

VICINITY MAP: N.T.S.

CONDITIONAL DEVELOPMENT NOTES:

GENERAL PROVISIONS:

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED AS LONG AS MODIFICATIONS ARE MINOR AND WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNERS", "PETITIONER" OR "PETITIONERS" SHALL WITH RESPECT TO THE SITE BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE CHANGE OF USE OF THE EXISTING BUILDINGS. TO ACHIEVE THIS PURPOSE, THE APPLICANT SEEKS THE REZONING OF THE SITE FROM B-1 TO NS.

PERMITTED USES

A. THE SITE MAY BE USED FOR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS INDICATED FOR THE NEIGHBORHOOD SERVICES DISTRICT IN THE ZONING ORDINANCE WITH THE EXCEPTION THAT OTHER DWELLINGS ARE NOT ALLOWED AS PART OF THIS DEVELOPMENT.

B. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40'.

TRANSPORTATION

PROPOSED RIGHT OF WAY TO BE SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE. RIGHT OF WAY TO BE DEDICATED PRIOR TO BUILDING'S FIRST CERTIFICATE OF OCCUPANCY ISSUED.

ARCHITECTURAL STANDARDS

RESERVED

STREETScape AND LANDSCAPING

A. THE EXISTING SIDEWALK SHALL BE REPLACED WITH A PROPOSED 8' SIDEWALK AND 8' (MIN) PLANTING STRIP.

B. THE 8' SIDEWALK AND 8' PLANTING STRIP LOCATION TO BE DETERMINED DURING PERMITTING AFTER EVALUATING EXISTING TREES. VARIANCE MAY BE REQUESTED THROUGH CHAPTER 19 OF THE ORDINANCE.

