The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.
ELEVATION LEGEND

- BOARD GLASS
- TRELLIS
- PANEL

NOTE: ALL GLAZING IS VISION UNLESS NOTED OTHERWISE

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NOTE: HEIGHTS ARE APPROXIMATE.
Site Operational Characteristics

Phasing

Revised per staff analysis - 9/28/12 (4b)

Initial Submission - 5/15/12 (2)

d. At a minimum, the Petitioner will provide a buffer that will comply with the standards of Section 10.812 and will include, at a minimum, six evergreen trees and twenty evergreen shrubs per 100 linear feet.

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

a. Development of the site will be controlled by the standards depicted on the site plan and by the standards of the Charlotte Zoning Ordinance. The streetscape improvements for the Kenilworth and Morehead street frontages will comply with the adopted streetscape plan for the area.

b. Trash pick-up and service deliveries will be limited to the above operating hours, but no later than 7:00 p.m.

e. The Petitioner will construct the necessary improvements within the public right-of-way to prevent left turns into or out of the site as approved by the City due to their previously identified deteriorated condition.

d. On Building B, the Panels, as illustrated on the architectural drawings submitted as part of this application and labeled with a "P", that will be furnished.

e. The remaining panels on Morehead Street, as illustrated on the architectural drawings submitted as part of this application and labeled with a "P", will

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

This redevelopment will provide for the development of a single retail building and a single office building on the property. To administer by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions review process.

This list is not intended to be inclusive and the Petitioner may propose additional or alternate elements which will be reviewed as part of the MUDD Phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

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f. The Petitioner will provide sufficient signage to identify the site and comply with the MUDD standards.

The sign wall shall be composed of a variety of artistic, historical, architectural, lighting, and ornamental elements that will be selected from the elements listed below.

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GENERAL NOTES

All signs shall be subject to the provisions of the Zoning Ordinance of the City of Charlotte, North Carolina.

1.3 Mounting:

Ballast boxes, sign cabinets, or electrical transformers shall not be permitted.

Exposed raceways may be permitted provided that they are painted to match one of the colors of the exterior walls.

2.0 Signage:

All permits for signs and their installations shall be obtained by the Tenant as appropriate prior to installation.

Wall Signs:

Tenant’s registered corporate logo consisting of individually mounted channel letters, back lit with LEDs, illuminated with the use of internally mounted projecting light sources or other projecting light sources or may be back lit. Letter films will not exceed a return thickness of 1/2 inch.

Exposed raceways may be permitted provided that they are painted to match one of the colors of the exterior walls.

Signage required by the City or other governing bodies for the purposes shall not be counted toward the total signage maximum allowable sign area (Charlotte City Code Section 13.106 (15)).

On premises directional and instructional signage shall not be counted toward the total signage maximum allowable sign area (Charlotte City Code Section 13.106 (3)).

DEFINITIONS:

BACKLIGHTING: An illuminated letter (translucent back) so light from the letter is directed against the surface behind the letter producing a light shadow against the letter. See colored in in backlit. Light is from behind the letter.

BALLAST: An electrical device required to operate fluorescent lamps.

CHANNEL LETTER: A fabricated three-dimensional letter that may accommodate a light source. Also called channel letters.

COPIES: The words or message displayed on a sign.

EXTERNALLY ILLUMINATED SIGN: A sign that is illuminated by light source that is directed toward, and shines on the face of a sign. Also called direct illumination.

EXPOSED RACEWAY: An electrical enclosure that serves as a mounting structure for the sign.

GROUND MOUNTED SIGN: A sign mounted on the face of the building or suspended from the ceiling with aircraft cables, internally lit with LEDs.

HINGED SIGN: The sign is hinged to the face of the building and is designed to accommodate a light source when opened. See swing out sign.

LANDSCAPE ARCHITECTURE: An instrument of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

LINEAR LIGHTING: A lighting system that distributes light uniformly in a continuous line.

LOGO: The words or message displayed on a sign.

PARTIAL ENLARGED SITE PLAN

Pictorial view of each side with interior display between window and interior wall. Decorative graphic image panel or graphic film may be permitted as an interior wall. Tenant’s registered corporate logo mounted on the face of the wall or suspended from the ceiling with aircraft cables, internally lit with LEDs.

RACEWAY: A conduit that is either structural or electrical. See raceway formed three-dimensional letters.

REFERENCES: A location on a sign that may be a counting area for the sign.

RETURN CHANNEL LETTER: A fabricated three-dimensional letter with opaque face and side walls.

REVERSED SIGN: A sign mounted on the face of a building with the copy facing in the opposite direction.

SITE SIGN IDENTIFICATION

Legend

GROUND MOUNTED SIGN

SIGN PANEL: The space created by the building’s architectural feature.

SPLAYED (Typical of each side)

Note: Elevations and plans shown on this sheet are schematic. Site and sign area are indicative of the maximum sign area that may be utilized. All signs are subject to the total sign area per elevation and the ground mounted sign location will not exceed MUDD zoning and PED overlay requirements.

SPRINGS’ PROPERTY

REZONING

1320 East Morehead Street

Charlotte, North Carolina 28204

PET. # 2012-071