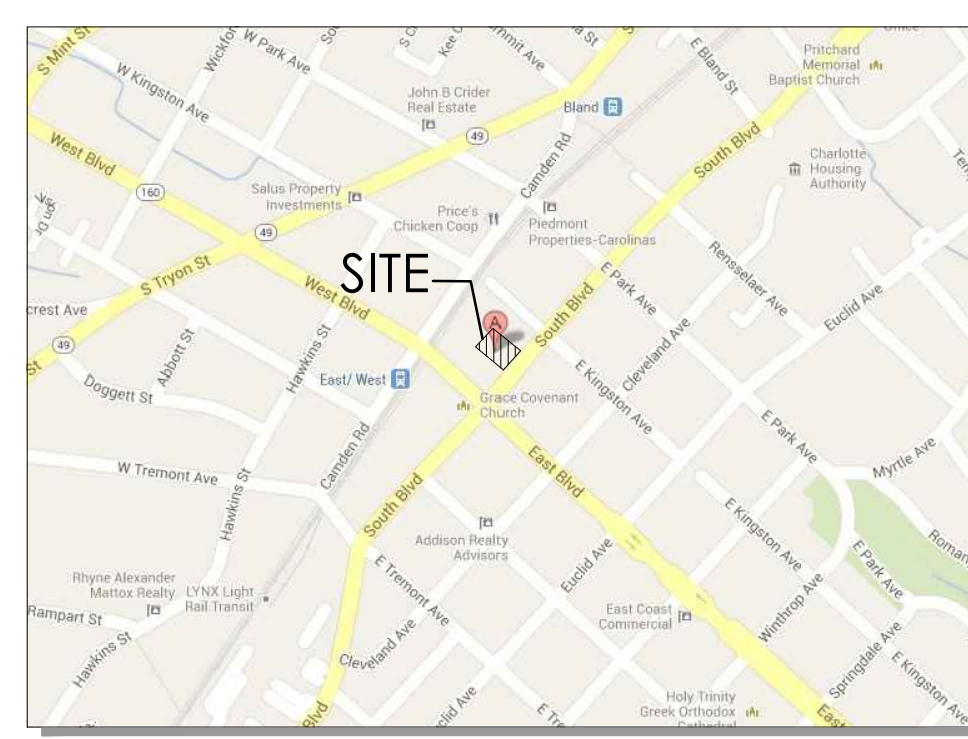
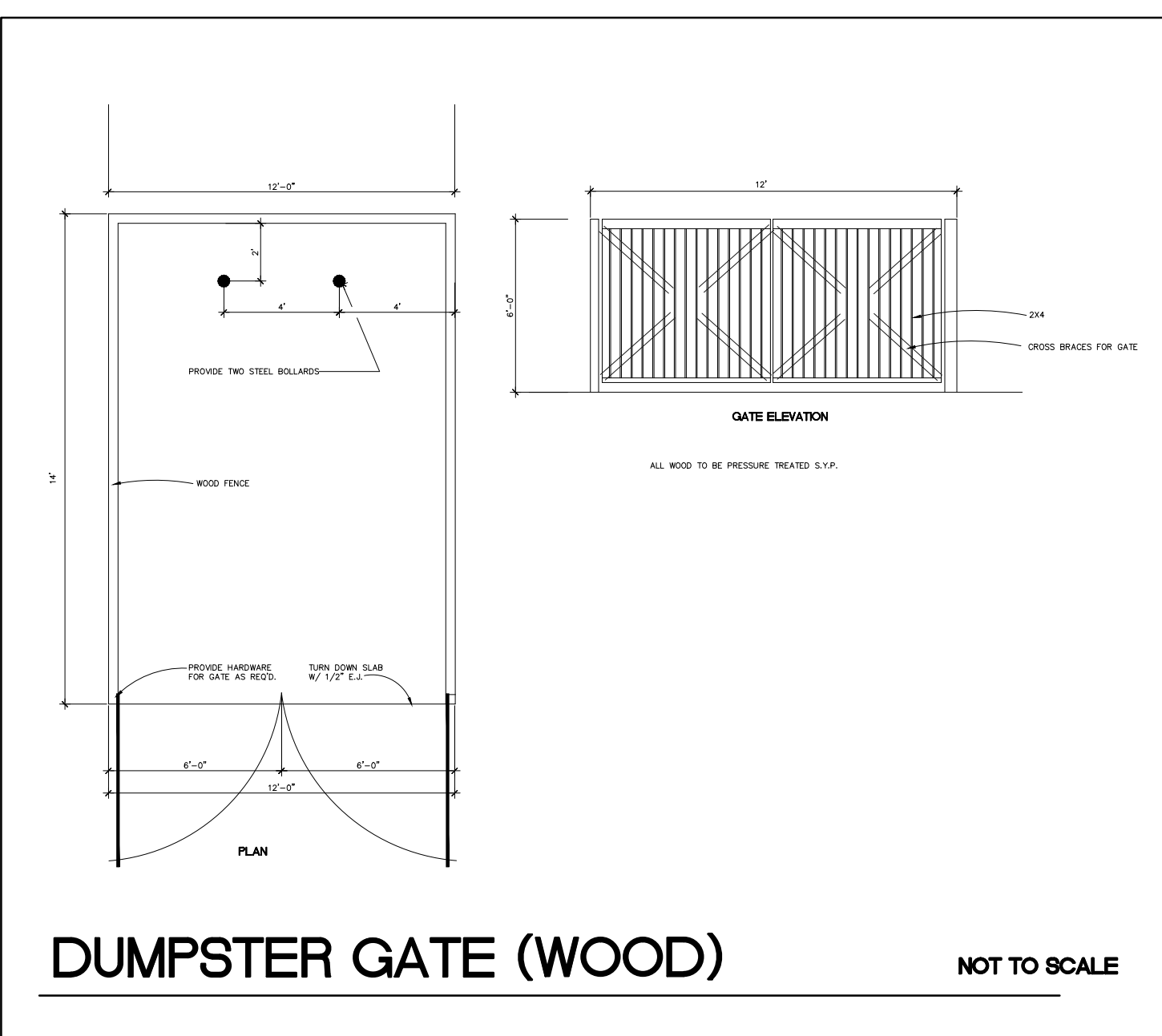
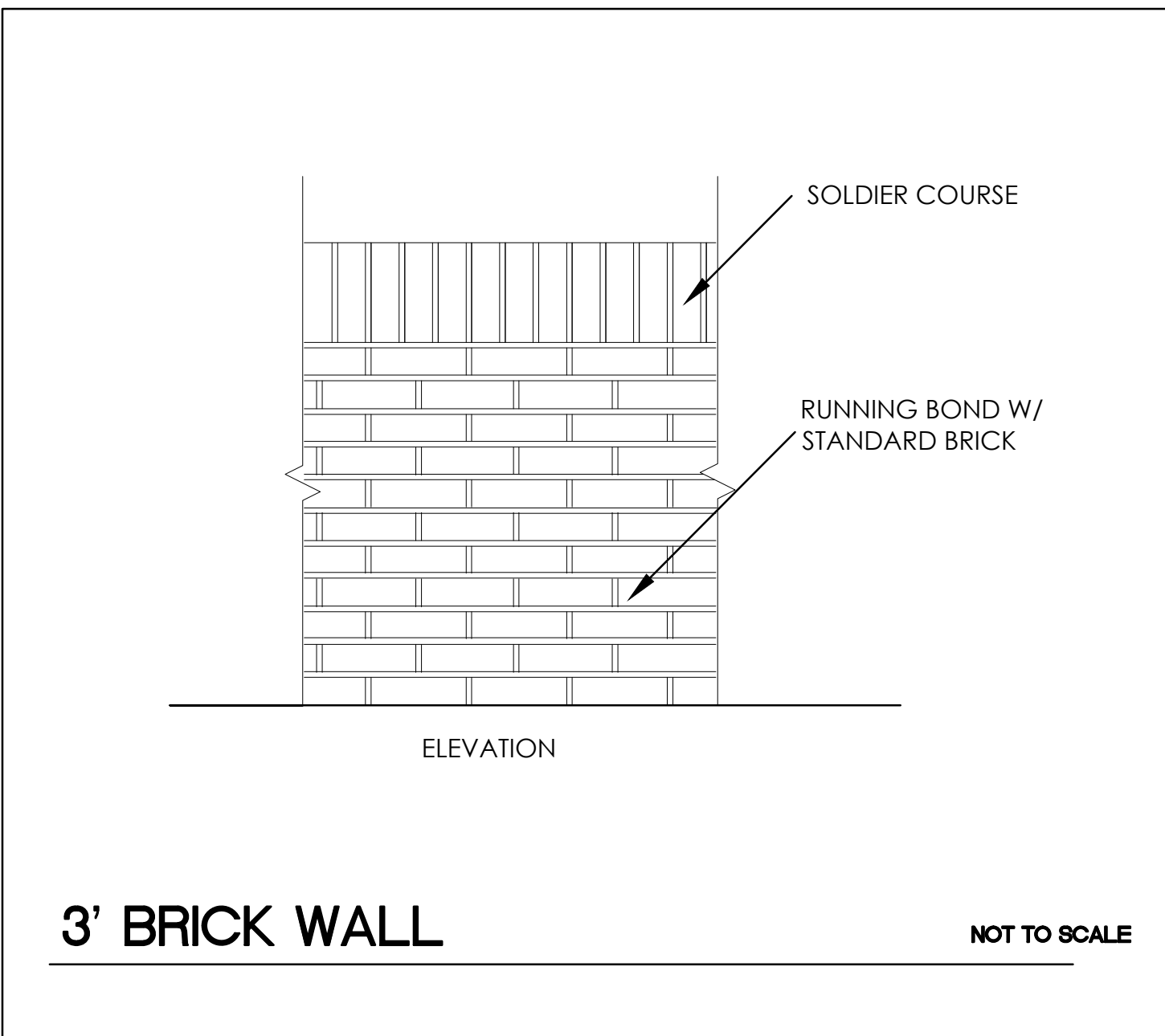