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

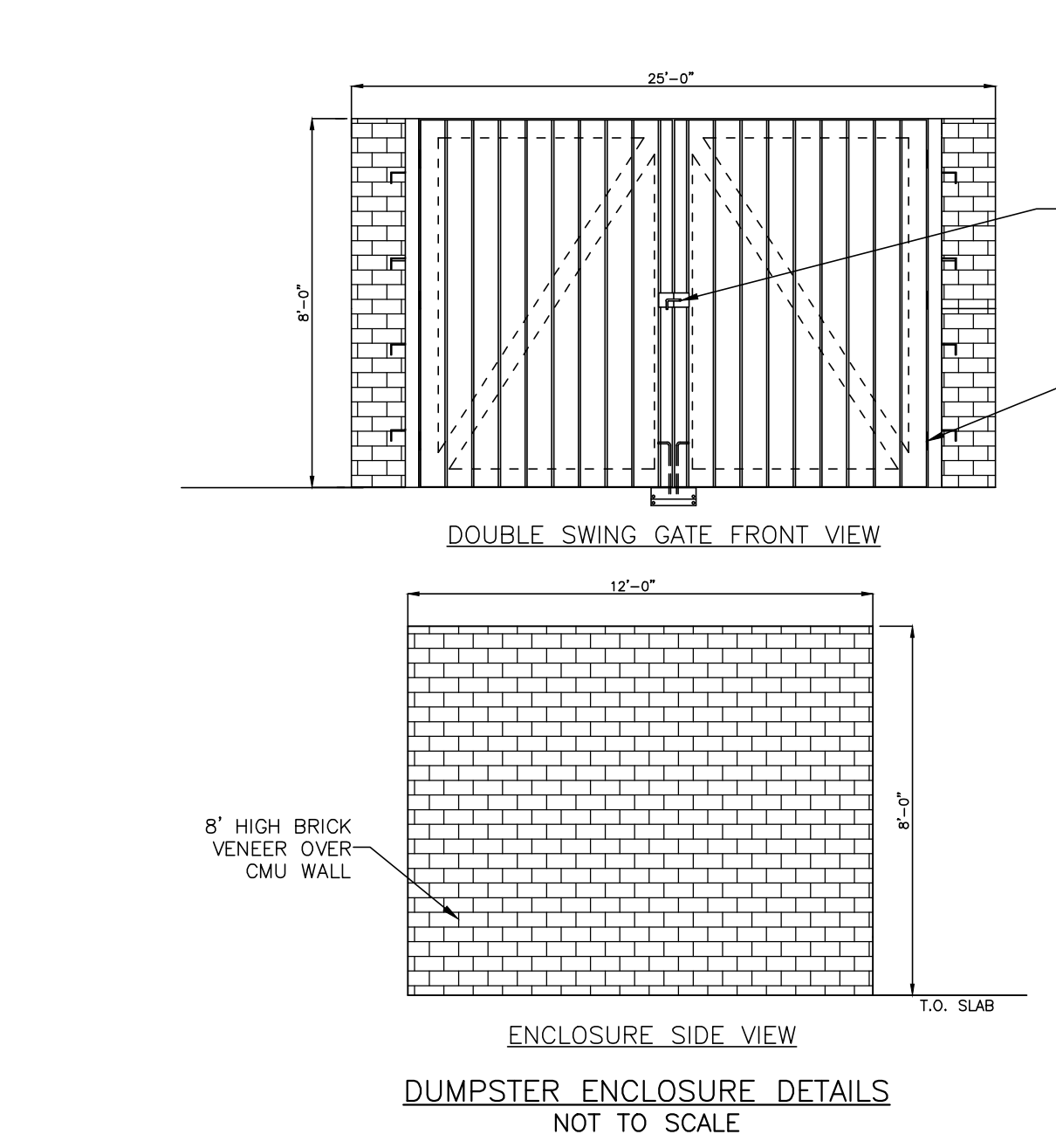
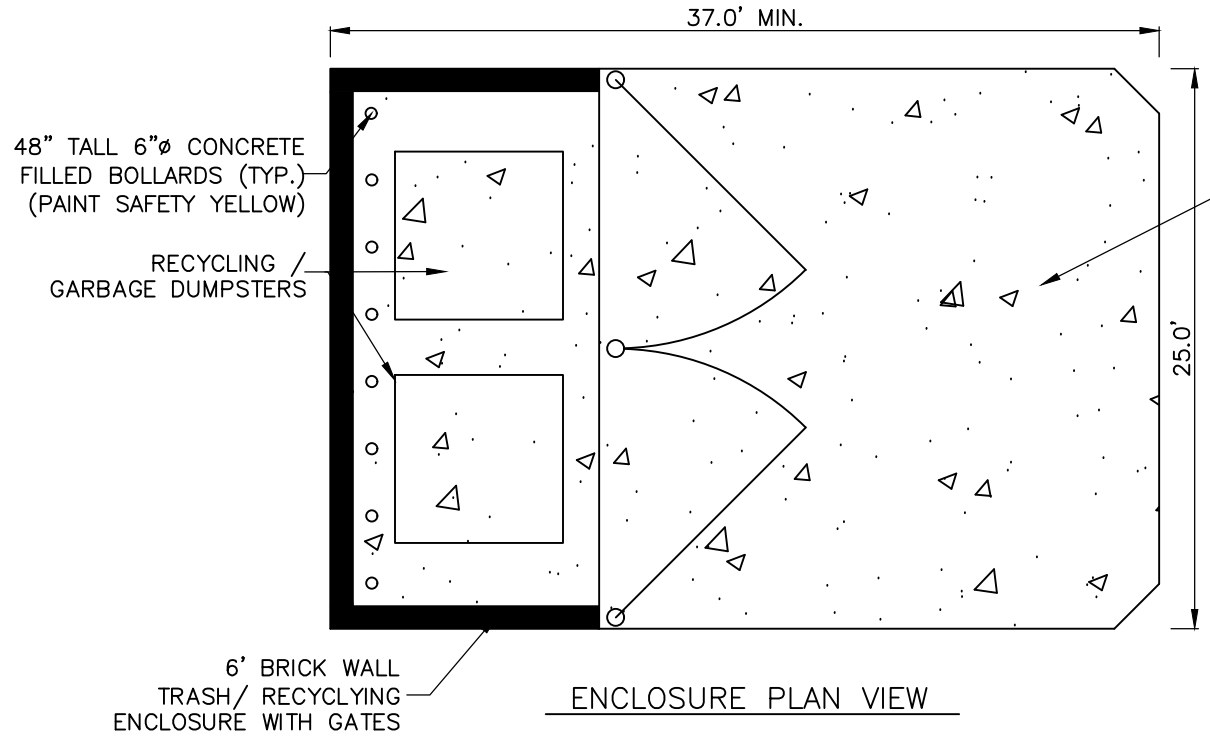
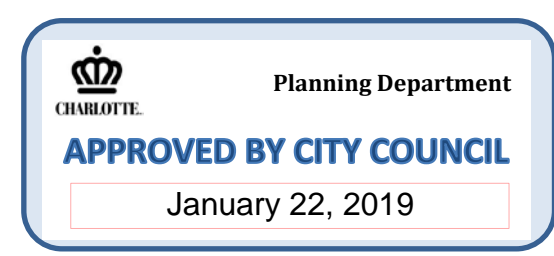
RESERVED

