

PROJECT

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

REVISION / ISSUANCE

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: RJF

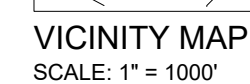
SHEET TITLE

SHEET NUMBER

RZ-0



9. HELMS RENTAL LLC
Tax # 13111103
Zoning: R-4
Existing Use: Single Family
10. JAMES WINKLE
Tax # 13111102
Zoning: R-4
Existing Use: Single Family
11. CHARLOTTE LP ADAMS OUTDOOR
ADVERTISING
Tax # 13113330
Zoning: B-2
Existing Use: Open Storage Lot
12. UHAUL REAL ESTATE CO.
Tax # 13113331
Zoning: B-2
Existing Use: Open Storage Lot



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

BEAVER CREEK CRE, LLC

4037 E. INDEPENDENCE
BOULEVARD

CHARLOTTE, NC 28205

LANDDESIGN PROJ. #

1017337

REVISION / ISSUANCE

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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SCALE

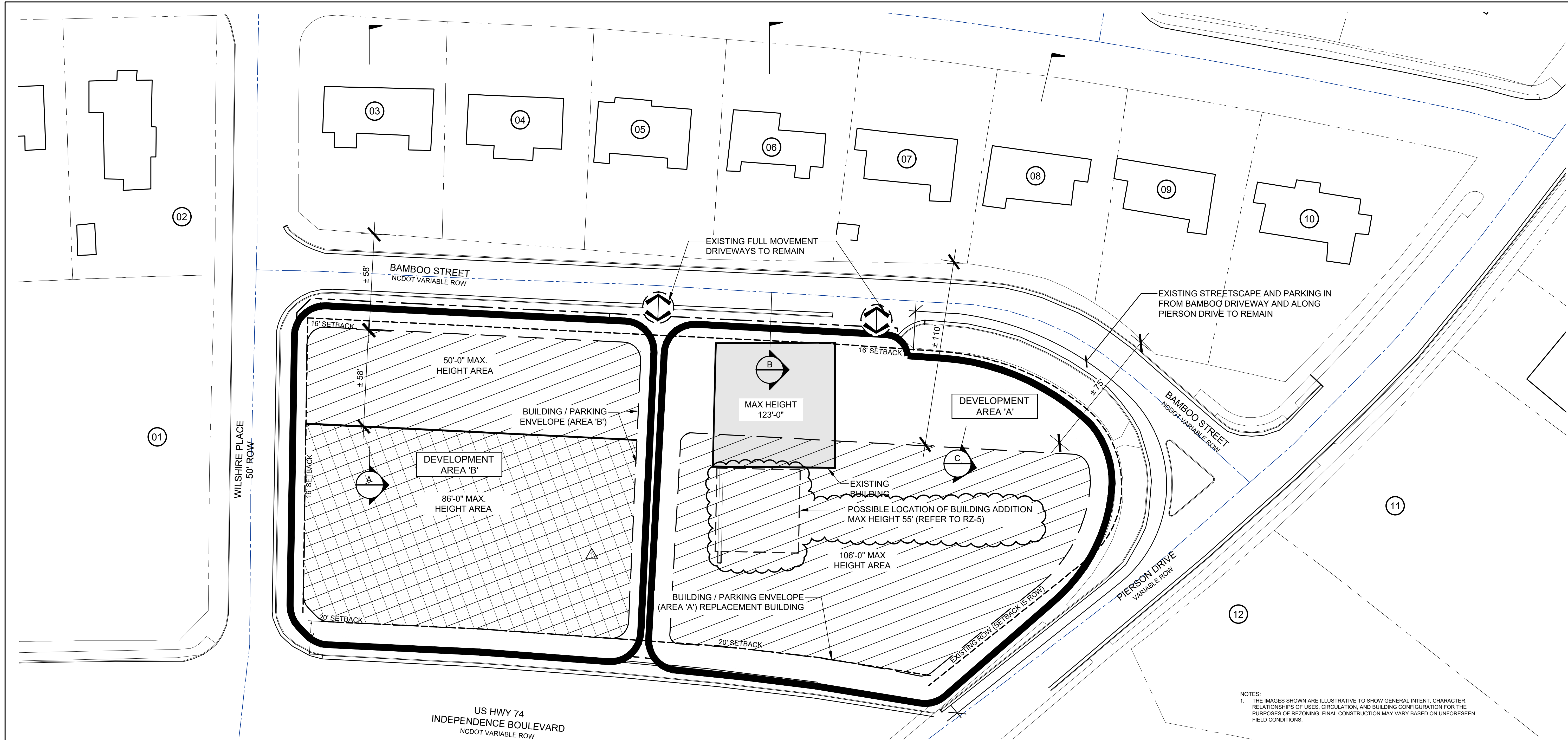
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SHEET TITLE

