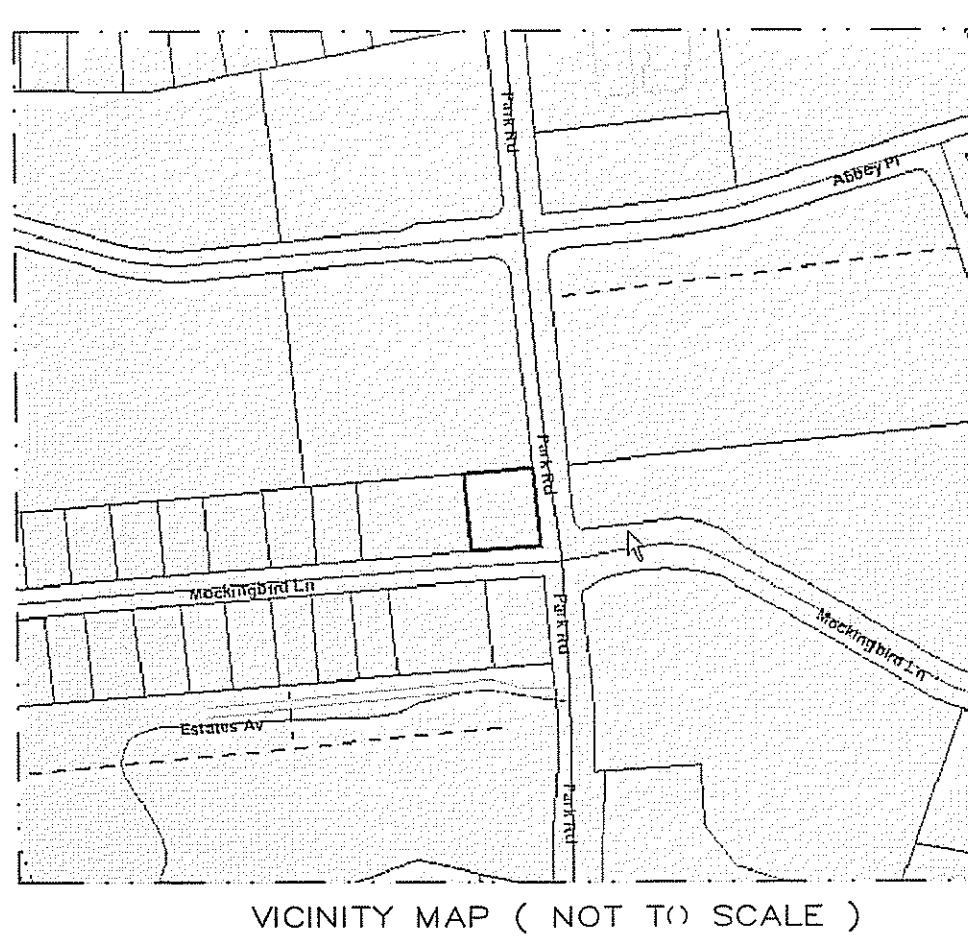


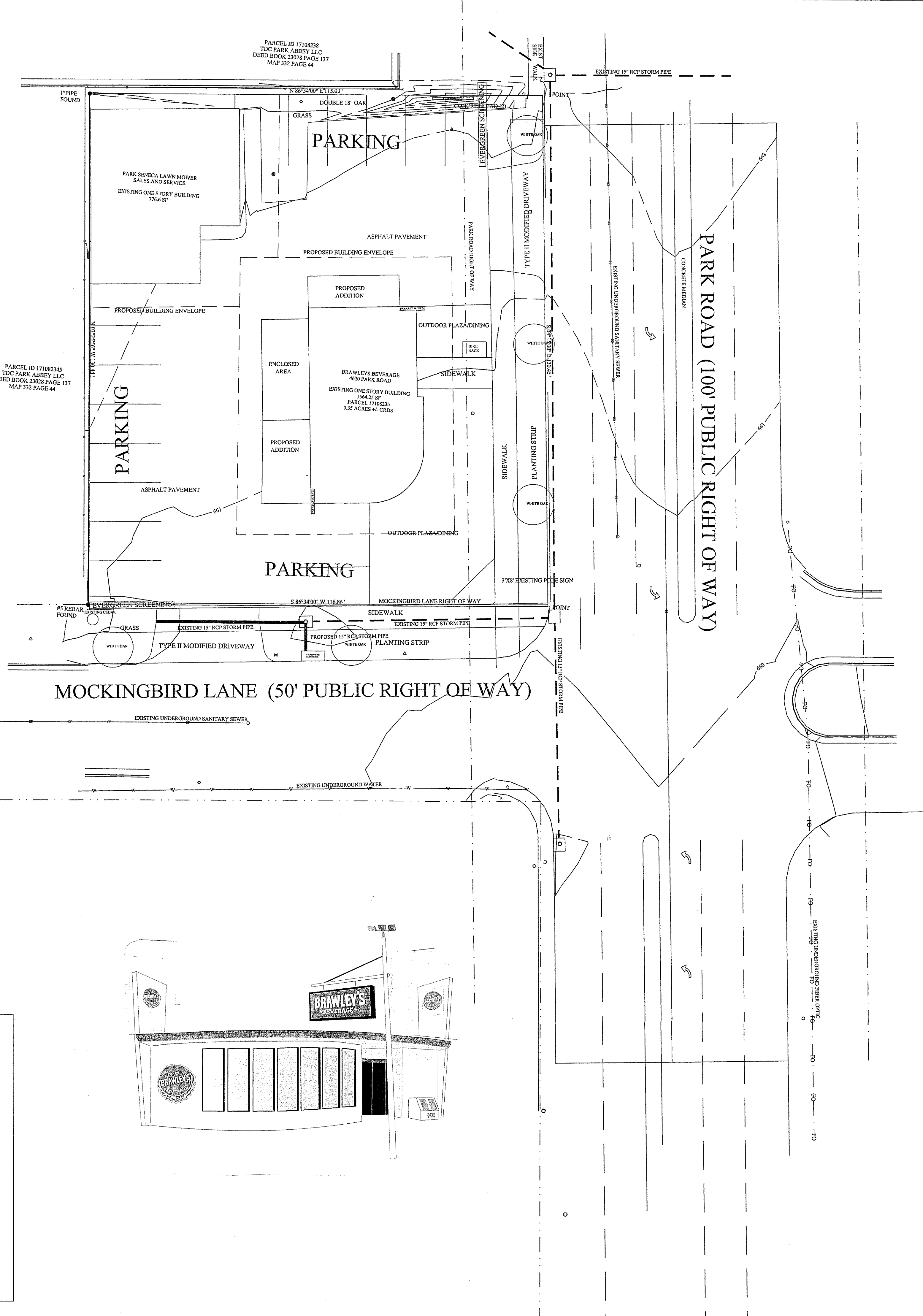
RECEIVED
By mcataldo at 2:19 pm, Aug 29, 2012

