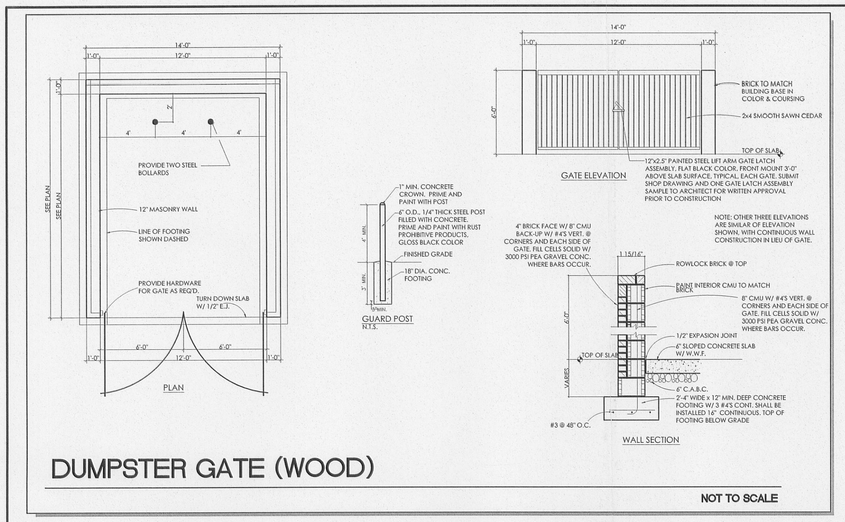
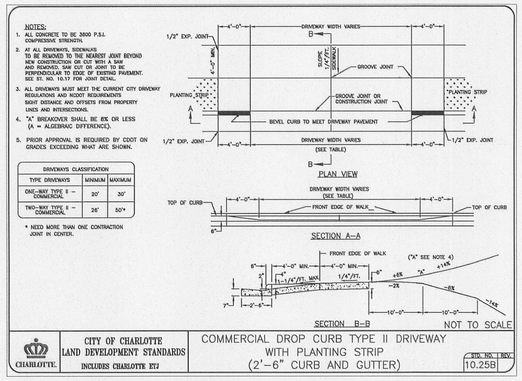


DUMPSTER GATE (WOOD)

NOT TO SCALE



LEGEND

PROJECT BOUNDARY	BUILDING HATCH
PROPOSED BUILDING	BRICK PAVERS
CURB AND GUTTER	SIDEWALK
BUILDING SETBACK	HEAVY DUTY PAVEMENT
IRRIGATION CONDUIT	
EXISTING SURVEY	
STOP SIGN W/ WHITE STOP BAR (R1-1)	XX PARKING ROW COUNT
C COMPACT CAR SPACE	HANDICAPPED PARKING SYMBOL

APPROVED BY CITY COUNCIL

JUN 16 2014

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	14.0' MIN. - 21.47' EXISTING) FT FROM BACK OF CURB	
MIN. SIDE SETBACK	NONE	
MIN. REAR SETBACK	NONE	
FEMA MAP NUMBER	3710455400J	
FEMA EFFECTIVE DATE	MARCH 3, 2009	
CONTACT:	HENSONFOLEY (TIM FOLEY) 704-875-1615	

HensonFoley
Landscape Architecture | Civil Engineering
16740 Birkdale Common Parkway Suite 200, Huntersville, NC 28078
p: 704.875.1615 | f: 704.875.0929 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-0781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

