

## PROJECT

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

LANDDESIGN PROJ.# 1017337

## REVISION / ISSUANCE



[illegible]

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

SCALE

NORTH

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



SHEET TITLE

## SHEET NUMBER

RZ-0



#### ADJACENT OWNERSHIP LISTINGS\*

- |   |  |
|---|--|
| <p><b>1. EXECUTIVE BUILDING COMPANY LLC</b><br/>Tax # 13110116<br/>Zoning: B-2<br/>Existing Use: Vacant Lot</p> <p><b>2. RICHARD AND RITA GUINEY</b><br/>Tax # 13110101<br/>Zoning: R-22MF<br/>Existing Use: Single Family</p> <p><b>3. BRIAN AND KATHY COSTANZA</b><br/>Tax # 13111109<br/>Zoning: R-4<br/>Existing Use: Single Family</p> <p><b>4. GEORGE ZELECKI AND MARY JOAN</b><br/>Tax # 13111108<br/>Zoning: R-4<br/>Existing Use: Single Family</p> <p><b>5. ROBERT AND KIM KALOUSEK</b><br/>Tax # 13111106<br/>Zoning: R-4<br/>Existing Use: Single Family</p> <p><b>6. JAMES AND ELIZABETH MATTHEWS</b><br/>Tax # 13111107<br/>Zoning: R-4<br/>Existing Use: Single Family</p> <p><b>7. TRACY PERREAULT</b><br/>Tax # 13111105<br/>Zoning: R-4<br/>Existing Use: Single Family</p> <p><b>8. MESFEN B TESFAGABIR</b><br/>Tax # 13111104<br/>Zoning: R-4<br/>Existing Use: Single Family</p> | <p>Tax # 13111103<br/>Zoning: R-4<br/>Existing Use: Single Family</p> <p><b>10. JAMES WINKLE</b><br/>Tax # 13111102<br/>Zoning: R-4<br/>Existing Use: Single Family</p> <p><b>11. CHARLOTTE LP ADAMS OUTDOOR ADVERTISING</b><br/>Tax # 13113330<br/>Zoning: B-2<br/>Existing Use: Open Storage Lot</p> <p><b>12. UHAUL REAL ESTATE CO.</b><br/>Tax # 13113331<br/>Zoning: B-2<br/>Existing Use: Open Storage Lot</p> |
|---|--|



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.  
2017-167

PROJECT

ERVIN BUILDING  
REZONING

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NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	10-23-2017
1	CITY COMMENTS	12-11-2017
2	CITY COMMENTS	01-22-2018
3	REVISIONS PER NCDOT/CITY	04-20-2018

