

PROJECT

BEAVER CREEK CRE. LLC

4037 F. INDEPENDENCE

BOULEVARD

CHARLOTTE, NC 28205

LANDDESIGN PROJ.# 1017337



NO.	DESCRIPTION	DATE
01	REZONING SUBMITTAL	10-23-2017
%%U	%%U	%%U
%%U	%%U	%%U
%%U	%%U	%%U
%%U	%%U	%%U
%%U	%%U	%%U

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: RJP

SCALE

NORTH

VERT: N/A
HORZ: 1"=30'



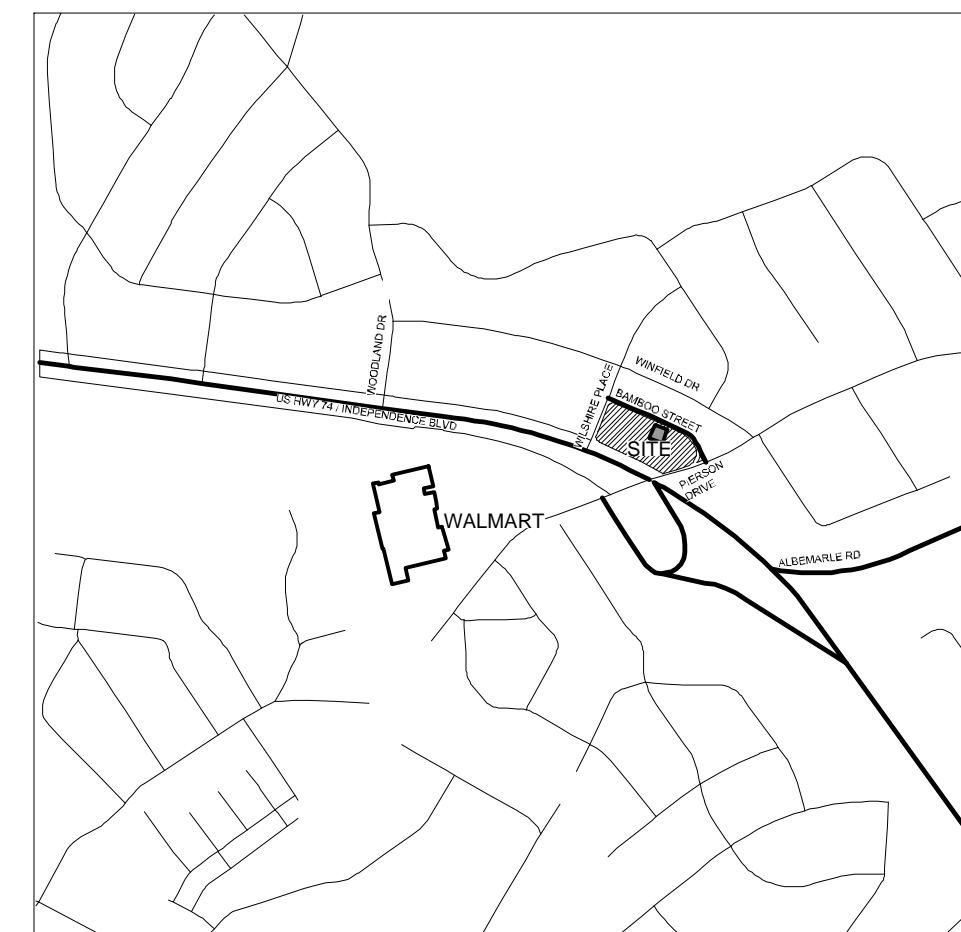
SHEET TITLE

RZ-0



ADJACENT OWNERSHIP LISTINGS*

- | | | | |
|----|--|-----|--|
| 1. | EXECUTIVE BUILDING COMPANY LLC
Tax # 13110116
Zoning: B-2
Existing Use: Vacant Lot | 10. | JAMES WINKLE
Tax # 13111103
Zoning: R-4
Existing Use: Single Family |
| 2. | RICHARD AND RITA GUINEY
Tax # 13110101
Zoning: R-22MF
Existing Use: Single Family | 11. | JAMES WINKLE
Tax # 13111102
Zoning: R-4
Existing Use: Single Family |
| 3. | BRIAN AND KATHY COSTANZA
Tax # 13111103
Zoning: R-4
Existing Use: Single Family | 12. | CHARLOTTE LP ADAMS OUTDOOR
ADVERTISING
Tax # 13113330
Zoning: B-2
Existing Use: Open Storage Lot |
| 4. | GEORGE ZELECKI AND MARY JOAN
Tax # 13111108
Zoning: R-4
Existing Use: Single Family | 13. | UHAUL REAL ESTATE CO.
Tax # 13113331
Zoning: B-2
Existing Use: Open Storage Lot |
| 5. | ROBERT AND KIM KALOUSEK
Tax # 13111106
Zoning: R-4