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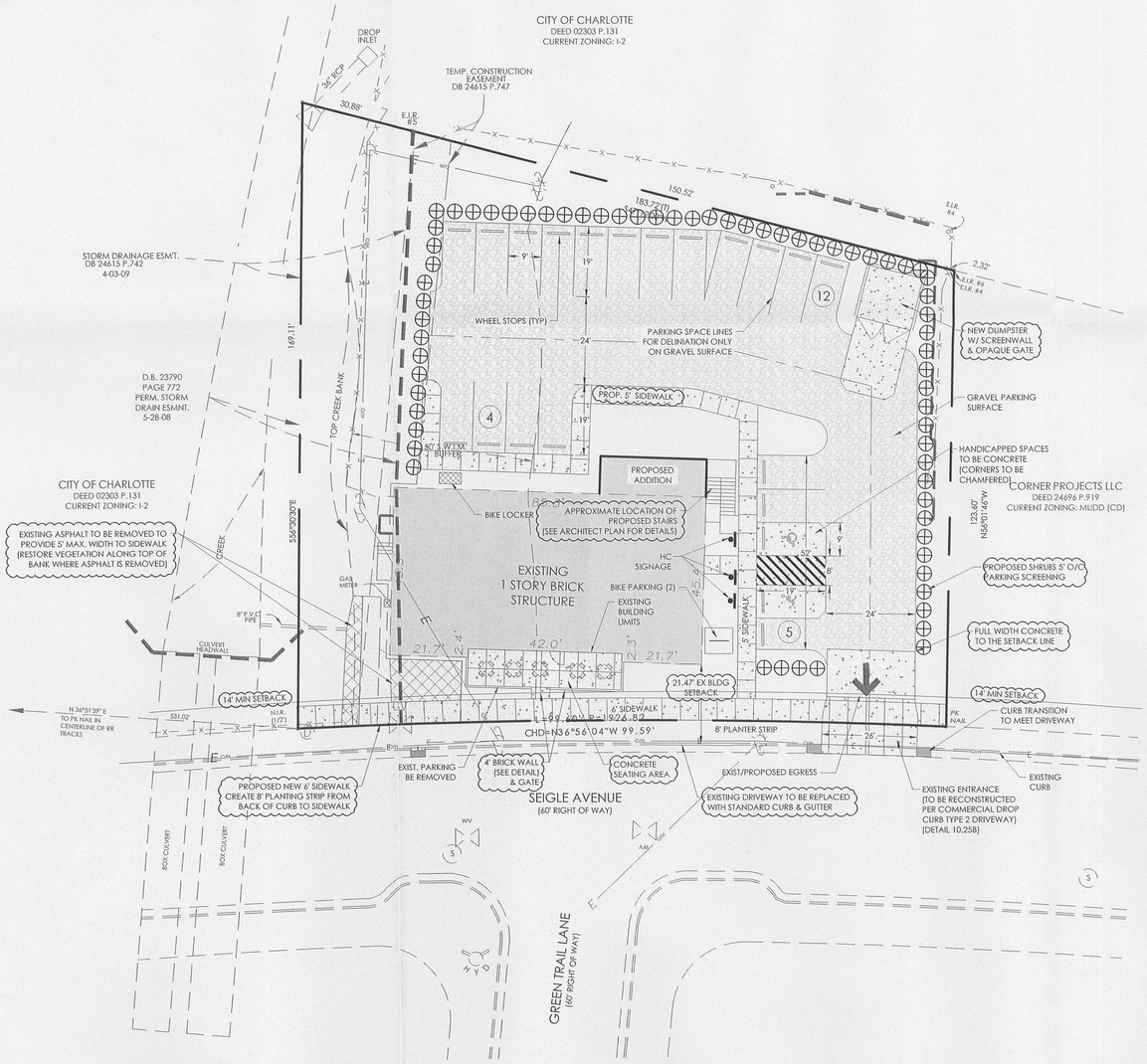


GENERAL/CONDITIONAL REZONING NOTES

GENERAL PROVISIONS

1. 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.

2. The rezoning plan is conceptual in nature and may have minor changes as allowed per Section 6.207 of the Zoning Ordinance.

GENERAL PROVISIONS

1. None

PERMITTED USE

1. 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.

2. All nonresidential uses allowed within the MUDD zoning district.

TRANSPORTATION

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

ARCHITECTURAL STANDARDS -

1. See Architectural Building Elevations

TREETSCAPES AND LANDSCAPES

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

ENVIRONMENTAL FEATURES - N/A

PARKS, GREENWAYS AND OPEN SPACE

1. This project does not meet the minimum threshold of 50,000 sf for Urban Open Space.

FIRE PROTECTION - N/A

SIGNAGE - N/A

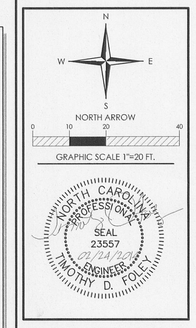
LIGHTING

1. 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

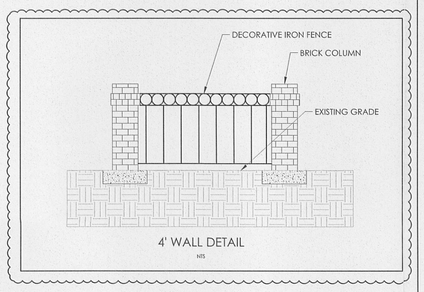
1. Trash pickup is restricted to non-business hours to prevent on-site conflicts between parked cars and sanitation vehicles.



