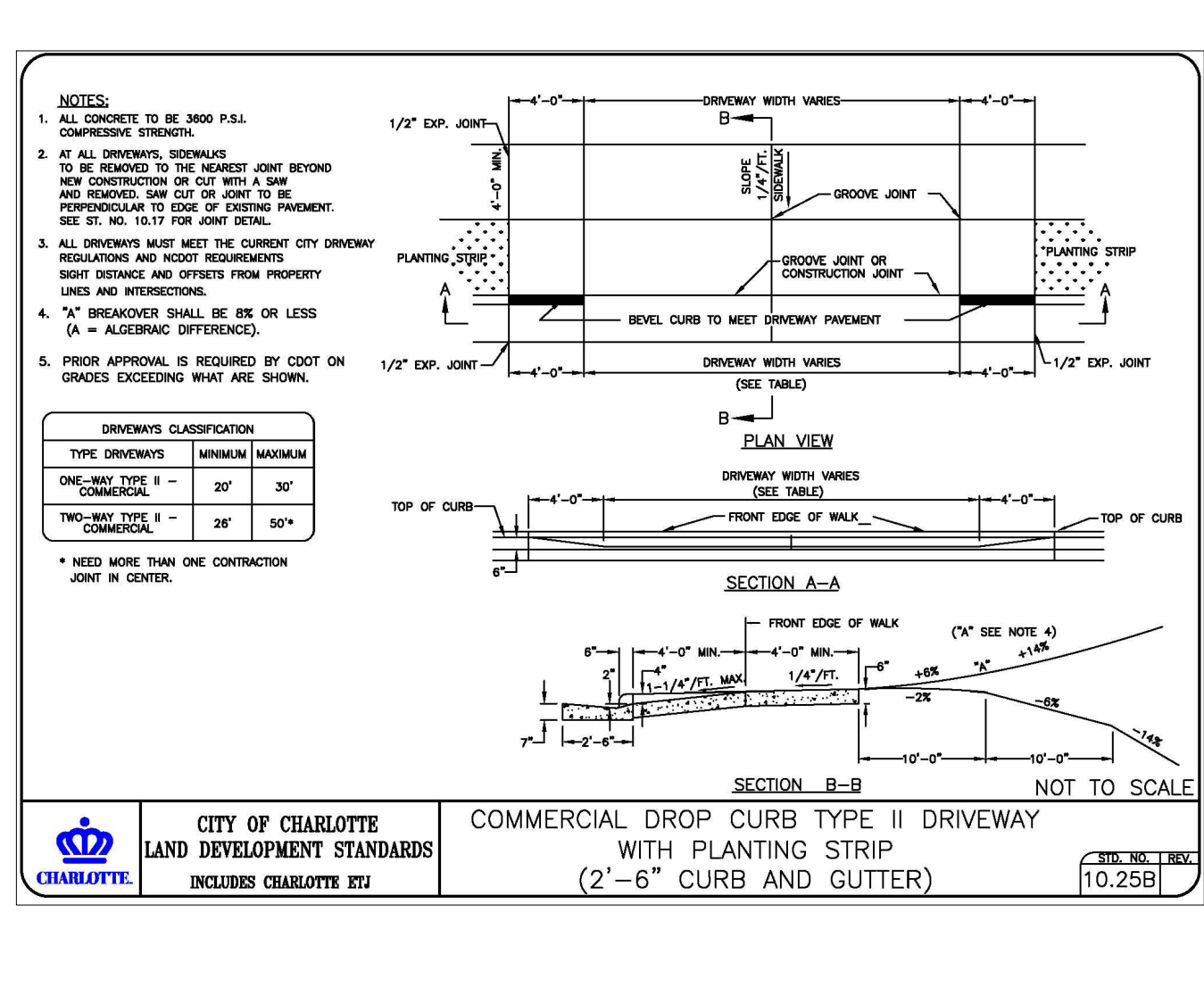
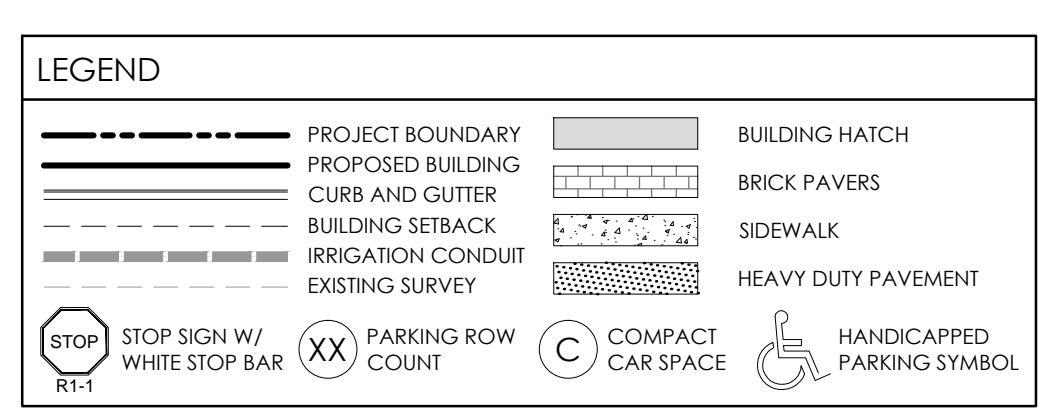