1. Development Data Table
 - a. Site Acreage = .35
 - b. Tax Parcels included in Rezoning = 17108236
 - c. Existing Zoning = O2
 - d. Proposed Zoning = MUDD-O
 - e. Existing Use = Retail and Small Engine Repair
 - f. Proposed Use = Retail and Bar
 - f. Maximum Building Height = 60 feet
2. General Provisions
 - a. The development of the site will be governed by the City of Charlotte zoning ordinance subject to the optional provisions listed below.
 - b. The site will be PCCO compliant when completed.
 - c. Alterations to the conditional plan are subject to Section 6.207 (Alterations to Approach).
3. Optional Provisions
 - a. The petitioner is requesting optional provisions as part of the MUDD-O application.
 - b. Request retention of the parking between the buildings and Mockingbird Lane.
 - c. Placement of signage on both sides of parapets, which will be rebuilt in the same style as they were originally on the building when it was constructed in 1948.
 - d. Request that the street sign located on a pole at the corner of Park Road and Mockingbird Lane be allowed to remain as it contributes to the historic character of the building and the neighborhood.
 - e. Request that ground sign located at the northeast corner of the property be allowed to remain to serve the future tenants of the building currently housing Park Seneca Lawnmower Service.
4. Permitted Uses
 - a. All uses permitted by right under MUDD-O zoning.
5. Transportation
 - a. There shall be dedication of a 50 foot right-of-way from the center of Park Road.
 - b. There shall be a 25 foot right-of-way from the center of Mockingbird Lane.
 - c. Parking shall be in areas shown on site plan. All parking shall be compliant with City of Charlotte land development parking standards.
 - d. A bike rack shall be located adjacent to internal sidewalk connecting Brawley's Beverage entrance to the sidewalk on Park Road.
 - e. Internal sidewalks shall be provided on site as generally depicted on site plan.
6. Architectural Standards
 - a. Will be compliant with City of Charlotte building standards to include brick, block, wood, metal, and stucco.
 - b. Buildings on the site shall be less than 60 feet in height.
 - c. There shall be two buildings on site.
 - d. There shall be provision for canopy/awning on the southeast corner of Brawley's Beverage including poles and wires to provide shade over the outdoor plaza/dining area.
7. Streetscape and Landscape
 - a. Streetscape shall comply with CDOT standards and City of Charlotte street tree ordinance.
 - b. Landscaping shall be provided to screen parking areas from streets.
8. Environmental Features
 - a. Site will be PCCO compliant.
9. Openspace
 - a. Privately constructed open space will be located on the southeast corner of Brawley's Beverage between the building and the corner of Park Road and Mockingbird Lane.
10. Signage
 - a. As part of the optional provisions of this rezoning petition, we request that the 3' x 8' pole sign at the corner of Mockingbird Lane and Park Road remain.
 - b. Request for optional provision to place signage on parapet/wings located on two corners of Brawley's Beverage as shown on elevation.
 - c. Request for optional provision to allow the ground sign currently serving Park Seneca Lawnmower Service to remain to serve future tenants of the building located on the northwest corner of the property.
11. Phasing
 - a. All planting strip sidewalk and parking shall be brought up to compliance with the exception of optional provisions listed above.
 - b. Future development of the building located on the northwest corner of the site will comply with the provisions of this rezoning petition.



SITE DATA:
1. DEVELOPMENT DATA TABLE
A. SITE ACERAGE 0.36 ACRES.
B. TAX PARCEL 17108236.
C. EXIST ZONING O-2.
D. PROPOSED ZONING ?
E. EXISTING USE RETAIL, PROPOSED USE ?
F. NUMBER OF RESIDENTIAL UNITS (NONE)
G. RESIDENTIAL DENSITY
H. SQUARE FOOTAGE OF NON RESIDENTIAL LAWN SERVICE 776.6 SQ FT
I. BRAWLWYS BEVERAGE 1564.25 SQ FT
J. FLOOR AREA RATIO ?
K. MAXIMUM BUILDING HEIGHT ?
L. NUMBER AND OF PARKING SPACES ?
M. AMOUNT OF OPEN SPACE ?

LEGEND
WATER VALVE
FIRE HYDRANT
YARD LIGHT
UTILITY POLE
TELEPHONE PEDESTAL
POWER TRANSFORMER
SPRINKLER CONTROL VALVE
CLEAN OUT
SANITARY SEWER MANHOLE
SANITARY SEWER LINE
STORM DRAIN MANHOLE
STORM DRAIN CATCH BASIN/INLET.
STORM DRAIN LINE
FENCE LINE
OVER HEAD UTILITY
UNDERGROUND UTILITY
FOUND PROPERTY CORNER
SET PROPERTY CORNER
CALCULATED POINT
SIGN
UNDERGROUND WATER LINE
(S 00°00'00" E 00.00') RECORD BEARING



GENERAL NOTES:
1. MEASUREMENTS ON THIS MAP ARE IN FEET AND DECIMALS THEREOF.
2. ALL SET CORNERS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
3. THIS IS A PLAT OF AN EXISTING PARCEL OF LAND.
4. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.

CERTIFICATIONS:
I, James Arthur Pittman, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 245, PAGE 4620 (OTHER): THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 245, PAGE 4620. 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. WITNESS MY ORIGINAL SIGNATURE. LICENSE NUMBER AND SEAL THIS 22ND DAY OF JULY, A.D., 2010.

Signed _____ James Arthur Pittman, PLS #L-3341 jepiter@pplssurvey.com