SITE DEVELOPMENT DATA	
SITE ACREAGE:	19,237 SF (0.442 AC.)
SITE TAX PARCEL:	12306405 (1714 SOUTH BLVD.)
ZONING:	B1 (EXISTING) MUDD-O (PROPOSED)
USE:	RESTAURANT (EXISTING) RESTAURANT (PROPOSED)
PROPOSED BUILDING SIZE	4665 SF
EX. BUILDING SIZE	3020 SF
MAX. BUILDING HEIGHT	40'
PARKING SPACES REQUIRED	1/600 SF
PARKING SPACES PROVIDED	4665 / 600 = 7.8 OR 8 SPACES
HANDICAP SPACES	2 SPACES (1 VAN)
BICYCLE PARKING	SHORT TERM = 5% 4 SPACES LONG TERM = 1 SPACE
LOADING SPACES	NOT REQUIRED (LESS THAN 50,000 SF)
ITEM	PROVIDED
LOT AREA	19,237 SF .442 AC
MIN. FRONT SETBACK	24 FT FROM BACK OF CURB (PER SOUTH BLVD PLAN)
MIN. SIDE SETBACK	NONE
MIN. REAR SETBACK	NONE
FEMA MAP NUMBER	3710454300J
FEMA EFFECTIVE DATE	MARCH 3, 2009
CONTACT:	HENSONFOLEY (TIM FOLEY) 704-875-1615