PHASING

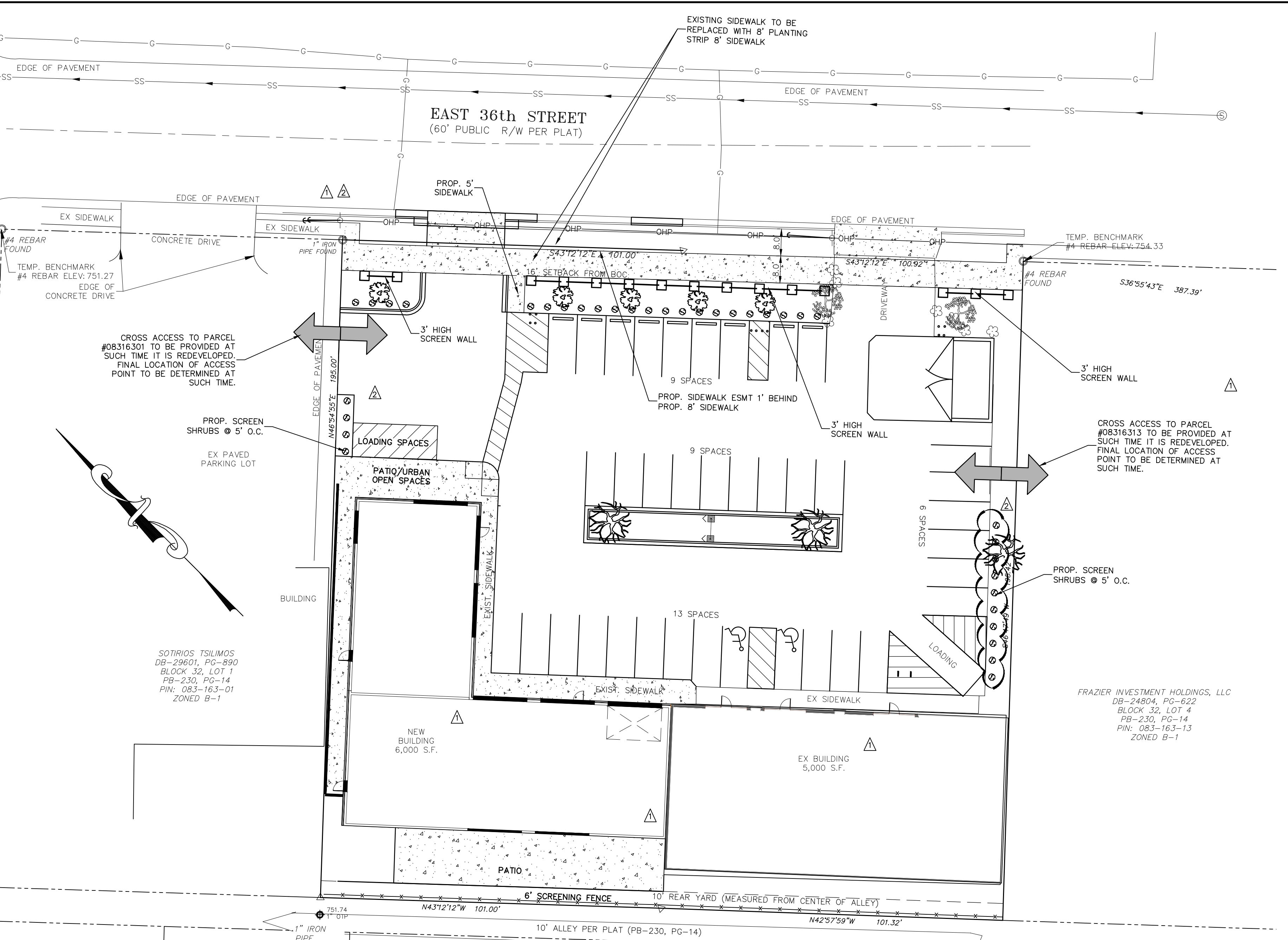
RESERVED

DEVELOPMENT DATA:

SITE AREA: 0.905 ACRES
 TAX PARCELS: 08316314
 EXISTING ZONING: B-1
 PROPOSED ZONING: NS
 EXISTING USE: RETAIL
 PROPOSED USE: RETAIL/RESTAURANT
 REQUIRED PARKING: ±11,000/600 S.F.=18 SPACES
 LOT SETBACK:
 FRONT: 16' FROM BACK OF CURB
 REAR: 10' (MEASURED FROM CL OF ALLEY)
 SIDE: 0'



