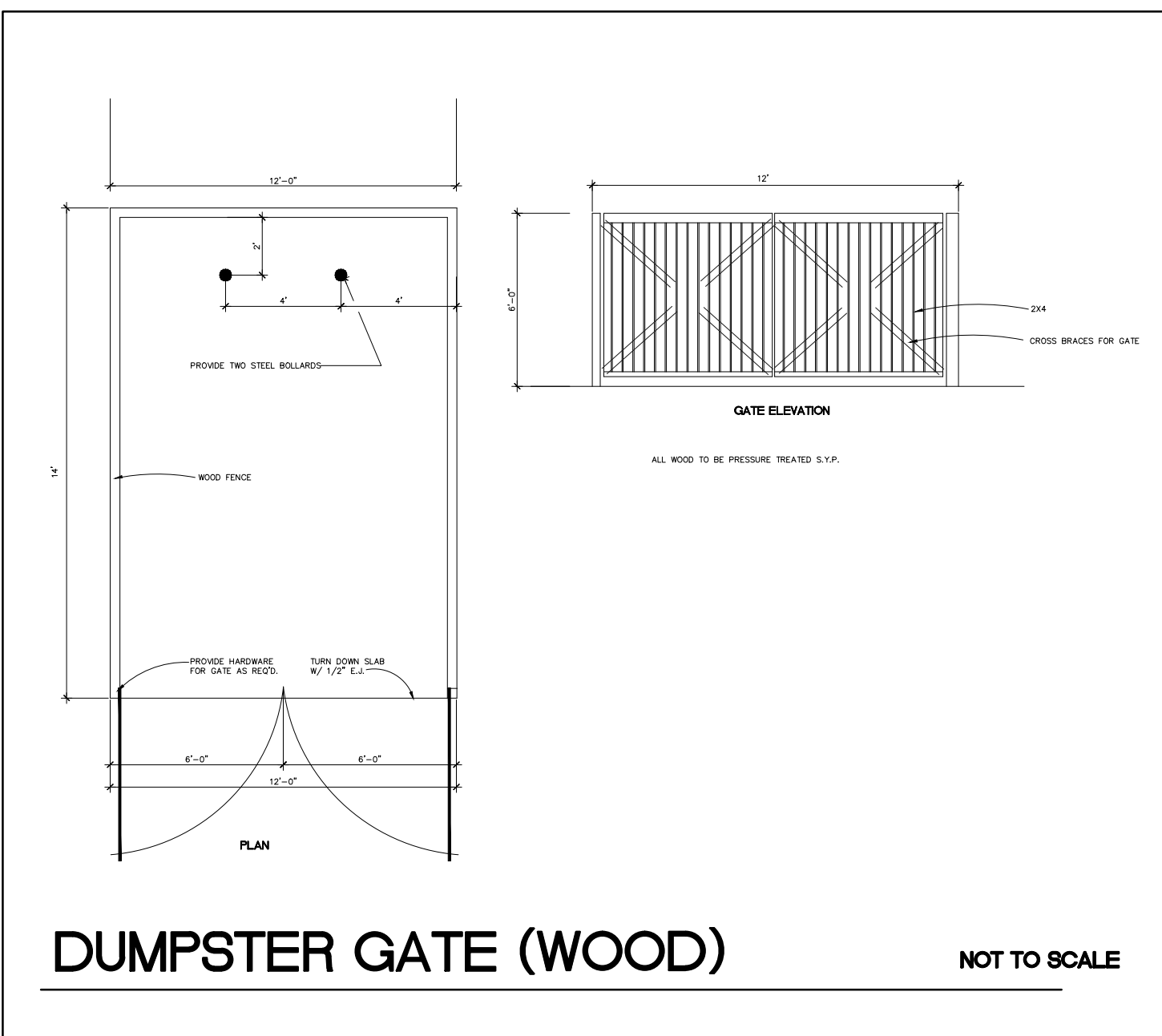
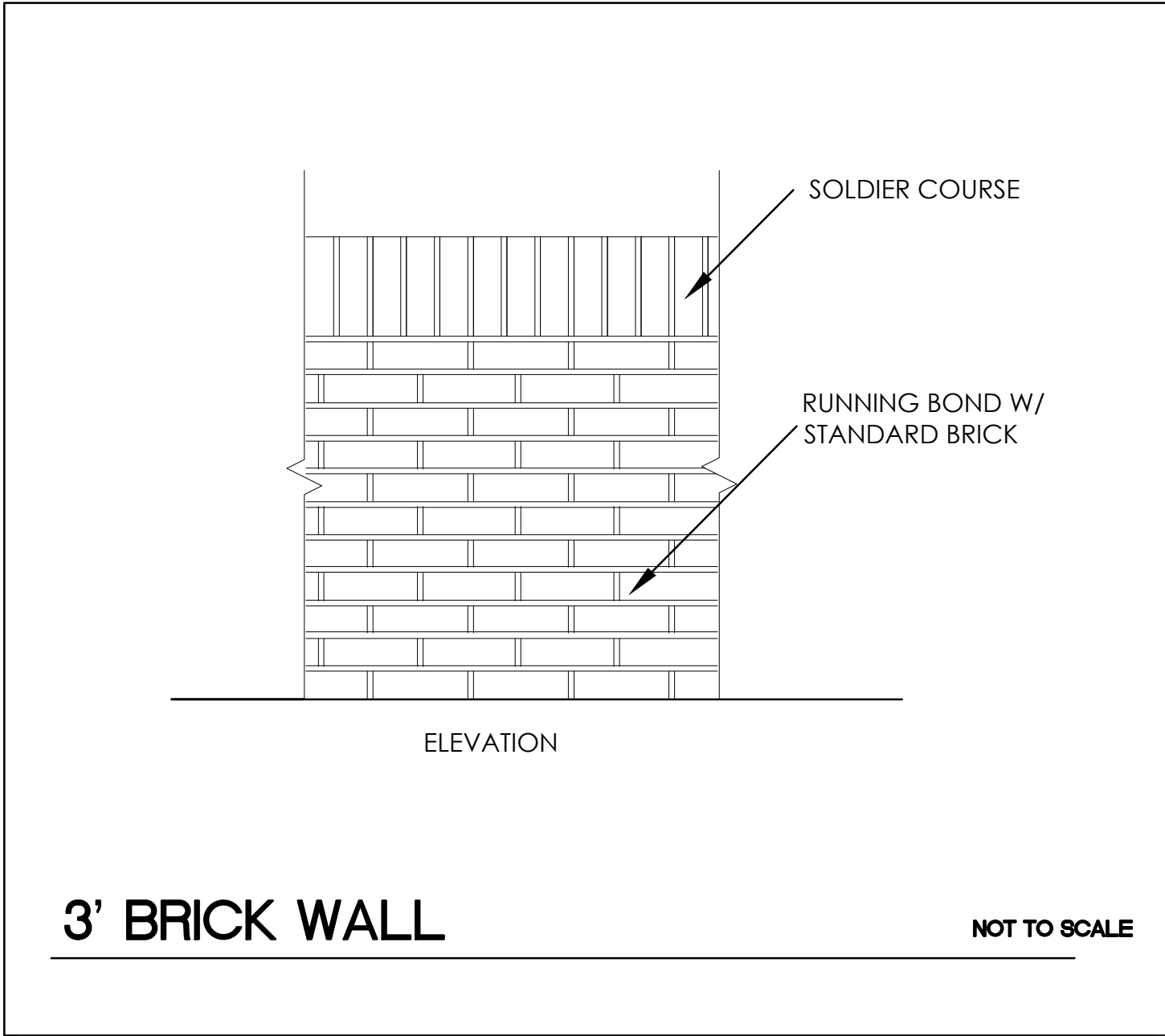
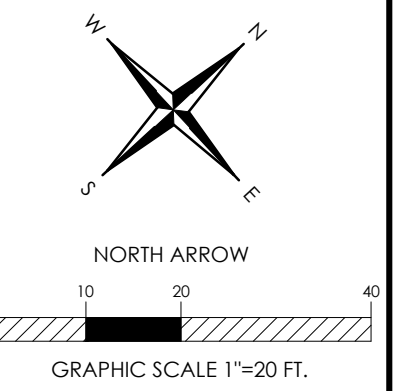


