

GENERAL PROVISIONS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE REGULATIONS UNDER THE ORDINANCE FOR TRANSPORT-ORIENTED MIXED USE (TOD-M) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE. FUTURE AMENDMENTS TO THE SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

PERMITTED USES

THE USE PROPOSED BY THIS REZONING IS A RESTAURANT. HOWEVER, ALL OTHER USES ALLOWED WITHIN THE TOD-M ZONING DISTRICT ARE ALLOWED.

TRANSPORTATION/PARKING

THE OWNERS WILL NEGOTIATE WITH NEIGHBORING BUSINESSES FOR SHARED OR LEASED SPACES. UNTIL SUCH PARKING CAN BE SECURED TO MEET MINIMUM REQUIREMENTS, THE OPTIONAL PROVISION NOT TO REQUIRE PARKING FOR PERMITTED USES SHALL REMAIN IN EFFECT.

LANDSCAPING

A 10-FOOT LANDSCAPED BUFFER WILL BE PROVIDED ALONG THE PROPERTY LINE RESULTING R-5 ZONED PROPERTY. THIS BUFFER MAY BE REDUCED BY 25% WITH A WALL OR FENCE.

ARCHITECTURAL STANDARDS

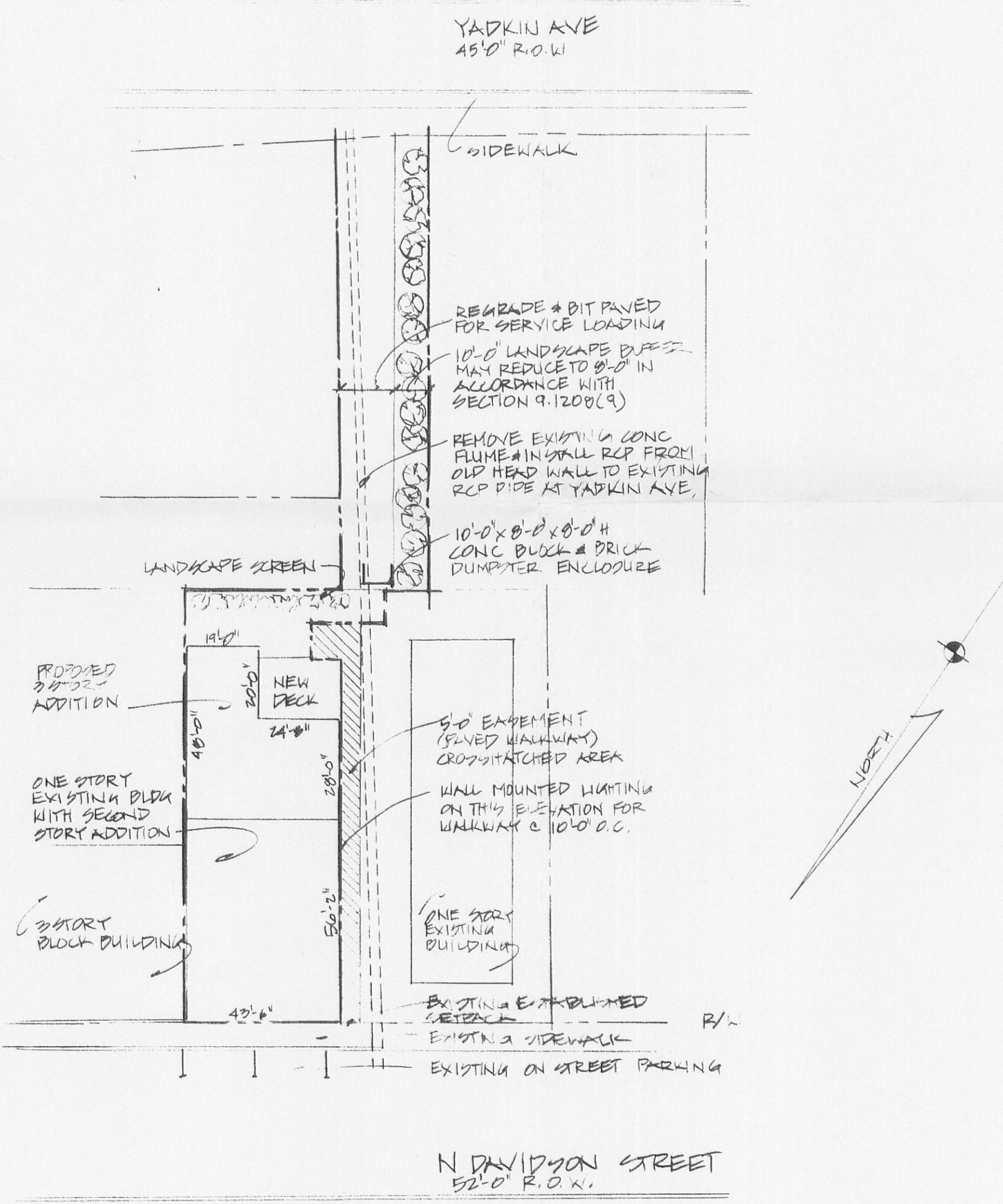
1. THE PETITIONERS PROPOSE TO REFACE THE EXISTING BUILDING WITH THE FOLLOWING MATERIALS TO MATCH THE ADDITION: METAL PANELS, FABRIC PANELS, DRYPIT, CONCRETE BLOCK, METAL ROOF, GLASS (WINDOWS), TILE (ARTWORK).
2. THE TILE ARTWORK WILL BE COORDINATED WITH A LOCAL ARTIST.
3. THE DUMPSTER ON LOT 2 WILL BE CONSTRUCTED OF CONCRETE BLOCK WITH BRICK FACE WITH OPERABLE GATE.