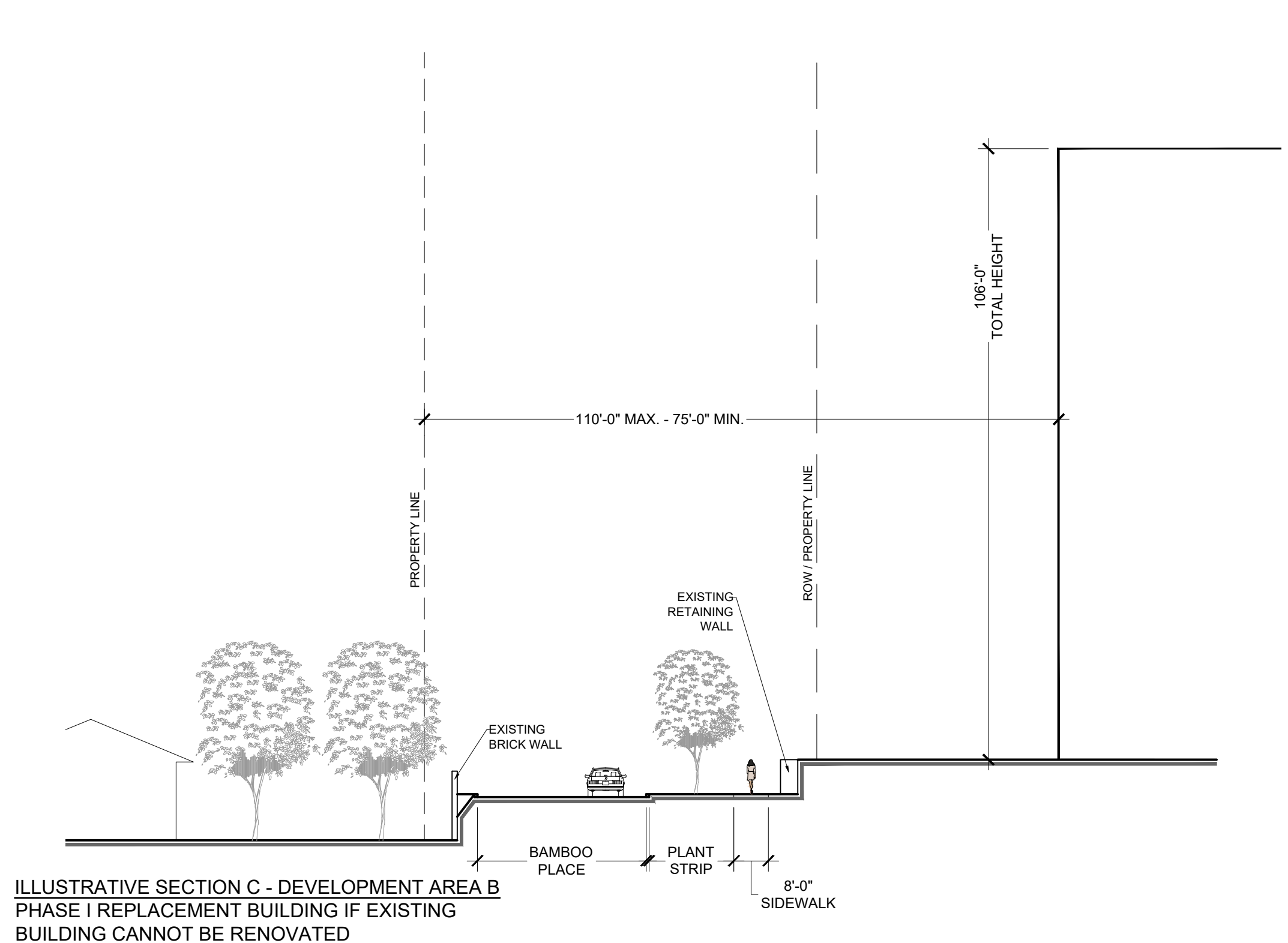