25' x 37' MIN. x 7" 3600 PSI CONCRETE WITH 6" x 6" WIRE MESH REINFORCEMENT (10 GAUGE) REINFORCED CONCRETE DUMPSTER PAD; 5" COMPACTED STONE BASE COURSE



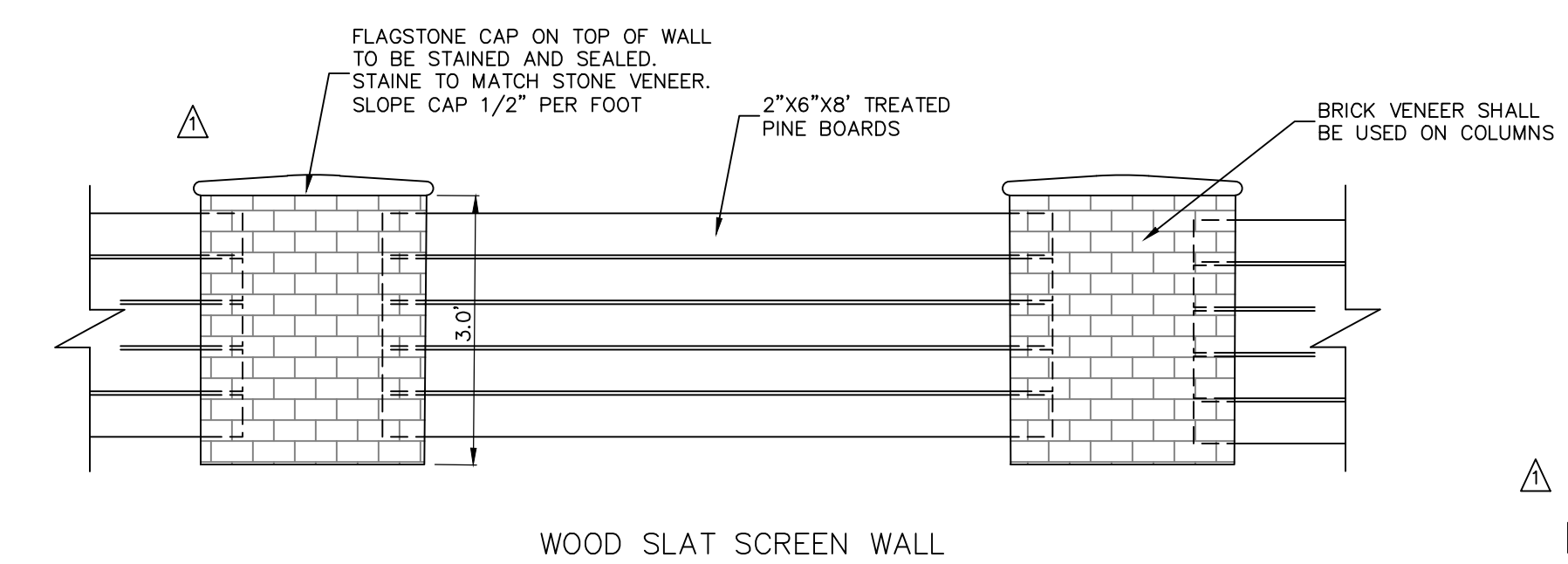
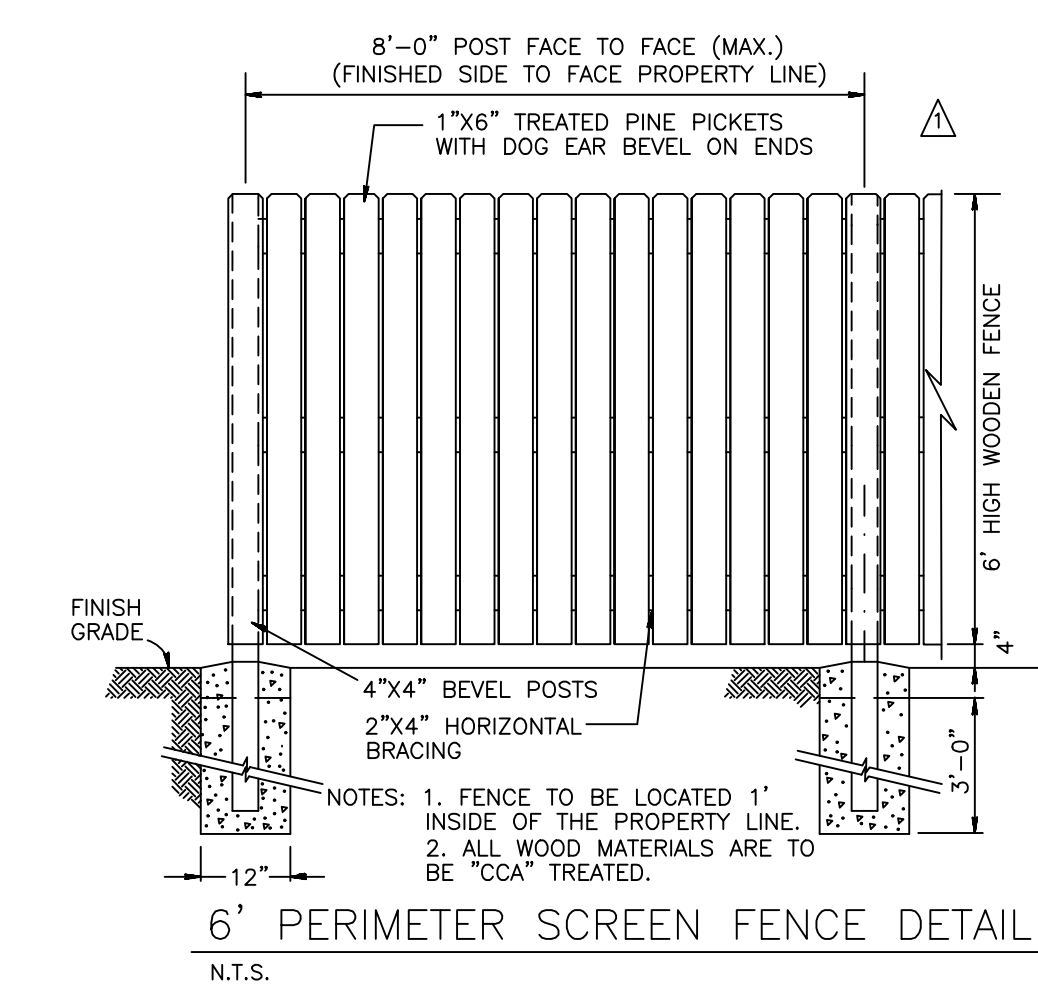
MICHAEL QUILL
 DB-22821, PG-490
 BLOCK 32, LOT 6
 PB-230, PG-14
 PIN: 083-163-02
 ZONED R-5