LIGHTING

LIGHTING SHALL BE WALL MOUNTED ON THE BUILDING ALONG THE 5-FOOT WALKWAY TO LIGHT THE PEDESTRIAN AREA. ALL LIGHTING SHALL USE FULL CUT-OFF TYPE LIGHTING FIXTURES.

ENVIRONMENTAL FEATURES

THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE APPROVED AND ADOPTED ORDINANCES.



OPTIONAL PROVISIONS

1. TO ALLOW NEW CONSTRUCTION INCORPORATING AN EXISTING STRUCTURE TO REMAIN AT THE ESTABLISHED SETBACK AND IDENTIFIED AS BEING FROM THE BACK OF THE EXISTING SIDEWALK ALONG N. DAVIDSON ST.
2. TO NOT REQUIRE PARKING FOR THE PERMITTED USES UNTIL SUCH TIME THAT THE OWNERS HAVE THE ABILITY TO PROVIDE THE REQUIRED PARKING.
3. TO ALLOW THE EXISTING STREETSCAPE ON N. DAVIDSON TO REMAIN.
4. TO ALLOW A MODIFIED STREETSCAPE ALONG YADKIN AVE TO ALLOW A SIX FOOT SIDEWALK AT THE BACK OF THE CURB WITH NO PLANTING STRIP.
5. TO ALLOW MANEUVERING WITHIN THE YADKIN RIGHT-OF-WAY FOR REFUSE/RECYCLING COLLECTION PURPOSES.
6. TO ALLOW THE LOADING/SERVICE AREA BETWEEN THE PRINCIPAL USE AND SETBACK.
7. TO ALLOW THE LOADING/SERVICE AREA TO ADJUT A PROPERTY THAT HAS A RESIDENTIAL USE AND/OR ZONING.

DEVELOPMENT DATA

1. SITE ACREAGE (LOT 1) .129 ACRES (LOT 2) .073 ACRES
2. TAX PARCELS:
LOT 1 PARCEL ID# 00300307
LOT 2 PARCEL ID# 00300303
3. EXISTING ZONING: LOT 1 B-1
LOT 2 R-5
4. PROPOSED ZONING: LOT 1 & 2 TOD-M(O)
5. EXISTING USE: VACANT BUILDING, VACANT LOT
6. PROPOSED USE: ALL USES ALLOWABLE WITHIN TOD-M ZONING DISTRICT
7. EXISTING BUILDING SQUARE FOOTAGE: 2445 SF
8. PROPOSED BUILDING SQUARE FOOTAGE: 9789 SF
9. EXISTING NUMBER OF STORIES: ONE STORY
10. PROPOSED NUMBER OF STORIES: THREE STORIES
11. EXISTING BUILDING HEIGHT: 15'
12. MAXIMUM BUILDING HT: 39'

