

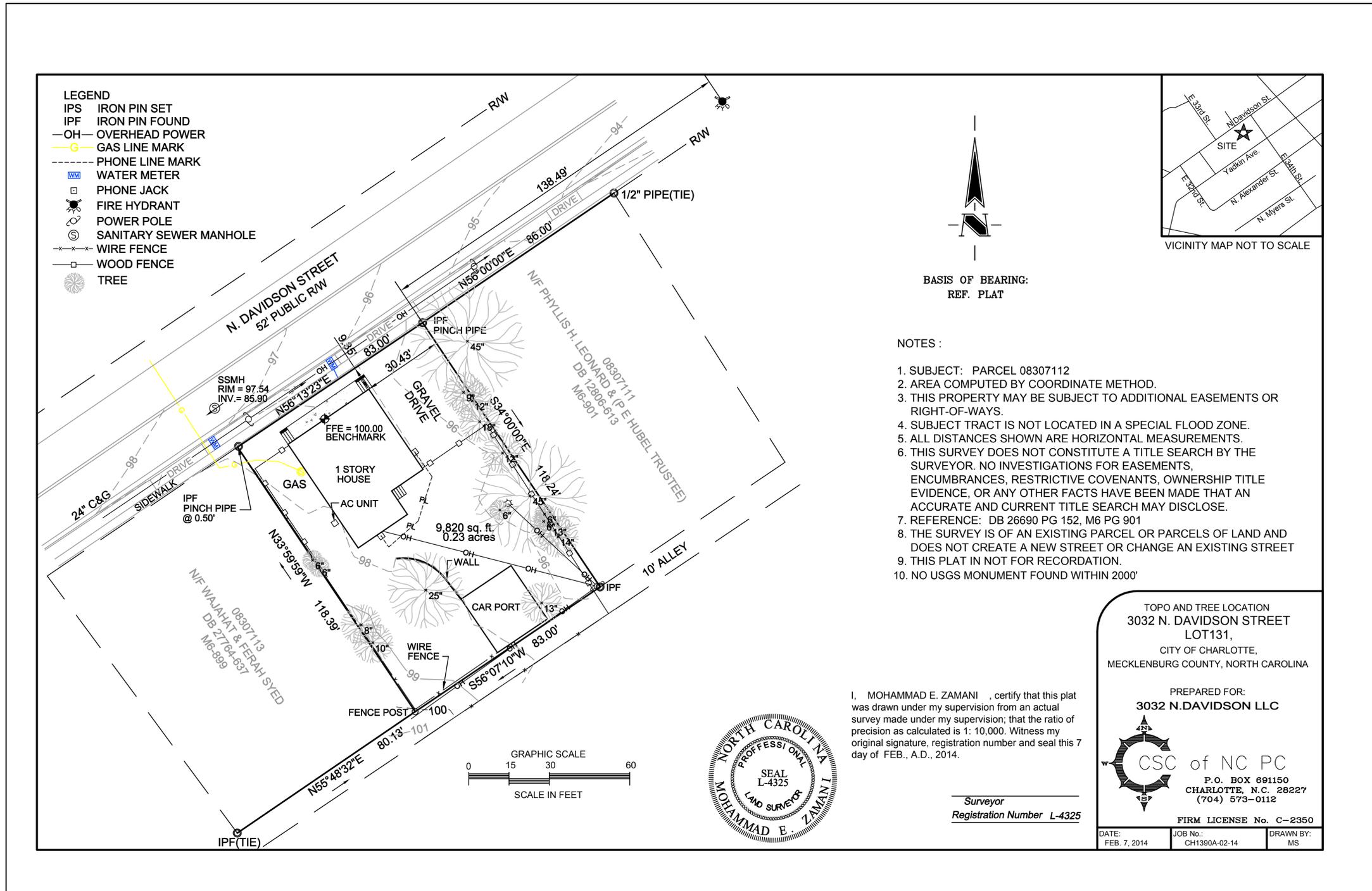


**3032 North Davidson St  
Charlotte, NC**

prepared for: 3032 North Davidson LLC

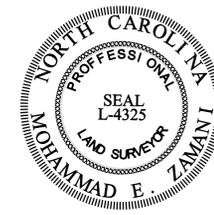
Submission Date: 04.28.2014

Mark	Date	Description



- NOTES :
1. SUBJECT: PARCEL 08307112
  2. AREA COMPUTED BY COORDINATE METHOD.
  3. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
  4. SUBJECT TRACT IS NOT LOCATED IN A SPECIAL FLOOD ZONE.
  5. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
  6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  7. REFERENCE: DB 26690 PG 152, M6 PG 901
  8. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
  9. THIS PLAT IN NOT FOR RECORDATION.
  10. NO USGS MONUMENT FOUND WITHIN 2000'

I, MOHAMMAD E. ZAMANI, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated is 1: 10,000. Witness my original signature, registration number and seal this 7 day of FEB., A.D., 2014.



