

VICINITY MAP N.T.S.

SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY ISSUE DATE JANUARY 3, 2012.
 PROVIDED BY A.G. ZOUTEWELLE SURVEYORS, 1418 EAST
 FIFTH STREET, CHARLOTTE, NC 28204, (704) 372-9444

LEGEND
 SYMBOL
 --- PROJECT LIMITS

SITE SUMMARY
REZONING SITE AREA: 2.08 ACRES
TAX PARCEL #: 123-103-24, 123-103-25, 123-103-26, 123-103-27, 123-103-28
EXISTING ZONING: O-2 PED
PROPOSED ZONING: MUDD-O
EXISTING USES: OFFICE, MULTI-FAMILY, RESIDENTIAL
PROPOSED USES: RETAIL AND OFFICE
MAX. BUILDING HEIGHT: NOT TO EXCEED 46'
PARKING: AS REQUIRED BY THE ORDINANCE
PETITIONER: LINCOLN HARRIS
 4725 PIEDMONT ROW DR., STE. 800
 CHARLOTTE, NC 28210

BUILDING SUMMARY
BUILDING A SF: 16,000
BUILDING B SF: 14,540*
TOTAL BUILDING SF: 30,540
 *EXCLUDES LOADING AND SERVICE AREA

OPEN SPACE SUMMARY
PUBLIC OPEN SPACE REQ: 453 SF (1 SF/200 SF OF LOT AREA)
PUBLIC OPEN SPACE PROV: 500 SF
PRIVATE OPEN SPACE PROV: 1,000 SF

EXISTING PROPERTY OWNERS

PROPERTY	TAX PARCEL	OWNER INFORMATION
①	123-103-24	EDWARD H. SPRINGS 1236 E. MOREHEAD ST CHARLOTTE, NC 28204
②	123-103-25	EDWARD H. SPRINGS 1018 KENILWORTH AVE. CHARLOTTE, NC 28204
③	123-103-26	EDWARD H. SPRINGS 1236 E. MOREHEAD ST CHARLOTTE, NC 28204
④	123-103-27	EDWARD H. SPRINGS INTERIORS 1236 E. MOREHEAD ST CHARLOTTE, NC 28204
⑤	123-103-28	EDWARD H. SPRINGS INTERIORS 1236 E. MOREHEAD ST CHARLOTTE, NC 28204

ColeJenest & Stone
 Shaping the Environment
 Realizing the Possibilities

Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design

200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 P: 704.376.1555 F: 704.376.7851
 URL: www.colejeneststone.com

LINCOLN HARRIS

4725 Piedmont Row Drive, Suite 800
 Charlotte
 North Carolina 28210

SPRINGS' PROPERTY REZONING
 1236 East Morehead Street
 Charlotte
 North Carolina 28204

REZONING PLAN - TECH. DATA SHEET

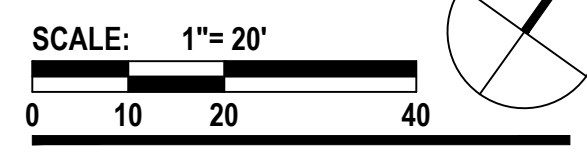
Project No. 4109
 Issued 05/23/12

Revised 08/24/12 REZONING RESUBMITTAL



SEE SHEET R22.0 FOR DEVELOPMENT STANDARDS.

DISCLAIMER
 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.



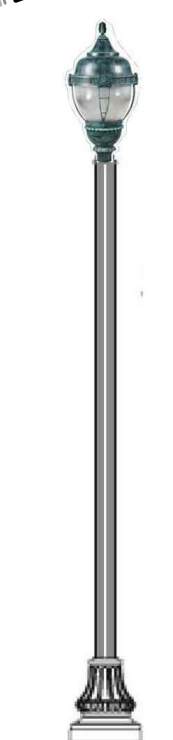
RZ1.0

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

PET. # 2012-071

RECEIVED
 By mcataldo at 8:35 am, Aug 27, 2012

Nail found
 NAD 83 NC Grid
 Coordinates
 N = 535,790.446'
 E = 1,450,500.979'



SCHEMATIC POLE + FIXTURE ELEVATION
 NOT TO SCALE

FIXTURE TO BE A PHILLIPS HADCO #R34-B-D-J-A-A-F-150PMH FIXTURE TO HAVE (1) 150 WATT METAL HALIDE LAMP WITH HOUSE SIDE SHIELD AND SMALL TOP REFLECTOR. FIXTURE TO HAVE BLACK FINISH. FIXTURE TO BE MOUNTED ON A 12'-0" POLE PHILLIPS HADCO #P5065 5" DIA. ROUND STRAIGHT FLUTED AND BLACK FINISH.