2012-103

RECEIVED
JAN 24 2013
BY

APPROVED BY
CITY COUNCIL

MAR 18 2013

THIS DRAWING IS BASED ON SURVEY DRAWING BY WARREN JENNINGS DATED 12/13/12

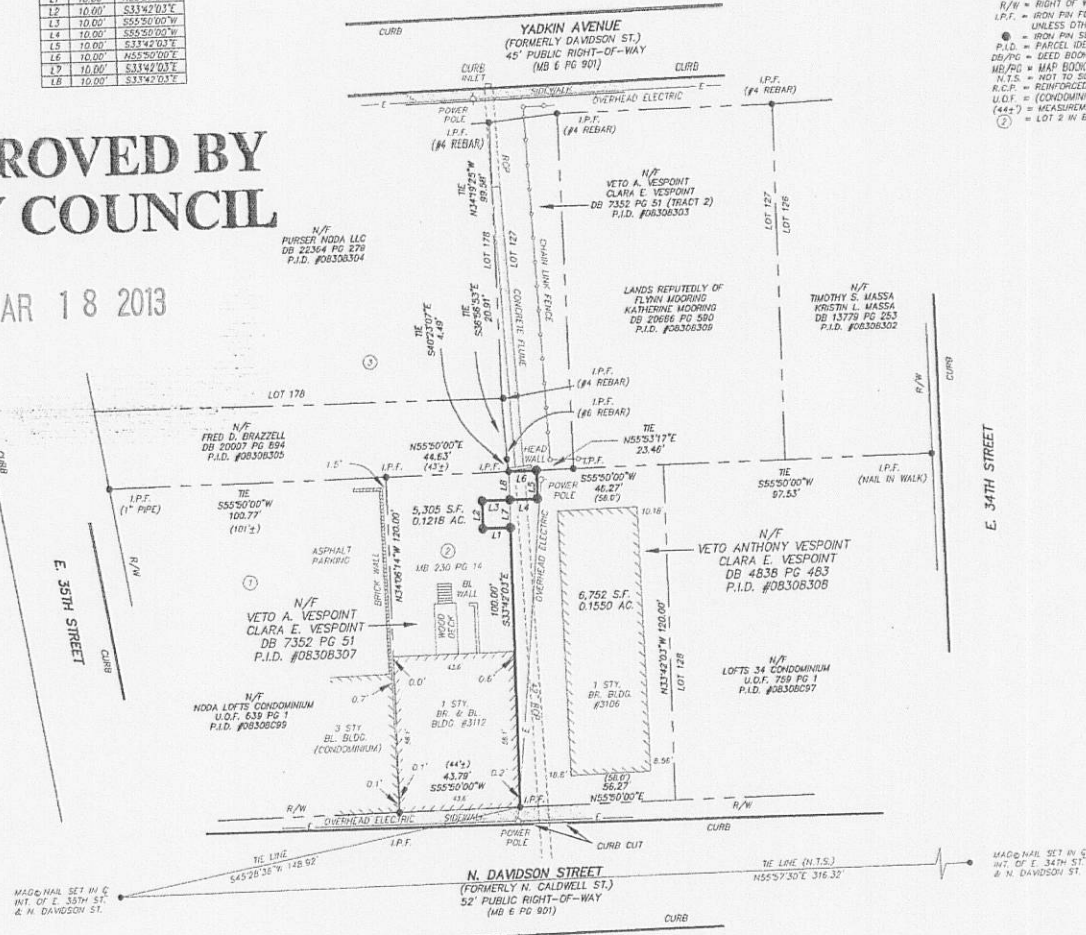
CONTEMPO RESTAURANT			PETITION #2012-103		
SCALE: 1"=20'	APPROVED BY:		DRAWN BY TLH		
DATE: 12-27-12			REVISED 01-22-13		
REVISED SITE PLAN FOR REZONING APPROVAL					
TRACY L HONEYCUTT - ARCHITECT			DRAWING NUMBER		

LINE	LENGTH	BEARING
L1	10.00	N55°50'00"E
L2	10.00	S33°42'03"E
L3	10.00	S55°50'00"W
L4	10.00	S55°50'00"W
L5	10.00	S33°42'03"E
L6	10.00	N55°50'00"E
L7	10.00	S33°42'03"E
L8	10.00	S33°42'03"E

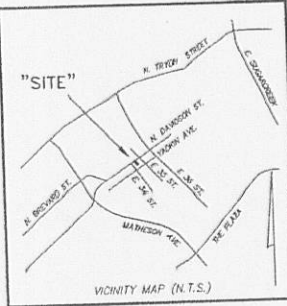
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MAR 18 2013

