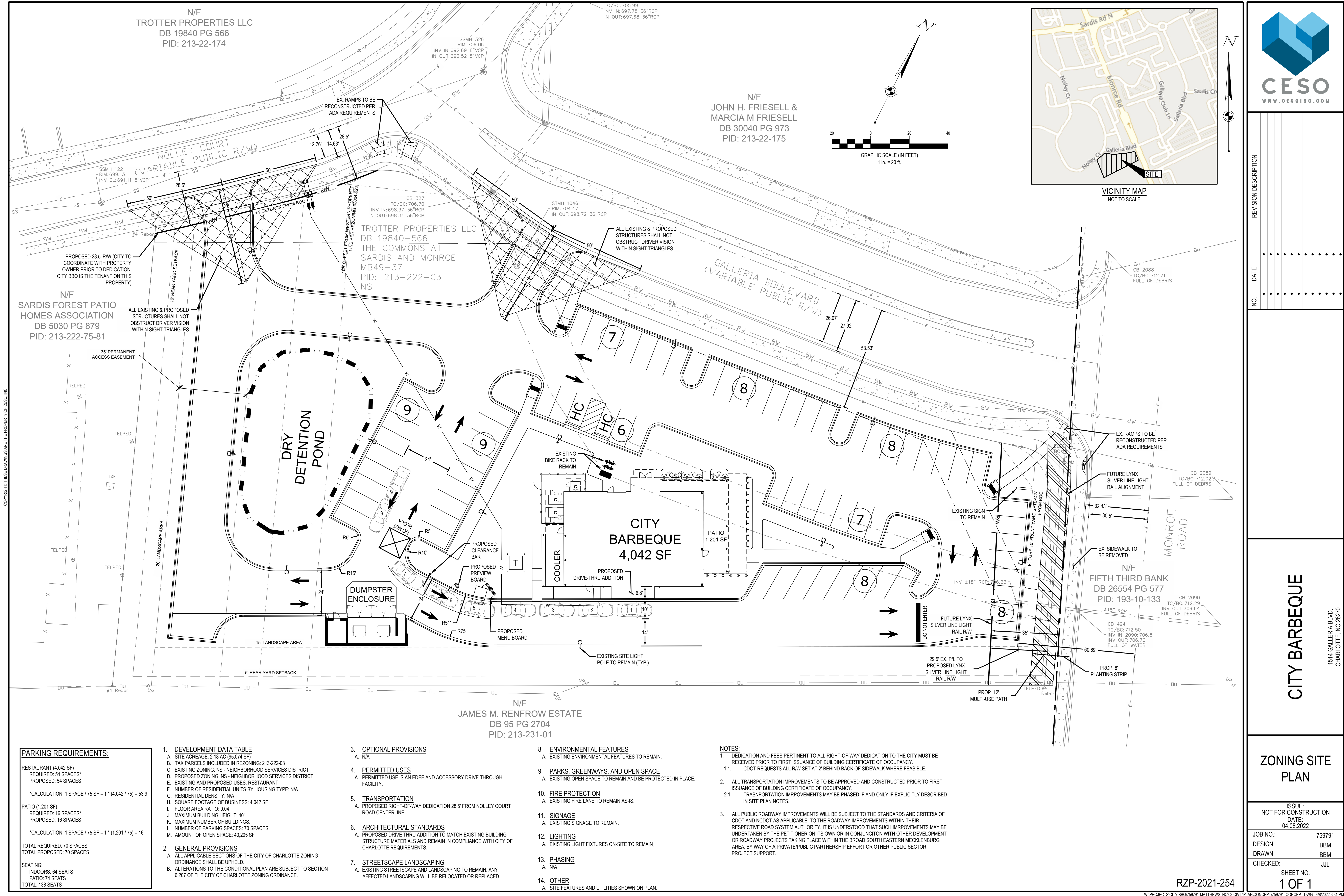




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PARKING REQUIREMENTS:

RESTAURANT (4,042 SF)
REQUIRED: 54 SPACES*
PROPOSED: 54 SPACES
*CALCULATION: 1 SPACE / 75 SF = 1 * (4,042 / 75) = 53.9
PATIO (1,201 SF)
REQUIRED: 16 SPACES*
PROPOSED: 16 SPACES
*CALCULATION: 1 SPACE / 75 SF = 1 * (1,201 / 75) = 16
TOTAL REQUIRED: 70 SPACES
TOTAL PROPOSED: 70 SPACES
SEATING:
INDOORS: 64 SEATS
PATIO: 74 SEATS
TOTAL: 138 SEATS

1. DEVELOPMENT DATA TABLE
A. SITE ACREAGE: 2.18 AC (95,074 SF)
B. TAX PARCELS INCLUDED IN REZONING: 213-222-03
C. EXISTING ZONING: NS - NEIGHBORHOOD SERVICES DISTRICT
D. PROPOSED ZONING: NS - NEIGHBORHOOD SERVICES DISTRICT
E. EXISTING AND PROPOSED USES: RESTAURANT
F. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
G. RESIDENTIAL DENSITY: N/A
H. SQUARE FOOTAGE OF BUSINESS: 4,042 SF
I. FLOOR AREA RATIO: 0.04
J. MAXIMUM BUILDING HEIGHT: 40'
K. MAXIMUM NUMBER OF BUILDINGS:
L. NUMBER OF PARKING SPACES: 70 SPACES
M. AMOUNT OF OPEN SPACE: 40,205 SF
2. GENERAL PROVISIONS
A. ALL APPLICABLE SECTIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE SHALL BE UPHELD.
B. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

3. OPTIONAL PROVISIONS
A. N/A
4. PERMITTED USES
A. PERMITTED USE IS AN EDEE AND ACCESSORY DRIVE THROUGH FACILITY.
5. TRANSPORTATION
A. PROPOSED RIGHT-OF-WAY DEDICATION 28.5' FROM NOLLEY COURT ROAD CENTERLINE.
6. ARCHITECTURAL STANDARDS
A. PROPOSED DRIVE THRU ADDITION TO MATCH EXISTING BUILDING STRUCTURE MATERIALS AND REMAIN IN COMPLIANCE WITH CITY OF CHARLOTTE REQUIREMENTS.
7. STREETSCAPE LANDSCAPING
A. EXISTING STREETSCAPE AND LANDSCAPING TO REMAIN. ANY AFFECTED LANDSCAPING WILL BE RELOCATED OR REPLACED.

8. ENVIRONMENTAL FEATURES
A. EXISTING ENVIRONMENTAL FEATURES TO REMAIN.
9. PARKS, GREENWAYS, AND OPEN SPACE
A. EXISTING OPEN SPACE TO REMAIN AND BE PROTECTED IN PLACE.
10. FIRE PROTECTION
A. EXISTING FIRE LANE TO REMAIN AS-IS.
11. SIGNAGE
A. EXISTING SIGNAGE TO REMAIN.
12. LIGHTING
A. EXISTING LIGHT FIXTURES ON-SITE TO REMAIN.
13. PHASING
A. N/A
14. OTHER
A. SITE FEATURES AND UTILITIES SHOWN ON PLAN.

- NOTES:
1. DEDICATION AND FEES PERTINENT TO ALL RIGHT-OF-WAY DEDICATION TO THE CITY MUST BE RECEIVED PRIOR TO FIRST ISSUANCE OF BUILDING CERTIFICATE OF OCCUPANCY.
1.1. CDOT REQUESTS ALL R/W SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
2. ALL TRANSPORTATION IMPROVEMENTS TO BE APPROVED AND CONSTRUCTED PRIOR TO FIRST ISSUANCE OF BUILDING CERTIFICATE OF OCCUPANCY.
2.1. TRANSPORTATION IMPROVEMENTS MAY BE PHASED IF AND ONLY IF EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
3. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT AS APPLICABLE. TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

ZONING SITE PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	04.08.2022
JOB NO.:	759791
DESIGN:	BBM
DRAWN:	BBM
CHECKED:	JUL
SHEET NO.	1 OF 1

RZP-2021-254