

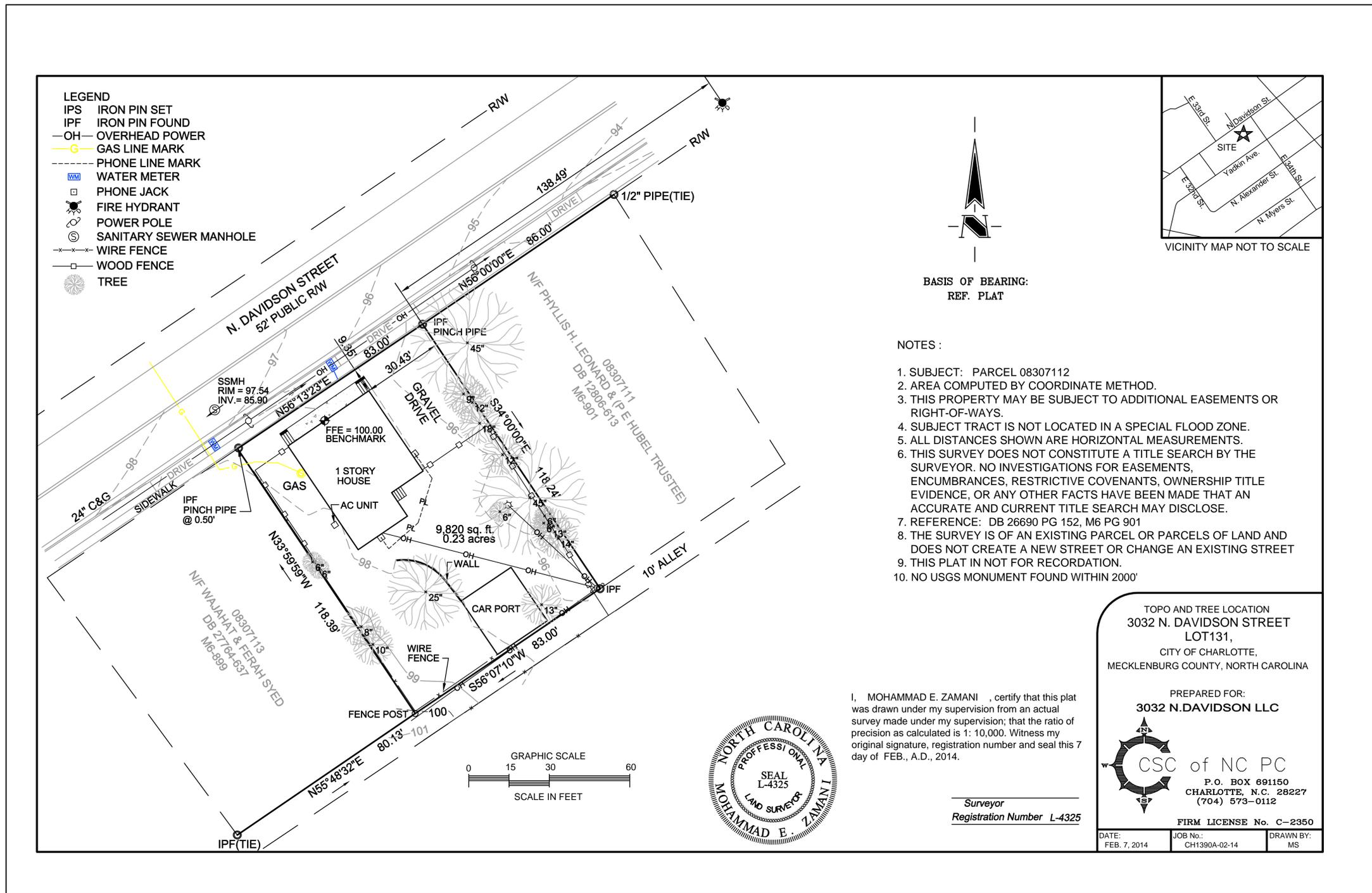


**3032 North Davidson St
Charlotte, NC**

prepared for: 3032 North Davidson LLC

Submission Date: 04.28.2014

Mark	Date	Description
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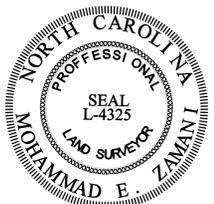