N/F
PURSER NODA LLC
DB 2236 PG 278
P.I.D. #08300304



- LEGEND**
- SURVEYED BOUNDARY
 - - - BOUNDARY NOT SURVEYED
 - N/F = NOW OR FORMERLY
 - CENTERLINE
 - E = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - R/F = IRON FISH FOUND (#5 REBAR) UNLESS OTHERWISE NOTED
 - I.P.F. = IRON PIN SET (#5 REBAR)
 - P.I.D. = PARCEL IDENTIFICATION
 - DB/PG = DEED BOOK AND PAGE
 - MB/PG = MAP BOOK AND PAGE
 - N.T.S. = NOT TO SCALE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - U.O.F. = (CONDOMINIUM) UNIT OWNERSHIP FILE
 - (44*) = MEASUREMENT OF RECORD
 - (2) = LOT 2 IN BLOCK 5 (MB 230 AT PG 14)

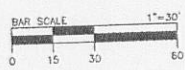
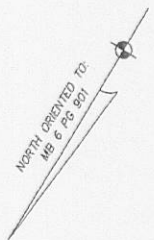


THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS. CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF _____ DATE _____

I, JOSHUA F. WEAVER, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____



- NOTES**
- 1) SURVEY WAS CONDUCTED JULY 9, 2012.
 - 2) OWNERS OF RECORD ARE VETO A. VESPOINT & CLARA E. VESPOINT.
 - 3) TITLE REFERENCES REGARDING ADJACENT PARCELS SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVT.
 - 4) AREAS COMPUTED BY COORDINATE GEOMETRY METHOD ARE AS SHOWN.
 - 5) PROPERTY MAY BE SUBJECT TO ANY AND ALL EASEMENTS (S) OR RIGHTS OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. VISIBLE EVIDENCE INDICATING SUCH USE OF THE LAND IS SHOWN.
 - 6) PROPERTY CURRENTLY ZONED IS-1 PER MECK CO. O.I.S. INFO AND SUBJECT TO ALL ZONING REGULATIONS.
 - 7) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO AN UP-TO-DATE TITLE SEARCH. THIS SURVEYOR MAKES NO GUARANTEE THAT ALL EASEMENTS, RIGHTS(S)-OF-WAY OR OTHER RIGHTS OF RECORD EXIST OTHER THAN SHOWN.
 - 8) DISTANCES HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
 - 9) NO N.C./U.S. HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2,000 FEET OF THIS SITE.
 - 10) THIS PROPERTY IS SUBJECT TO ANY COVENANTS, CONDITIONS & RESTRICTIONS OF RECORD.

I, WARREN J. JENNINGS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 7352 AT PAGE 51 AND DB 4838 AT PG 463), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MAP BOOK 230 AT PAGE 14 AND MB 8 AT PG 801 AND FOUND IN MAP BOOK 230 AT PAGE 14 AND MB 8 AT PG 801 AND C.I.E. #23 AT PG 1.

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, THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING THE RECOMBINATION OF EXISTING PARCELS, AND IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS ____ DAY OF DECEMBER, 2012.

WARREN J. JENNINGS, P.L.S. LICENSE NO. L-4096

**PRELIMINARY PLAT
NOT TO BE USED FOR
RECORDATION, SALES
OR CONVEYANCES.**

RECOMBINATION PLAT FOR LANDS OF
VETO A. VESPOINT & CLARA E. VESPOINT
BK. 7352 AT PG. 51 & BK. 4838 AT PG. 463

CITY OF CHARLOTTE
MECKLENBURG COUNTY NORTH CAROLINA

DATE: DECEMBER 13, 2012 SCALE: 1"=30'