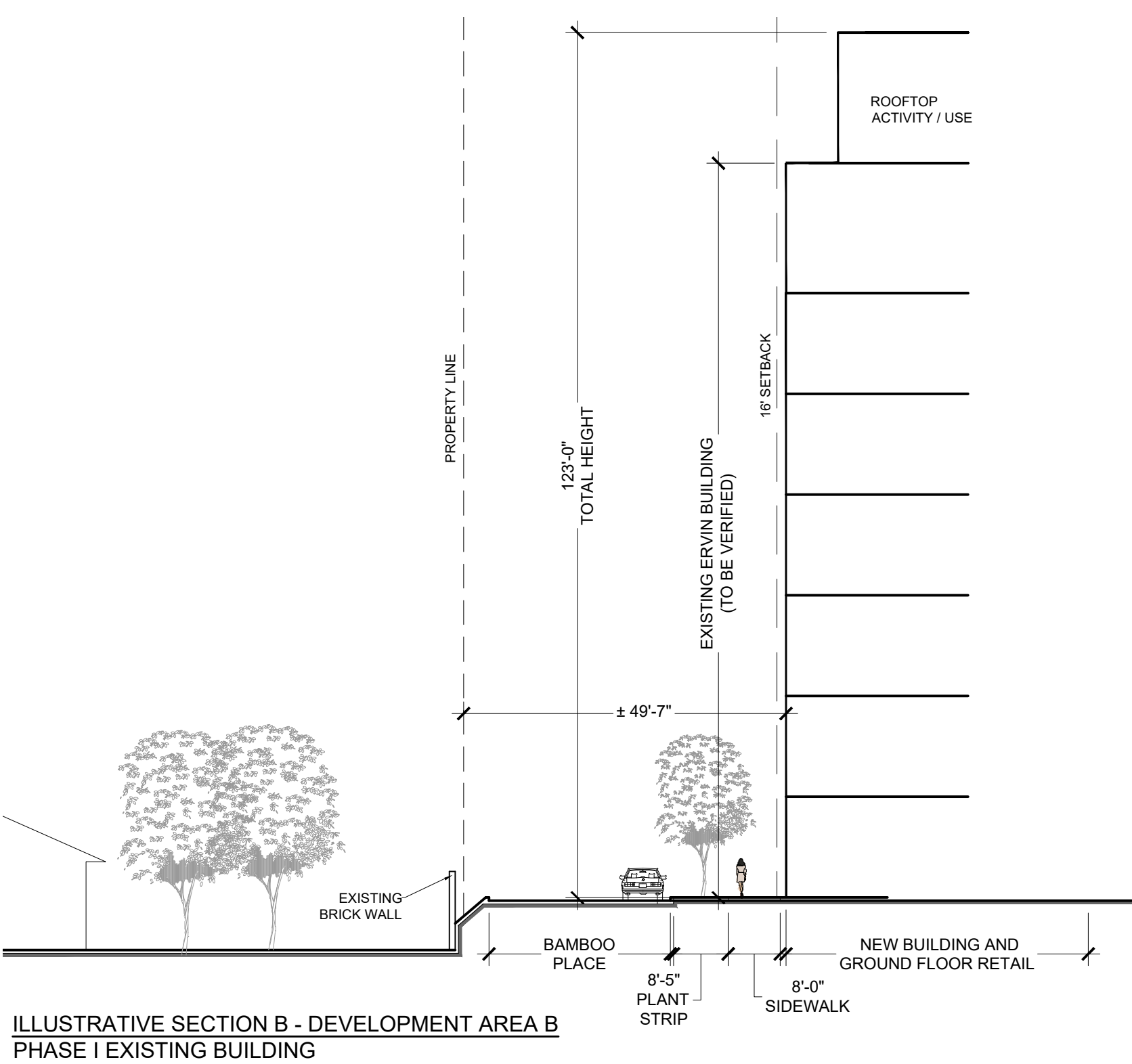