BASIS OF BEARING:
REF. PLAT

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

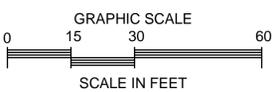
TOPO AND TREE LOCATION
3032 N. DAVIDSON STREET
LOT131,
CITY OF CHARLOTTE,
MECKLENBURG COUNTY, NORTH CAROLINA

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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DEVELOPMENT DATA TABLE

- A. SITE AREA - 0.23 ACRES
- B. TAX PARCEL ID # - 08307112
- C. EXISTING ZONING - R-5
- D. PROPOSED ZONING - MUDD-O (CD)
- E. EXISTING USE - SINGLE FAMILY RESIDENTIAL
PROPOSED USE - RESTAURANT AND ALLOWABLE ACCESSORY USES
- F. NON-RESIDENTIAL SQUARE FOOTAGE - 3,300 SF MAX. (COURTYARD SPACES NOT INCLUDED IN TOTAL)
- G. PROPOSED F.A.R. - 0.36
- H. MAXIMUM BUILDING HEIGHT - 40'
- I. PARKING PROVIDED - 1 SP. PER 600 SF = 5.5 SPACES REQUIRED
PARKING PROVIDED - 0 SPACES ON SITE, 3 SPACES ON STREET
- J. OPEN SPACE REQUIRED - NONE REQUIRED PER SECTION 9.8506(4);
BUILDING IS LESS THAN 50,000 SF

GENERAL PROVISIONS

- A. THE CONFIGURATION, PLACEMENT, SIZE, AND NUMBER OF INDIVIDUAL BUILDING AND SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- B. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT SECTION 6.207 - ALTERATIONS TO APPROVAL OF THE ORDINANCE.

OPTIONAL PROVISIONS

- A. THE PETITIONER IS REQUESTING RELIEF FROM THE ON-SITE PARKING REQUIREMENT.

PERMITTED USES

- A. ALLOWED USE - RESTAURANT WITH ALLOWABLE ACCESSORY USES.
- B. PROHIBITED USES - N/A
- C. OTHER RESTRICTIONS - N/A

TRANSPORTATION

- A. DEDICATION/RESERVATION OF STREET ROW - N/A
- B. TRANSPORTATION IMPROVEMENTS - N/A
- C. NO PUBLIC OR PRIVATE STREETS WILL BE CONSTRUCTED AS PART OF THIS PROJECT.
- D. PETITIONER IS REQUESTING RELIEF FROM ON-SITE PARKING REQUIREMENT. THEREFORE NO PARKING IS BEING PROVIDED ON SITE. SUFFICIENT LENGTH FOR THREE (3) ON-STREET SPACES EXISTS ALONG THE SITE'S FRONTAGE OF NORTH DAVIDSON STREET.
- E. TRANSIT FACILITIES - N/A
- F. RIGHT-OF-WAY ABANDONMENT - N/A
- G. PETITIONER WILL PROVIDE UP TO EIGHT (8) SPACES FOR BICYCLE PARKING IN THE FRONT OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- H. NORTH DAVIDSON STREET IS AN EXISTING MINOR THOROUGHFARE WITHIN THE AREA BOUNDED BY ROUTE 4 AND I-85.

ARCHITECTURAL STANDARDS

- A. PROPOSED ADDITION TO BE WOOD FRAMED ON CRAWL SPACE 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.
- B. THE EXISTING BUILDING WILL REMAIN ON SITE AND WILL BE RENOVATED TO ACCOMMODATE THE PROPOSED RESTAURANT; 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 THOUGH WILL BE IMPROVED AND UPDATED AS GENERALLY DEPICTED ON THE BUILDING ELEVATIONS.
- C. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE AN ENTRY COURTYARD/GARDEN ADJACENT TO THE PUBLIC SIDEWALK. BUILDING ARTICULATION, INCLUDING RETAINING THE EXISTING FRONT PORCH, WILL BE PROVIDED TO ANIMATE AND ENLIVEN THE STREETScape.
- D. EXPANSES OF BLANK WALL SHALL NOT EXCEED TWENTY (20) CONTINUOUS FEET IN LENGTH.
- E. TRASH AND RECYCLE CONTAINERS WILL BE STORED IN AN ENCLOSED AREA ADJACENT TO THE BUILDING AS GENERALLY DEPICTED ON THE REZONING PLAN. ENCLOSURES WILL BE DESIGNED TO COMPLEMENT THE CHARACTER OF THE BUILDING. CONTAINERS WILL BE MANUALLY ROLLED OUT TO CURB FOR PRIVATE COLLECTION.
- F. FENCE/WALL STANDARDS - N/A