WARREN JENNINGS LAND SURVEYING
P.O. BOX 78123
CHARLOTTE, NC 28271
704-320-3294

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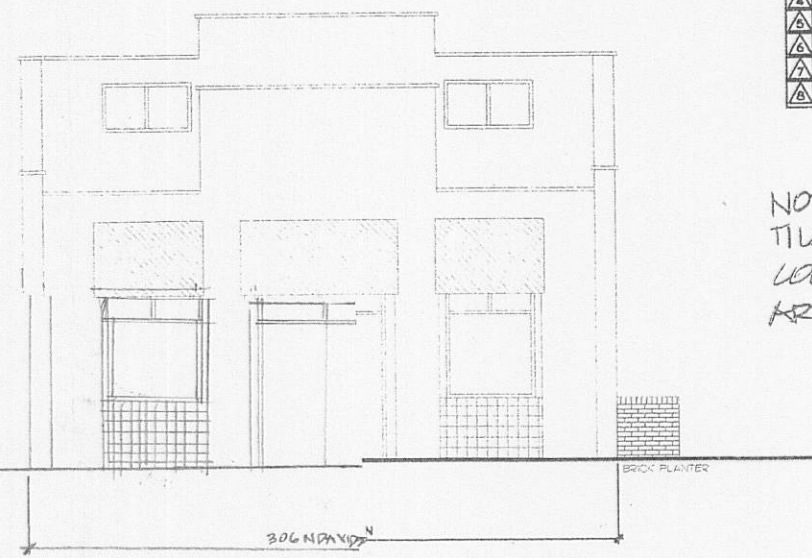
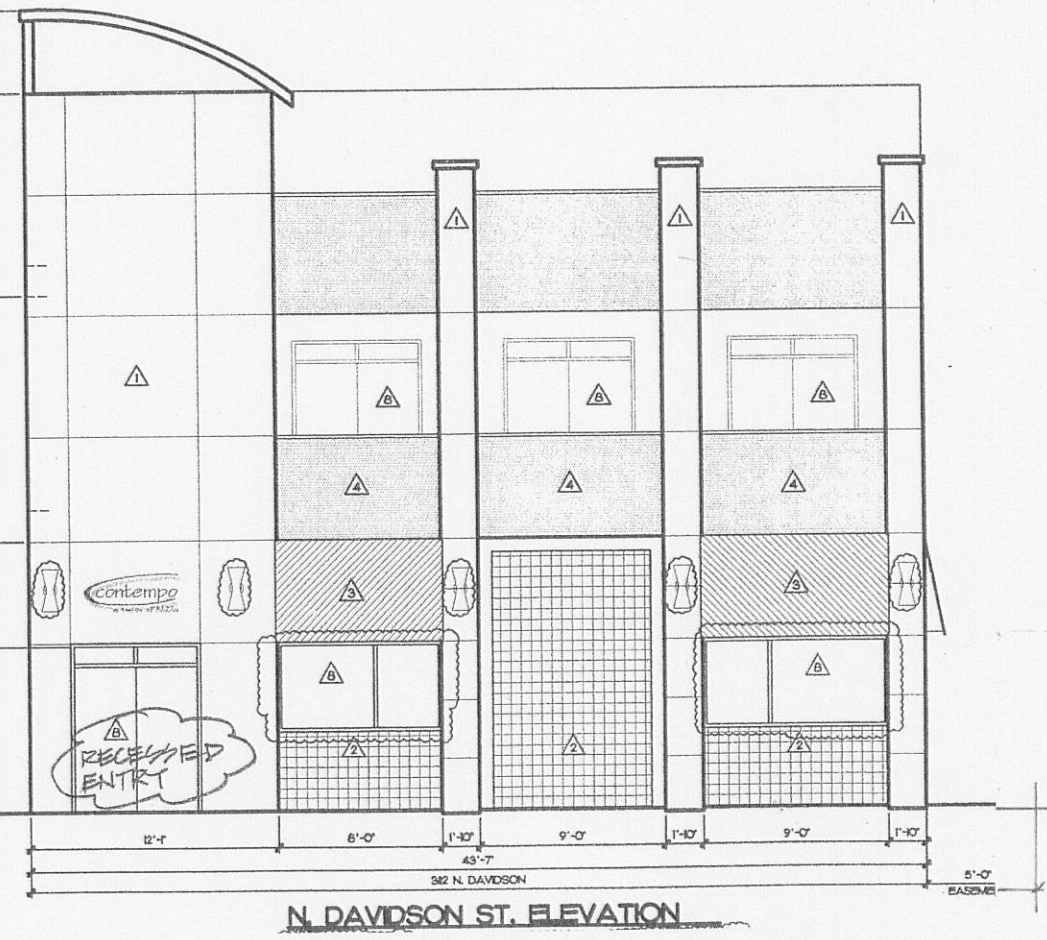
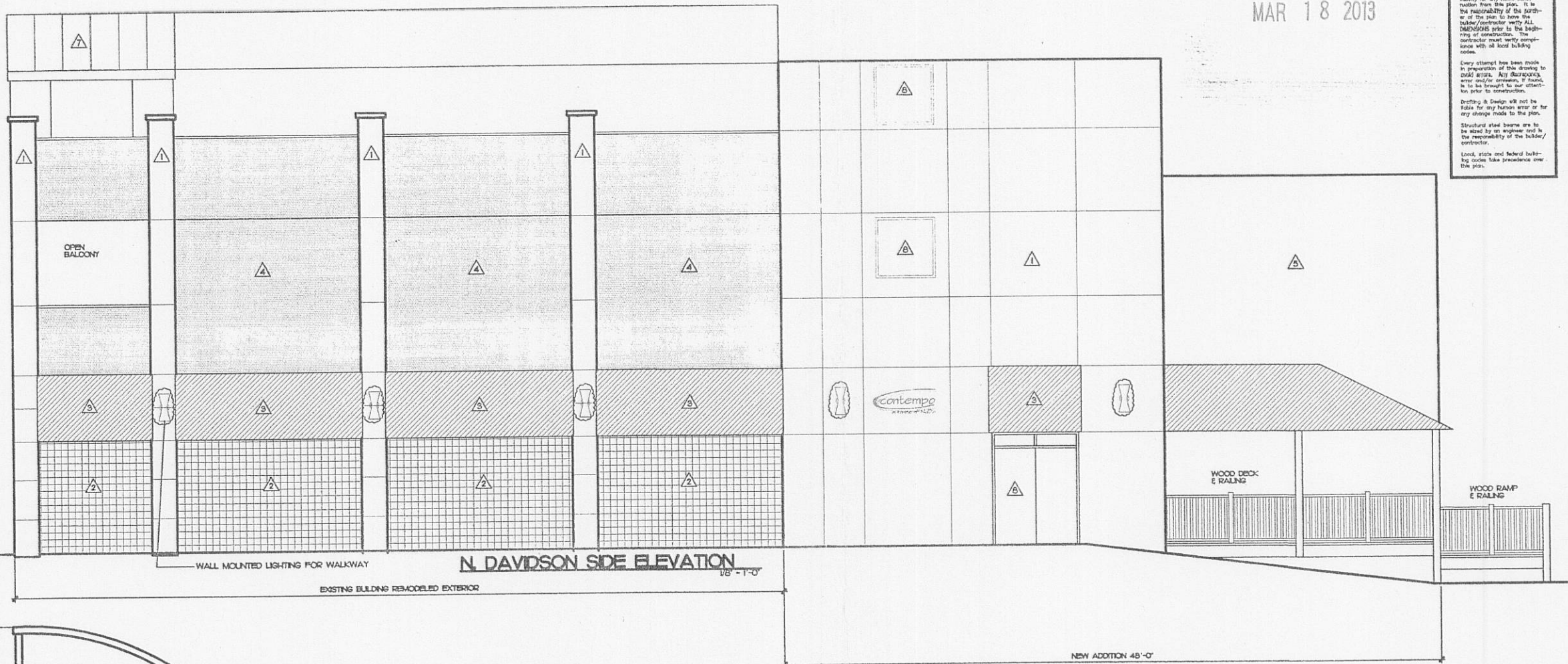
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CITY COUNCIL

