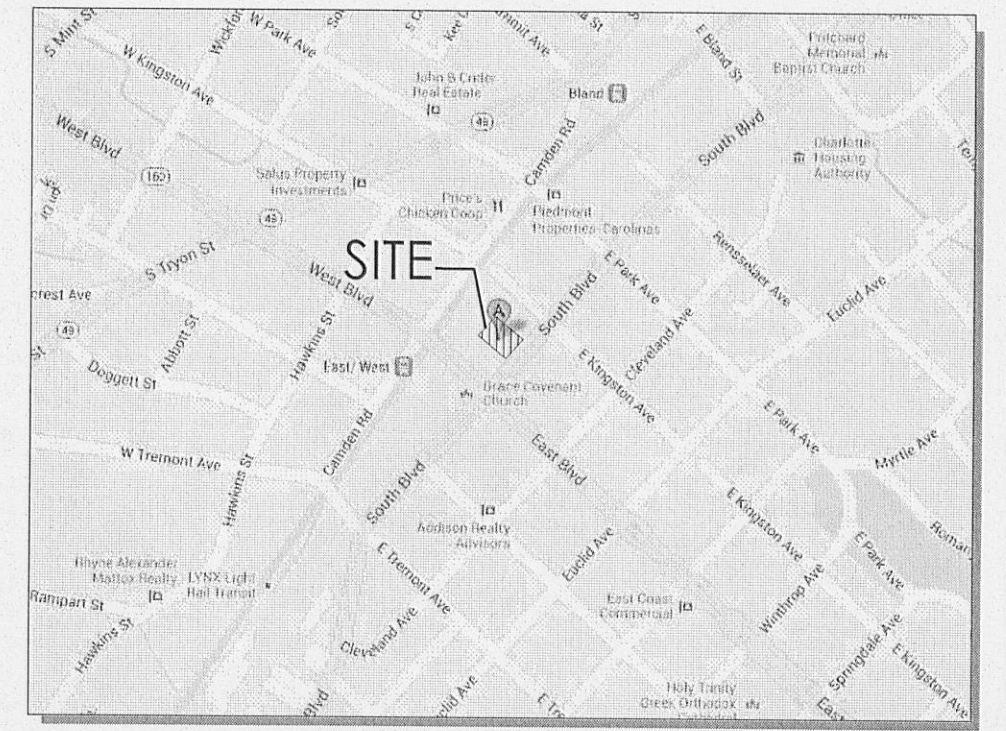


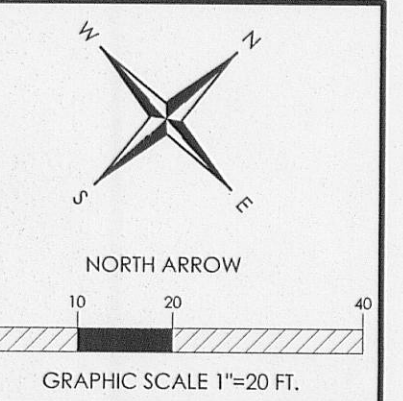
SITE DEVELOPMENT DATA	
SITE ACREAGE:	19,237 SF (0.442 AC)
SITE TAX PARCEL:	12306405 (1714 SOUTH BLVD)
ZONING:	B1 (EXISTING) MUDD-O (PROPOSED)
USE:	RESTAURANT (EXISTING) RESTAURANT (PROPOSED)
PROPOSED BUILDING SIZE	4665 SF
EX. BUILDING SIZE	3320 SF
MAX. BUILDING HEIGHT	40'
PARKING SPACES REQUIRED	1/600 SF
PARKING SPACES PROVIDED	4665 / 600 = 7.8 OR 8 SPACES
HANDICAP SPACES	2 SPACES (1 VAN)
BICYCLE PARKING	SHORT TERM = 55, 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
 APPROVED BY
 CITY COUNCIL

NOV 18 2013

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-379



GENERAL/CONDITIONAL REZONING NOTES

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

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

- PERMITTED USE**
- 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.
 - All nonresidential uses allowed within the MUDD zoning district.

- TRANSPORTATION**
- Site access from South Boulevard will be as existing and as outlined on the Rezoning Plan.
 - Cross access easements are in place to allow access to adjacent property(ies) as shown.

ARCHITECTURAL STANDARDS - N/A

- STREETSCAPES AND LANDSCAPES**
- Tree planter on southern side of South Blvd exit drive to be expanded by 6.3 feet.