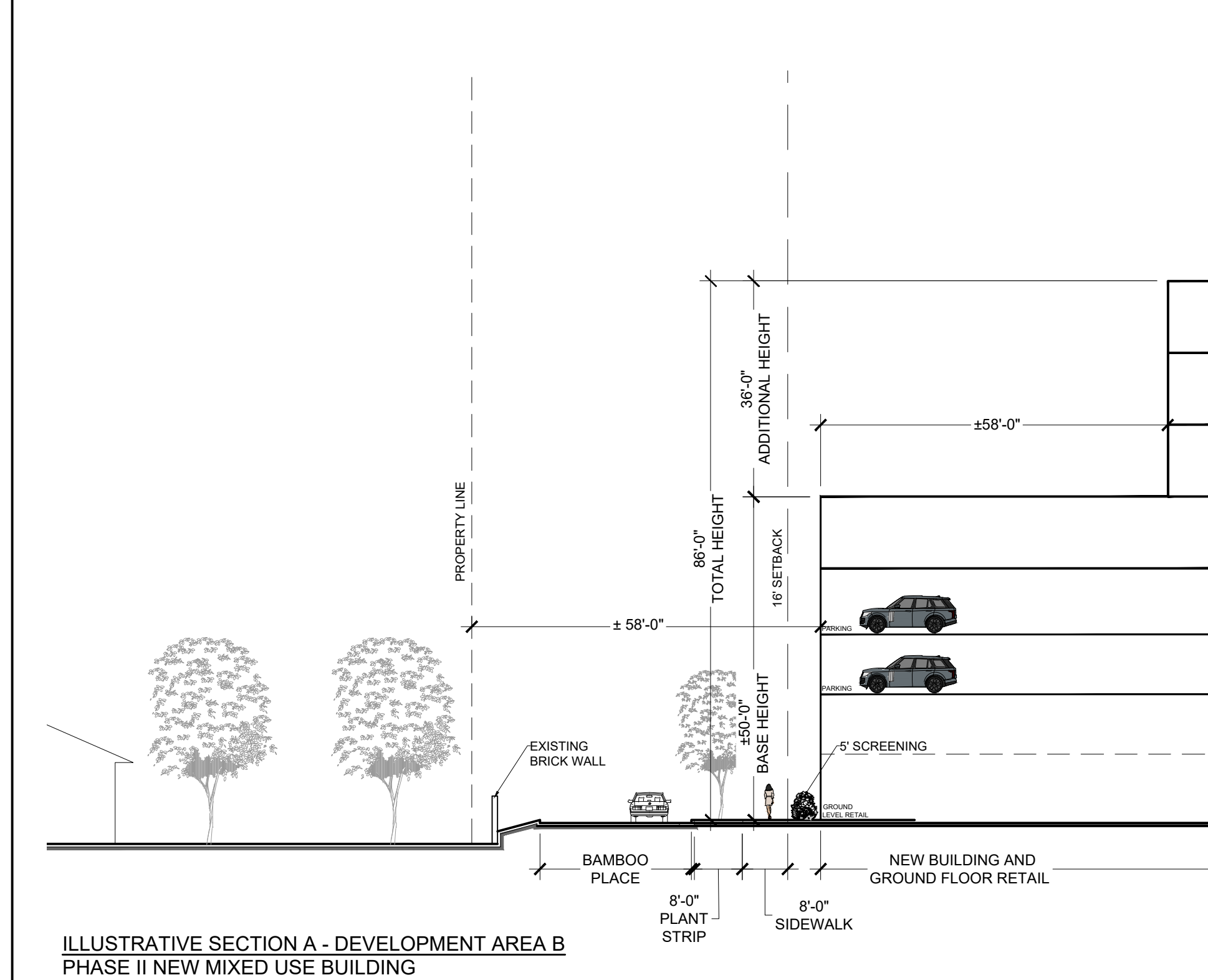
TECHNICAL DATA
SHEET