STREETScape AND LANDSCAPE

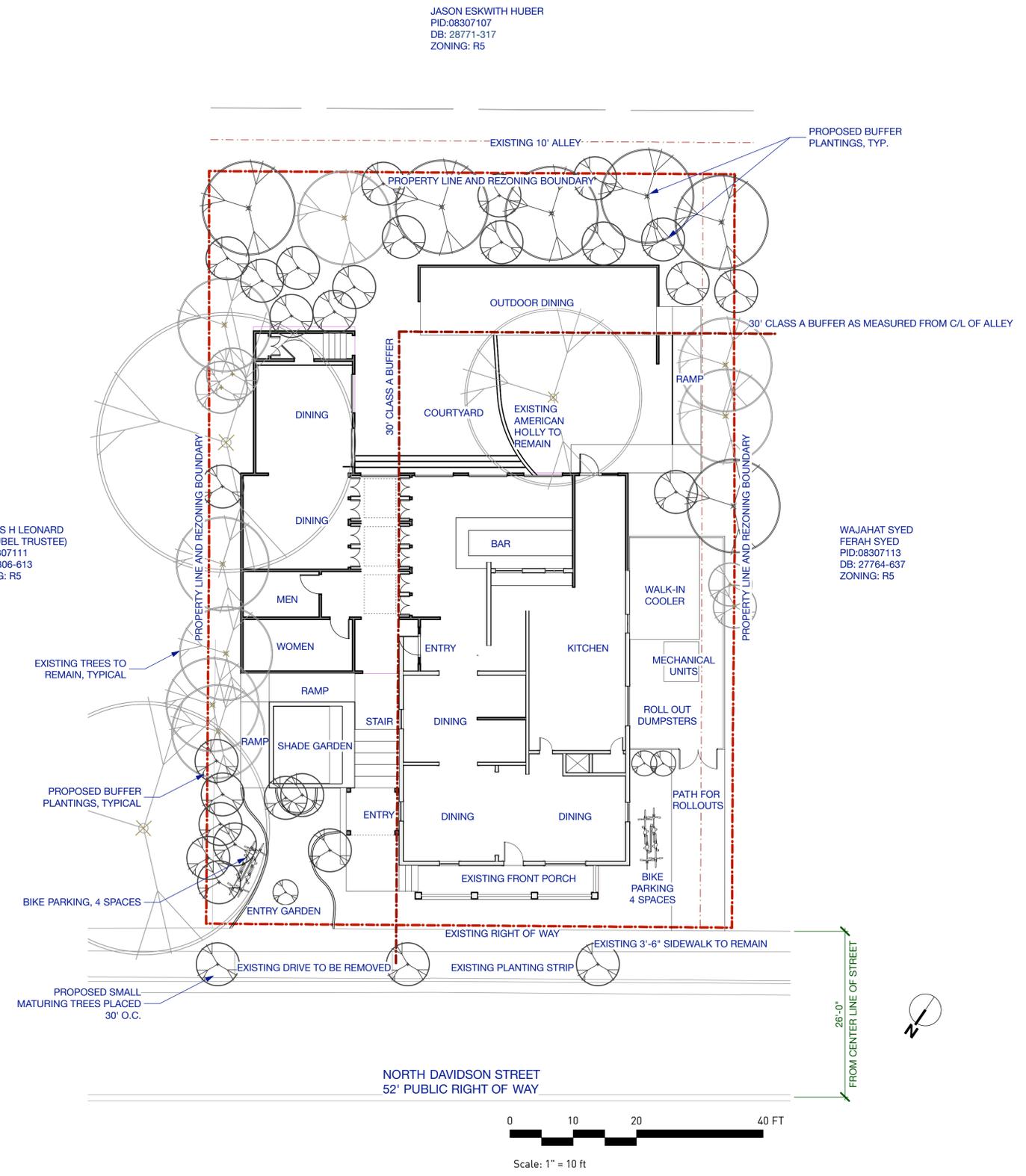
- A. THE EXISTING PLANTING STRIP AND SIDEWALK WILL REMAIN.
- B. THE PETITIONER WILL PROVIDE STREET TREES IN THE EXISTING PLANTING STRIP AS REQUIRED BY THE ORDINANCE AND URBAN FORESTRY.
- C. THE 30' CLASS A BUFFER IS BEING PROVIDED TO COMPLY WITH THE CITY'S PROPOSED NOISE AND RESTAURANT ORDINANCE. PROPOSED AND EXISTING BUILDING WALLS WILL SERVE TO PROVIDE BUFFERING OF PROPOSED USE FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES. IN ADDITION, THE PETITIONER WILL PROVIDE PLANTINGS AND RETAIN EXISTING VEGETATION TO MEET THE PLANTING REQUIREMENTS OF THE CLASS A BUFFER.

