

April 15, 2016 - 12:43pm By: Ba

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C:\Users\Ba\Desktop\BANKS\PROJECTS\1029 Cobalt DBSD\DWG\BANKS.dwg

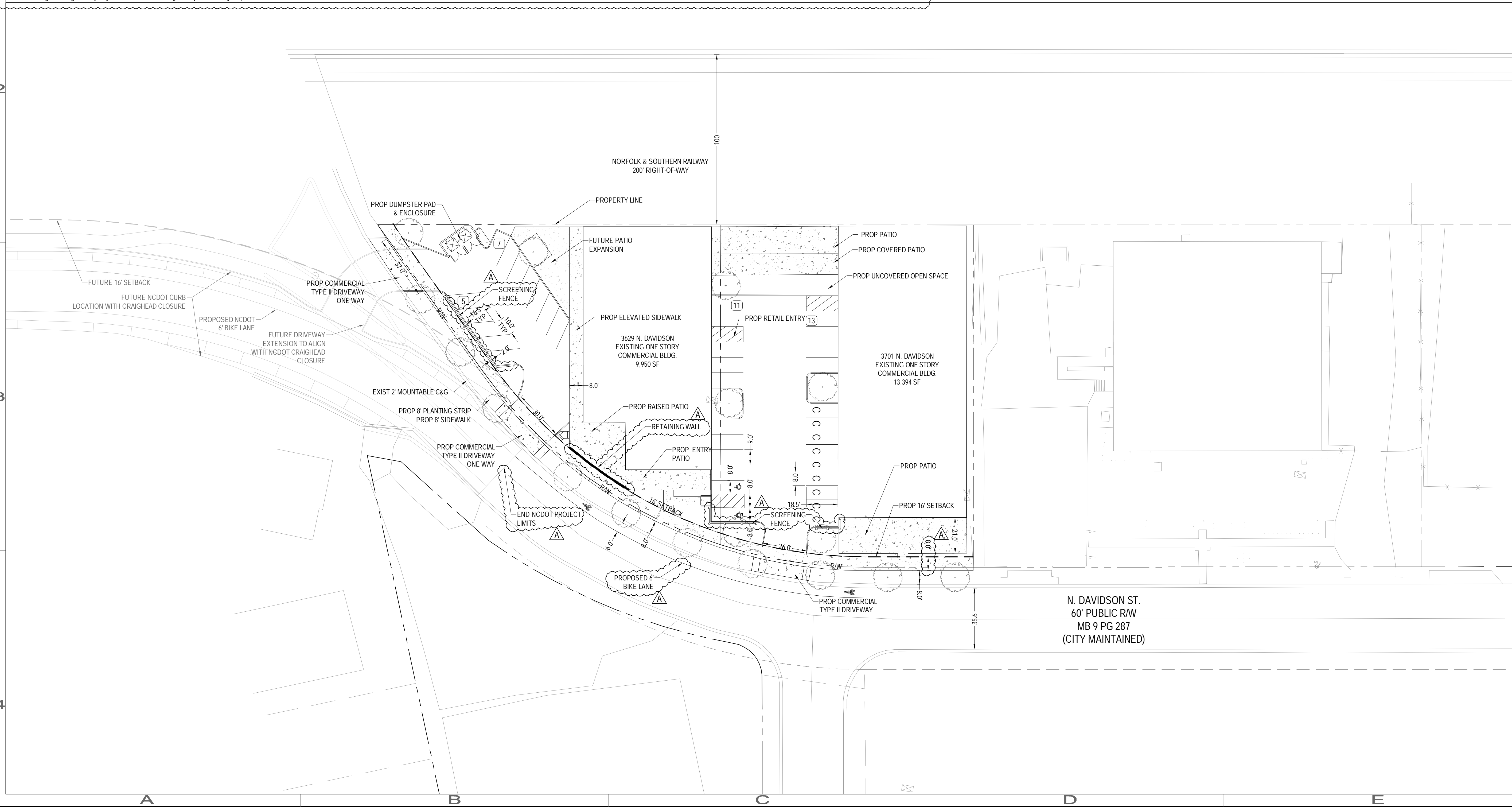
- General Provisions
 - The development of the site will be governed by the Rezoning Plan, these standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this site, subject to the optional provisions herein.
 - The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of stairs, sidewalks, trees, ramps, patio, parking areas and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.
 - Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.
 - In the event that the existing buildings are demolished the site will require a rezoning.
- Optional Provisions
 - The one-way drive exiting onto Craighead St. may deviate from requirements of being perpendicular to the road and may exceed limitations of width, provided that it does not exceed 38 feet in width.
 - To facilitate preservation of the existing buildings, parking requirements shall be reduced to 36 spaces total as shown on the Rezoning plan. Subject to the restrictions on EDEE Type 2 use set forth herein, the 36 spaces shown on the Rezoning Plan shall be the maximum required number of parking spaces and no additional spaces shall be required for the use of the 33,440 sq. ft. set forth in the Rezoning Plan.
 - The areas marked as "Future Patio Expansion" and any future rooftop patio improvements may be used for expansion of the outdoor service, seating, consumption and/or entertainment space not to exceed the aggregate amount of Patio Square Footage and Future Patio Square Footage set forth in the Development Summary. In the event that the "Future Patio Expansion" or a rooftop patio is developed and used as outdoor service, seating, consumption and/or entertainment, additional parking spaces in excess of the 36 set forth in this Rezoning Plan shall not be required and any applicable parking requirements shall be waived.
 - Parking shall be permitted to extend past the building facade up to the setback and may be located between the existing building/permitted uses and the required setback in the manner shown on the Rezoning Plan.
 - Existing Buildings, entryways and doors, including roll-up doors may be preserved and