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.



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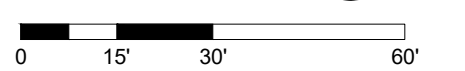
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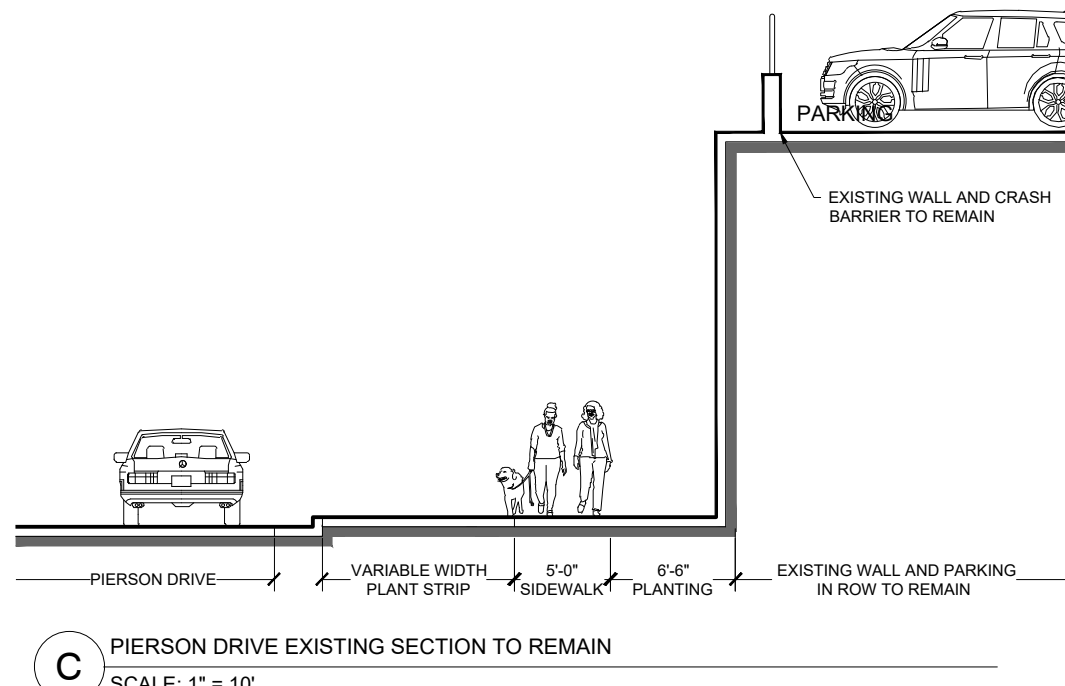