SITE DEVELOPMENT DATA	
SITE ACREAGE:	19,237 SF (0.442 AC)
SITE TAX PARCEL:	12306405 (1714 SOUTH BLVD)
ZONING:	B1 (EXISTING) MUDD-O (PROPOSED)
USE:	RESTAURANT (EXISTING) RESTAURANT (PROPOSED)
PROPOSED BUILDING SIZE:	4665 SF
EX. BUILDING SIZE:	3320 SF
MAX. BUILDING HEIGHT:	40'
PARKING SPACES REQUIRED:	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

HensonFoley
 Landscape Architecture | Civil Engineering
 16740 Birkdale Commons Parkway Suite 200, Huntersville, NC 28078
 P: 704.875.1615 | F: 704.875.0959 | www.hensonfoley.com
 NC ENGINEERING BOARD LICENSE #: C-3781
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



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**
- Internal Tree Calculations
 Impervious Cover = 12,106 sf
 1 Tree per 10,000 sf = 1 Trees (3 Trees Provided)

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

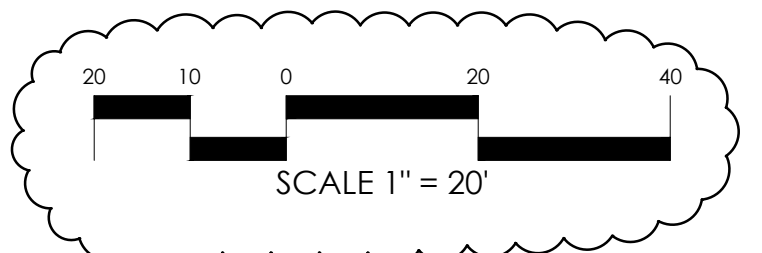
- All exterior signage will be permitted separately and will conform to the City of Charlotte Ordinance.