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CHECKED BY: RJP

SCALE

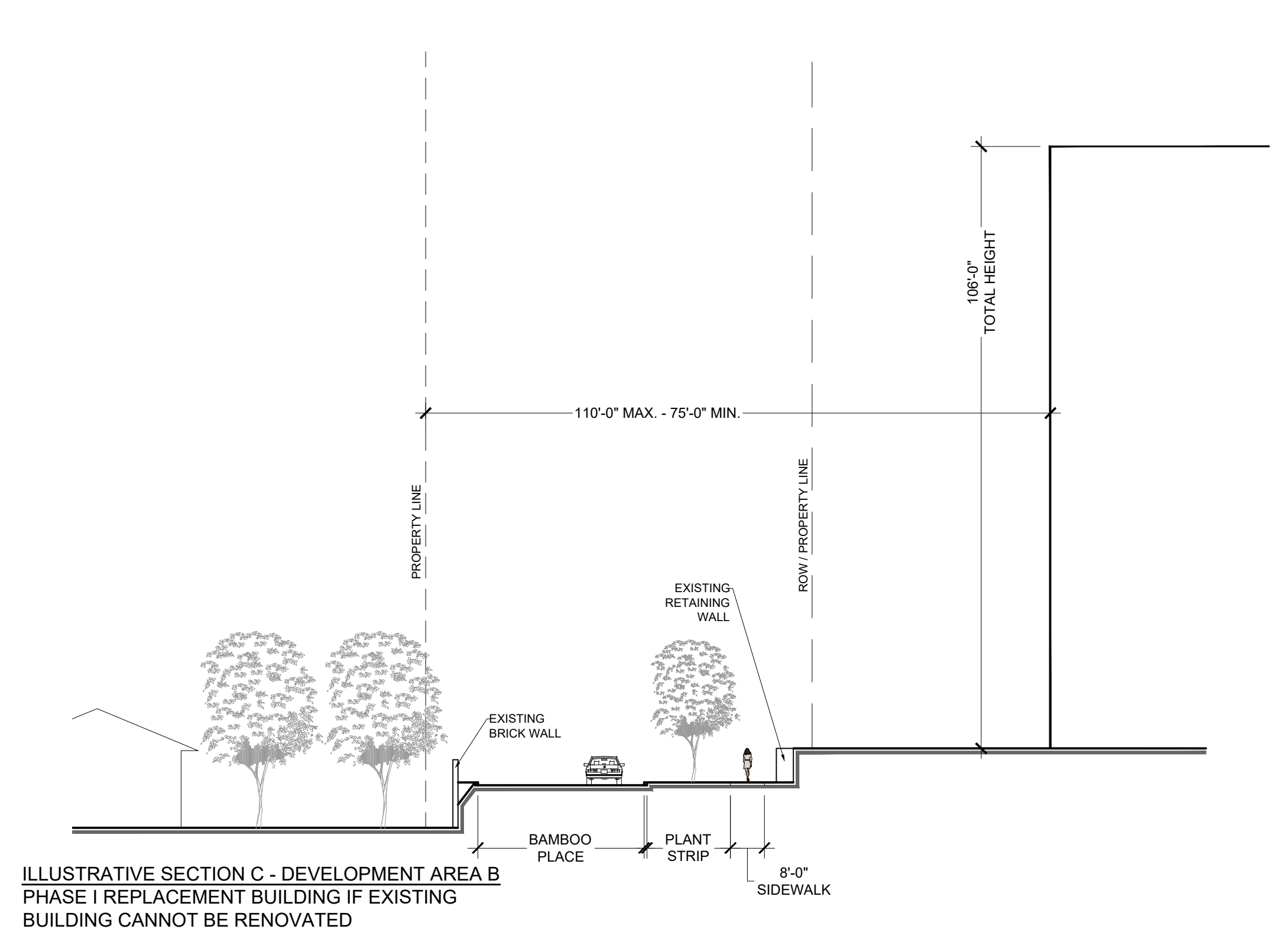