- additional doorways may be constructed in the same or similar style to existing without requirement to meet MUDD Design standards.
- Unless additional off-site parking is provided sufficient to meet ordinance requirements, the total square footage of all of the Eating Drinking and Entertainment Type 2 use shall not exceed the aggregate amount of 23,000 sq. ft. The amount of Eating Drinking and Entertainment Type 2 use square footage shall not include the common areas of the buildings or the production, storage, office and warehouse portions of any Brewery use.
 - Petitioner shall meet the fenestration requirements of Section 12.544 of the Ordinance for the building located at 3701 N. Davidson.
- Permitted uses
 - Allowed uses: Any use or combination of uses and accessory uses as permitted in MUDD.
 - Transportation
 - Per Ordinance requirements.
 - Architectural Standards
 - Existing Buildings to remain the same height with the exception of potential roof patio. Overall height shall not exceed 50' including the rooftop patio.
 - Urban Design elements to include new pedestrian oriented entrances, covered and uncovered patios and increased fenestration of street facades and existing brick walls.
 - Incorporation of artwork and design components in outdoor spaces as a part of patio and outdoor common areas.
 - Streetscape and Landscaping
 - Petitioner to provide an 8' sidewalk and 8' planting strip from adjacent parcel to the northeast to the point of the street closure as set forth in the Optional Provisions.
 - Addition of street trees and interior trees as shown on the site plan, subject to Optional Provisions.

- Petitioner shall screen the parking lot that abuts Craighead St. with a wall per ordinance requirements and may incorporate art and sculptural elements into the wall.
- Environmental Features
 - Tree save areas - N/A
 - Parks, Greenways and Open Space
 - Reservation/Dedication of park and/or greenway: N/A
 - Park and/or greenway improvements: N/A
 - Privately constructed open space as shown on patio areas and courtyards
 - Fire Protection
 - Per Ordinance requirements.
 - Signage
 - Per Ordinance requirements.
 - Lighting
 - Per Ordinance requirements.
 - Phasing
 - Per Ordinance requirements.
- Rwf Rev 04.15.2016

DEVELOPMENT SUMMARY

REZONING SITE AREA:	0.51+0.67 = 1.18 ACRES
TAX PARCEL ID:	091-06-702 & 091-06-710
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
EXISTING USES:	MANUFACTURING / WAREHOUSE
PROPOSED USES:	PER ORDINANCE REQUIREMENTS AS OUTLINED IN SECTIONS 9.8502 AND 9.8503
EXISITING BUILDING SF:	9950 SF + 13,394 SF = 23,344 SF
PROPOSED SF:	PER ORDINANCE REQUIREMENTS PATIO SF: 5,142 SF FUTURE PATIO EXPANSION SF: 5,200 SF
PARKING:	PER ORDINANCE REQUIREMENTS & OPTIONAL PROVISIONS NOTED.
BUILDING HEIGHT:	PER ORDINANCE REQUIREMENTS
OPEN SPACE:	N/A - BUILDING AREA < 50,000 SF



BANKS ENGINEERING
1919 SOUTH BOULEVARD
SUITE 200
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370
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CLIENT:
IMPRINT PROPERTIES
401 HAWTHORNE LANE
STE 110-240
CHARLOTTE, NC 28204

