

REZONING PETITION SITE PLAN

4001 & 4037 EAST INDEPENDENCE BLVD.
CHARLOTTE NC 28205

[illegible]

OWNER'S PROJECT #
ARCHITECT'S PROJECT #

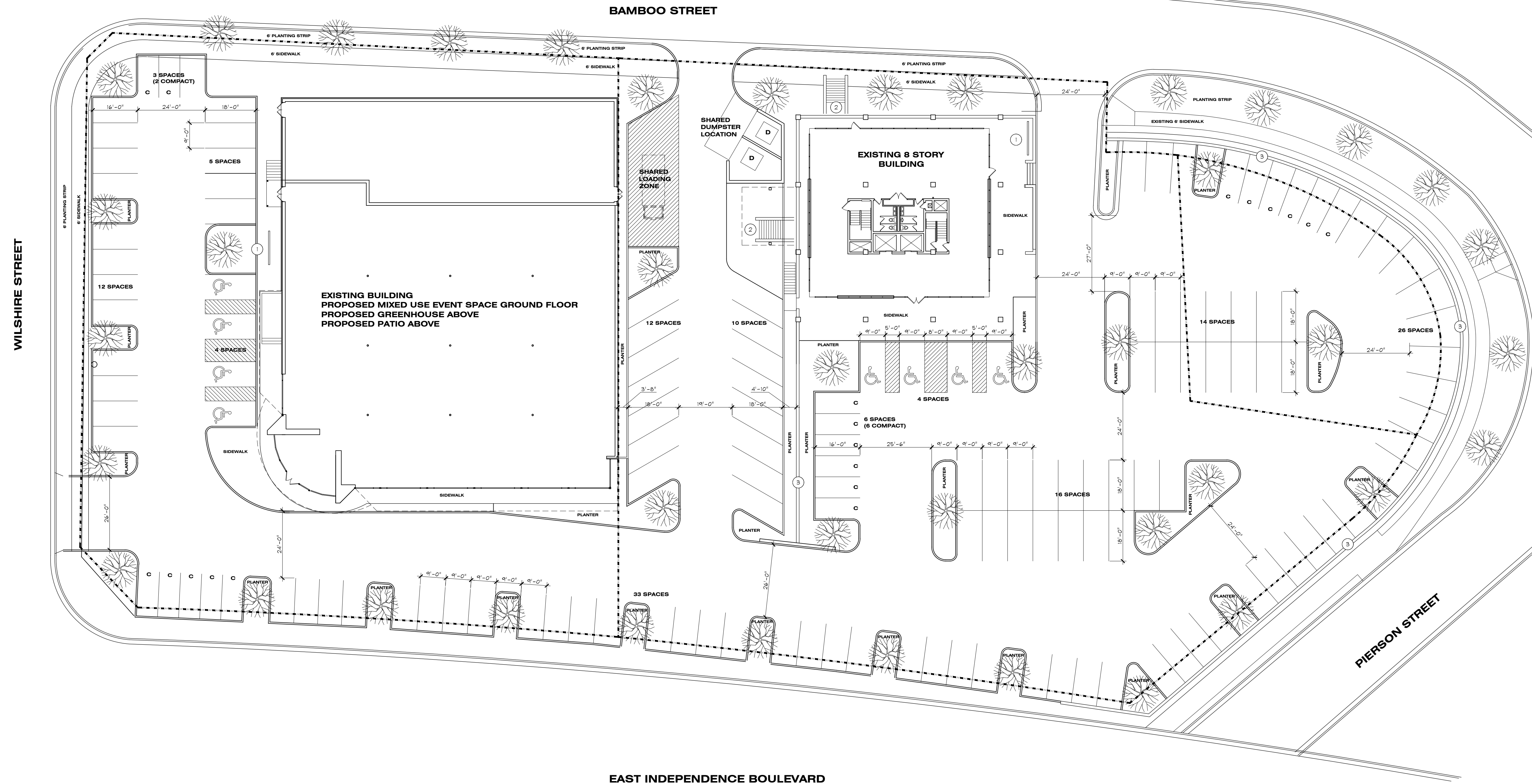
**SITE PLAN -
PROPOSED WORK**
SCALE: 1" = 20'-0"

SHEET #

VAR
06-122



AS1.0



SITE DEVELOPMENT DATA	
BILLIARDS BLDG. VARNADORE BLDG.	TAX PARCEL #13111112 TAX PARCEL #13111110 TAX PARCEL #13111101
ACREAGE: TAX PARCEL #13111112 TAX PARCEL #13111110 TAX PARCEL #13111101	0.888 ACRES 1.068 ACRES 0.154 ACRES
EXISTING ZONING PROPOSED ZONING	B-2 MUDD-O
EXISTING USES:	13111112 = VACANT (PREVIOUS BILLIARDS SALES) 13111110 = VACANT (PREVIOUS OFFICE) 13111101 = VACANT (PARKING LOT)
PROPOSED USES: 13111112 (2ND) 13111110 13111101	EVENT SPACE (1ST), AQUAPONICS GREENHOUSE COFFEE SHOP, BAKERY, CLASSROOMS, HOTEL, SHARED OFFICE & CONF., SPACE, WELLNESS CENTER, RESTAURANT PARKING
MAX. GROSS SF MAX. BLDG. FT PARKING:	91,011 SF 120 FT AS REQ'D. BY ORDINANCE
CURRENT PARKING COUNTS: 140 TOTAL SPACES 18 COMPACT SPACES 8 ADA SPACES 114 REGULAR SPACES	

SITE KEY NOTES	
①	SHORT TERM BIKE PARKING: 5- LOOP WAVE STYLE BIKE RACK - 7 BIKE CAPACITY, GALVANIZED (EQUAL TO U-LINE H-2544GALV)
②	EXISTING STAIRS DOWN TO EXISTING BASEMENT
③	EXISTING CONCRETE RETAINING WALL.
④	-
⑤	-
⑥	-
⑦	-