MAR 1 8 2013

NOTE
Drafting & Design assumes no liability for any errors or omissions from this plan. It is the responsibility of the purchaser of the plan to have the builder/contractor verify ALL DIMENSIONS prior to the beginning of construction. The contractor must verify compliance with all local building codes.
Every attempt has been made in preparation of this drawing to avoid errors. Any discrepancies, errors or omissions, if found, it is to be brought to our attention prior to construction.
Drafting & Design will not be liable for any human error or for any change made to the plan.
Structural steel beams are to be sized by an engineer and is the responsibility of the builder/contractor.
Local, state and federal building codes take precedence over this plan.

Drafting & Design, Inc.
Charlotte, NC
704-542-9655

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FINISH SCHEDULE

▲	METAL PANELS
▲	TILE/ART WORK
▲	FABRIC PANELS
▲	DRYVIT
▲	BLOCK
▲	BRICK
▲	METAL ROOF
▲	GLASS DOOR/WINDOW

NOTE!
TILE ARTWORK WILL BE
COORDINATED WITH LOCAL
ARTIST

PETITION # 2012-103

Project **3112 N. DAVIDSON**
Sheet Title **PROPOSED ELEVATIONS**

PETITION # 2012-103
Drawn By **J. BOONAR**
Date **8-28-12**
REV: **11-15-2012 REV #1**

3112 N. DAVIDSON
Sheet **3**