Existing Use: Single Family | | |
| 6. | JAMES AND ELIZABETH MATTHEWS
Tax # 13111107
Zoning: R-4
Existing Use: Single Family | | |
| 7. | TRACY PERREAULT
Tax # 13111105
Zoning: R-4
Existing Use: Single Family | | |
| 8. | MESFEN B TESFAGABIR
Tax # 13111104
Zoning: R-4
Existing Use: Single Family | | |



VICINITY MAP
SCALE: 1" = 1000'

SITE INFORMATION

SITE AREA	2.11 ACRES (+/- 91,911.60 SQFT)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	13111112, 13111110, 13111101
EXISTING ZONING	BUSINESS (B-2)
EXISTING USES	VACANT STRUCTURES: RETAIL, OFFICE AND PARKING
PROPERTY OWNERS	EXECUTIVE BUILDING COMPANY, LLC PO BOX 33775 CHARLOTTE, NC 28233

NOTES:
EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. MULTIPLE SURVEYS, GIS, AERIAL RECONNAISSANCE, AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY TO THE FULL KNOWLEDGE OF THE PETITIONER ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

KEY MAP

SEAL

REZONING
PETITION NO.
2017-XXX

PROJECT

IRWIN BUILDING
REZONING

BEAVER CREEK CRE, LLC
4037 E. INDEPENDENCE
BOULEVARD
CHARLOTTE, NC 28205

LANDDESIGN PROJ.#
1017337

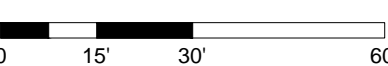
REVISION / ISSUANCE

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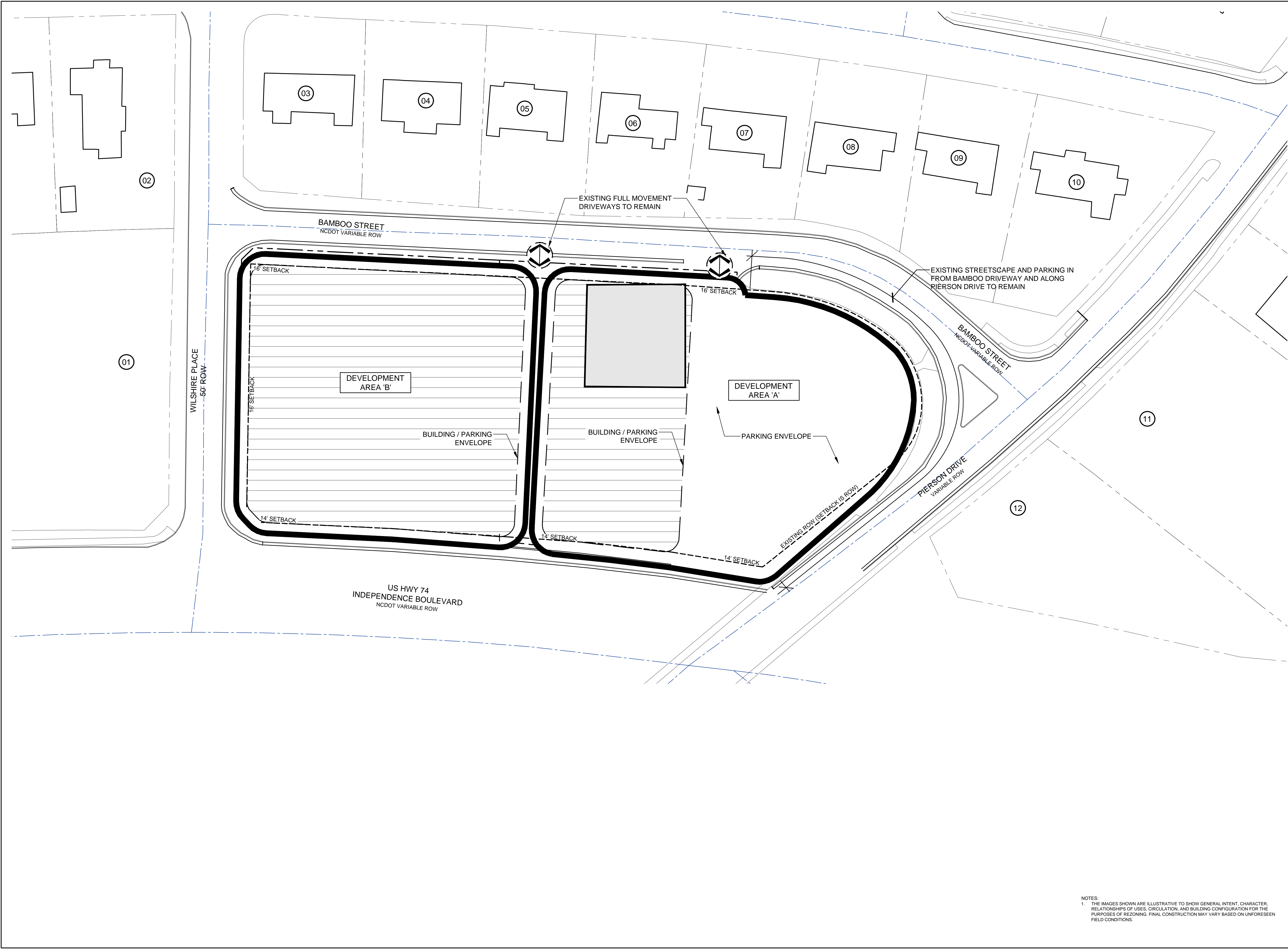