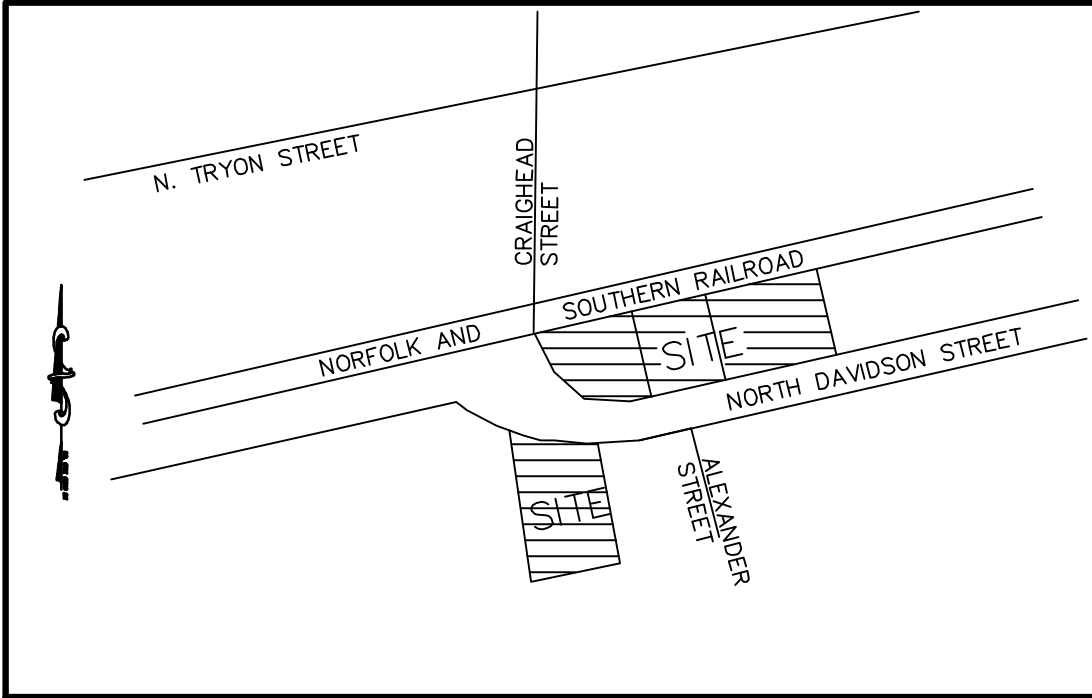
PROJECT:
3629 & 3701 N. DAVIDSON
DAVIDSON
3629& 3701 N. DAVIDSON
CHARLOTTE, NC 28205

SHEET:
TECHNICAL DATA
SHEET
PETITION 2016-063

REV.	DATE	DESCRIPTION
A	04.15.16	REVISED PER COMMENTS FROM PLANNING

DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	01029001
DATE:	02.19.16

RZ1-0



VICINITY MAP (N.T.S.)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH BEARING	CH DIST.
C1	85.16'	273.95'	S89°53'48"E	84.82'
C2	174.35'	273.95'	S62°45'32"E	171.42'
C3	20.08'	440.00'	S88°05'31"E	20.08'
C4	156.57'	358.58'	S75°57'07"E	155.32'
C5	26.86'	20.00'	N50°55'08"W	24.89'
C6	19.84'	239.84'	N07°40'35"W	19.83'



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Legend	
	T.B.M. - BENCHMARK
	N/F - NOW OR FORMERLY
	R/W - RIGHT-OF-WAY
	FENCE LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	C.M.S. - CONCRETE MONUMENT SET
	C.M.F. - CONCRETE MONUMENT FOUND
	N.M.S. - NO MONUMENTATION SET
	N.M.F. - NO MONUMENTATION FOUND
	I.P.S. - IRON PIN SET (#5 REBAR)
	I.P.F. - IRON PIN FOUND (AS NOTED)
	D.I. - DRAIN INLET
	ST - STORM SEWER LINE
	S.S.M.H. - SANITARY SEWER MANHOLE
	SS - SANITARY SEWER LINE
	S.S.E. - SANITARY SEWER EASEMENT
	F.S. - FRONT SETBACK
	S.Y. - SIDE YARD SETBACK
	R.Y. - REAR YARD SETBACK
	SURVEYED LINE
	LINE NOT SURVEYED
	DB / PG - DEED BOOK AND PAGE
	MB / PG - MAP BOOK AND PAGE
	F.I.R.M. - FLOOD INSURANCE RATE MAP
	N.T.S. - NOT TO SCALE
	P.O.B. - POINT OF BEGINNING
	G.I.S. P.I.N. - GEOGRAPHICAL INFORMATION SYSTEM PARCEL IDENTIFICATION NUMBER
	N.A.D. - NORTH AMERICAN DATUM
	N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
	C.G.F. - COMBINED GRID FACTOR
	GAS VALVE
	SIGN (TYP)
	WATER METER
	ELECTRIC CABINET
	TREE (TYP)
	GAS VALVE
	LAMP POST
	POST INDICATOR VALVE