VICINITY MAP



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.

OPTIONAL PROVISIONS

1. Allow surface parking and maneuvering between the permitted use and the required setback.
2. Eliminate the screening requirements for surface parking along all property lines excluding the South Boulevard frontage.

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 South Boulevard will be as existing and as outlined on the Rezoning Plan.
2. Cross access easements are in place to allow access to adjacent propertie(s) as shown.

ARCHITECTURAL STANDARDS - N/A

STREETSCAPES AND LANDSCAPES

1. Internal Tree Calculations
Impervious Cover = 12,106 sf
1 Tree per 10,000 sf = 1 Trees (3 Trees Provided)

ENVIRONMENTAL FEATURES - N/A

PARKS, GREENWAYS AND OPEN SPACE

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

FIRE PROTECTION - N/A

SIGNAGE - N/A

LIGHTING

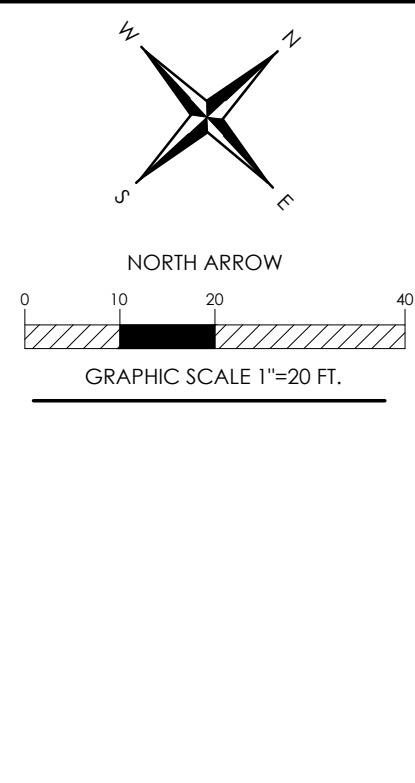
1. All outdoor lighting shall utilize full cut-off, downwardly shielded lighting fixtures and that detached lighting will be limited to 25 feet in height.