DUMPSTER GATE (WOOD)

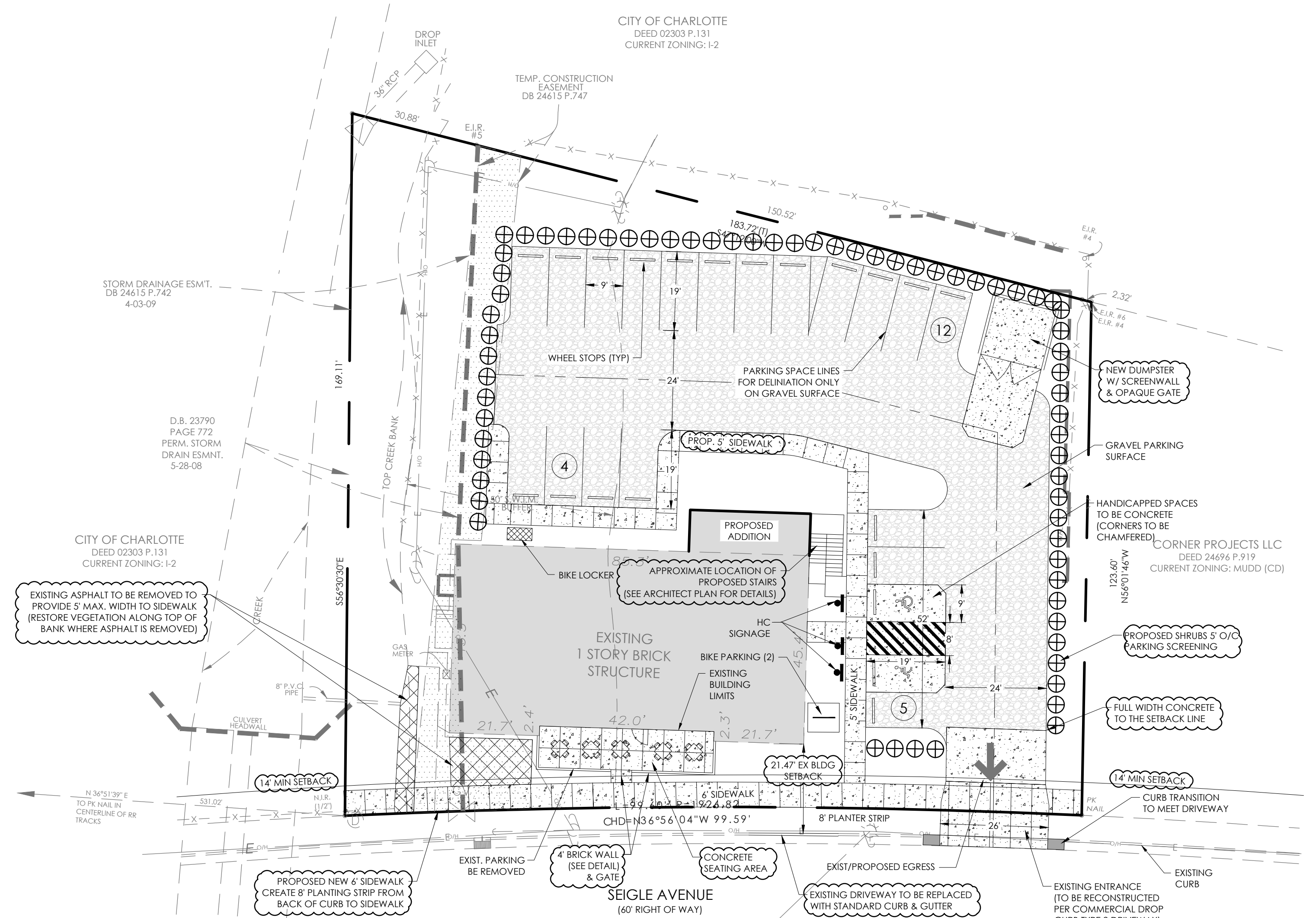
NOT TO SCALE



COMMERCIAL DROP CURB TYPE II DRIVEWAY WITH PLANTING STRIP (2'-6" CURB AND GUTTER)



SITE DEVELOPMENT DATA	
SITE ACREAGE:	25,814 SF (0.592 AC)
SITE TAX PARCEL:	08111401 (832 SEIGLE AVENUE)
ZONING:	I2(EXISTING) MUDD(CD) (PROPOSED)
USE:	CHURCH FELLOWSHIP HALL (EXISTING) RESTAURANT (PROPOSED)
EXISTING BUILDING SIZE:	3,782 SF
PROPOSED BUILDING SIZE:	UP TO 5,000 SF
MAX. BUILDING HEIGHT:	40'
PARKING SPACES REQUIRED:	1/600 SF (5,000 / 600) = 8.3 OR 9 SPACES
PARKING SPACES PROVIDED:	21 SPACES
HANDICAP SPACES:	2 SPACES (1 VAN)
BICYCLE PARKING:	SHORT TERM = 5% 2 SPACES LONG TERM = 1 SPACE
LOADING SPACES:	NOT REQUIRED (LESS THAN 50,000 SF)
ITEM:	PROVIDED
LOT AREA:	25,814 SF .592 AC
MIN. FRONT SETBACK:	140' MIN. (21.47' EXISTING) FT FROM BACK OF CURB
MIN. SIDE SETBACK:	NONE
MIN. REAR SETBACK:	NONE
FEMA MAP NUMBER:	371045540J
FEMA EFFECTIVE DATE:	MARCH 3, 2009
CONTACT:	HENSONFOLEY (TIM FOLEY) 704-875-1615



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.

GENERAL PROVISIONS

- None

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.

TRANSPORTATION

- Site access from Seigle Avenue will be as existing and as outlined on the Rezoning Plan.

ARCHITECTURAL STANDARDS -

- See Architectural Building Elevations

TREESCAPES AND LANDSCAPES

- An 8' planter strip and 6' sidewalk as shown on the rezoning plan.

ENVIRONMENTAL FEATURES - N/A

PARKS, GREENWAYS AND OPEN SPACE

- This project does not meet the minimum threshold 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.