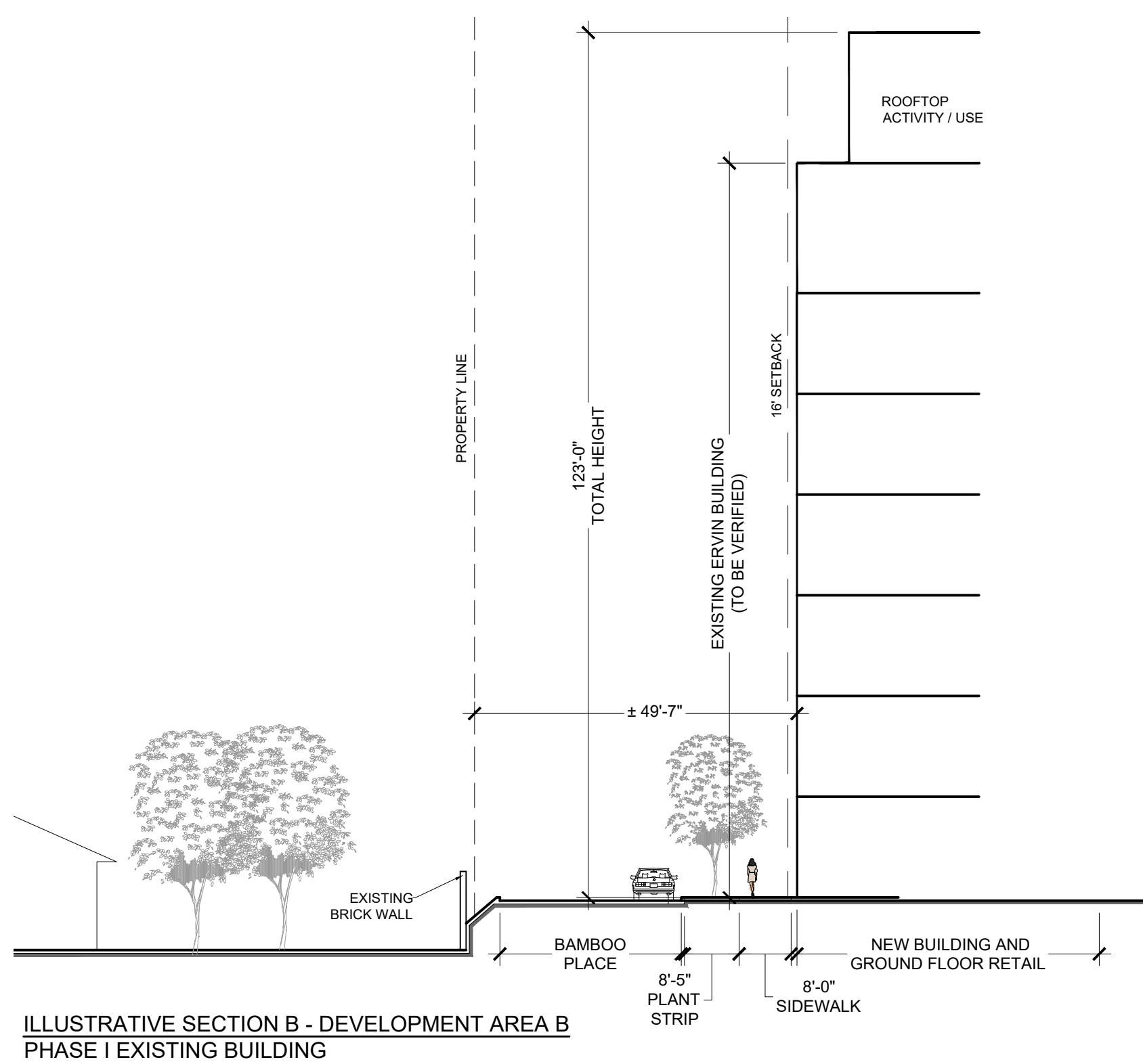
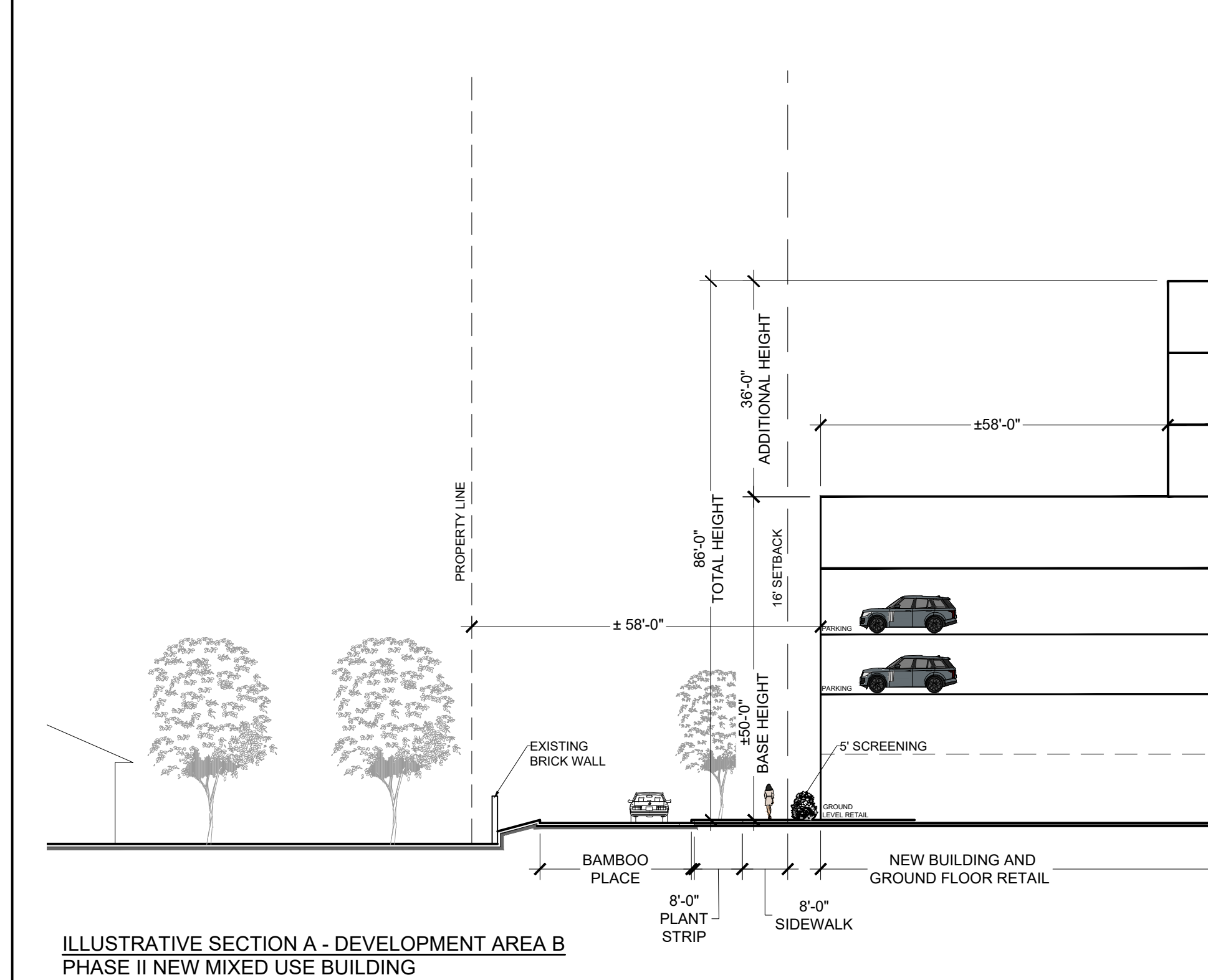