ENVIRONMENTAL FEATURES - N/A

- PARKS, GREENWAYS AND OPEN SPACE**
- This project does not meet the minimum requirements of 50,000 sq ft for Urban Open Space.

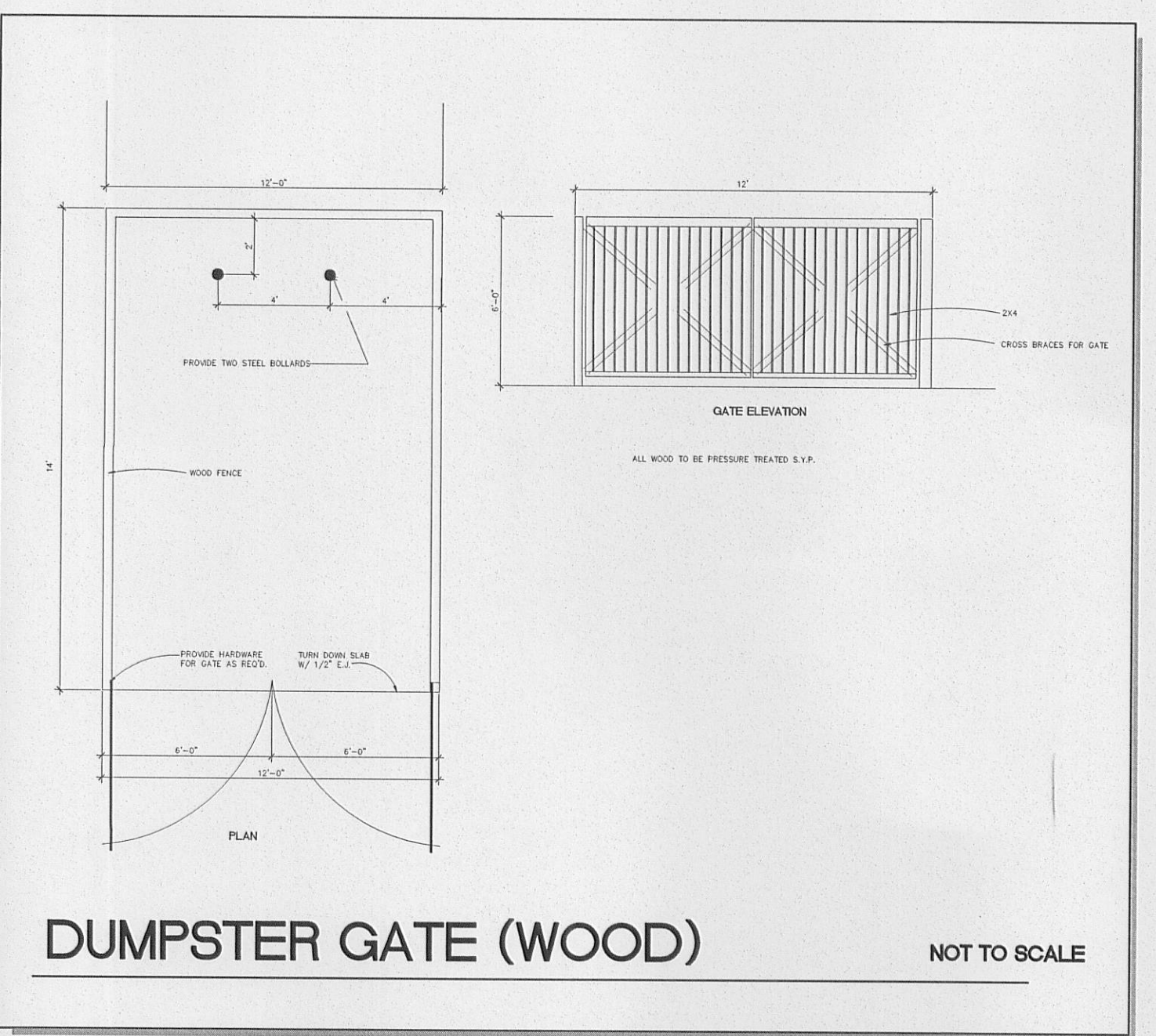
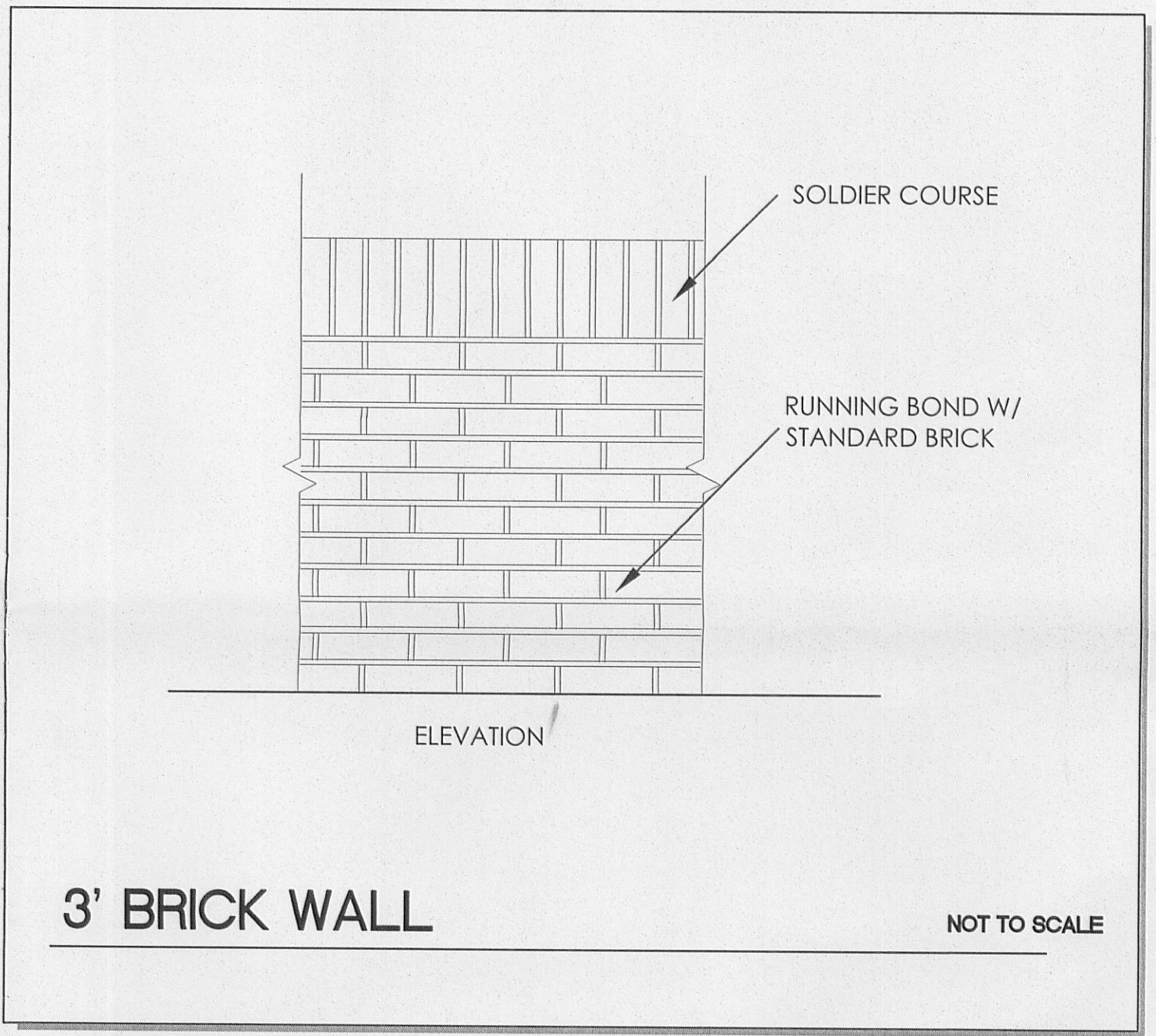
FIRE PROTECTION - N/A

