
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 424 Grandin Road

SUMMARY OF REQUEST: Site features

APPLICANT/OWNER: Dwight Horn, owner

Details of Proposed Request

Existing Context

The existing house is a two story home constructed in 2007. The site is a corner lot on Grandin Road and Litaker Avenue. The house is approximately 6-8 feet above the street with a walkway and stairs to the front sidewalk. A large mature tree is sited in the left side yard. Small ornamental trees are in the front yard.

Proposal

The proposal is removal of the existing walkway and stair in the front yard and construction of a new walkway and stair from the front of the house to the left corner of the property. The stairs on the house would remain. The applicant has submitted examples of corner walkways in Wesley Heights. Proposed materials are stone and concrete.

Policy & Design Guidelines Sidewalks and Parking, page 8.2

1. Retain existing historic walkways.
2. Walks and walkways in front and side yards or those that are substantially visible from the street in new construction should follow the historic design precedents of their surrounding environment.

Staff Recommendation

Staff could not find evidence of prior construction on the parcel though a corner walkway exists on the same street block at 401 Grandin Road which appears to be original.

Charlotte Historic District Commission Case 2018-072
HISTORIC DISTRICT: WESLEY HEIGHTS
LANDSCAPE



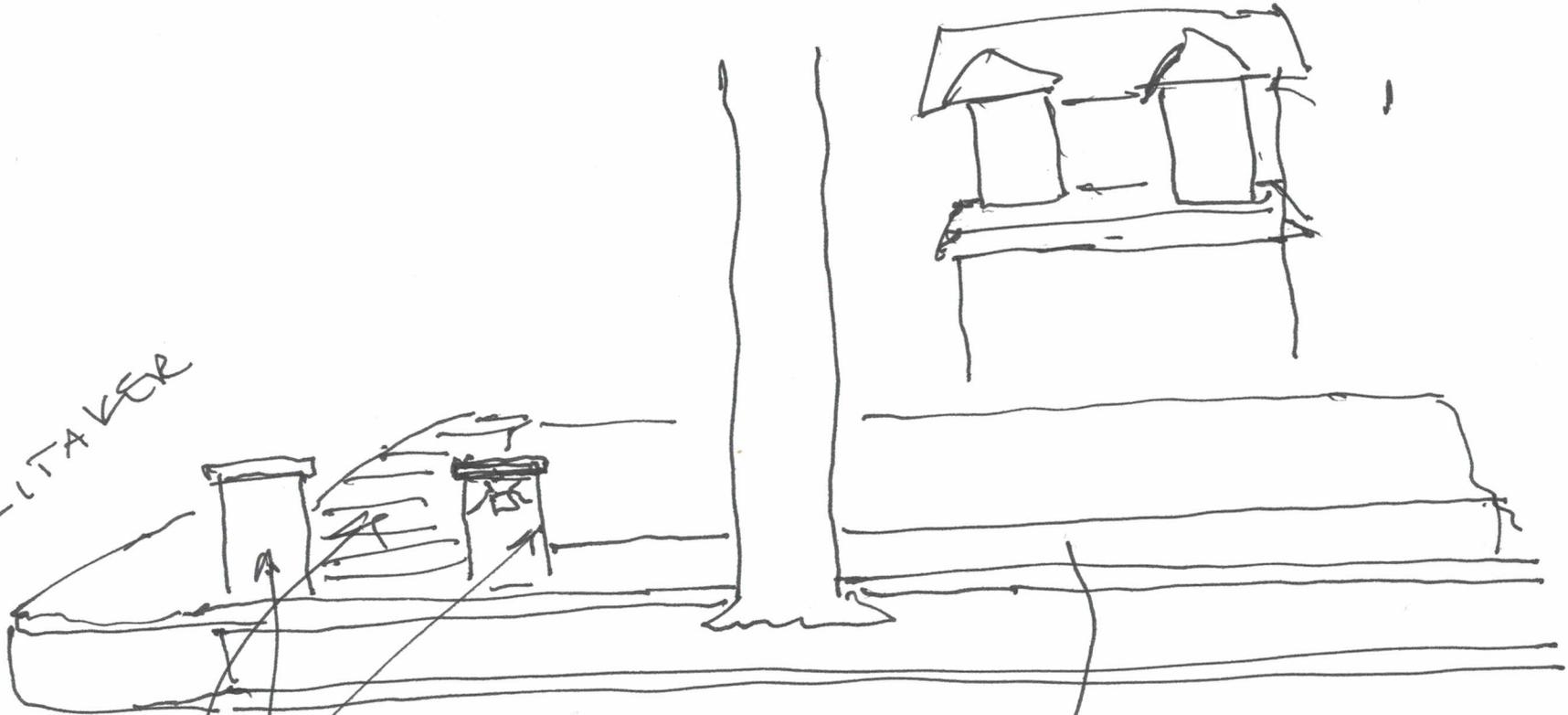








LITAKER



GRANDIN

PROPOSED STONE POSTS
PROPOSED STONE STEPS
PROPOSED STONE WALL
(APPROX 2' tall)