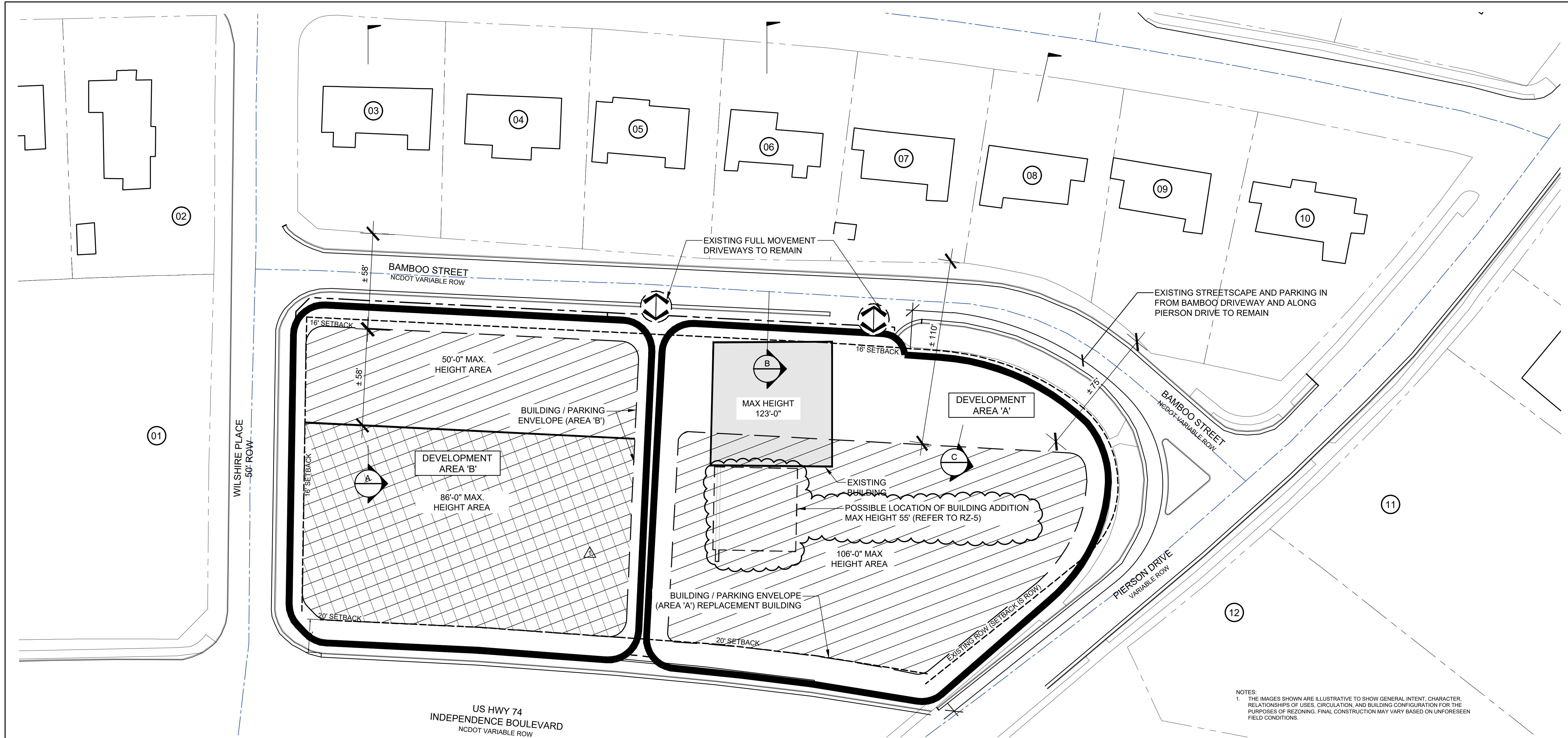
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HORZ: 1"=30'