Surveyor  
Registration Number L-4325

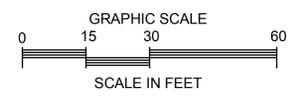
TOPO AND TREE LOCATION  
3032 N. DAVIDSON STREET  
LOT131,  
CITY OF CHARLOTTE,  
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR:  
**3032 N.DAVIDSON LLC**

CSC of NC PC  
P.O. BOX 691150  
CHARLOTTE, N.C. 28227  
(704) 573-0112

FIRM LICENSE No. C-2350

DATE: FEB. 7, 2014	JOB No.: CH1390A-02-14	DRAWN BY: MS
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A1 Survey [Shown For Reference Only]

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Project name#: Project Name / 13\_000  
CAD File Name: CAD\_Name.vwx

Existing Conditions Survey

Rezoning Petition # 2014-XXX

**RZ-01**



**3032 North Davidson St  
Charlotte, NC**

prepared for: 3032 North Davidson LLC

Submission Date: 04.28.2014

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1	09/19/14	Revisions
2	10/21/14	Revisions

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CAD File Name: CAD\_Name.vwx

**Rezoning Plan**

Rezoning Petition # 2014-055

**RZ-02**

**DEVELOPMENT DATA TABLE**

- A. SITE AREA - 0.23 ACRES
- B. TAX PARCEL ID # - 08307112
- C. EXISTING ZONING - R-5
- D. PROPOSED ZONING - MUDD-O
- E. EXISTING USE - SINGLE FAMILY RESIDENTIAL (+/-1,580 SF)  
PROPOSED USE - EATING AND DRINKING ESTABLISHMENT
- F. NON-RESIDENTIAL SQUARE FOOTAGE - 4,400 SF MAX. (+/-3,800 SF BUILDING, +/-600 SF COURTYARD)
- G. PROPOSED F.A.R. - 0.36
- H. MAXIMUM BUILDING HEIGHT - 40'
- I. PARKING REQUIRED - 1 SP. PER 600 SF = 7 SPACES  
PARKING PROVIDED - 0 SPACES ON SITE, 3 SPACES ON STREET, 4 SPACES OFFSITE (SEE NOTE B, TRANSPORTATION)
- J. OPEN SPACE REQUIRED - NONE REQUIRED PER SECTION 9.8506(4); BUILDING IS LESS THAN 50,000 SF

**GENERAL PROVISIONS**

- A. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 - ALTERATIONS TO APPROVAL OF THE ORDINANCE.
- B. TRASH AND RECYCLING WILL BE REMOVED FROM THE SITE ON A DAILY BASIS OR WILL BE STORED IN A REFRIGERATED ENCLOSURE TO REDUCE ODORS. WASTE PICKUP SERVICE WILL BE LIMITED TO NORMAL BUSINESS HOURS (8 A.M. THROUGH 6 P.M.).

**OPTIONAL PROVISIONS**

- A. THE PETITIONER REQUESTS A MINIMUM SETBACK OF 12 FEET FROM BACK OF CURB.
- B. THE PETITIONER REQUESTS A MINIMUM 4' PLANTING STRIP (TO MATCH EXISTING) AND A MINIMUM 5' SIDEWALK ALONG NORTH DAVIDSON STREET FRONTAGE. ANY SIDEWALK OUTSIDE THE RIGHT OF WAY WILL BE PLACED WITHIN A SIDEWALK EASEMENT.

**PERMITTED USES**

- A. ALLOWED USE - EATING AND DRINKING ESTABLISHMENT
- B. PROHIBITED USES - N/A
- C. OUTDOOR EATING/ACTIVITY AREAS WILL NOT BE IN SERVICE AFTER 11 P.M.