P:\2012\071\071-01\Drawings\Development\Rev A.dwg, 02/16/2012 5:28:58 AM, jshaw, 11

GENERAL NOTES

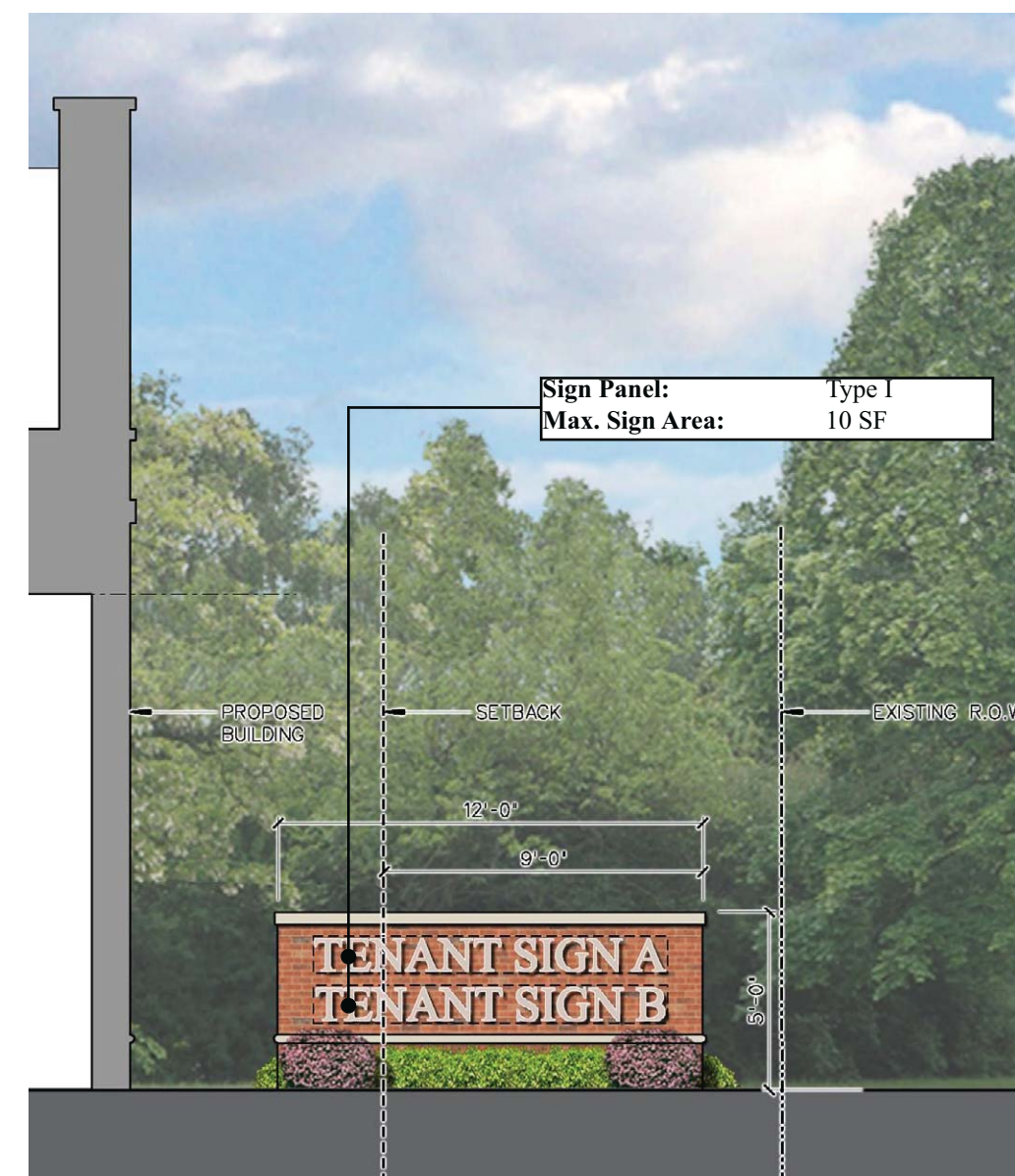
- + All signs shall be subject to the provisions of the Zoning Ordinance of the City of Charlotte, North Carolina.
- + All permits for signs and their installations shall be obtained by the Tenant as appropriate prior to installation.
- Mounting:**
 - + Ballast boxes, sign cabinets, or electrical transformers shall not be permitted.
 - + Exposed raceways may be permitted provided that they are painted to match one of the colors of the exterior walls.
- Typography:**
 - + Registered tenant logos are allowed for use as part of the signage. The color of the signage is at the discretion of the tenant and landlord. Logos may be positioned as part of, independent from, or adjacent to sign copy. However, all logos are to be positioned within the locations stipulated herein and are included in the total signage calculation.
- Wall Signs:**
(See Elevations - pages 5-10)
 - + Aluminum letters pin-mounted to 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.
 - + Can signs, neon signs, and painted wall signs are not permitted.
 - + Decorative signage, in the form of graphic image panels or graphic film in/on/behind the windows shall be permitted, but is not counted toward the total signage maximum allowable sign area.
 - + Signs for the purposes of identifying addresses of the buildings 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)).
 - + Signage required by the City or other governing bodies for the purposes of life-safety, fire, and other signage, shall not be counted toward the total signage maximum allowable sign area.