PHASING - N/A

OTHER

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

HensonFoley
Landscape Architecture | Civil Engineering
16740 Birkdale Commons Parkway Suite 200, Huntersville, NC 28078
p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



NAN AND BYRON'S RESTAURANT
PARCEL ID # 12306405
1714 SOUTH BLVD, CHARLOTTE, NC 28203

Rezoning Petition Number 2013-081

REVISIONS:	
09-11-2013 - REZONING NOTES	
10-21-2013 - REZONING NOTES	

1

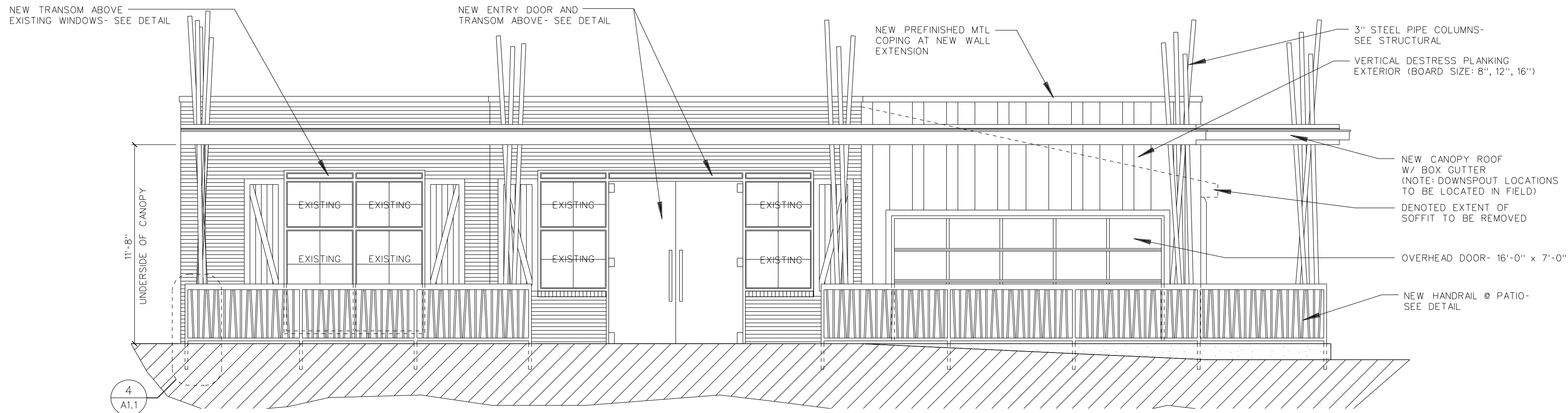
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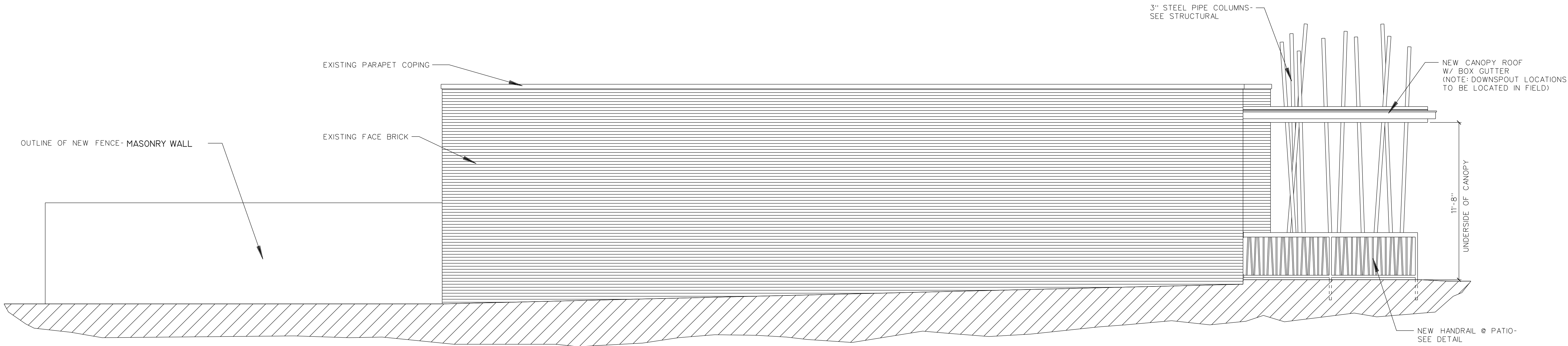
5

C



1 SOUTH BLVD ELEVATION
SCALE: 1/4" = 1'-0"

B



2 EAST BLVD ELEVATION
SCALE: 1/4" = 1'-0"

A

feet three, pllc

ARCHITECTURE

INTERIORS

ANNIN

401 Hawthorne Lane
Suite 110-106
Charlotte, NC 28204
Tel: 980.297.0649
craigduet@gmail.com
www.6feetthree.com

PROJECT NAME:

Nana & Byron's
1714 South Blvd
Charlotte, NC 28203

PROFESSIONAL SEALS:

KEY PLAN:

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REVISION No: DATE: DESCRIPTION:

SHEET TITLE:

BUILDING ELEVATIONS

ISSUE DATE:

June 21, 2013

SHEET NUMBER:

A2.0