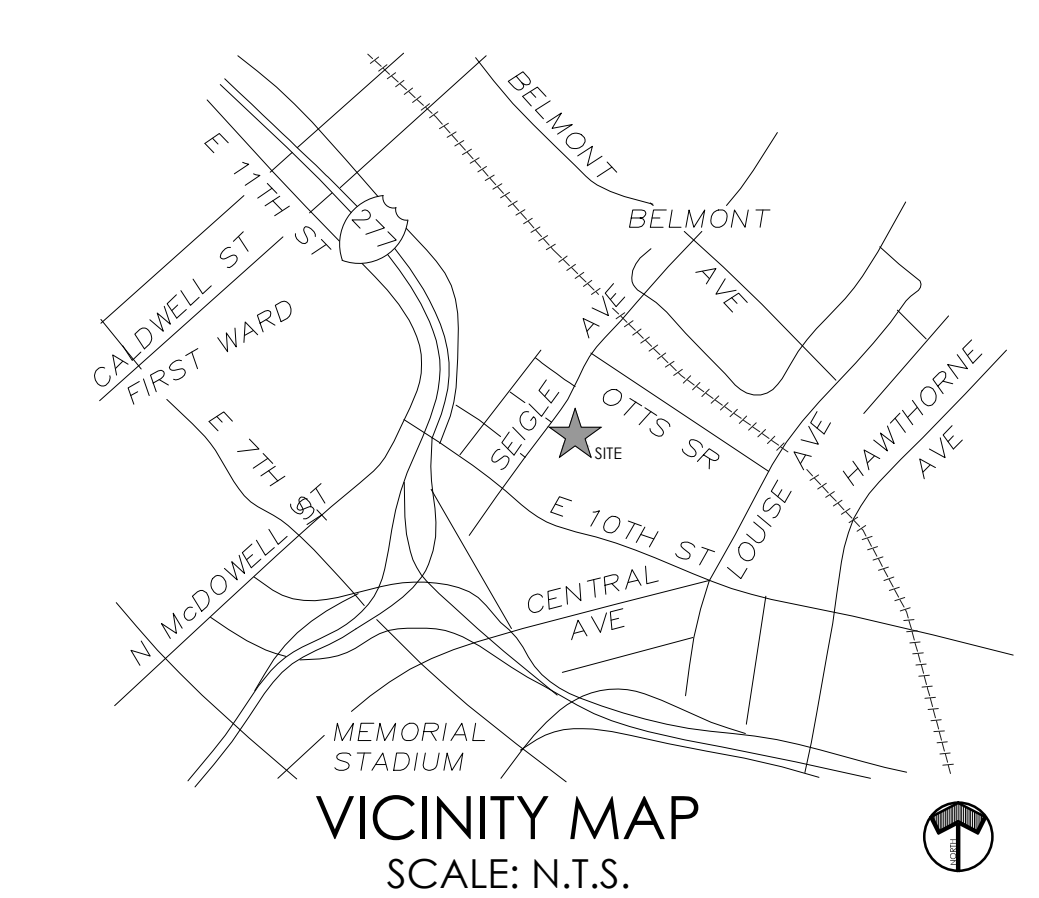
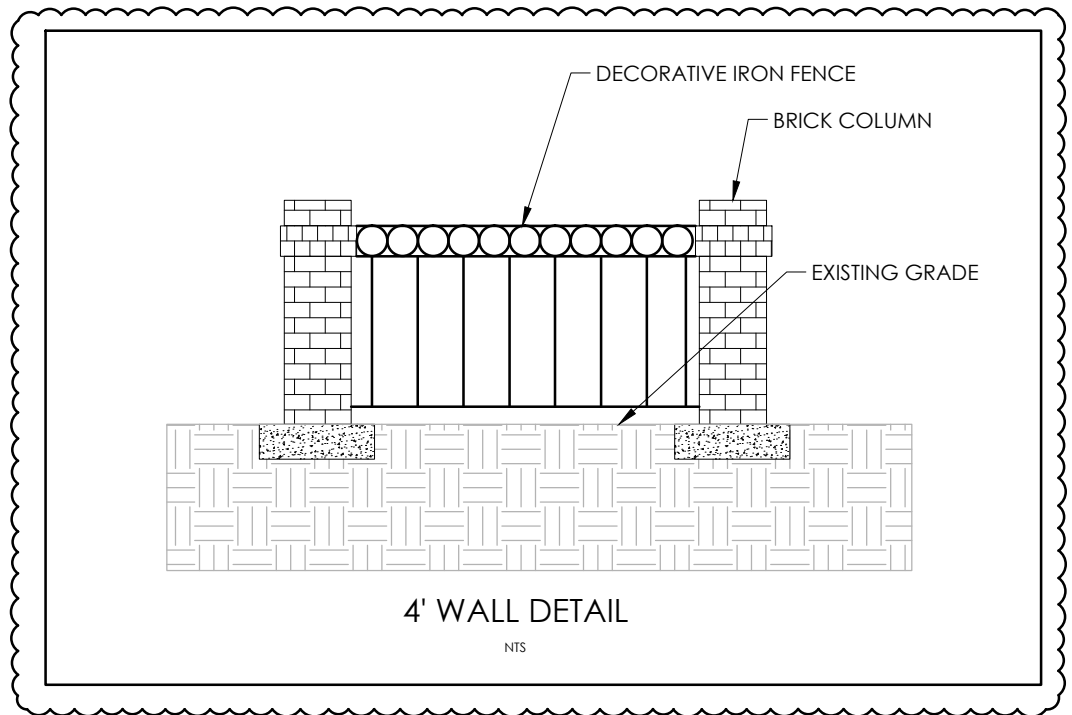
PHASING - N/A