Notes

- 1) SURVEY WAS COMPLETED 6/11/2008.
- 2) CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS +1:10,000. TRAVERSE ADJUSTED BY COMPASS RULE METHOD.
- 3) OWNER(S) OF RECORD AS SHOWN HEREON.
- 4) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP 37119C0188E DATED FEBRUARY 4, 2004.
- 5) AREAS (COMPUTED BY COORDINATE METHOD) ARE AS SHOWN HEREON.
- 6) THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. VISIBLE EVIDENCE INDICATING ANY SUCH USE OF THE LAND IS SHOWN.
- 7) PROPERTY ZONED AS SHOWN HEREON PER MECKLENBURG COUNTY GIS.
- 8) NO U.S. OR N.C. HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2,000 FEET OF SITE.
- 9) NO OBSERVABLE EVIDENCE OF BURIAL GROUNDS WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
- 10) THIS PLAT WAS PREPARED WITH THE USE OF A TITLE REPORT PREPARED BY _____ DATED MONTH DAY, 2008 (COMMITMENT NO. _____).
- 11) THIS PROPERTY MAY OR NOT MAY CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
- 12) PLANIMETRICS AND CONTOURS AS SHOWN ARE BASED ON CONVENTIONAL GROUND SURVEY METHODS BY STANTEC.
- 13) DEED AND PLAT REFERENCES USED IN THE DETERMINATION OF BOUNDARY LOCATION ARE AS SHOWN.
- 14) SITE BENCHMARK AS SHOWN.
- 15) IRRIGATION WAS FOUND THROUGHOUT THE SITE IN LANDSCAPE/GRASS AREAS BUT ACTUAL COURSES COULD NOT BE DETERMINED OR CLEARLY SHOWN ON THIS PLAT.
- 16) UNDERGROUND UTILITIES SHOWN HEREON REPRESENT OBSERVED ABOVE-GROUND EVIDENCE (PAINT MARKS AND/OR PIN FLAGS) INSTALLED BY ON TARGET UTILITY LOCATORS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, BOTH IN SERVICE AND ABANDONED NOR THAT THE UNDERGROUND UTILITIES AS SHOWN ARE IN THE EXACT LOCATION BUT, RATHER, SHOWN AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION PROVIDED.
- 17) THIS SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND UTILITY PLANS DETERMINE THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES IN THE AREA. LOCATIONS TO BE VERIFIED BEFORE DIGGING. CALL N.C. ONE CALL AT 1-800-632-4949.
- 18) VERTICAL DATUM IS NAVD '88.
- 19) CONTOUR INTERVAL IS ONE (1) FOOT.
- 20) MINIMUM BUILDING SETBACKS AS FOLLOWS: SIDE YARD 0', BUT IF PROVIDED MUST BE A MINIMUM OF 5', REAR YARD 0', FRONT SETBACK 20'
- 21) MAXIMUM BUILDING HEIGHT 40'
- 22) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.

Revision

	Dwn.	Chkd.	Dsgn.	MM.DD.YY
170303226V-AL	RDB	GLR	N/A	08.07.08

Client:
JR DEVELOPERS c/o
ASCENT PROPERTIES OF THE CAROLINAS
2424 N. DAVIDSON ST. STE 11
CHARLOTTE, N.C. 28205
704-995-5887

BOUNDARY AND TOPOGRAPHIC SURVEY OF
MECKLENBURG COUNTY TAX PARCELS:
09110906,09106702, 09106710 & 09106703
CITY OF CHARLOTTE
COUNTY OF MECKLENBURG
STATE OF NORTH CAROLINA

Project No.	Scale	Date
170303226	1"=30'	0/07/2008
Drawing No.	Sheet	Revision

1 of 1

0 RZ1-1

I, GARY L. RUNYON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION (DEED DESCRIPTION AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7TH DAY OF AUGUST, 2008.

GARY L. RUNYON P.L.S. LICENSE NO. L-3723

