

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1525 South Mint Street + 404 Westwood Avenue

SUMMARY OF REQUEST: Commercial building rehabilitation (fenestration, signage, awnings, lighting)

APPLICANT/OWNER: Stephen Overcash/Nick Lischerong

The application was continued from September for the following items:

- **Fenestration**
 - *Window light patterns to mimic existing rear windows in a pattern with like configuration, orientation, and proportion per 4.14, number 7*
 - *Rowlock sills to at all windows*
 - *Front window widths should be pilaster to pilaster*
- **Dumpsters**
 - *Additional information about required screening per Guideline 8.8, numbers 4 and 5.*
 - *Re-study for possible relocation of dumpsters in an area less impactful to residential neighbors.*

Details of Proposed Request

Existing Conditions

1525 South Mint Street was constructed c. 1933. Architectural features include a three-bay front façade with a recessed central entry, parapet roof and soldier course brick details. Decorative brick pilasters on the front and right elevations appear to separate former window openings, that have since been infilled with either concrete block. Window openings on the left elevation have also been infilled, the sills are intact and visible. Two original windows on the rear elevation have been painted over and are proposed for restoration. Lot size is 50 x 150. 404 Westwood Avenue is a vacant lot used for parking, measuring approximately 46' x 100'. Adjacent structures are commercial buildings, parking lots and single family residential to the rear along Westwood Avenue and Wickford Place.

Proposal

The proposed project is changes new window/door openings, changes to existing openings, and the addition of awnings, lighting, and signage.

- Fenestration openings and material is confirmed, the final locations and designs of all doors and windows are not. Material: 2" x 4" aluminum storefront. Design: fixed storefront, roll-up doors, roll-up windows.
- Signage placement is an estimate and not confirmed.
- Awning location is an estimate; materials to be wood and metal.
- Lighting location is estimate; design to be period decorative sconces.

Revised Proposal – October 9

- Window design changed.
- Awning and lighting specs provided
- Additional information provided about dumpster locations and screening.

Design Guidelines – Secretary of the Interiors Standards for Historic Rehabilitation, page 2.5

1. A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new one shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design Guidelines – Windows, page 4.12-4.14

1. Retain and preserve windows that contribute to the overall historic character of a building, including frames, sash, glass, muntins, sills, trim, surrounds, and shutters. Ensure that all hardware is in good operating condition.
2. Repair original windows by patching, splicing, consolidating, or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can, in fact, be repaired rather than replaced. Ensure that caulk and glazing putty are in good condition and that water drains off the sills.
3. Replace only those features of the window that are beyond repair.
4. Uncover and repair covered-up windows and reinstall windows with their original dimensions where they have been blocked in.
14. Match window replacements to the height and width of the original openings.
20. Use translucent or low-e glass.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.

5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

Design Guidelines – Sidewalks and Parking, page 8.2

For Non-Residential Projects:

9. Parking should be located to the side or rear of the property if at all possible. Front parking is allowed only when it is an established practice in commercial corridors, and when such a parking scheme would not otherwise violate the historic character of a particular streetscape. When allowed, such parking areas must be buffered from the sidewalk. Any parking or paving plan must include a screening plan to buffer non-residential parking areas from adjacent residential uses.
10. Parking beyond that required by local ordinance will be considered if the area is landscaped and relates to the streetscape in an appropriate manner.
11. Parking must be screened in some manner so that the parking is not the dominant feature of the property.
12. Any parking structures must meet the requirements of new construction for historic districts.

Design Guidelines – Light Fixtures, page 8.11

1. Retain any historic light fixtures on the site and house.
2. Repair and refurbish historic light fixtures when possible.
3. Replace an historic light fixture only when parts for the existing fixture can no longer be found or replicated.
4. Use fixtures that are compatible with the character of the historic building and the surrounding area.
5. Choose light levels that provide for adequate safety but do not overly emphasize the residential site or building. Often, existing porch lights may be sufficient.
6. Avoid bright security lighting mounted at eave heights of buildings.

Design Guidelines – Site Appurtenances, page 8.8

1. Place site appurtenances in inconspicuous areas to the rear of the building or in side yards and screen with appropriate plantings or fencing. Site appurtenances are not allowed in the front yard.
2. Place above-ground backflow preventers in locations that are not substantially visible from a street.
3. Antennae and satellite dishes can be located on rooftop locations not visible from the public right-of-way.
4. Store trash containers and dumpsters in screened locations not visible from public rights-of-way.
5. Dumpsters in Local Historic Districts must be screened.

Staff Analysis

Staff has the following concerns with the proposal:

1. Awnings may be reviewed under 'Additions'.
2. Murals may be reviewed under applicable Secretary of the Interiors Standards 1, 2, 5, 7, 9, and 10.
3. Limit LED lighting warmth levels to 2500k.
4. Verify that signage meets HDC standards in addition to the TOD standards outlined in the proposal.
5. Window dimensions and note about brick rowlock are missing.
6. All replacement windows proposed; lack of information about condition of existing windows.
7. Window design on Rear and Left Elevations appear to be incongruent with the original windows located on the East elevation.
8. Minor revisions may be reviewed by staff.