**TRANSPORTATION**

- A. PETITIONER WILL PROVIDE 8 SHORT-TERM BICYCLE PARKING SPACES IN THE FRONT OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER WILL ALSO PROVIDE 2 LONG-TERM BICYCLE PARKING SPACES (EITHER UNDER ROOF OR IN BICYCLE LOCKERS).
- B. THE PETITIONER WILL ENTER A LEASE AGREEMENT TO PROVIDE A MINIMUM OF 4 OFFSITE PARKING SPACES ON THE ADJACENT PROPERTY (PARCEL ID #08307113) FOR USE BY THE GOODYEAR HOUSE. THE ADJACENT PROPERTY WILL RETAIN A MINIMUM OF 4 PARKING SPACES (EITHER ON-SITE OR ON-STREET) TO MEET ITS MINIMUM PARKING REQUIREMENT.
- C. NORTH DAVIDSON STREET IS AN EXISTING MINOR THOROUGHFARE WITHIN THE AREA BOUNDED BY ROUTE 4 AND I-85.

**ARCHITECTURAL STANDARDS**

- A. ANY ADDITIONS TO THE EXISTING STRUCTURE WILL BE SIMILAR IN CHARACTER TO THE EXISTING RESIDENTIAL STRUCTURE.
- B. PROPOSED ADDITION TO BE WOOD FRAMED TO MATCH EXISTING. ROOF PITCHES AND RIDGE LINES TO MATCH EXISTING. LAP SIDING TO MATCH ORIGINAL SIDING OF EXISTING. SEE ELEVATION NOTES FOR BUILDING MATERIALS.
- C. THE EXISTING BUILDING WILL REMAIN ON SITE AND WILL BE RENOVATED TO ACCOMMODATE THE PROPOSED EATING AND DRINKING ESTABLISHMENT. THE PROPOSED DESIGN WILL MAINTAIN THE RESIDENTIAL CHARACTER AND SCALE OF THE EXISTING STRUCTURE AND SURROUNDING AREA. IT WILL BE ENLARGED WITH ADDITIONAL SPACE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE FRONT FAÇADE OF THE EXISTING BUILDING WILL REMAIN INTACT THROUGHOUT AND WILL BE IMPROVED AND UPDATED AS GENERALLY DEPICTED ON THE BUILDING ELEVATIONS.
- D. URBAN DESIGN AND ARCHITECTURAL ELEMENTS WILL BE PROVIDED TO ANIMATE AND ENLIVEN THE STREETScape. THESE ELEMENTS WILL INCLUDE, AT A MINIMUM, THE FOLLOWING: (1) AN ENTRY COURTYARD/GARDEN ADJACENT TO THE PUBLIC SIDEWALK AND EXTENDING INTO THE SITE; (2) AN OVERHEAD ENTRY FEATURE NEAR THE ENTRY STAIR, AND; (3) RETAINING THE EXISTING FRONT PORCH.
- E. EXPANSIONS OF BLANK WALL SHALL NOT EXCEED 20 CONTINUOUS FEET IN LENGTH.
- F. TRASH AND RECYCLE CONTAINERS WILL BE STORED IN AN ENCLOSED AREA ADJACENT TO THE BUILDING AS GENERALLY DEPICTED ON THE REZONING PLAN. ENCLOSURE WILL BE DESIGNED TO COMPLEMENT THE CHARACTER OF THE BUILDING; IT WILL BE A WOOD FENCE, MINIMUM OF 6 FEET IN HEIGHT, AND WILL EFFECTIVELY SCREEN THE AREA FROM ADJACENT PROPERTIES AND THE PUBLIC RIGHT OF WAY AS REQUIRED BY THE ORDINANCE.