SHEET TITLE

TECHNICAL DATA  
SHEET

SHEET NUMBER

RZ-1





KEY MAP

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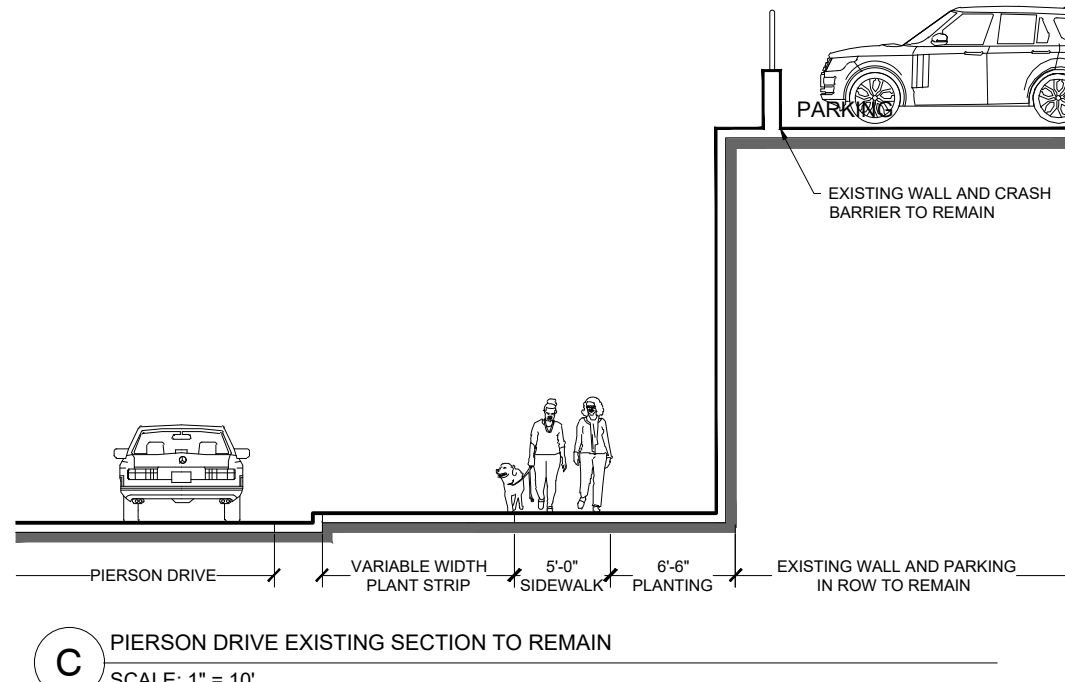