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.

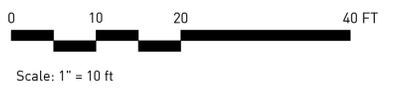


JASON ESKWITH HUBER
PID:08307107
DB: 28771-317
ZONING: R5

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

WAJAHAT SYED
FERAH SYED
PID:08307113
DB: 27764-637
ZONING: R5

NORTH DAVIDSON STREET
52' PUBLIC RIGHT OF WAY



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CAD File Name: CAD_Name.vwx

Rezoning Plan

Rezoning Petition # 2014-XXX

RZ-02



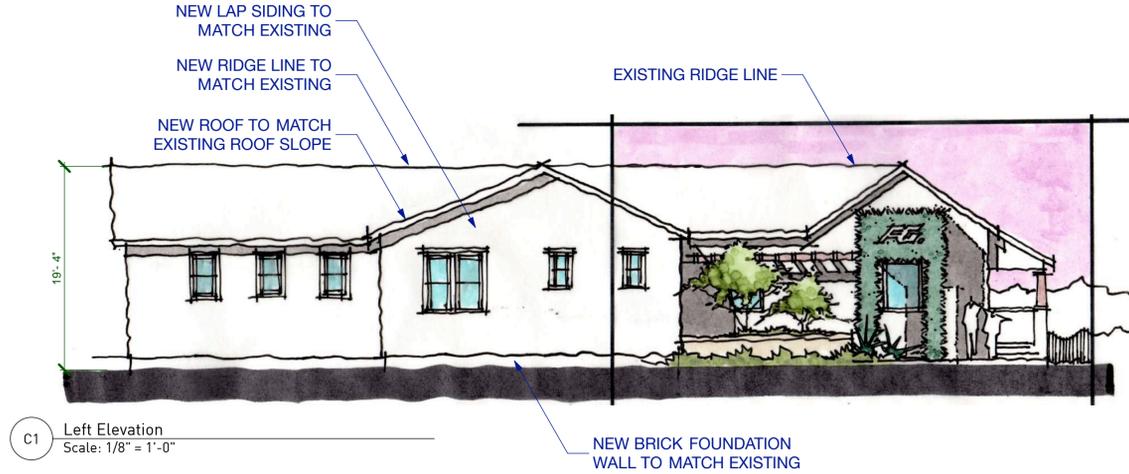
**3032 North Davidson St
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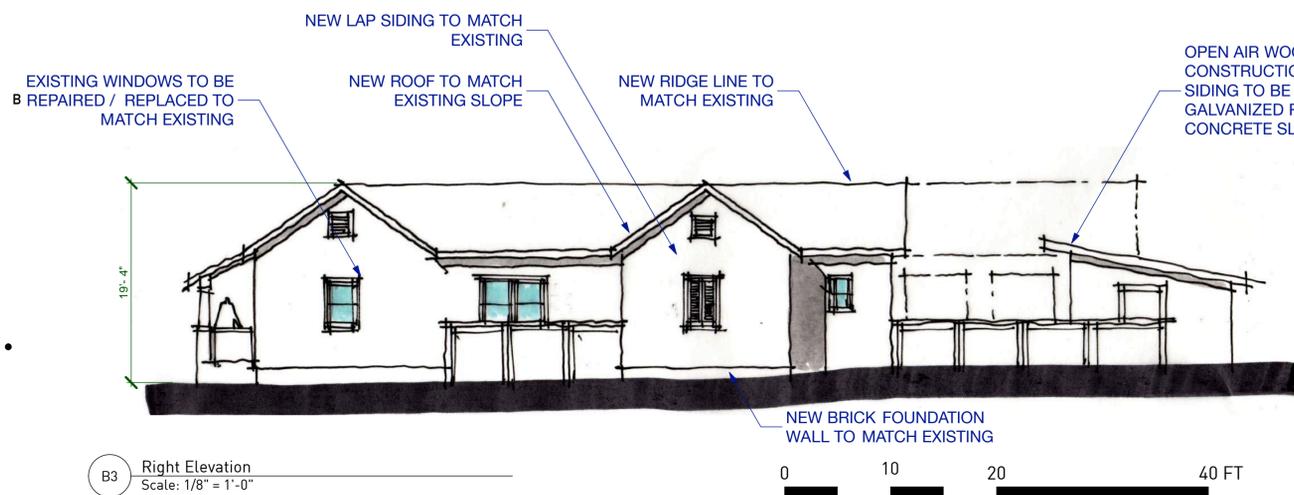
**NOTE:
THE DESIGN INTENT IS TO MAINTAIN THE RESIDENTIAL CHARACTER AND
SCALE OF THE EXISTING STRUCTURE AND SURROUNDING AREA.**