SHEET TITLE

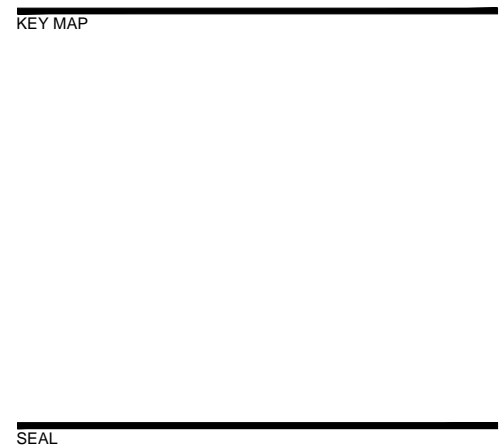
TECHNICAL DATA
SHEET

SHEET NUMBER

RZ-1



NOTES:
1. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON UNFORESEEN FIELD CONDITIONS.



PROJECT

IRWIN BUILDING REZONING


LANDDESIGN PROJ.# 1017337

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SCALE

NORTH

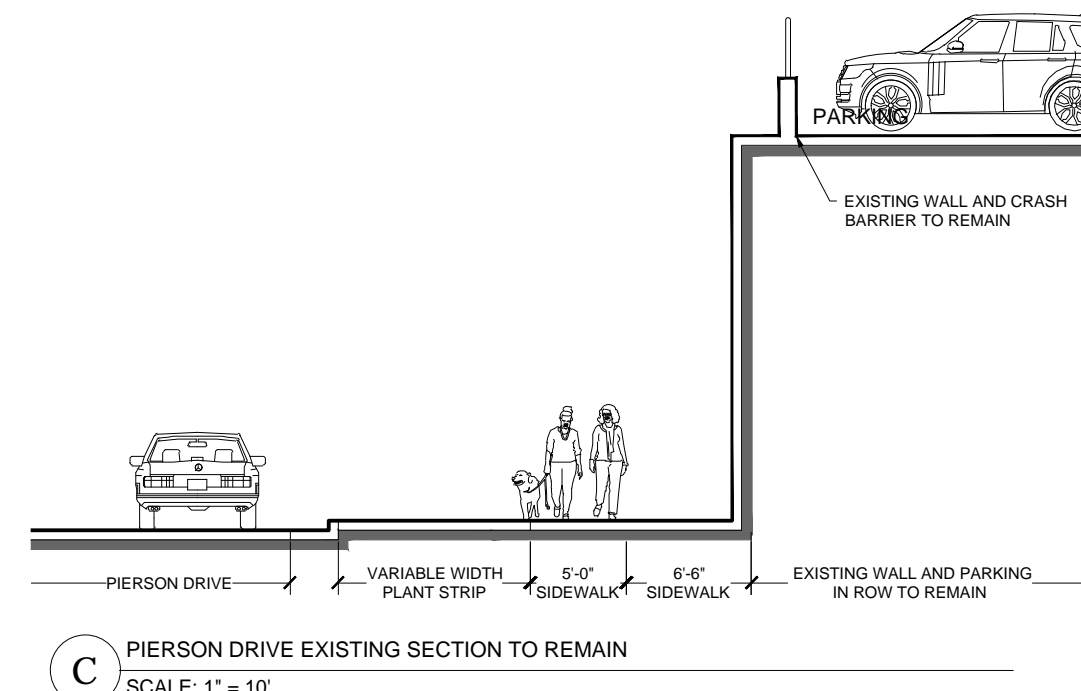
VERT: N/A
HORZ: 1"=30'