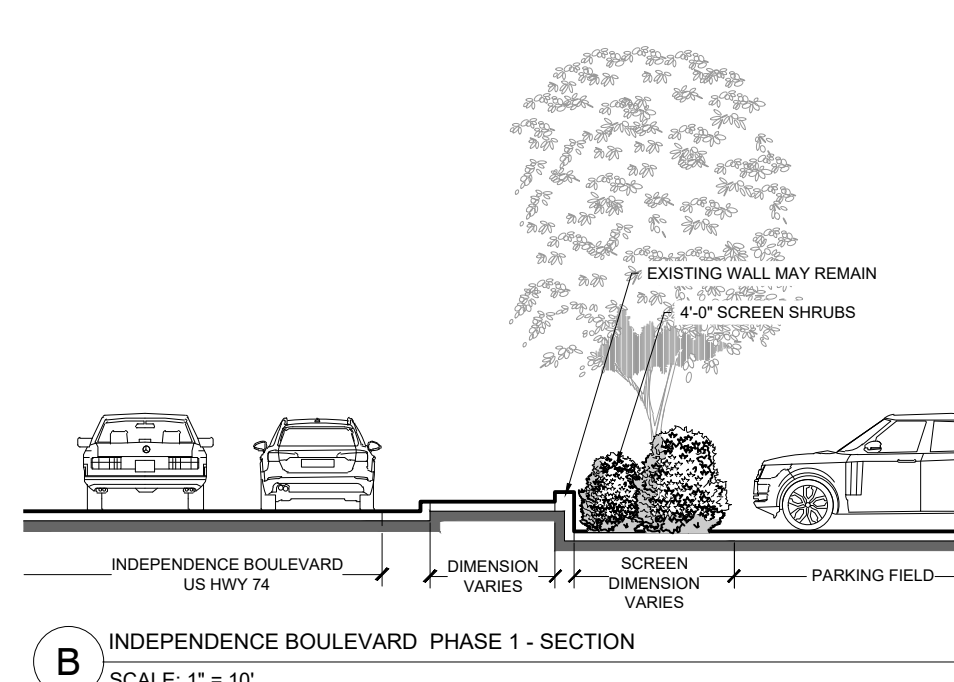
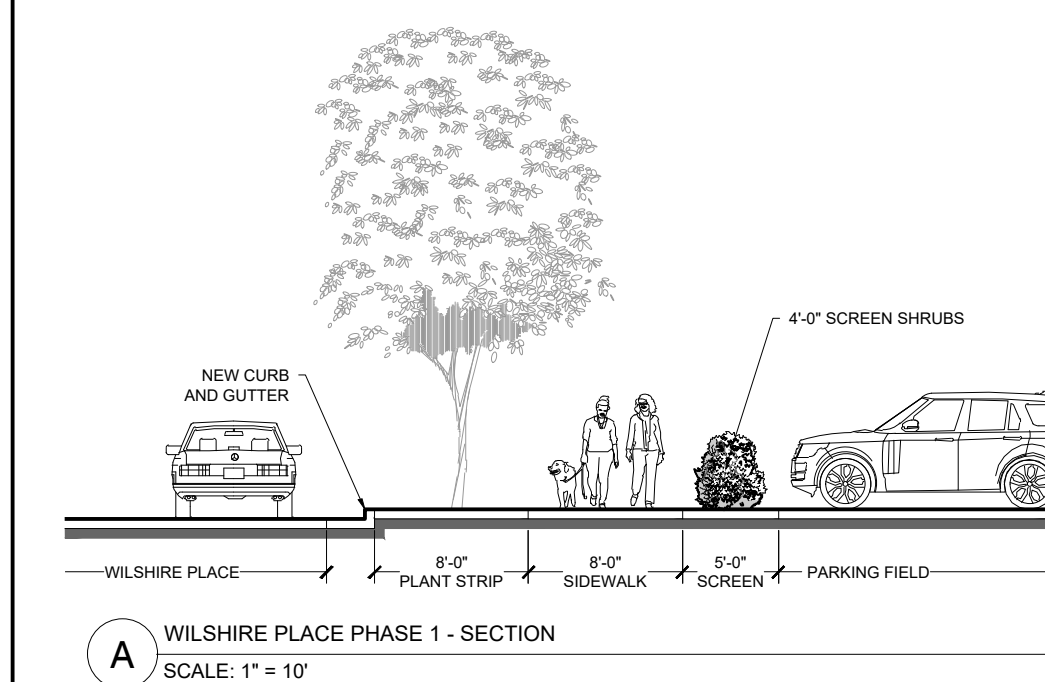
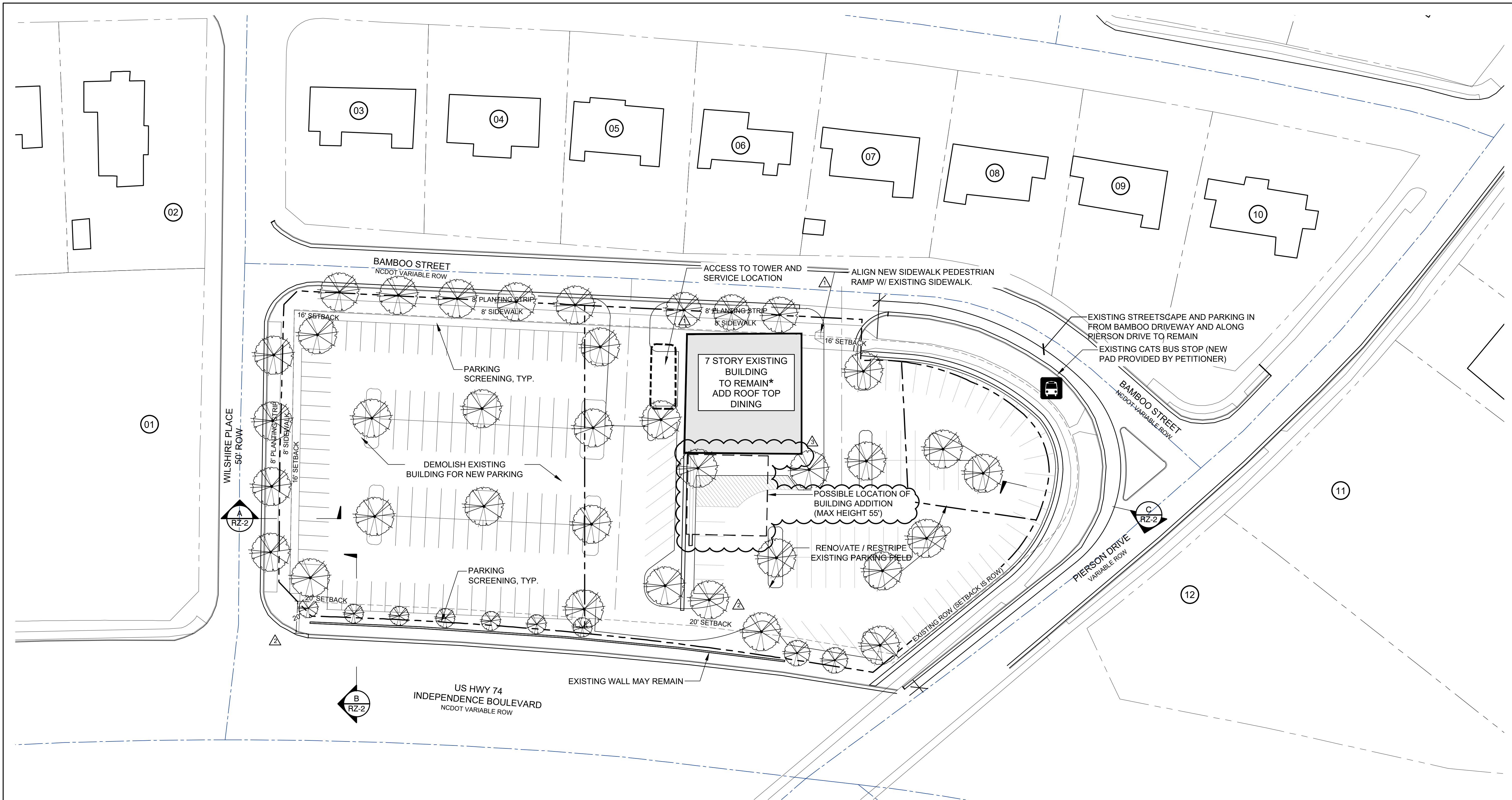
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HORZ: 1"=30'