SIGNAGE - N/A

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

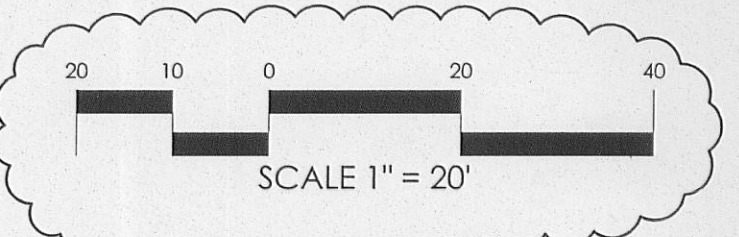
PHASING - N/A

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



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
 10-25-2013 - REZONING COMMENTS



1

2

3

4

5

APPROVED BY
CITY COUNCIL

NOV 18 2013

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:

The information contained in this drawing is the property of 6 feet three, pllc. This information should be deemed to be correct and superior to electronic information. Electronic information is a component of the instruments of service and is only for the Client's benefit on the specific project and for a specific use. There is no representation of the suitability of the electronic information for other purposes, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of 6 feet three, pllc. Any use for a purpose other than that for which the information is intended shall be at the receiver's risk, and therefore the receiver shall protect and indemnify 6 feet three, pllc from any claims, costs, losses, or damages.