HDCCMA 2019-00528

PID: 11908301, 11908302

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: COMMERCIAL

September Meeting 2019





1525 South Mint Street
Charlotte, NC



A Development Team is renovating 5 buildings in The Gold District / Wilmore Historic Neighborhood on South Mint Street for various uses that are allowed under the TOD Zoning. The addresses are 1513, 1515, 1525, 1529, and 1537. We are submitting these in 3 packages for ease of review. The Proposed Renovation Packages include (1.) 1513 and 1515, (2.) 1525, and (3.) 1529 and 1537.

Currently, the buildings are all unleased and this submittal is for cold, dark shell buildings. As leasing progresses, the buildings may be single tenant or multi-tenant buildings. The Development Team is proposing renderings and elevations that illustrate the general proposed character of the shell buildings. The following are Design Guidelines that allow flexibility to satisfy the needs of specific future tenants. Slight customization of the 5 buildings will provide a more interesting character and help to create a scale that is harmonious with the Wilmore Historic Neighborhood.

Context / Adjacent Structures: The Site is located at the seam between The Gold District of Charlotte and the Historic Wilmore Neighborhood. This area has been experiencing rapid improvements from an industrial area to more of a mixed use neighborhood. The site is south of a bodega and immediately across South Mint from a vehicle impound lot, surrounded by barbed wire. There are additional commercial buildings to the south and the residential neighborhood to the east. This project will be a catalyst for further improvements along this block of South Mind Street.

The buildings are all one story and were constructed between 1927 and 1962. There have been additions over the years and the Development Team is proposing to remove a later addition on the back of 1513, due to unsafe and unsightly conditions.

- 1513:** Built 1927 - approximately 3,500 sf
- 1515:** Built 1940 - approximately 7,000 sf
- 1525:** Built 1933 - approximately 7,500 sf
- 1529:** Built 1962 - approximately 3,500 sf
- 1537:** Built 1962 - approximately 5,500 sf

Architectural Character: The Architectural Character of this area is” industrial” with some of the buildings being built while gold was still being mined on the adjacent lot to the east (Rudisill Mine). While allowing each building to showcase its “industrial vernacular”, the Development Team is proposing for the renovations to have a similar architectural aesthetic. This will include painted brick or concrete block, new windows and storefront, glass roll-up doors, decorative lighting, signage, murals and a variety of awnings.

Paint Colors: While the renderings are all illustrated with white painted brick, it is permissible to use other colors as base colors or to accentuate architectural details.

Windows: The windows and storefronts are proposed to be 2” x 4” Aluminum Storefront. The finish of the aluminum must be consistent within each building, but the buildings may use Bronze, White or Clear aluminum finishes. Where glass roll-up doors are used, the finish of the roll-up doors should match the aluminum storefront. Roll-up windows are also allowed.

Canopies / Awnings: Canopies and Awnings are encouraged over entrances into the buildings. The awnings should have an industrial character and can be constructed of wood and metal. While sloping metal awnings are encouraged, canvas awnings will not be allowed. The renderings illustrate some of the possibilities for these architectural elements.

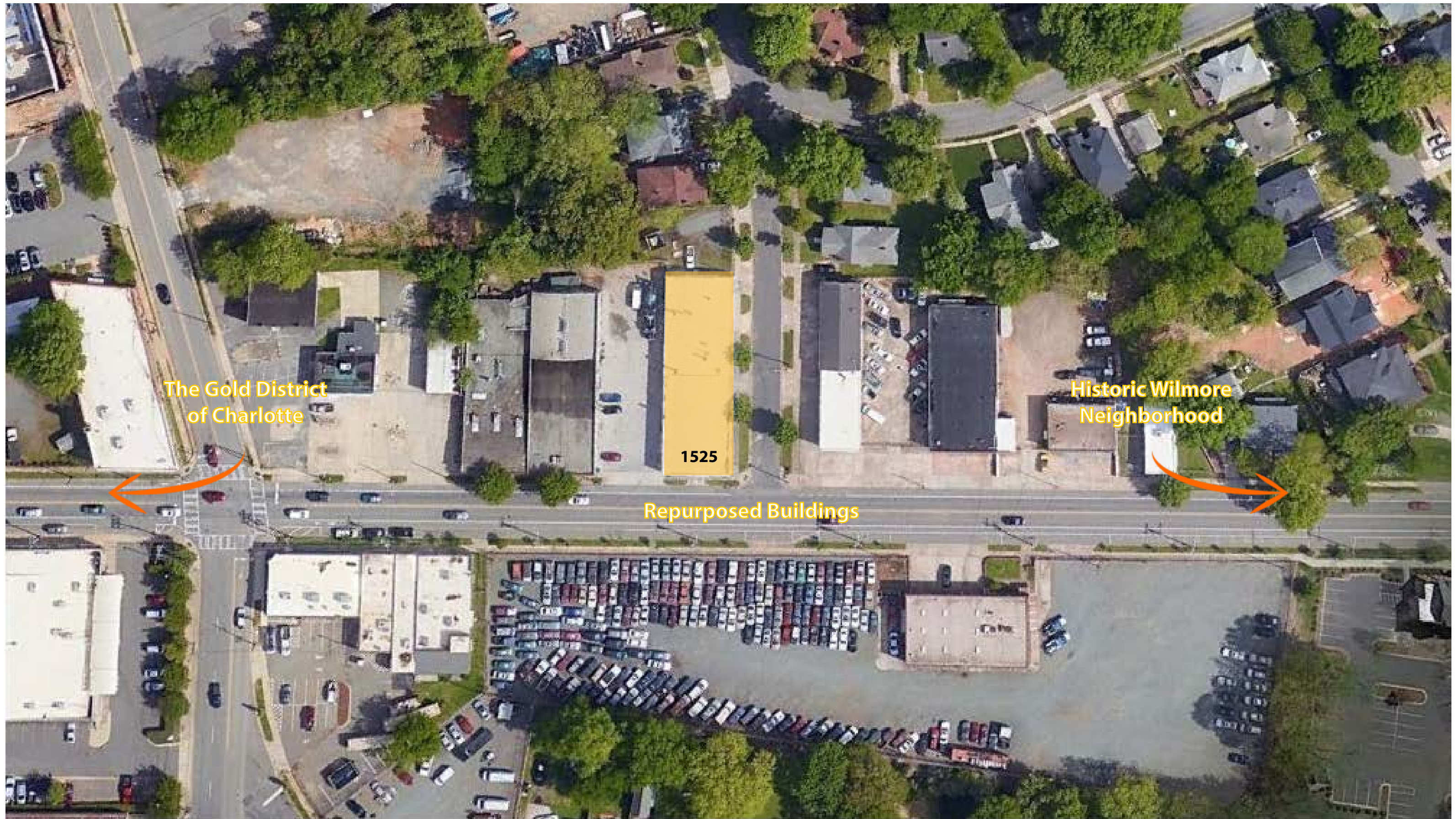
Signage: Signage will follow the signage restrictions of the TOD Ordinance. No individual letters may be taller than 24”. The following signs are allowed:

- Individual, internally illuminated letters on a raceway; if the raceway is exposed, it should be painted to match the background of which it is mounted.
- Individual letters mounted directed to the wall, with decorative lighting to illuminate.
- Signage painted directly on the building.
- Banner Signs and Blade Signs.
- Logos are acceptable, either attached to the building or painted on the building.

Internally illuminated box signs, or backlit lettering signage will not be allowed.

Lighting: Lighting shall be all downward-directed goose neck lighting and sconces. The lighting may include contemporary, industrial and period lighting. No uplighting, wall packs or neon will be allowed.
LED Lighting as is permitted. Lighting shall not bleed onto adjacent properties.

Murals: Murals are encouraged and can be abstract, realistic or historical to help tell the story of The Gold District. Using local artists is encouraged.





Front Facade



Parking Entrance



Rear Entrance



Westwood Avenue Facade

1525 South Mint Street
Charlotte, North Carolina

LDG LISCHERONG
DEVELOPMENT
GROUP

Existing Exterior Conditions

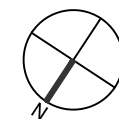




S. MINT STREET REDEVELOPMENT LANDSCAPE PLAN

SEPTEMBER

CONCEPTUAL SITE PLAN



CHARLOTTE, NORTH CAROLINA

DATE: 08.27.19

SCALE: 1" = 30'



Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com

landscape architecture | planning | civil engineering

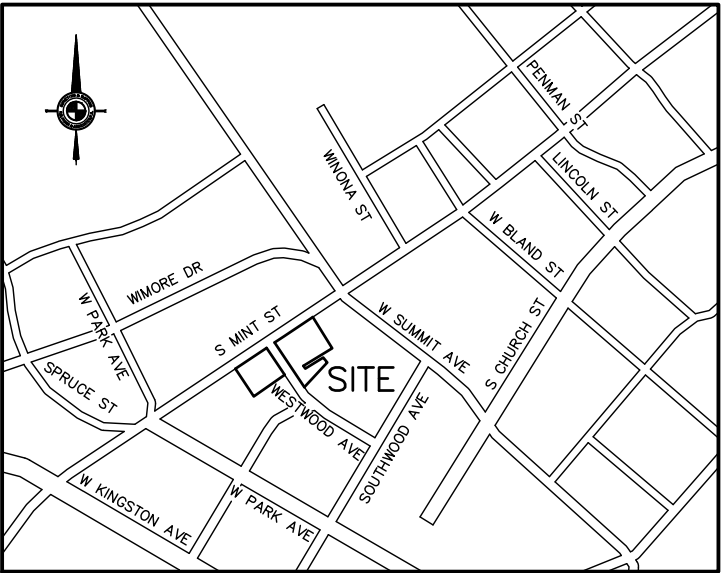
PROJECT NO.: 00658.00

NC FIRM#: P-1007, C-390

S:\Projects\00658 Mint St Redevelopment\Exhibits\20190510 - LDG - Marketing Site Plan\00658 - C-GIS OPTION BB.dwg, 8/27/2019 10:25 AM, Jordan noblin, Bloc Design



1525 South Mint Street
Charlotte, North Carolina



SOUTH MINT STREET
60' PUBLIC R/W
M.B. 332, PG. 361



1. THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NOS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD SURVEY. LOCATION OF UTILITIES AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "MCADOWELL," ELEVATION = 681.79 FEET, NAD'83.
6. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
7. SOUTH MINT STREET IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' OR 60' FROM CENTERLINE.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES NOT TO THE RIGHT-OF-WAYS SURVEYED AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
9. NO DOCUMENT PROVIDED REFERRENCING ABANDONMENT OF THIS SECTION OF 10 FT ALLEY.