DEFINITIONS:

- + **BACKLIGHTING:** An illuminated letter (translucent back) so light from the letter is directed against the surface behind the letter producing a halo lighting effect around the letter. Also referred to as Silhouette Lighting or Halo Lighting.
- + **BALLAST:** An electrical device required to operate fluorescent lamps.
- + **CAN SIGN:** A sign whose text, logos and/or symbols are placed on the plastic face of an enclosed cabinet attached to the face of a building. The face may be translucent or opaque and may be illuminated or unilluminated.
- + **CHANNEL LETTER:** Fabricated or formed three-dimensional letter that may accommodate a light source.
- + **COPY:** The words or message displayed on a sign.
- + **COPY HEIGHT:** The height of a standard capital letter in the designated font.
- + **EXTERNALLY ILLUMINATED SIGN:** A sign that is illuminated by a light source that is directed towards, and shines on the face of a sign. Also called direct illumination.
- + **REVERSE CHANNEL LETTER:** A fabricated dimensional letter with opaque face and side walls.
- + **RACEWAY:** An electrical enclosure that may also serve as a mounting structure for the sign.
- + **SIGN PANEL:** The space created by the building's architectural features.
- + **STACKED COPY HEIGHT:** The distance measured from the top of a typical capital letter along the first line of copy to the bottom of a typical capital letter along the second line of copy.
- + **TAG COPY:** Secondary signage to the copy.

SIGN DESCRIPTIONS

- Type I**
Letters individually pin-mounted to the facade or mounted on a raceway painted to match the wall. Letters may be illuminated with the use of ground mounted landscape fixtures or may be back-lit. Signage may contain 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.
- Type II**
Letters individually pin-mounted to the facade or mounted on a raceway painted to match the exterior wall. Letters may be illuminated with the use of externally mounted gooseneck fixtures or other projecting light sources or may be back-lit. Letter forms will not exceed a return thickness of 5 inches.
- Type III**
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 sources.
- Type IV**
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 sources.
- Type V**
Window box with interior display between window and interior wall. Decorative graphic image panel or graphic film may be permitted on interior wall. Also, tenant's registered corporate logo mounted on the face of the wall or suspended from the ceiling with aircraft cables, internally lit with LEDs.



ELEVATION (TYPICAL OF EACH SIDE)



PARTIAL ENLARGED SITE PLAN

Note: Elevations and plans shown on this sheet are schematic but the total sign area per elevation and the ground mounted sign location will not exceed PED overlay requirements.



