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Shaping the Environment
Realizing the Possibilities
Land Planning
Landscape Architecture
Civil Engineering
Urban Design

Lincoln Harris
4725 piedmont Row Drive, Suite 800
Charlotte, North Carolina 28210
Springs’ Property
Rezoning
1236 east Morehead Street
Charlotte, North Carolina 28204
4109

Scale: 20’ = 1”
1” = 20’

Schematic Plan only. This plan is for illustrative purposes only to illustrate the general arrangement of buildings, setback, access, and parking for the site. The exact location and details of the site design will be established during the development review process but will be guided by this schematic plan.

Proposed planting plan is conceptual in nature and is subject to change based on actual site conditions. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.

 disclaimer

This plan is for illustrative purposes only to illustrate the general arrangement of buildings, setbacks, access, and parking for the site. The exact location and details of the site design will be established during the development review process but will be guided by this schematic plan. Proposed planting plan is conceptual in nature and is subject to change based on actual site conditions. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.

Rezoning plan - tech.
Data Sheet
Project No.
Revised
Issued

Pet. # 2012-071

See sheet R26 for development standards.

Looking for assistance with land planning, landscape architecture, or civil engineering? Contact us for more information.
The Petitioner will develop a sign package for the site that will be submitted as part of the rezoning application. This sign package is part of the site development plan and shall be consistent with the standards and regulations of the Charlotte Zoning Ordinance. The sign package shall include but not be limited to the following:

- Signage:
  - The sign package shall include a main sign that is located at the primary entrance of the site.
  - Satellite signs may be located at other points of access to the site.
  - All signs shall be designed to be consistent with the overall design of the buildings.

- Transportation:
  - Pedestrian access shall be provided in accordance with the Charlotte Zoning Ordinance.
  - Accessible ramps shall be provided at all pedestrian entrances.
  - All pedestrian entrances shall be readily visible from the street.

- Optional Provisions:
  - The Petitioner may propose additional or alternate elements which will be reviewed as part of the MUDD review process.
  - Additional landscaping may be proposed as part of the site development plan.

- Lighting:
  - Freestanding lighting on the site will utilize full cut-off luminaries and no "wall pak" type lighting will be utilized, except that architectural lighting on buildings may be allowed.
  - Entrance stoops with steps shall be provided within up to eight feet of the setback along Kenilworth Avenue as depicted on the Technical Data Sheet for Building A.

- Architectural Standards:
  - The Petitioner may propose additional requirements for the development of this site.
  - These requirements shall be consistent with the Charlotte Zoning Ordinance and other applicable regulations.

- Additional Landscaping:
  - Additional landscaping may be proposed as part of the site development plan.
  - This additional landscaping will be installed at no cost to the adjoining owner and will become the property of the adjoining owner.

- Access to the site will be provided by a driveway from Morehead Street and a driveway from Kenilworth Avenue as generally depicted on the site plan.

- Parking areas are indicated on the concept plan for the site.

- Freestanding lighting on the site will be limited to a total height of 18 feet.

- The retail hours of operation will be limited to 6:00 a.m. to 12:00 a.m.

- The proposed drive through service will be arranged so that the drive through service window is located in the rear or side of the building and will not extend into the public right of way.

- Building B (Pharmacy) specified window and specified panel area treatments will vary from windows with clear vision glass to panels, with panels except along the drive isle wall.

- Benches, to allow for additional pedestrian interactivity and community interest with regard to the panels to be created in a fashion to further promote an aesthetic environment.

- A second optional request relates to the setback along Kenilworth Avenue. A Pedestrian Plan setback of 22 feet will be provided along Kenilworth Avenue as illustrated on the architectural drawings submitted as part of this application and labeled with a "P".

- The remaining panels on Morehead Street, as illustrated on the architectural drawings submitted as part of this application and labeled with a "P" will be used as display windows which may occupy up to one half of the total panel area and that are climate controlled, glass block, brick and metal cladding.

- A special paving material or pattern will be utilized to highlight and identify the pedestrian cross walks that cross the site's two driveways.

- 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 or ownership shall be granted an easement by the Site to provide access to the site.
GENERAL NOTES

Typography:

Mounting:

DEFINITIONS:

permitted. Exposed raceways may be permitted herein and are included in the total signage calculation.

Tenant as appropriate prior to installation.

However, all logos are to be positioned within the locations stipulated herein.

herein and are included in the total signage calculation.

signage maximum allowable sign area.

Tenants' registered corporate logo consisting of individually mounted channel letters, back lit with LEDs, illuminated with the use of externally mounted gooseneck fixtures or other projecting light source.

Tenant's registered corporate logo consisting of individually mounted channel letters. Each sign panel will be 10 SF with two panels for a total signage area of 20 SF.

Tenant's registered corporate logo consisting of a 3-piece mounted channel characters, back lit with LEDs, illuminated with the use of externally mounted gooseneck fixtures or other projecting light source.

Tenant's registered corporate logo consisting of individually mounted channel letters. Letters and returns shall be permitted to have full range of color. Signage may have the option to be externally illuminated from a projecting light source, internally lit, or back lit. Tenant's registered corporate logo consisting of individually mounted channel letters, back lit with LEDs, illuminated with the use of externally mounted gooseneck fixtures or other projecting light source.

Tenant's registered corporate logo consisting of an envelope mounted and a tenant's corporate logo mounted on the face of the wall or suspended from the ceiling with aircraft cables, Type V.

Tenant's registered corporate logo consisting of individually mounted channel letters. Letters may be illuminated with the use of ground mounted landscape fixtures or may be back lit. Each sign panel will be 10 SF with two panels for a total signage area of 20 SF.

Tenant's registered corporate logo consisting of an individual channel letter mounted on the facade, individual channel letters, or individual reverse channel letters. Letters and returns shall be permitted to have full range of color. Signage may have the option to be externally illuminated from a projecting light source, internally lit, or back lit. Each sign panel will be 10 SF with two panels for a total signage area of 20 SF.

Tenant's registered corporate logo consisting of an individual channel letter mounted on the facade, individual channel letters, or individual reverse channel letters. Letters and returns shall be permitted to have full range of color. Signage may have the option to be externally illuminated from a projecting light source, internally lit, or back lit. Each sign panel will be 10 SF with two panels for a total signage area of 20 SF.

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Note: Signage shall adhere to MUDD district requirements.