REVISION No: DATE: DESCRIPTION:

SHEET TITLE:

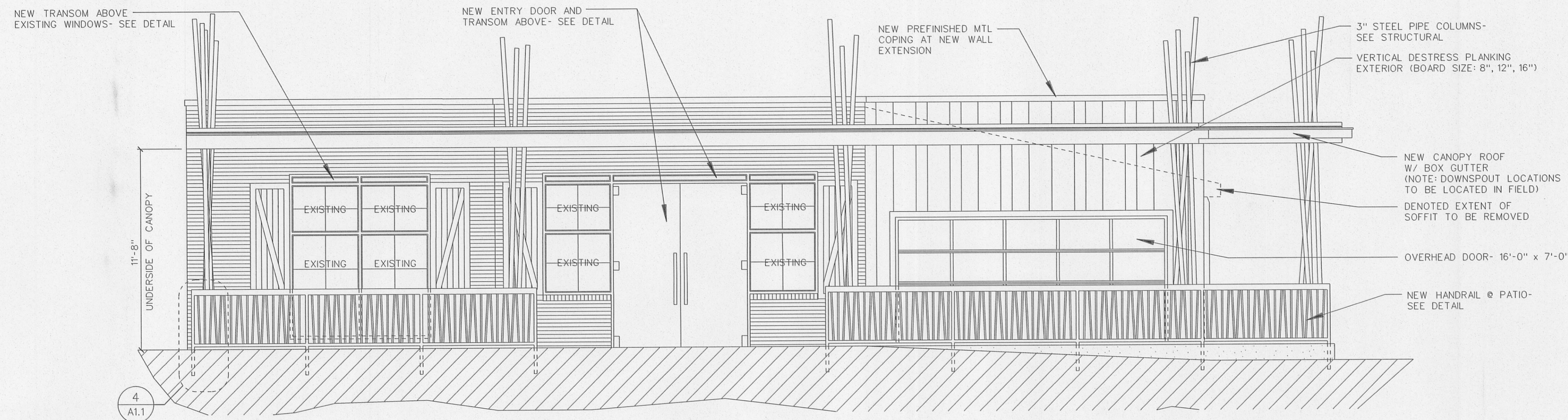
BUILDING ELEVATIONS

ISSUE DATE:

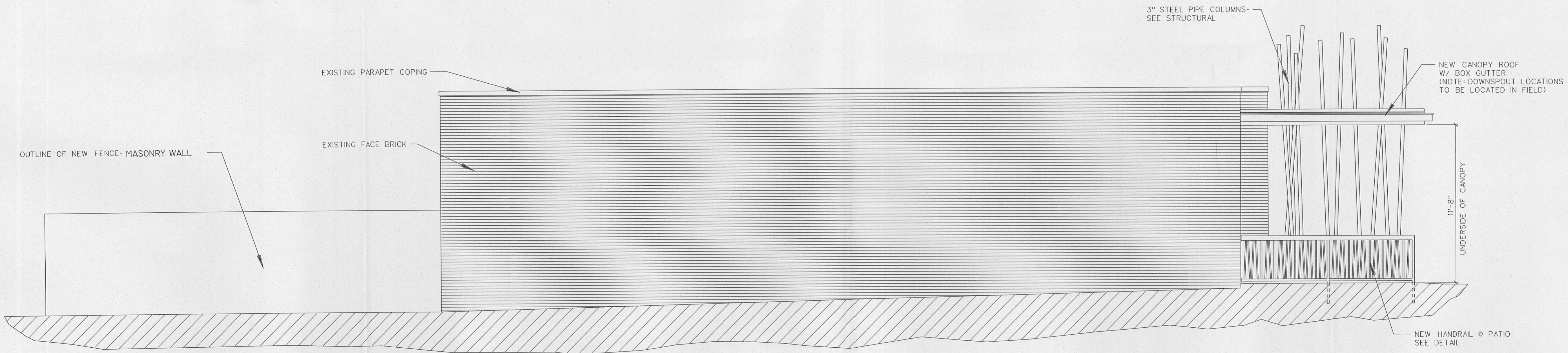
June 21, 2013

SHEET NUMBER:

A2.0



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



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