SITE PLAN SIGN IDENTIFICATION

- Legend**
- Ground Mounted Sign

GROUND MOUNTED SIGN



ColeJenest & Stone

*Shaping the Environment
Realizing the Possibilities*

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

ph 704.376.1555 | fx 704.376.7851
url www.colejneststone.com

LINCOLN HARRIS

4725 Piedmont Row Drive, Suite 800
Charlotte
North Carolina 28210

SPRINGS' PROPERTY REZONING

1236 East Morehead Street
Charlotte
North Carolina 28204

Project No.
4109

Issued
05/23/12

Revised



RZ3.0

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

ColeJenest & Stone, P.A. 2012 ©



EAST ELEVATION (KENILWORTH AVE)
WEST ELEVATION (PARKING LOT)

BUILDING A (OFFICE)

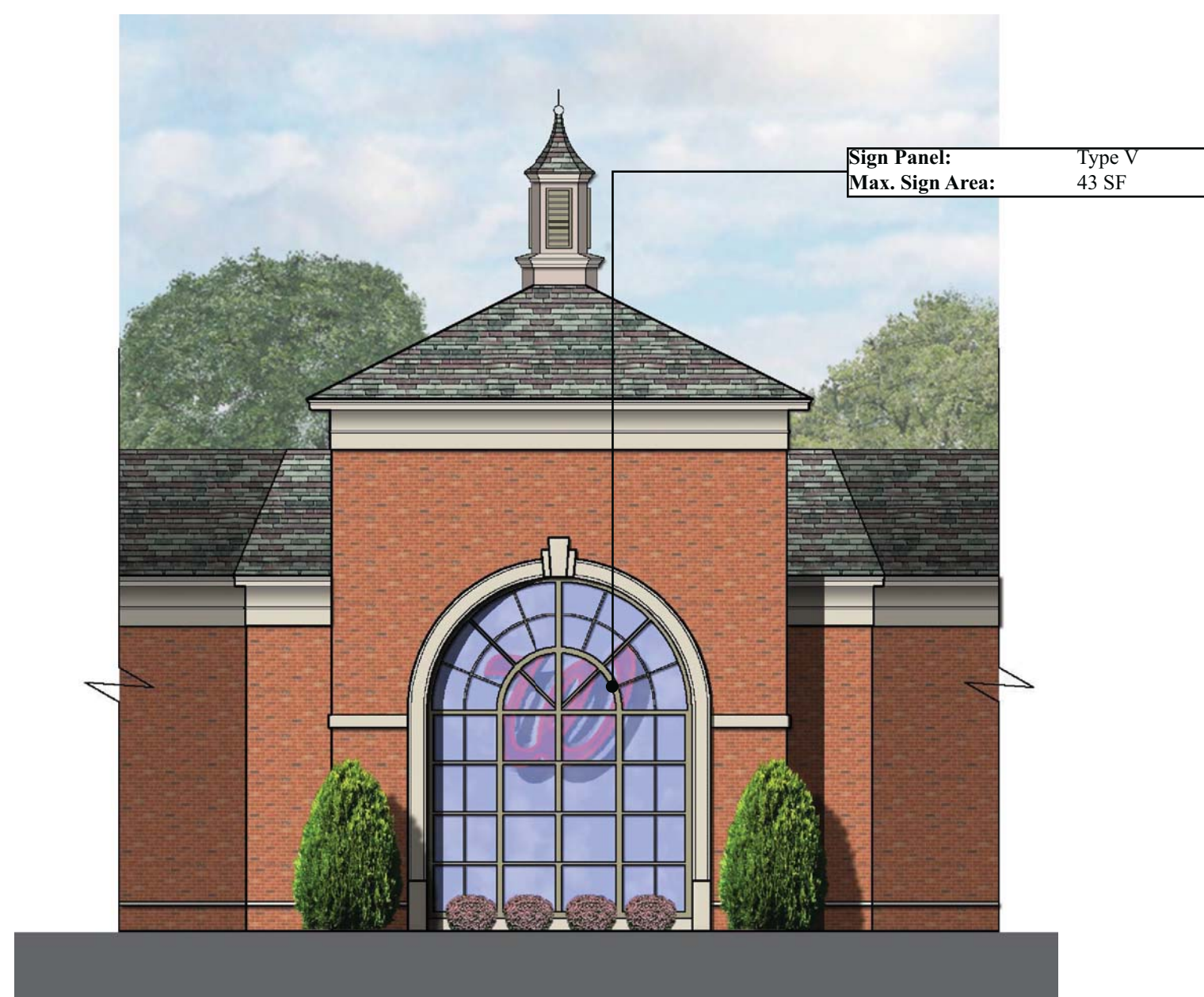
Note: Elevations shown on this sheet are schematic but the total sign area per elevation will not exceed MUDD zoning requirements.



