

PLANTING STRIP & STREET TREES:
EAST BLVD - 149 L.F. FRONTAGE = 149 / 40' O.C. = 4 LARGE MATURING TREES
SCOTT AVE. - 158 L.F. FRONTAGE = 158 / 40' O.C. = 4 LARGE MATURING TREES
(FRONTAGE CALCULATED EXCLUSIVE OF DRIVEWAYS AND SITE TRIANGLES)

PARKING SCREENING:

A 5' PERIMETER PLANTING STRIP FOR SCREENING SHALL BE PLACED ALONG THE NW AND SW PROPERTY LINES FOR SCREENING OF THE PARKING AREA. THESE SHRUBS MUST BE EVERGREEN, AT LEAST TWO (2) TO TWO AND ONE-HALF (2½) 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 ADEQUATELY MAINTAINED SO THAT AN AVERAGE HEIGHT OF FIVE (5) TO SIX (6) FEET COULD BE EXPECTED AS NORMAL GROWTH WITHIN FOUR (4) YEARS OF PLANTING.

NOTE: ALL PLANTING MATERIALS SHALL CONFORM TO CHARLOTTE-MECKLENBURG GUIDELINES AND SHALL BE ON THE APPROVED SPECIES LIST AS PUBLISHED IN THE CHARLOTTE CODE OF ORDINANCES, APPENDIX A, APPENDIX 1. THE USE OF EXISTING, HEALTHY VEGETATION IS ENCOURAGED UPON APPROVAL BY INSPECTOR.

1. OWNER: JNC PROPERTIES, LLC
4212 WINDWOOD DRIVE
CHARLOTTE, NC 28226
(704) 542-7110

SITE ADDRESS:
1312, 1318, & 1324 EAST BLVD.
CHARLOTTE, NC 28203

2. TAX PARCEL ID: 151-01-603, 151-01-604, 151-01-605

3. TOTAL ACREAGE: 1.007± ACRES (FROM SURVEY DATA)

4. CURRENT ZONING: NS

5. PROPOSED ZONING: B1 (PED-C)

6. CURRENT USE: VACANT

7. PROPOSED USE: NEIGHBORHOOD PARKING

8. AREA OF NON-RESIDENTIAL USE: ±32,099 S.F. GRAVEL PARKING

9. NUMBER OF PARKING SPACES: 82 STANDARD & 4 H/C - 86 TOTAL

10. SETBACKS: FRONT: 10'
SIDE: 0'
SIDE/STREET: 10'
REAR: 0'

11. SURVEY INFORMATION PROVIDED BY OWNER

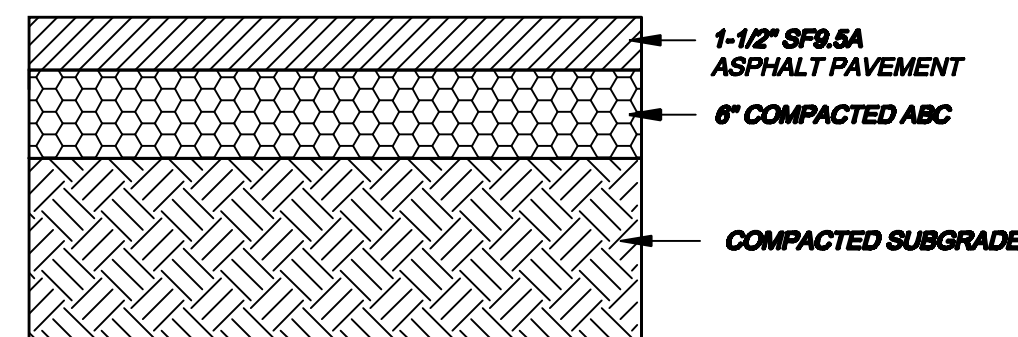
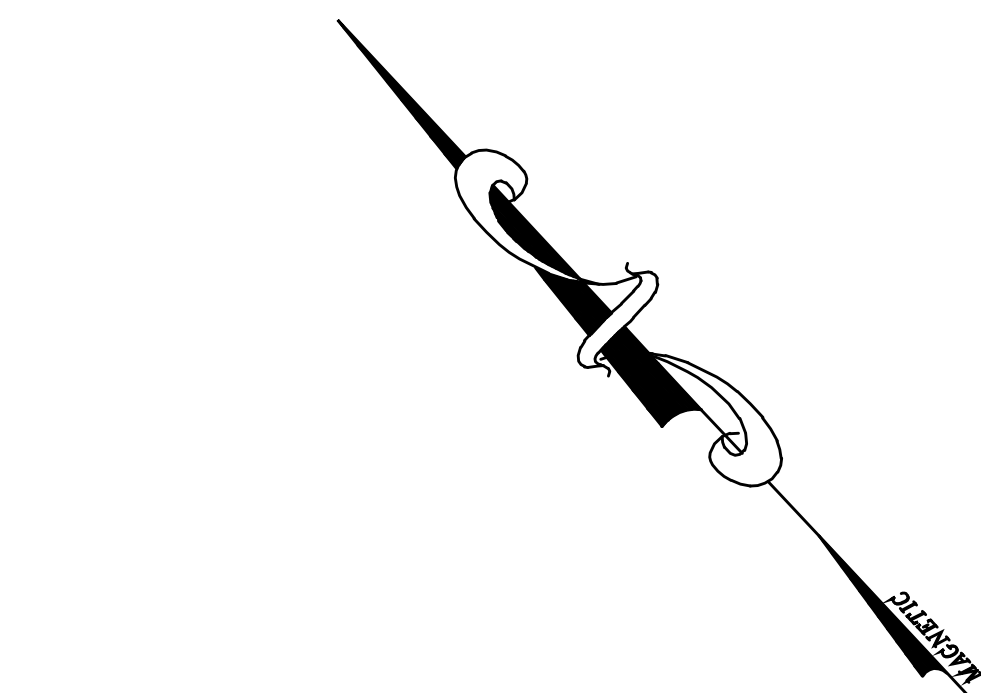
GENERAL PROVISIONS:

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 6.207

OPTIONAL PROVISIONS:

WHEN SITE IS DEVELOPED, IT SHALL MEET ALL BI-PED(O) STANDARDS.

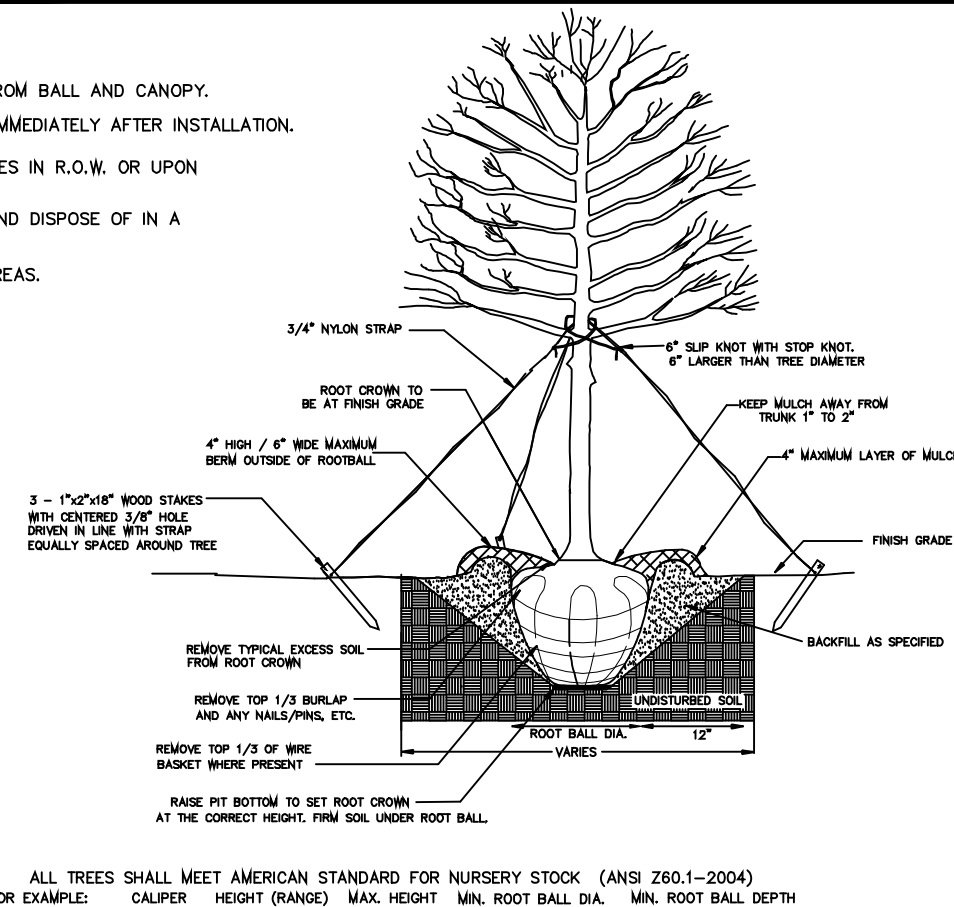
<p>1324 EAST BOULEVARD REZONING PLAN</p> <p>1324 EAST BLVD., CHARLOTTE, NC 28203</p>	<p>DATE: MAY 2010</p> <p>SCALE 1" = 20'</p>	<p>SHEET</p> <p>1</p>
	<p>DRAWN BY: MWH</p> <p>CHECKED BY: JLW</p> <p>PROJECT NO: 2000-1</p>	