SHEET TITLE

CONCEPTUAL SITE  
PLAN - PHASE 1

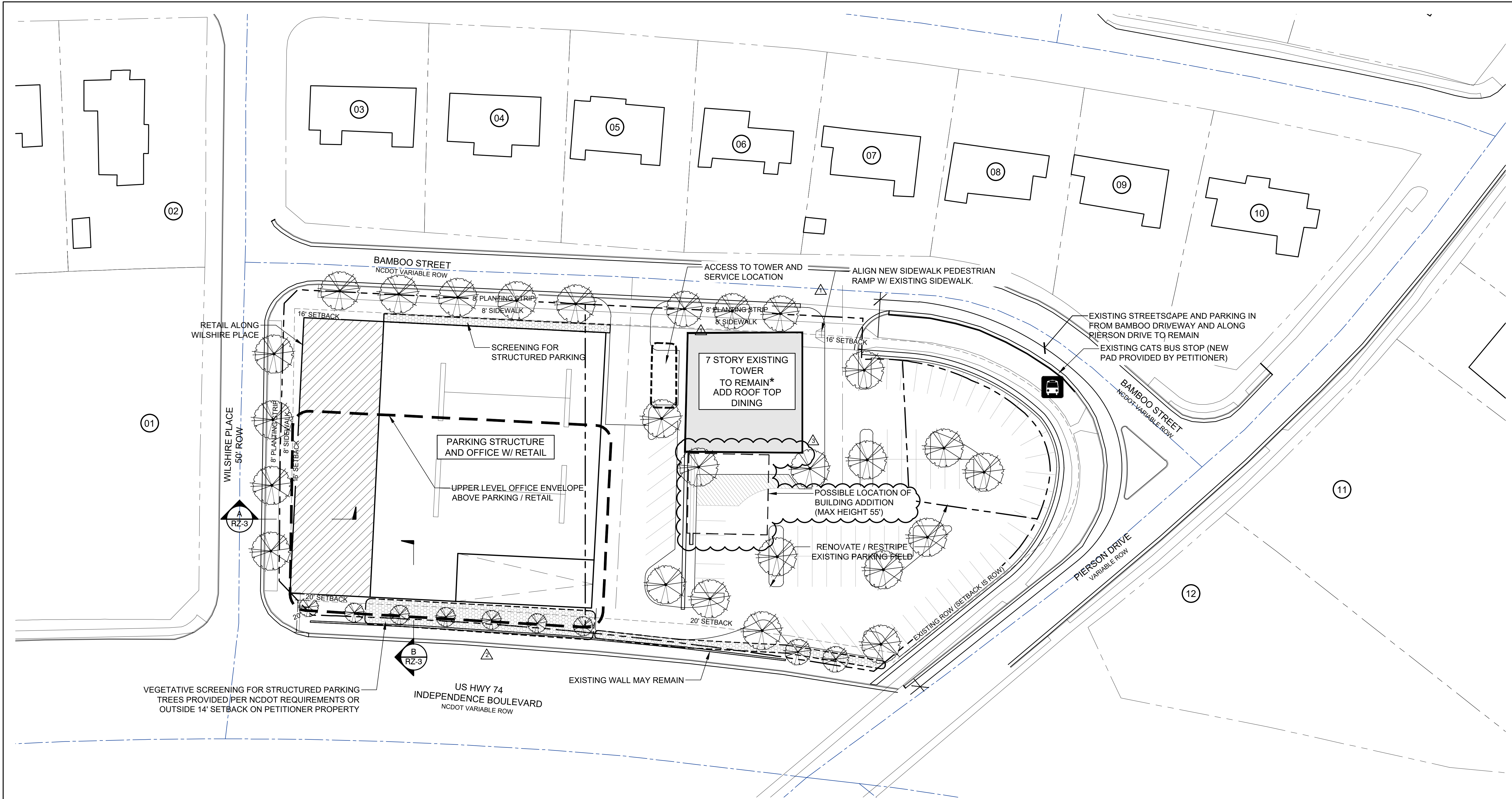
SHEET NUMBER

RZ-2



\* SUBJECT TO SECTION 3 OF DEVELOPMENT STANDARDS REGARDING  
CONDITION OF BUILDING





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SCALE

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HORZ: 1"=30'