SOTIROS TSILIMOS
 DB-20990, PG-149
 BLOCK 32, LOT 6
 PB-230, PG-14
 PIN: 083-163-03
 ZONED R-5

STEPHEN GLENN BRADLEY AND SARA ELIZABETH BRADLEY
 DB-31676, PG-843
 BLOCK 32, LOT 7
 PB-230, PG-14
 PIN: 083-163-16
 ZONED R-5

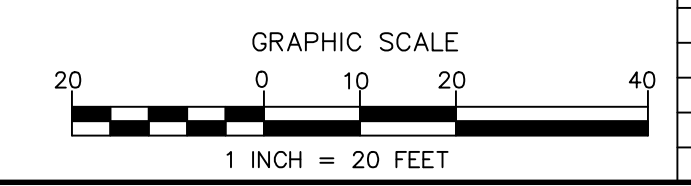
CONAN LEE SCHWILM
 DB-21715, PG-312
 LOT 109
 PG-6, PG-905
 PIN: 083-163-05
 ZONED R-5

FRAZIER INVESTMENT HOLDINGS, LLC
 DB-24804, PG-622
 BLOCK 32, LOT 4
 PB-230, PG-14
 PIN: 083-163-13
 ZONED B-1



6' PERIMETER SCREEN FENCE DETAIL N.T.S.

WOOD SLAT SCREEN WALL



PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	10/10/18	PER COMMENTS
2	CBH	11/9/18	PER COMMENTS
3	CBH	12/18/18	PER COMMENTS

REZONING PETITION #:2018-105

Project: 1210 E 36TH STREET
 E 36TH ST. AND HOLT STREET
 CHARLOTTE, NORTH CAROLINA

Title: **SITE PLAN**

File #: 17017-PB.DWG Date: 08/15/18 Project Egr: BTU
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=20'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND SURVEYING

RZ1.0