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 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

SIEGLE AVENUE RESTAURANT
 GREEN CITY DEVELOPMENT INC. - CITY OF CHARLOTTE
REZONING PETITION NUMBER 2014-034



REVISIONS:

NO.	DATE	DESCRIPTION
1	2014-04-09	REZONING COMMENTS

FILE NAME: R01 - REZONE PLAN.DWG
 PROJECT NUMBER: 21405
 DATE: 02/19/2014 DRAWN BY: XXX
 SHEET **C01** OF **01**

1

2

3

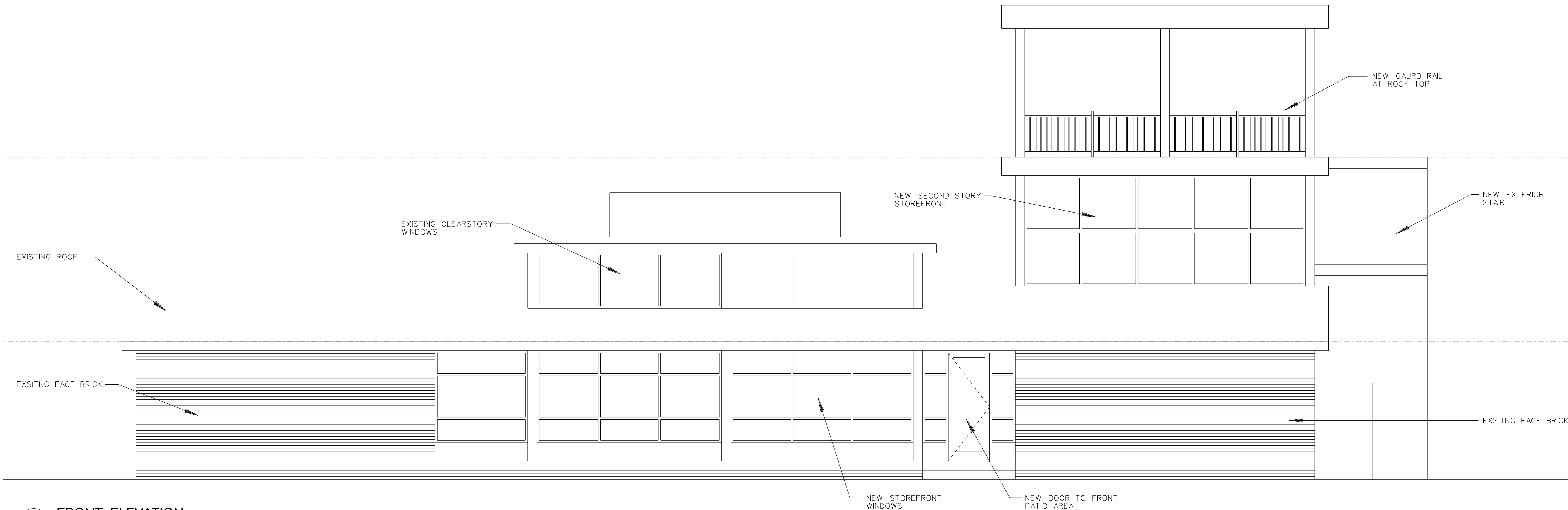