ZONING:	PARKING:
SUBJECT PROPERTY ZONED: I-1	NO MARKED SPACES WERE
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:	OBSERVED AT THE TIME OF
	SURVEY.
MINIMUM SETBACK: 20 FT	
MINIMUM SIDE YARD: 0 OR 5*	
MINIMUM REAR YARD: 10 FT	
MAXIMUM BUILDING HEIGHT: 40 FT	
*NO SIDE YARD IS REQUIRED, BUT IF ONE IS PROVIDED, IT MUST BE A MINIMUM OF FIVE (5) FEET.	
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.	

GPS CERTIFICATION:

CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: AT1:10000
- (2) POSITIONAL ACCURACY: HORIZ. NORTH=0.00045 EAST=0.0016 VERT.=0.001
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- (4) DATES OF SURVEY: JUNE 13, 2019
- (5) DATUM/EPOCH: NAD83/2011 NAD83
- (6) PUBLISHED FIELD CONTROL USE: NGIS MONUMENT "MCDOWELL"
- (7) GEOID MODEL: GEOID12B (CONUS)
- (8) COMBINED GRID FACTORS: 0.99984487
- (9) UNITS: US SURVEY FEET

ALTA/NSPS CERTIFICATION:
TO: LISCHERONG DEVELOPMENT GROUP; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2019.

CHARLES E. BELL
NCPLS, L-4804
cbell@rbpharr.com

PRELIMINARY
FOR REVIEW AND APPROVAL

TOTAL AREA: 58,905SQ. FT. OR 1.3523 ACRE

REVISONS		ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: LISCHERONG DEVELOPMENT GROUP 1513,1515,1521, 1525, AND 1537 SOUTH MINT ST 404 WESTWOOD AVE CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 25356-701 AND 29556-49 TAX PARCEL NO: AS SHOWN HEREON	
		R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO. C-547 420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL. (704) 376-2186	
CREW:	DRAWN:	REVISED:	SCALE: 1" = 20' DATE: AUGUST 25, 2019 FILE NO. JOB NO. 90311
JR/BS	PH/CB		

PLOTTED: 8/28/2019
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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 18-05727CH, EFFECTIVE DATE: MAY 13, 2019
SCHEDULE B - II (EXCEPTIONS)

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 19-12556CH, EFFECTIVE DATE: JULY 19, 2019
SCHEDULE B - II (EXCEPTIONS)

4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCRUMBMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 332, PAGE 361.(AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTERS.)

5. RESERVATION (OR GRANT) OF OIL, GAS, AND OTHER MINERAL RIGHTS AS DISCLOSED BY INSTRUMENT RECORDED IN BOOK 1076, PAGE 110, AND ALL RIGHTS AND EASEMENTS RELATED THERETO. (AFFECTS LOT 9'S RESERVATION OF MINERAL RIGHTS LOCATED MORE THAN 50 FEET BENEATH THE SURFACE OF THE LAND, WITH COVENANT TO NOT DISTURB THE SURFACE OF THE LAND NOR ANY IMPROVEMENTS THEREON.)

4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCUMBRANCE, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 332, PAGE 361, (AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTERS)

5. COVENANTS, CONDITIONS, OBLIGATIONS, RESTRICTIONS AND EASEMENTS PROVIDED FOR IN NORTH CAROLINA GENERAL WARRANTY DEED RECORDED IN BOOK 5152, PAGE 44. (RESERVED ENCROACHMENT AS SHOWN HEREON)

6. RESERVATION (OR GRANT) OF OIL, GAS, AND OTHER MINERAL RIGHTS AS DISCLOSED BY INSTRUMENTS RECORDED IN BOOK 518, PAGE 448; BOOK 561, PAGE 92; BOOK 578, PAGE 233; BOOK 731, PAGE 211; BOOK 739, PAGE 306; BOOK 776, PAGE 192; BOOK 780, PAGE 220; BOOK 790, PAGE 466; AND BOOK 793, PAGE 16, AND ALL RIGHTS AND EASEMENTS RELATED THERETO. (BLANKET)

TITLE DESCRIPTION

LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 7, 8, AND 9, BLOCK 4, WESTWOOD PARK, AS SHOWN ON THE MAP THEREOF RECORDED IN MAP BOOK 332 AT PAGE 361, IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY, NORTH CAROLINA.