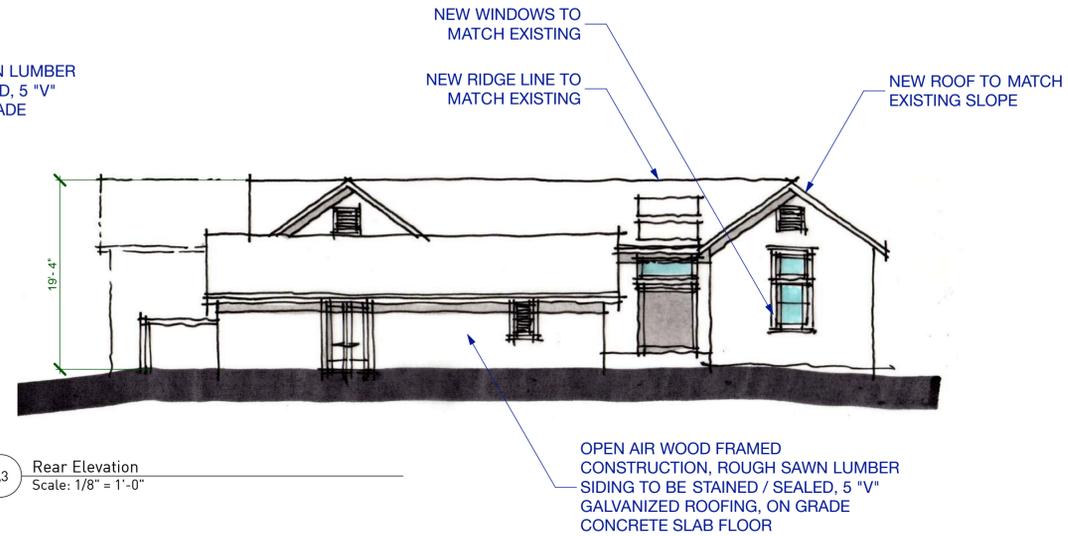
C1 Left Elevation
Scale: 1/8" = 1'-0"



C3 Front/N. Davidson Elevation
Scale: 1/8" = 1'-0"



B3 Right Elevation
Scale: 1/8" = 1'-0"



A3 Rear Elevation
Scale: 1/8" = 1'-0"

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Building Elevations

Rezoning Petition # 2014-XXX

RZ-03