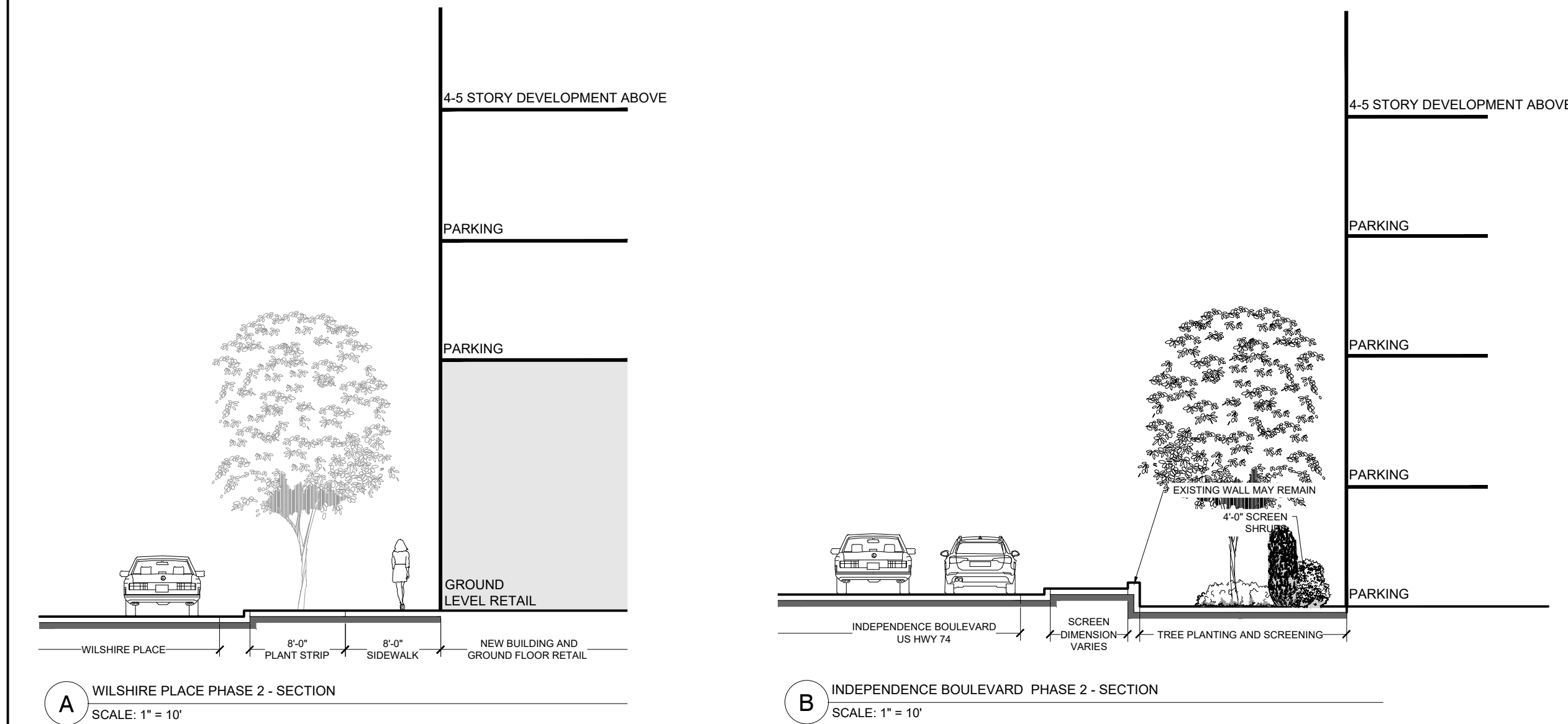
SHEET TITLE

CONCEPTUAL SITE  
PLAN - PHASE 2

SHEET NUMBER

RZ-3

\* SUBJECT TO SECTION 3 OF DEVELOPMENT STANDARDS REGARDING  
CONDITION OF BUILDING









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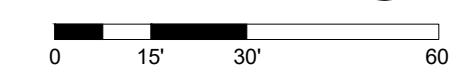
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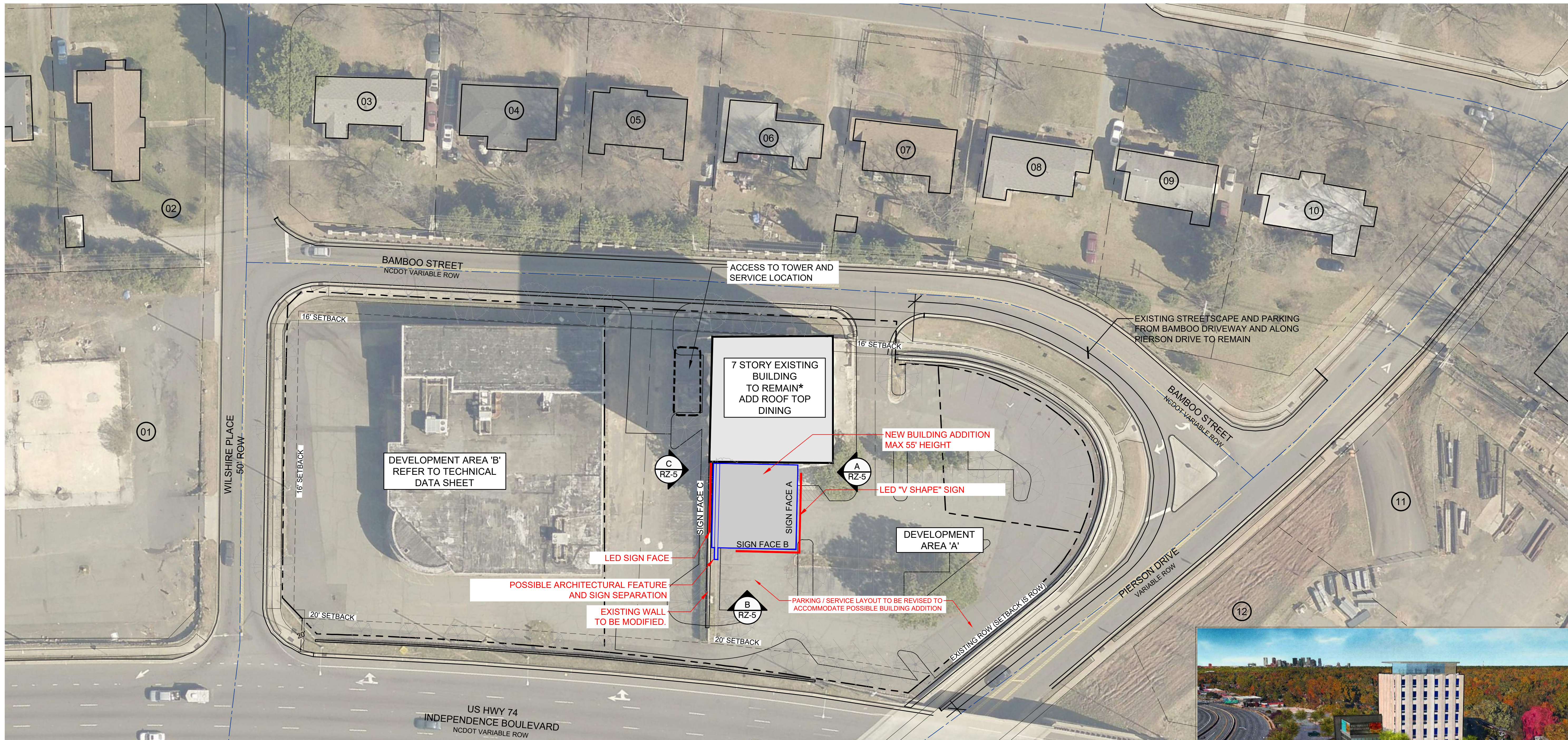
VERT: N/A  
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SHEET TITLE  
PH1- BUILDING  
ADDITION &  
SIGNAGE ALT.

SHEET NUMBER

RZ-5



CONCEPTUAL PERSPECTIVE - POSSIBLE BUILDING ADDITION WITH SPECIALTY SIGNAGE ALTERNATIVE B

- NOTES:
- 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.
  - ARCHITECTURAL FEATURES & BUILDING ADDITION ATTACHMENT ARE CONCEPTUAL AND MAY BE MODIFIED AS LONG AS GENERAL INTENT IS MAINTAINED