**STREETScape AND LANDSCAPE**

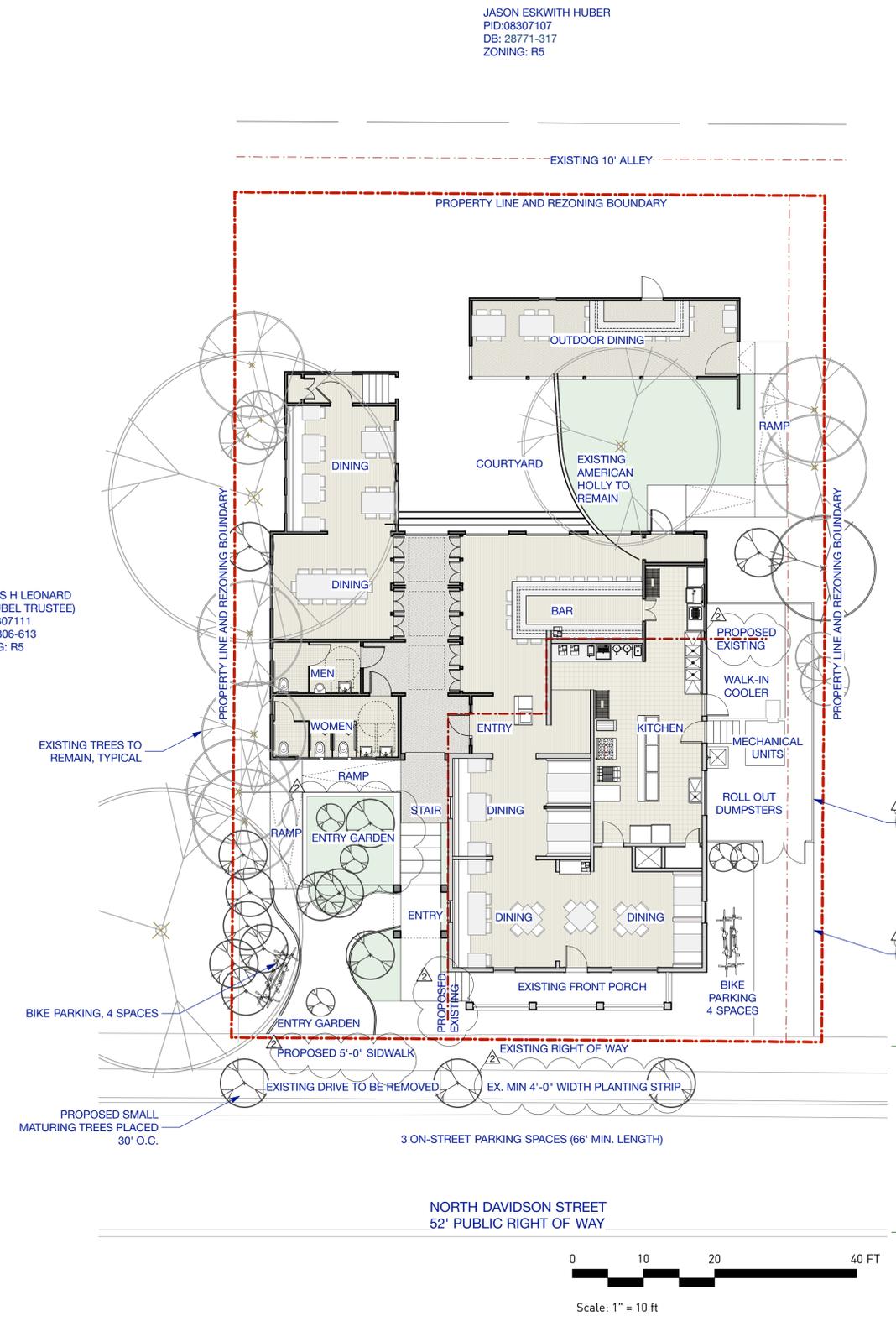
- A. THE EXISTING 4' WIDE PLANTING STRIP WILL REMAIN AND A MINIMUM 5' WIDTH SIDEWALK WILL BE INSTALLED BY THE PETITIONER AS ALLOWED BY OPTIONAL PROVISION ABOVE.
- B. THE PETITIONER WILL PROVIDE STREET TREES IN THE EXISTING PLANTING STRIP AS REQUIRED BY THE ORDINANCE AND URBAN FORESTRY. THE PETITIONER WILL COORDINATED FINAL STREET TREE PLANTING LOCATIONS WITH URBAN FORESTRY.

**ENVIRONMENTAL FEATURES**

- A. PETITIONER WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THE SITE IS EXEMPT FROM THE TREE SAVE REQUIREMENT DUE TO ITS LOCATION WITHIN THE 36TH STREET STATION AREA (BLUE LINE EXTENSION).
- B. PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
- C. ENVIRONMENTAL PROVISIONS PER ENVIRONMENTAL GDP - N/A

**LIGHTING**

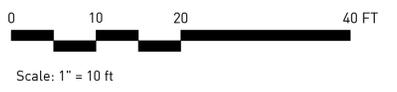
- A. ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL CUT-OFF TYPE FIXTURES. FREESTANDING LIGHTING WILL BE LIMITED TO FIFTEEN (15) FEET IN HEIGHT.