LEGEND:

- B/LDG - BUILDING
- CB - COMBINED GRID FACTOR
- CB - CATCH & GUTTER
- CB - CATCH BASIN
- CP - CALCULATED POINT
- CP - CLEAN OUT
- D/B - DEED BOOK
- E/B - EXISTING IRON PIPE
- E/E - EXISTING IRON ROD
- E/E - EXISTING W/ALL
- FF - FINISH FLOOR ELEVATION
- GD - GROUND POST
- G/G - GAS METER
- H/VAC - HEATING, VENTILATION, AIR COND
- L/H - LIGHT POLE
- MA - MEASURED
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- N.R. - NEW IRON ROD
- N.W. - NEW WALL
- PIN - PAPER IDENTIFICATION NUMBER
- PP - POWER METER
- PP - POWER MANHOLE
- PP - POWER POLE
- PG - PAGE
- R - RECORDED
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDMH - STRAIN DRAIN MANHOLE
- SE - SEWER SIGHTER MANHOLE
- (T) - TOTAL
- TBM - TEMPORARY BENCHMARK
- TERR - TERRACE
- WT - WATER METER

LINE LEGEND:

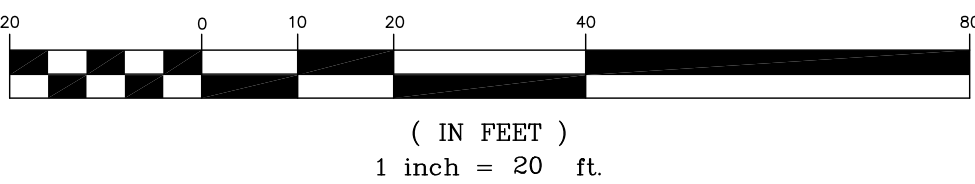
EASEMENT	_____ X _____
FENCE	_____
PROPERTY LINE	_____
PROPERTY LINE (NOT SURVEYED)	_____
RIGHT-OF-WAY	_____
RIGHT-OF-WAY (NOT SURVEYED)	_____
SETBACK	_____
POWER LINE	_____ E _____
SANITARY SEWER PIPE	_____ SS _____
STORM DRAIN PIPE	_____ SD _____
WOOD FENCE	_____ □ _____



Know what's **below**.
Call before you dig.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	485.11'	45.78'	N35°59'41"W	45.77'
C2	485.11'	46.20'	N41°25'37"W	46.19'

GRAPHIC SCALE

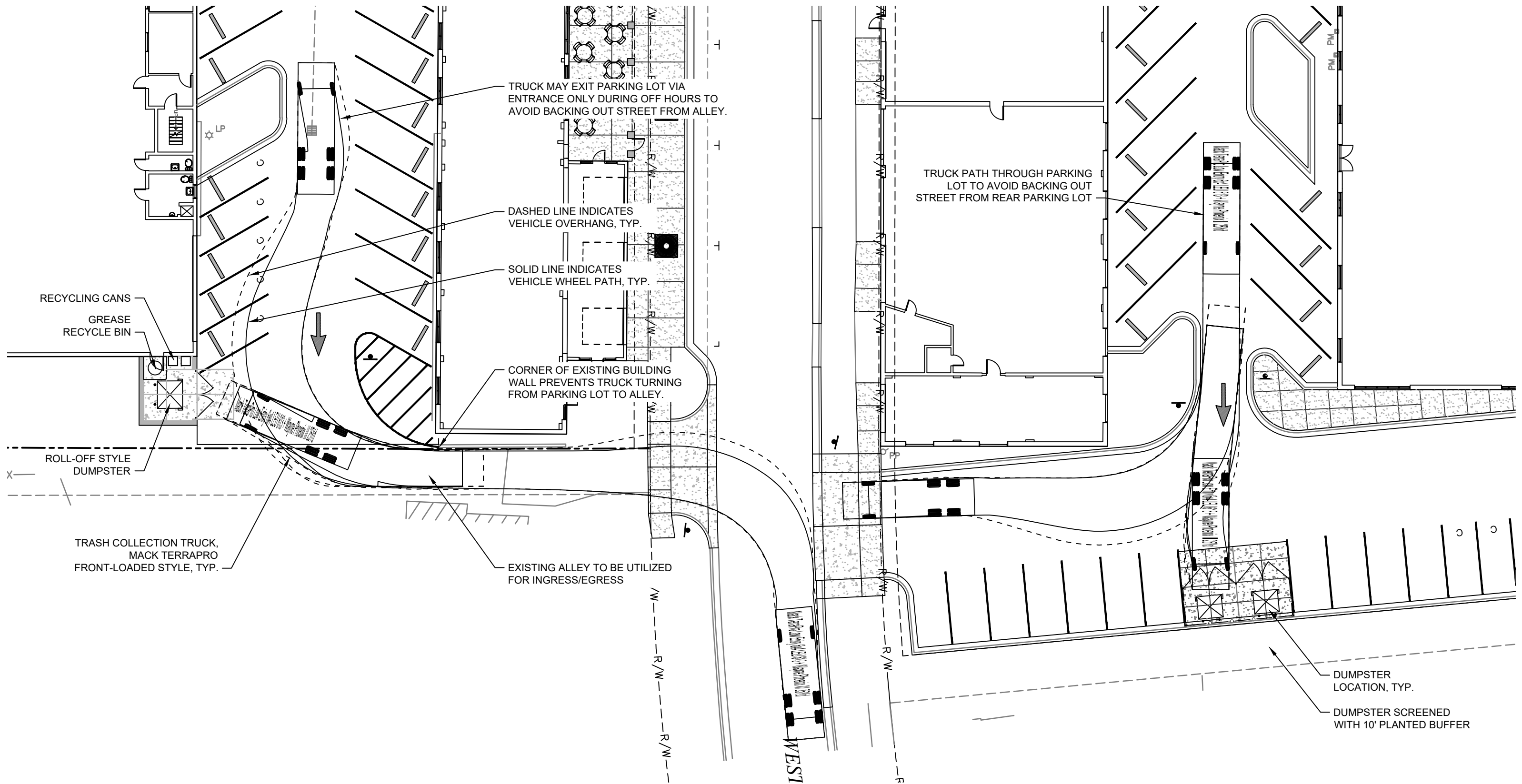


FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
SEPTEMBER 2, 2015
MAP NUMBER: 3710454300L; ZONE X

