

CALL LOGS

BEFORE YOU DO ANYTHING, CHECK THE LOCATION OF ALL UTILITIES. THE LOCATION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE.

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GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

20

0

10

20

30

40

50

REV. NO.	REVISIONS PER CITY COMMENTS	DATE
1	REVISIONS PER CITY COMMENTS	8/18/19

LWE

LATHAM-WALTERS ENGINEERING, INC.

16307-A NORTHCROSS DRIVE

HUNTERVILLE, NORTH CAROLINA 28078

(704) 895-6464 FAX (704) 895-6465

OWNER:

JNC PROPERTIES, LLC

412 WINDWOOD DRIVE

CHARLOTTE, NC 28205

704-440-7110

1324 EAST BOULEVARD

REZONING PLAN

1324 EAST BLVD, CHARLOTTE, NC 28203

REZONING PLAN

DATE: MAY 2010

SHEET

1

10 BUFFER ADJACENT TO RESIDENTIAL ZONING

PLANTINGS PER 100 L.F.
OLIVE MEASURES 5' ABOVE GRADE AT TIME OF PLANTING
20' WIDENESS STRIPS - 2 1/2" DIA. 1/4" AT TIME OF PLANTING
WITH EXPECTED MATURITY OF 8-9' WITHIN 4 YRS.

PER 100 L.F.

SMALL TREE SETTING

PROPOSED 8' PLANTING STRIP

PROPERTY LINE

EX. PP

SETBACK

5' SW

4' S

EXISTING STREET

LANDSCAPING SECTION FOR EAST BLVD. & SCOTT AVE SHOULDER N.T.S.

LEGEND

EXISTING LARGE MATURING TREE

PROPOSED LARGE MATURING TREE

PROPOSED SMALL MATURING TREE

PROPOSED SHRUB

PROPOSED SCREENING

AREA TO BE REZONED

PROPOSED ASPHALT PAVING

CHARLOTTE, N.C.

VICINITY MAP N.T.S.

EAST BLVD.

SCOTT AVE.

FLORAL AVE.

KENILWORTH AVE.

SITE

LANDSCAPING CALCULATIONS AND NOTES:

PLANTING STRIP & STREET TREES:
EAST BLVD - 210 L.F. FRONTAGE = 210 / 30' O.C. = 7 SMALL MATURING TREES
SCOTT AVE - 210 L.F. FRONTAGE = 210 / 30' O.C. = 7 SMALL MATURING TREES
8' PLANTING STRIP ADJACENT TO SIDEWALK IS REQUIRED AND SHALL ENCOMPASS 4' PARKING PERMETER SCREENING PLANTING STRIP. SHRUBS PLANTED IN THIS AREA SHALL BE EVERGREEN, AT LEAST TWO (2) TO TWO AND ONE-HALF (2 1/2) FEET TALL WITH A MINIMUM SPREAD OF TWO (2) FEET WHEN PLANTED AND NO FURTHER APART THAN FIVE (5) FEET. THEY MUST BE OF A VARIETY AND ADAPTABLE, MAINTAINED SO THAT AN AVERAGE HEIGHT OF FIVE (5) FEET COULD BE EXPECTED AS NORMAL GROWTH WITHIN FOUR (4) YEARS OF PLANTING.
INTERIOR PARKING PLANTINGS:
INTERIOR TREES - 1 LARGE MATURING TREE PER 10,000 S.F. INTERIOR AREA = 332,000 S.F. THAT NO PARKING SPACE IS MORE THAN 60 L.F. FROM A TREE. TREES SHALL BE 2" CALIPER AND A MIN. OF 8' IN HT.
RESIDENTIAL BUFFER:
MINIMUM LENGTH AND 10' WIDE THEREFORE AT THE RATE OF 4 TREES AND 20 SHRUBS PER 100 L.F. THE REQUIRED PLANTINGS FOR 87' LENGTH ARE 4 TREES & 11 SHRUBS (SEE SECTION AT LEFT)
NOTE: ALL PLANTING MATERIAL SHALL CONFORM TO CHARLOTTE-MECKLENBURG GUIDELINES AND ORDINANCES. APPROXIMATELY 1. THE USE OF EXISTING HEALTHY VEGETATION IS ENCOURAGED UPON APPROVAL BY INSPECTOR.

NOTE: THE INTERIOR OF THE PARKING LOT WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

NOTES:
1. OWNER, JNC PROPERTIES, LLC
412 WINDWOOD DRIVE
CHARLOTTE, NC 28205
(704) 440-7110
SITE ADDRESS:
1324, 1316 & 1324 EAST BLVD.
CHARLOTTE, NC 28203
2. TAX PARCEL ID: 151-01-003, 151-01-004, 151-01-005
3. TOTAL ACRES: 1.0079 ACRES (FROM SURVEY DATA)
4. CURRENT ZONING: NS
5. PROPOSED ZONING: B1 (PDCO)
6. CURRENT USE: VACANT
7. PROPOSED USE: NEIGHBORHOOD PARKING
8. AREA OF NON-RESIDENTIAL USE: 432,000 S.F. GRAVEL PARKING
9. NUMBER OF PARKING SPACES: 81 STANDARD & 4 H/C - 85 TOTAL
10. SETBACKS: AS SHOWN
11. SURVEY INFORMATION PROVIDED BY OWNER
12. ANY DETACHED LIGHTING SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 20' WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDDOT
14. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRIGATION SYSTEMS, DECORATIVE CONCERTE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL. ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LAIDOUT INSURANCE COVERAGE REQUIREMENTS
GENERAL PROVISIONS:
1. 8' PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE PLANTED WITH TREES AND SHRUBS SUITABLE FOR SCREENING PURPOSES.
2. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.201 OPTIONAL REQUEST
1. STREETScape
2. SETBACKS

NOTE: THE LANDSCAPE SPACES IF REQUIRED SHALL BE INSTALLED IN THE LOCATIONS SHOWN.

FOR PUBLIC HEARING
PETITION NO. 2010-046