**STANDARD
ASPHALT PAVING DETAIL**

N.T.S.


1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



**REECE GIBSON
PIN 15101607
DB. 5148, PG. 163
ZONING: B-1
USE: COMMERCIAL**

**KENILWORTH LLC -
PIN 15101616
DB. 20382, PG. 520
DB. 19881, PG. 394
ZONING: B-1 & R22-MF
USE: VACANT**

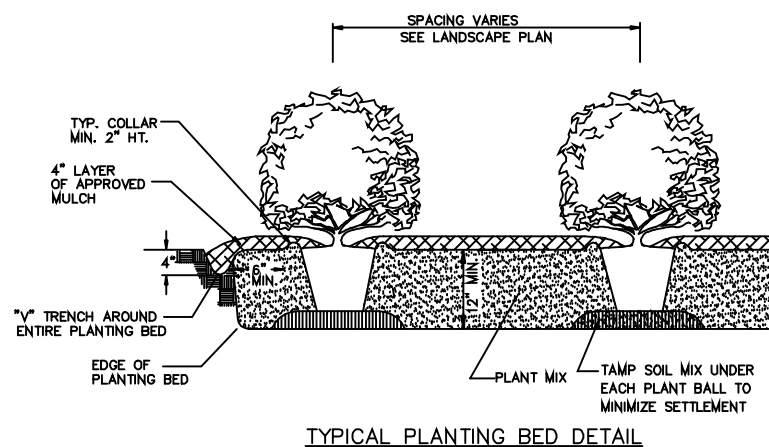
**KENILWORTH LLC ET AL
PIN 15101C99
ZONING: R22-MF
USE: MULTI-FAMILY RESIDENTIAL**

 CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE ETJ

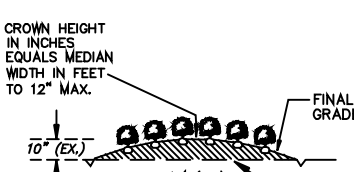
TREE PLANTING
(SINGLE AND MULTI-STEM TREES)

STD. NO.	
40.01	

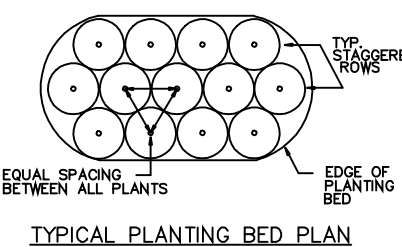
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL

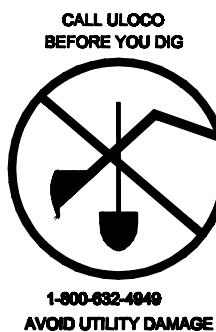


TYPICAL BED CROWNING



SHRUB PLANTING BED

STD. NO.	
40.05	



- 1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- 2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- 3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

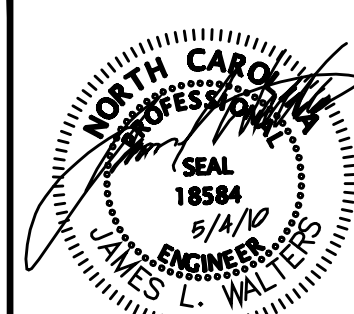
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REV. NO.	REVISIONS	DATE

LWE
LATHAM-WALTERS ENGINEERING, INC.
16307-A NORTHCROSS DRIVE
HUNTERSVILLE, NORTH CAROLINA 28078
(704) 895-8484 FAX (704) 895-8483

**OWNER:**

JNC PROPERTIES, LLC

**4212 WINDWOOD DRIVE
CHARLOTTE, N.C. 28226
704-542-7110**

**1324 EAST BOULEVARD
REZONING PLAN**

REZONING PLAN

DATE: MAY 2010
SCALE: 1" = 20'
DRAWN BY: MRH
CHECKED BY JLW
PROJECT NO.