THIS IS TO CERTIFY THAT ON THE 25 DAY OF AUGUST 20 19 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE. 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED





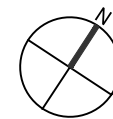
S. MINT STREET REDEVELOPMENT

CHARLOTTE, NORTH CAROLINA

TRASH COLLECTION TRUCK TURNING MOVEMENTS

DATE: 09.30.19

SCALE: 1" = 20'



Bloc Design

2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com

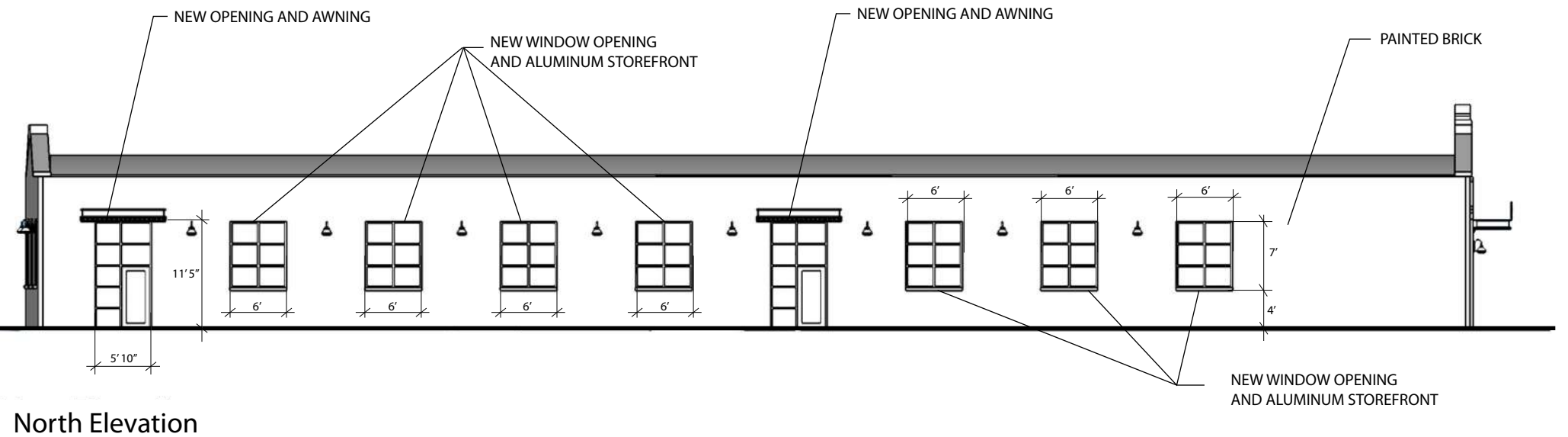
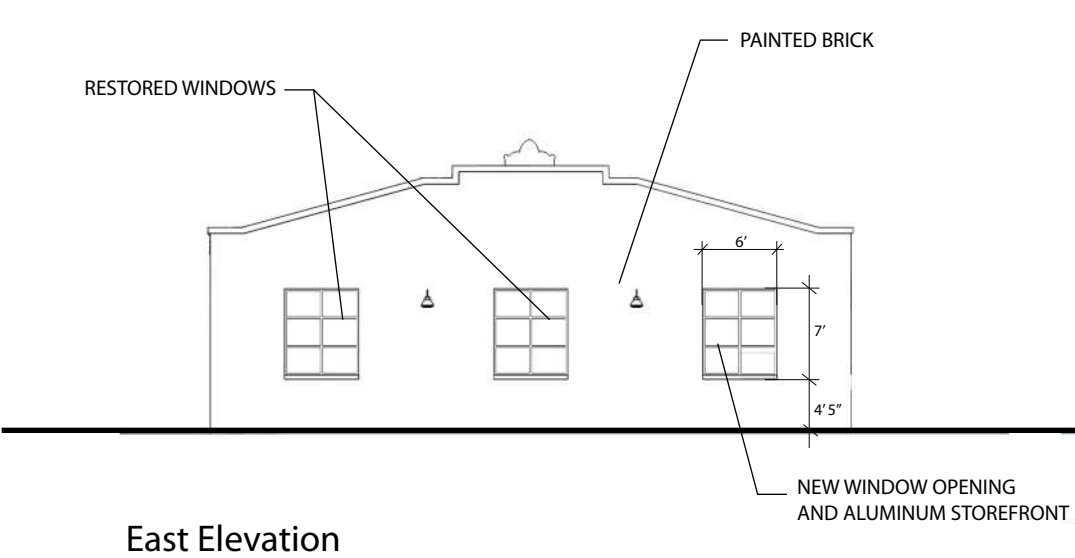
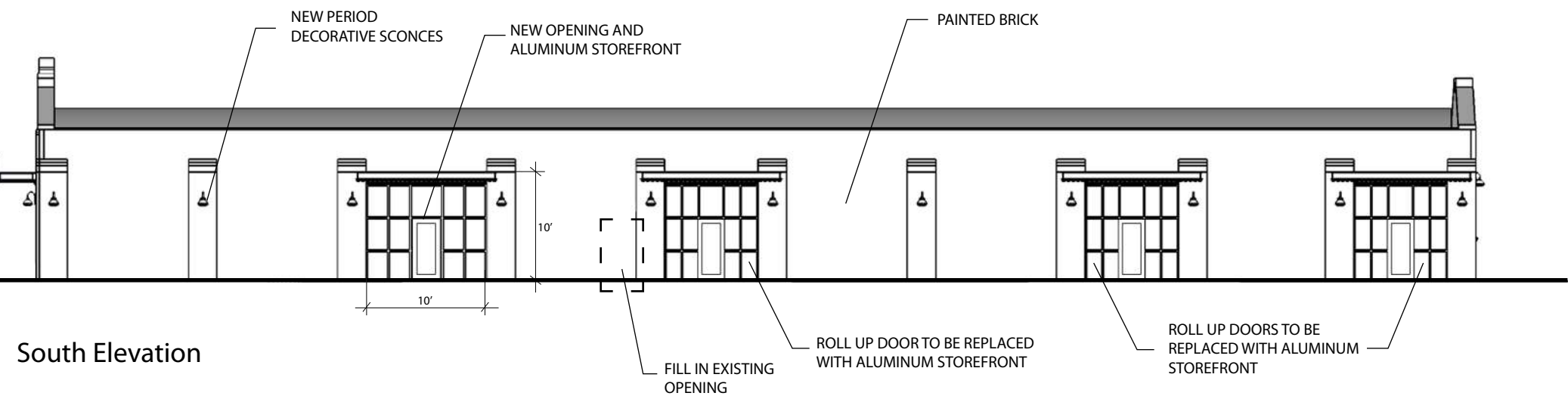
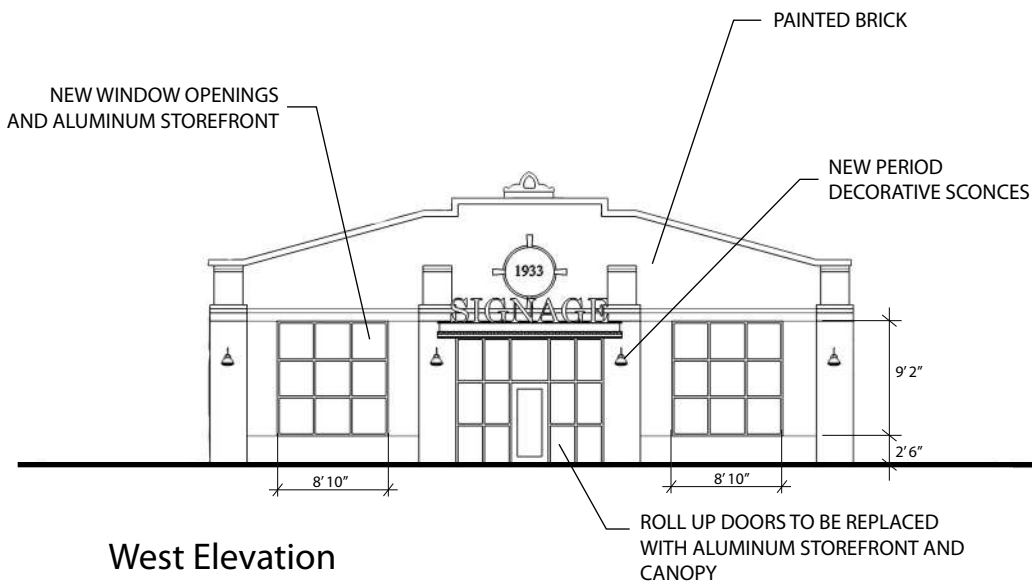
landscape architecture | planning | civil engineering