SIEGLE AVENUE RESTAURANT

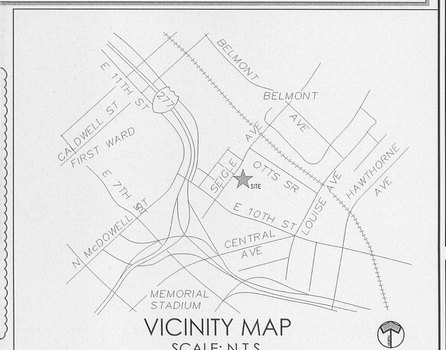
GREEN CITY DEVELOPMENT INC - CITY OF CHARLOTTE

REZONING PETITION NUMBER 2014-034



4' WALL DETAIL

NTS



VICINITY MAP

SCALE: N.T.S.

REVISIONS:

2014-04-09-REZONING COMMENTS

FILE NAME: R01 - REZONE PLAN.DWG

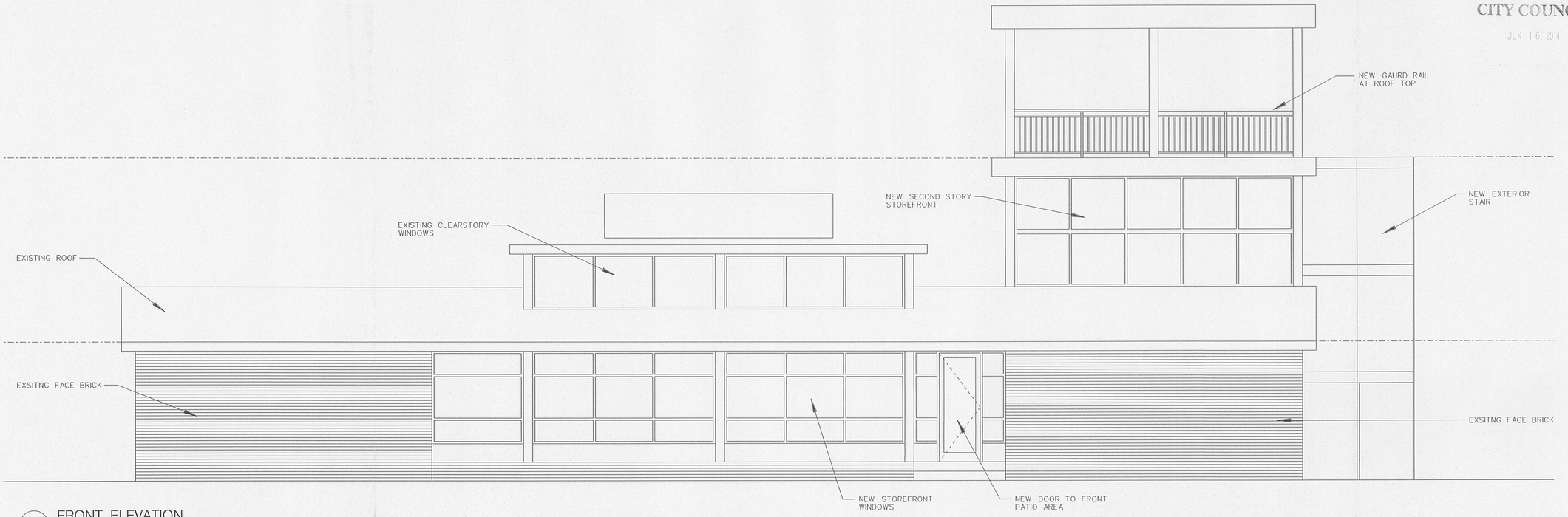
PROJECT NUMBER: 21405

DATE: 02/19/2014 DRAWN BY: XXX

SHEET C01 OF 01

APPROVED BY
CITY COUNCIL

JUN 16 2014



1 FRONT ELEVATION

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

2 SIDE ELEVATION

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

RECEIVED
APR 21 2014
BY:

feet three, pllc

ARCHITECTURE

INTERIORS

PLANNING

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