A graphic scale bar and north arrow. The scale bar is horizontal, with segments labeled 0, 15', 30', and 60'. Above the bar, the text 'SCALE' is on the left and 'NORTH' is on the right. To the right of the text 'NORTH' is a circular north arrow pointing upwards. To the left of the scale bar, the text 'VERT: N/A' and 'HORZ: 1"=30'' is displayed.

SHEET NUMBER

RZ-2



* SUBJECT TO SECTION 3.e OF DEVELOPMENT STANDARDS REGARDING
CONDITION OF BUILDING

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KEY MAP

SEAL

REZONING
PETITION NO.
2017-XXX

PROJECT

IRWIN BUILDING
REZONING

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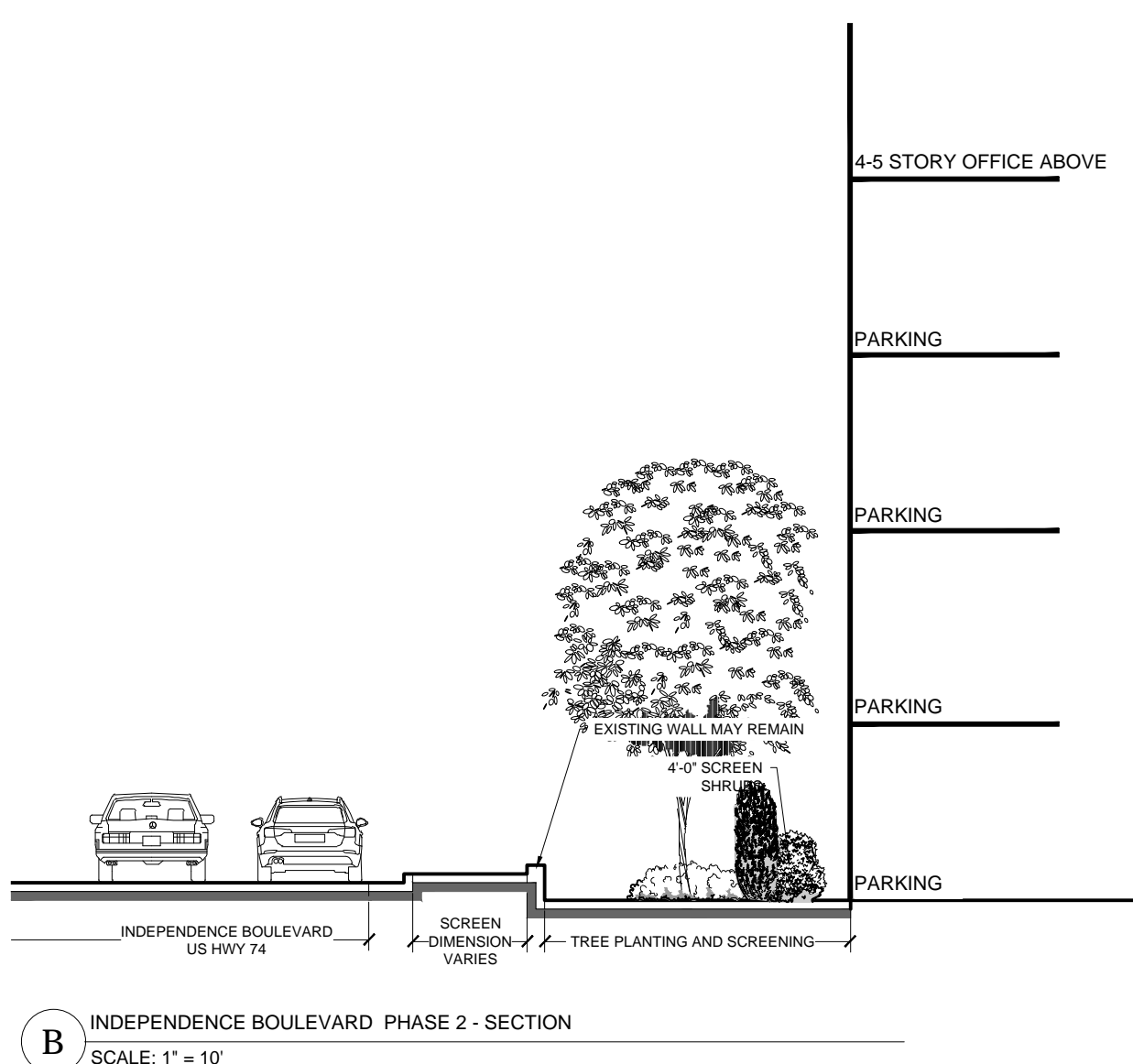
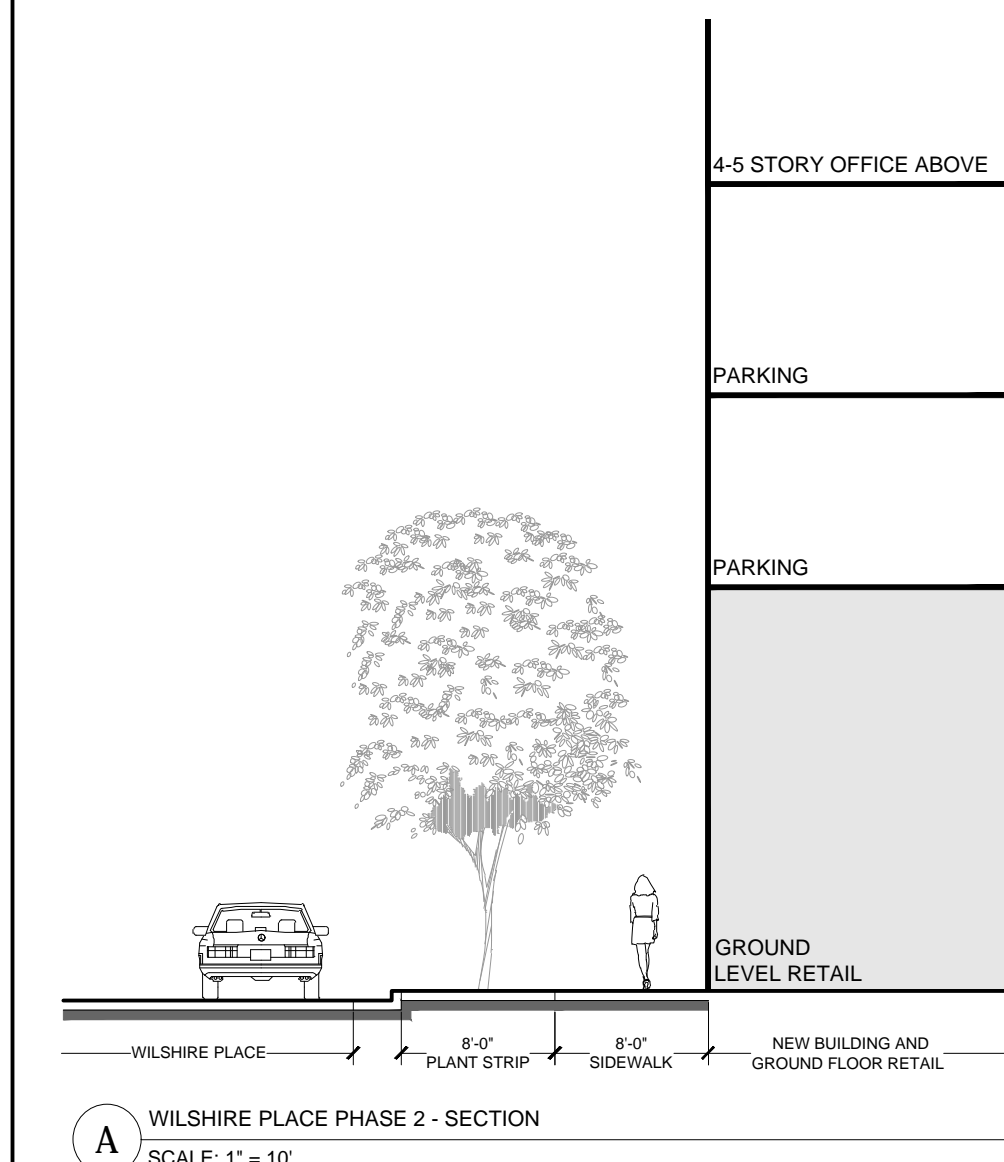
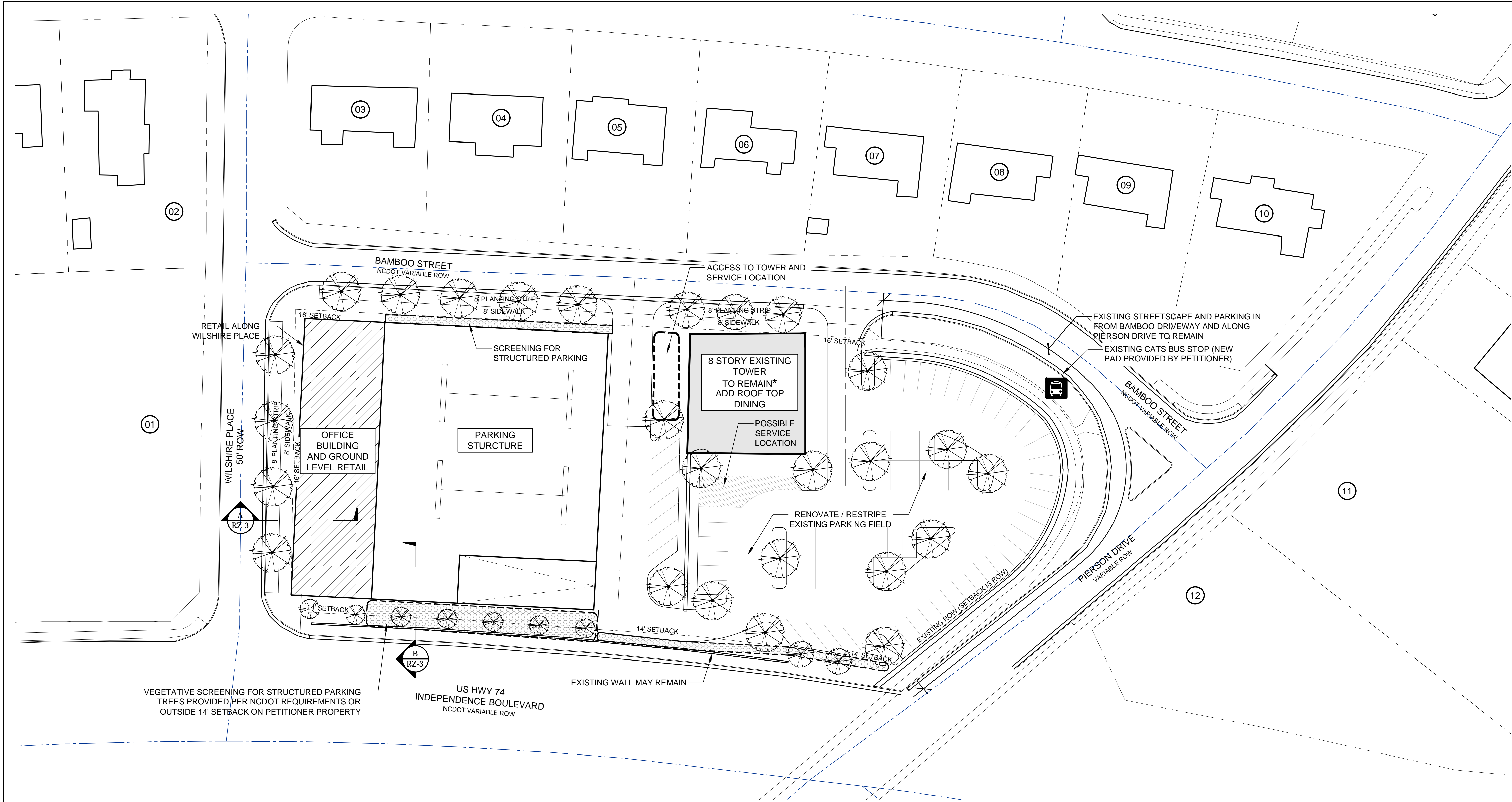


SHEET TITLE

CONCEPTUAL SITE
PLAN - PHASE 2

SHEET NUMBER

RZ-3



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