JASON ESKWITH HUBER  
PID:08307107  
DB: 28771-317  
ZONING: R5

PHYLLIS H LEONARD  
(P E HUBEL TRUSTEE)  
PID:08307111  
DB: 12806-613  
ZONING: R5

WAJAHAT SYED  
FERAH SYED  
PID:08307113  
DB: 27764-637  
ZONING: TOD-MO





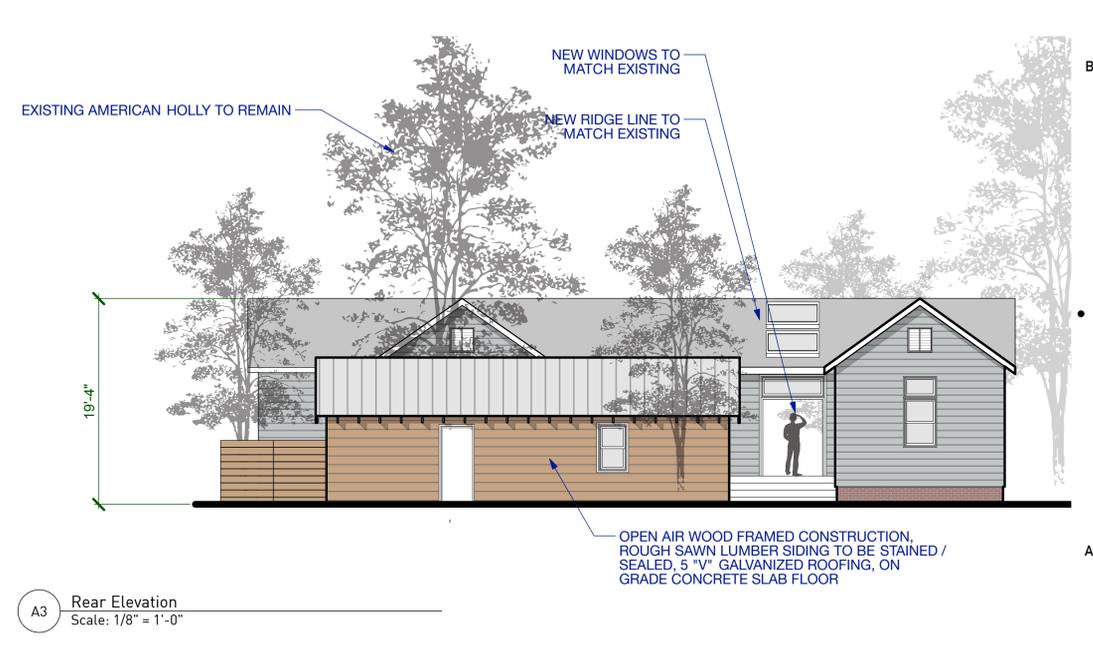
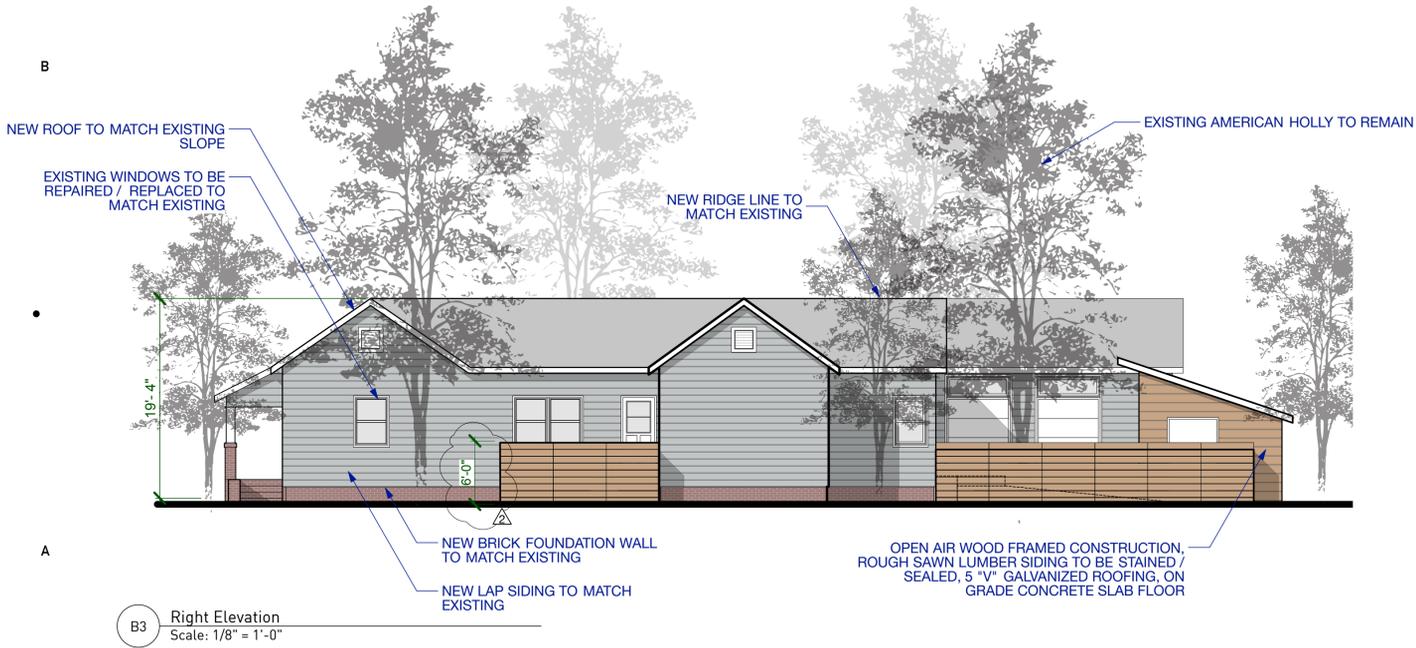