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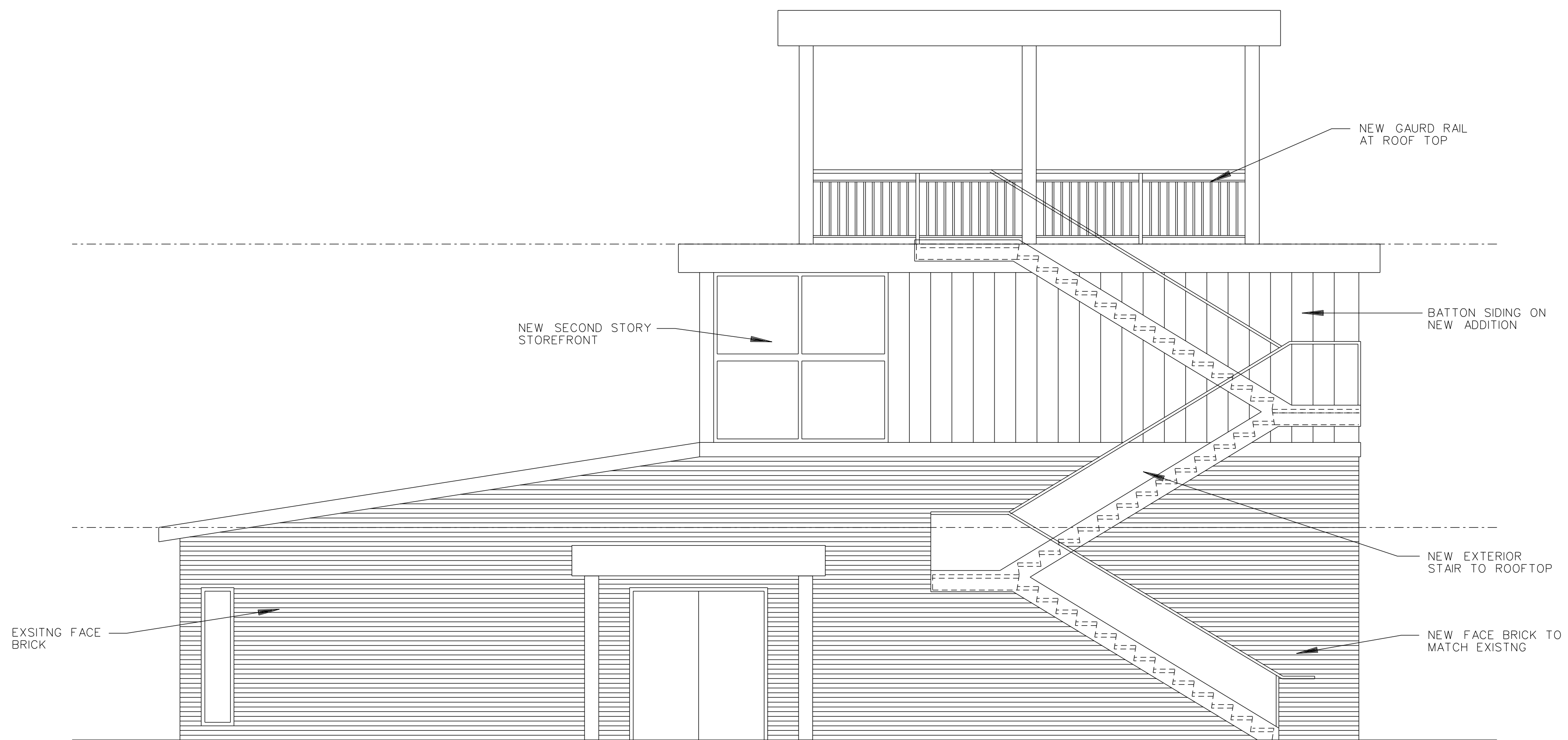
C

B

A



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

feet three, pllc

ARCHITECTURE

INTERIORS

ANNIN

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

PROJECT NAME:

Seigle Avenue
Restaurant

PROFESSIONAL SEALS:

KEY PLAN:

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REVISION No: DATE: DESCRIPTION:

SHEET TITLE:

PROPOSED BUILDING
ELEVATIONS

ISSUE DATE:

April 17, 2014

SHEET NUMBER:

A1.1