THIS IS TO CERTIFY THAT ON THE 22ND DAY OF APRIL, 2015 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED _____

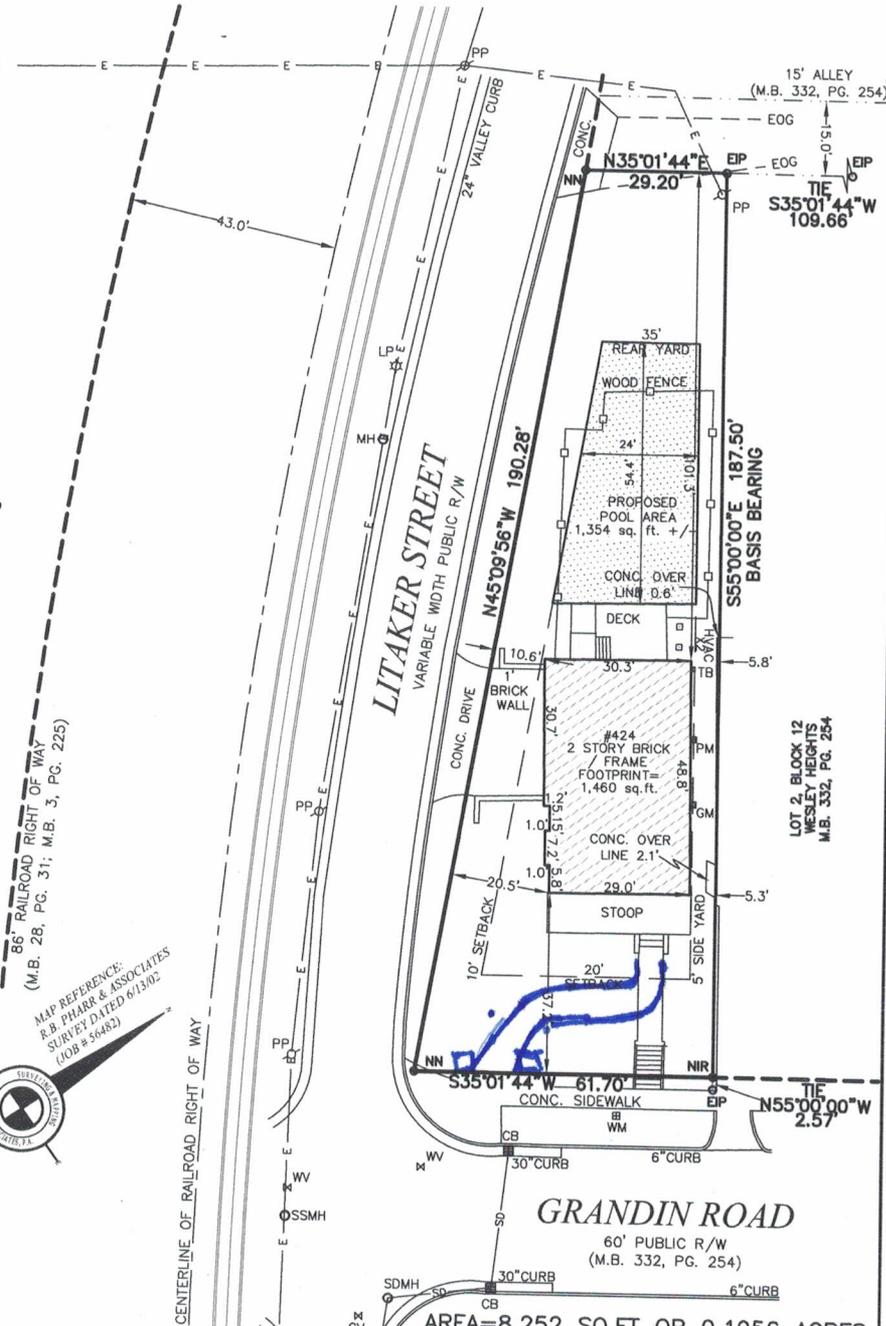
FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009. COMMUNITY PANEL NO: 3701594544J

PRELIMINARY
NOT FOR RECORDATION

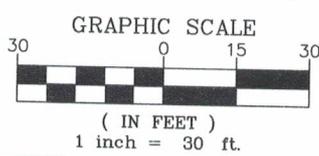
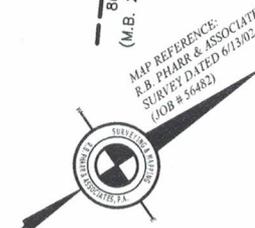
NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. SUBJECT PROPERTY ZONING: R-5
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.