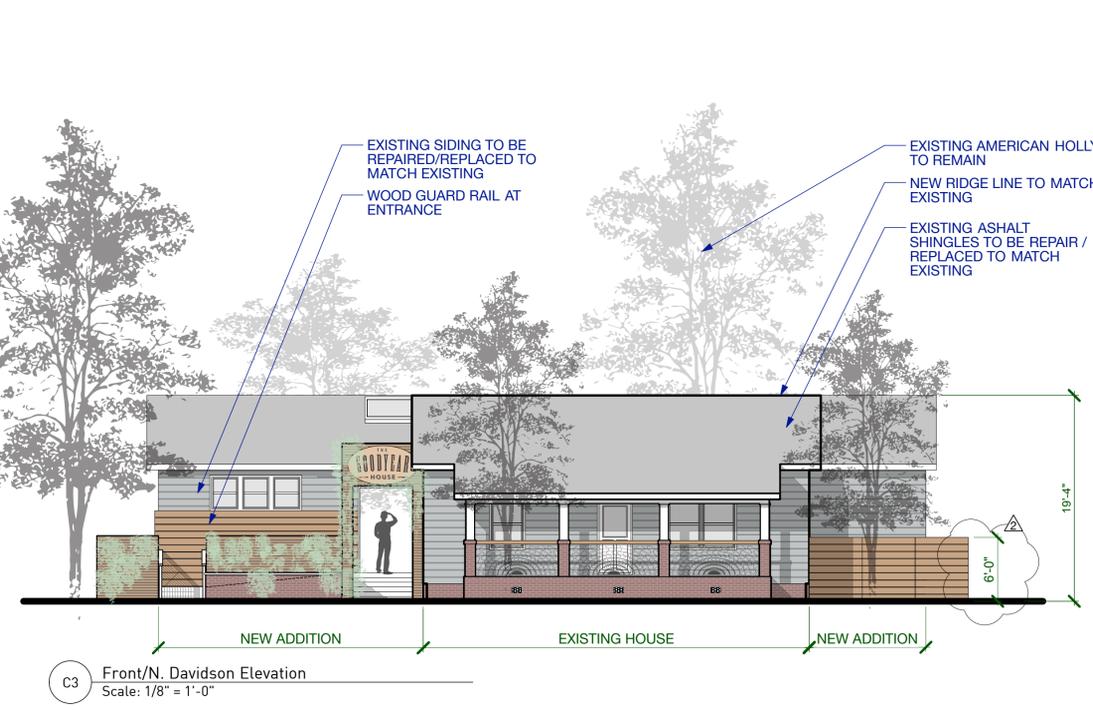
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**NOTE:  
THE DESIGN INTENT IS TO MAINTAIN THE RESIDENTIAL CHARACTER AND  
SCALE OF THE EXISTING STRUCTURE AND SURROUNDING AREA.**



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**Building Elevations**

Rezoning Petition # 2014-XXX

**RZ-03**