LIGHTING

- All exterior lighting will be permitted separately based upon the City of Charlotte Ordinance requirements.
- All outdoor lighting shall utilize full cut-off lighting fixtures and that detached lighting will be limited to 25 feet in height.

PHASING - N/A

OTHER - N/A



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

REVISIONS:

NO.	DATE	DESCRIPTION
09-11-2013		REZONING NOTES

1

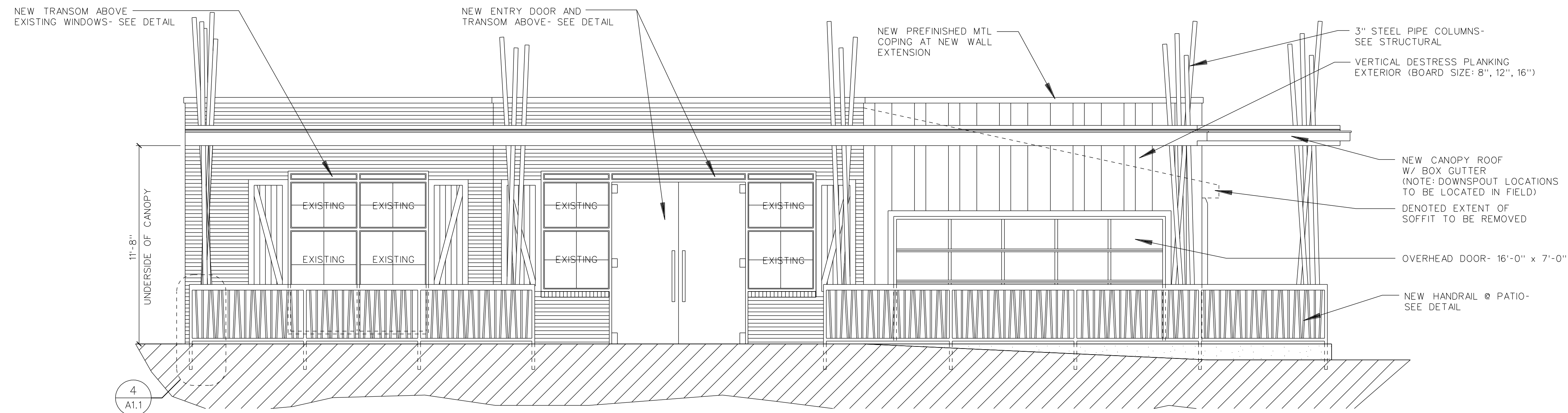
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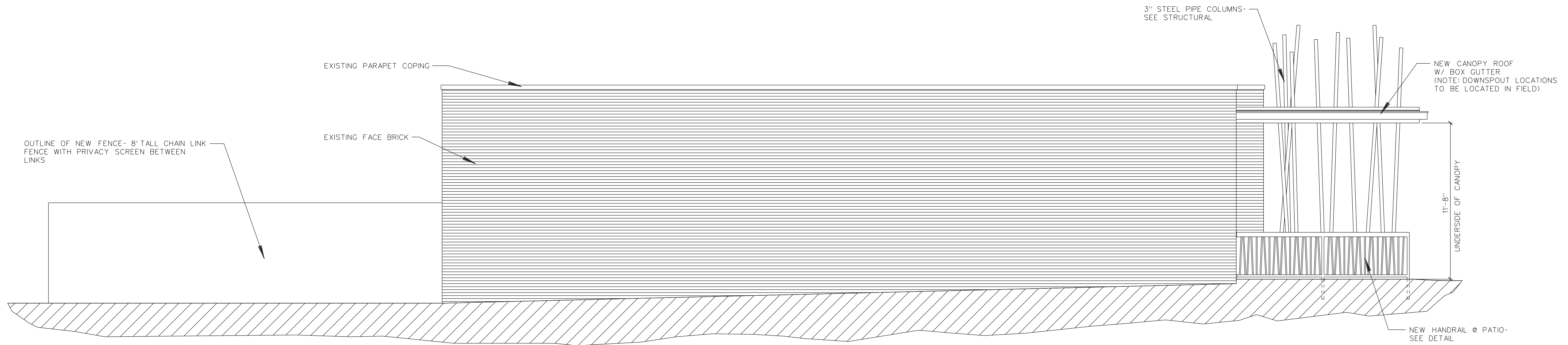
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C



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:

The information contained in this drawing is the property of 6 feet three, pllc. This information should be deemed to be correct and superior to electronic information. Electronic information is a component of the instruments of service and is only for the Client's benefit on the specific project and for a specific use. There is no representation of the suitability of the electronic information for other purposes, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of 6 feet three, pllc. Any use for a purpose other than that for which the information is intended shall be at the receiver's risk, and therefore the receiver shall protect and indemnify 6 feet three, pllc from any claims, costs, losses, or damages.

REVISION No:	DATE:	DESCRIPTION:

SHEET TITLE:

BUILDING ELEVATIONS

ISSUE DATE:

June 21, 2013

SHEET NUMBER:

A2.0