NORTH ELEVATION
SOUTH ELEVATION



EAST ELEVATION (KENILWORTH AVE)



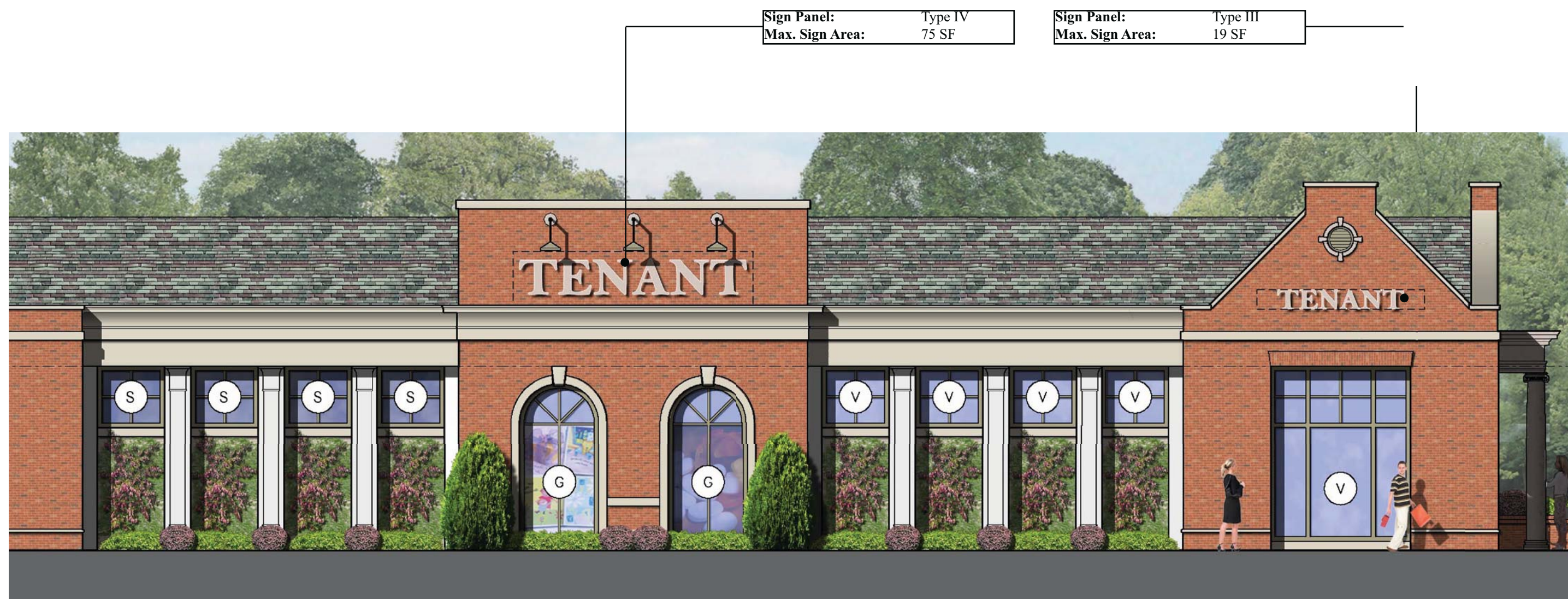
NORTHEAST ELEVATION (INTERSECTION OF MOREHEAD & KENILWORTH)



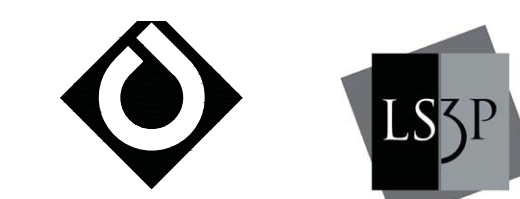
NORTH ELEVATION (MOREHEAD ST)

BUILDING B (RETAIL)

Note: Elevations shown on this sheet are schematic but the total sign area per elevation will not exceed MUDD zoning requirements.



SOUTH ELEVATION (PARKING LOT)



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

LINCOLN HARRIS

4725 Piedmont Row Drive, Suite 800
Charlotte
North Carolina 28210

SPRINGS' PROPERTY REZONING

1236 East Morehead Street
Charlotte
North Carolina 28204

Project No.

4109

Issued

05/23/12

Revised



RZ3.1

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

ColeJenest & Stone, P.A. 2012 ©