LEGEND:

- CB - CATCH BASIN
- D.B. - DEED BOOK
- EIP - EXISTING IRON PIPE
- EOG - EDGE OF GRAVEL
- GM - GAS METER
- GV - GAS VALVE
- HVAC - HEATING, VENTILATION, AIR-COND.
- LP - LIGHT POLE
- M.B. - MAP BOOK
- PMT - POWER METER
- PP - POWER POLE
- MH - MANHOLE
- N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PG - PAGE
- R/W - RIGHT-OF-WAY
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TB - TELEPHONE BOX
- WM - WATER METER
- WV - WATER VALVE
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK
- STORM DRAINAGE
- OVERHEAD POWER

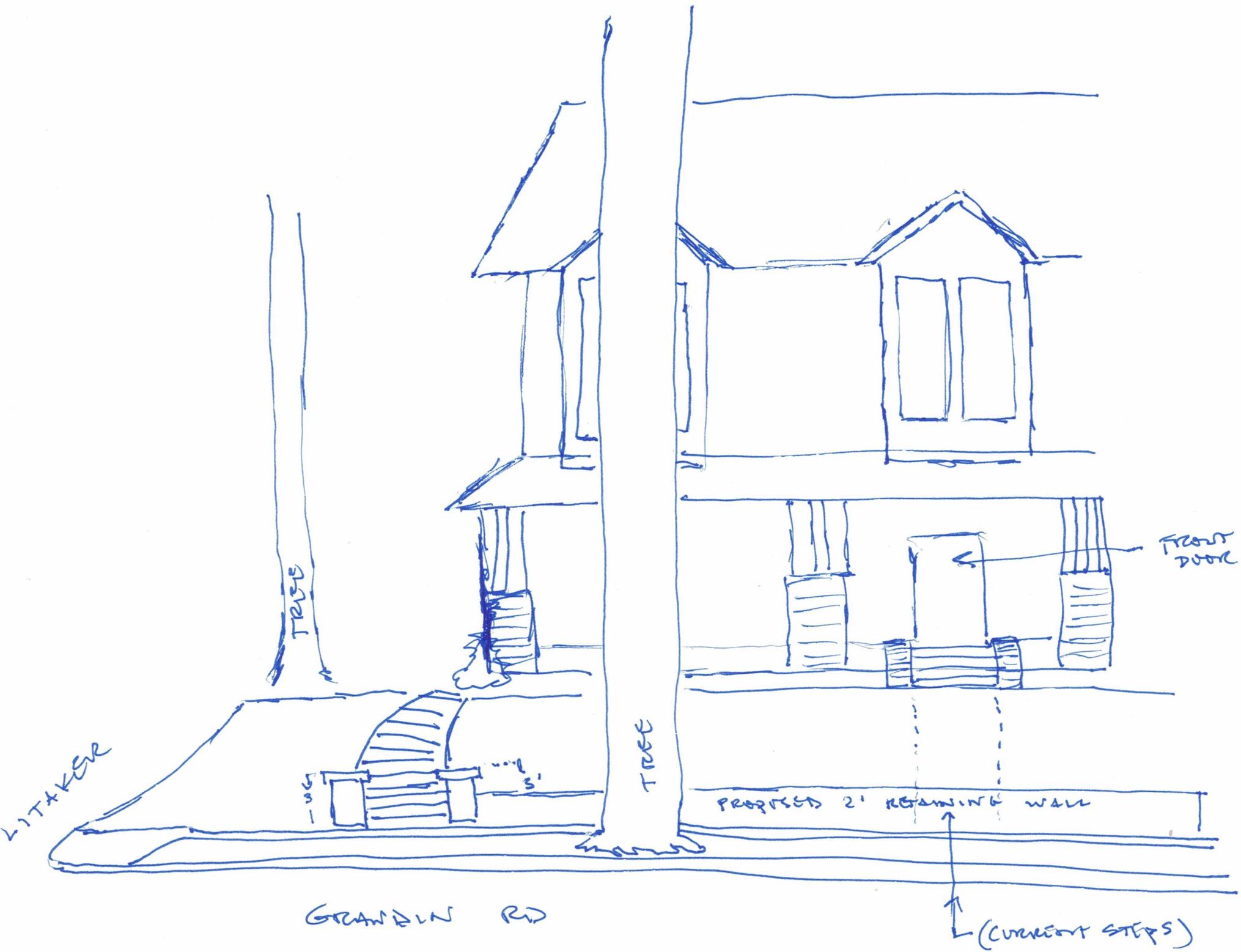


AREA=8,252 SQ.FT OR 0.1956 ACRES

SURVEY OF:
LOT 1, BLOCK 12, WESLEY HEIGHTS
FOR:
DWIGHT HORN & MICHAEL MASSETTE
RE: 424 GRANDIN ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
MAP REFERENCE: 332-254
DEED REFERENCE: 15822-226
TAX PARCEL: 071-025-06

R.B. PHARR AND ASSOCIATES, P.A.
SURVEYING AND MAPPING
LICENSE NO. C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL (704) 376-2186

CREW: SAM	DRAWN: BM	REVISED:	SCALE: 1" = 30'	DATE: APR 22, 2015	JOB NO. 83088
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A stone pillar with a flat top. The top surface is a light-colored stone with the words "GRANDIN ROAD" carved into it in a serif font. The main body of the pillar is constructed from large, irregular stones in shades of tan, grey, and brown, held together with white mortar. The pillar is set against a background of dense green foliage.

GRANDIN ROAD