PROJECT NO.: 00658.01

NC FIRM#: P-1007, C-390

S:\Projects\00658 Mint St Redevelopment\Exhibits\20190925 - Garbage Turning Movements\00658 - Turning Movements - 09.25.19.dwg, 9/30/2019 1:50 PM, nic vesely, Bloc Design

SEPTEMBER



1525 South Mint Street
Charlotte, North Carolina

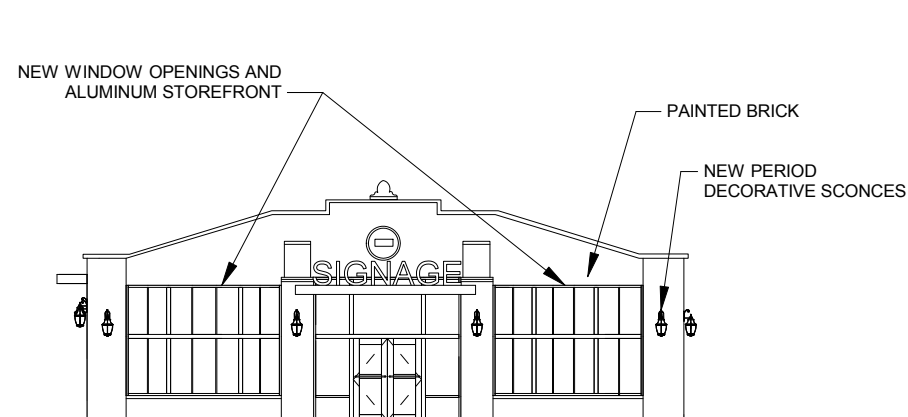
21 August 2019

LDG LISCHERONG
DEVELOPMENT
GROUP

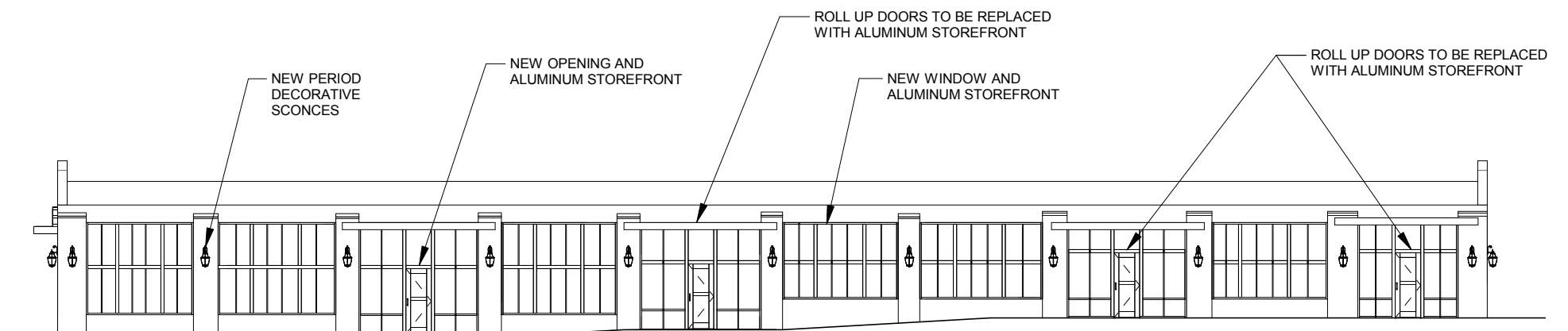
Proposed Elevations



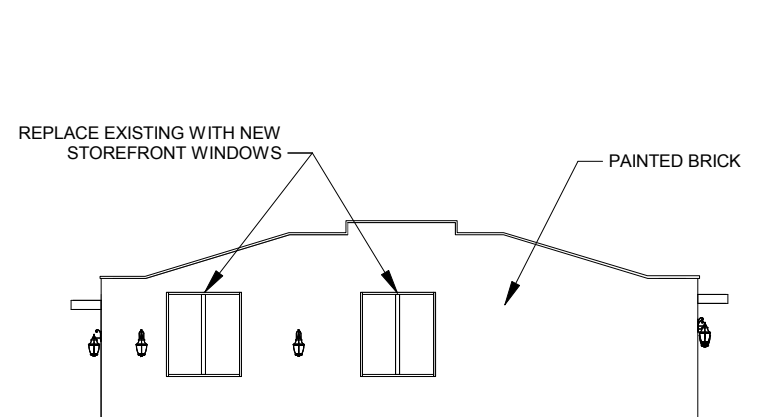
OCTOBER



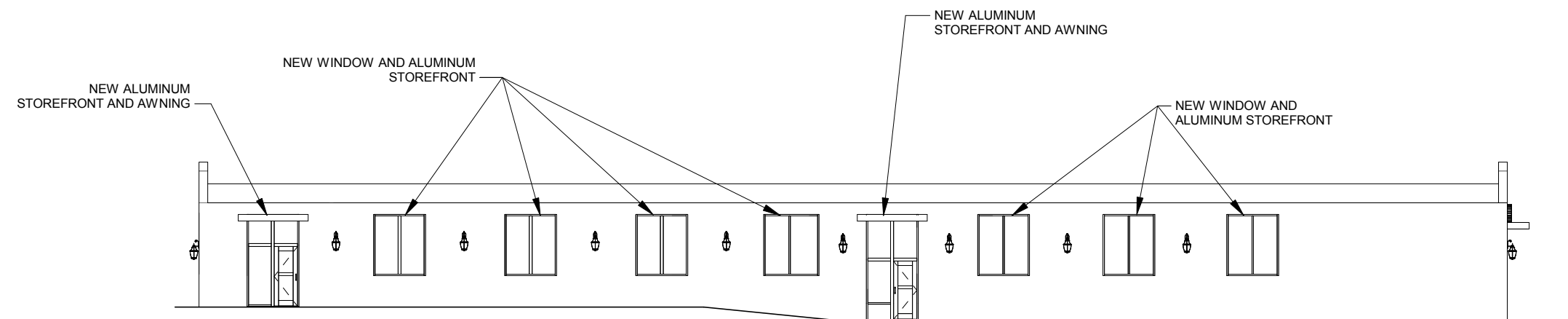
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

1525 South Mint Street
Charlotte, NC