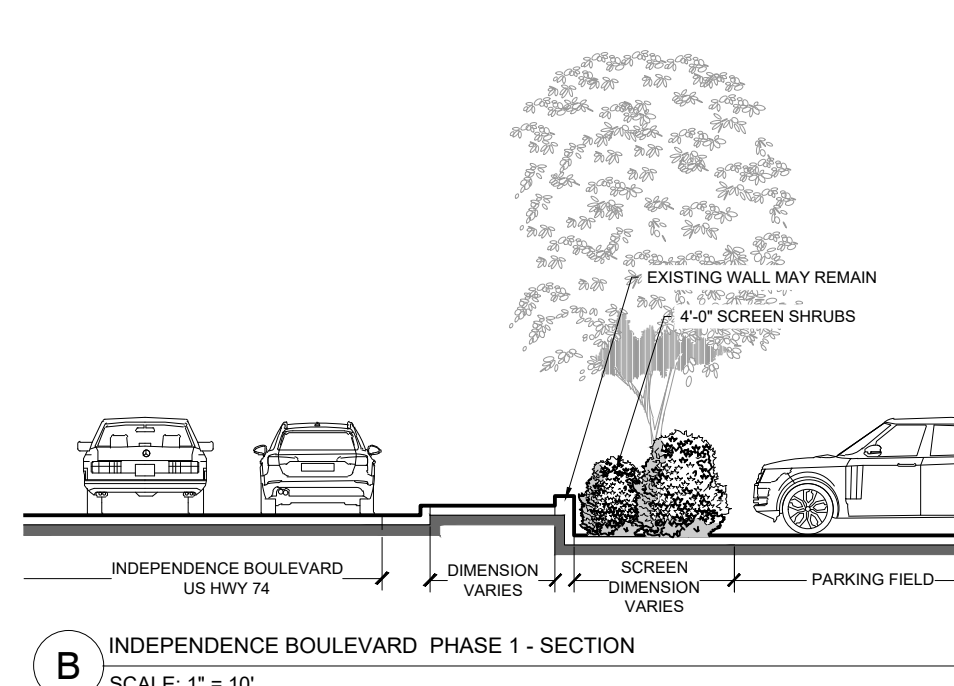
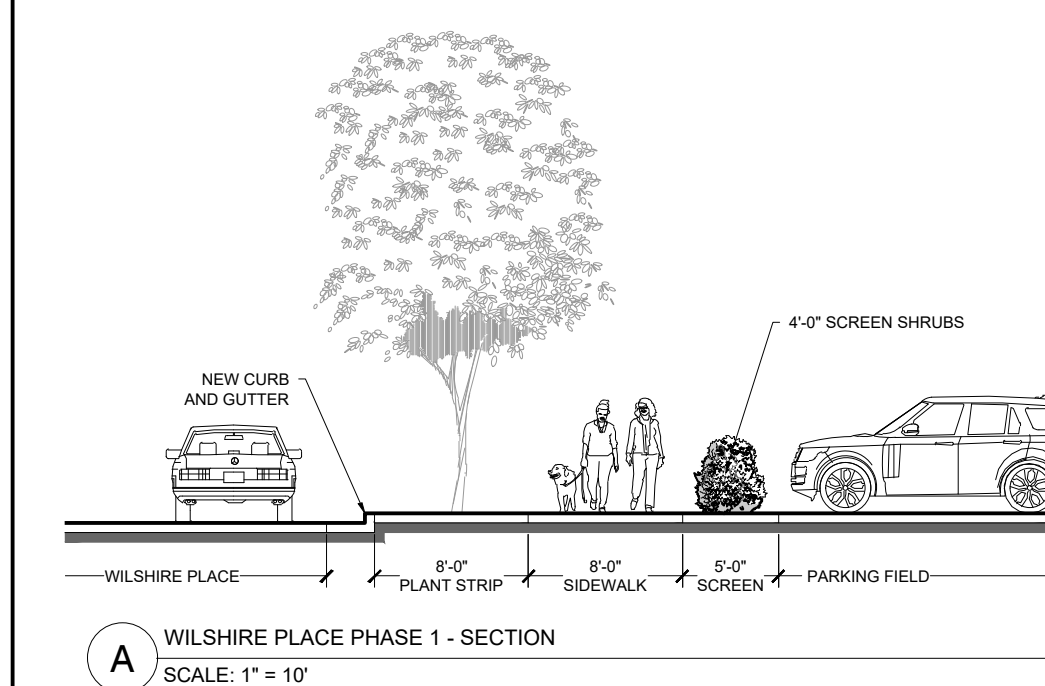
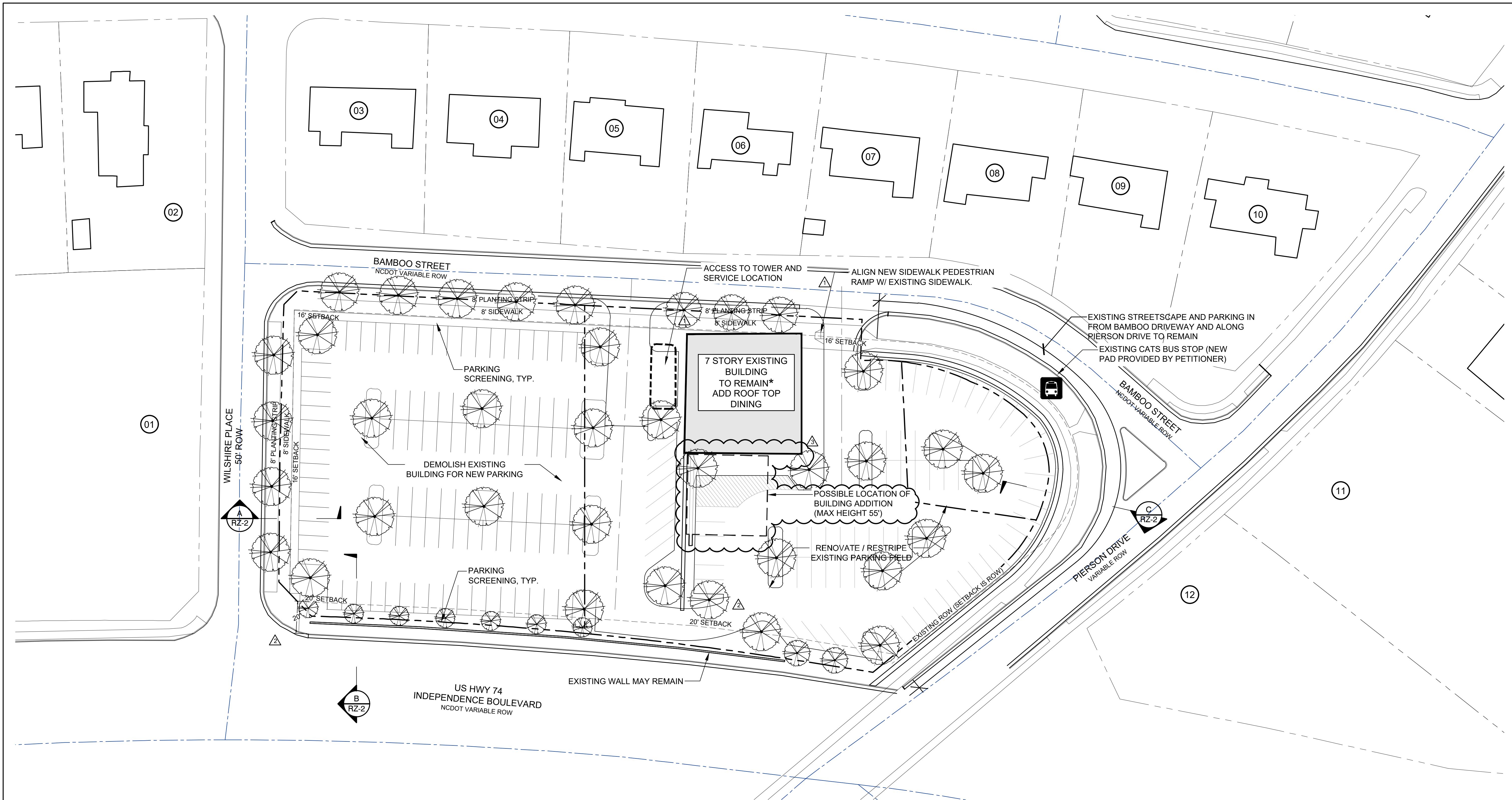


SHEET TITLE

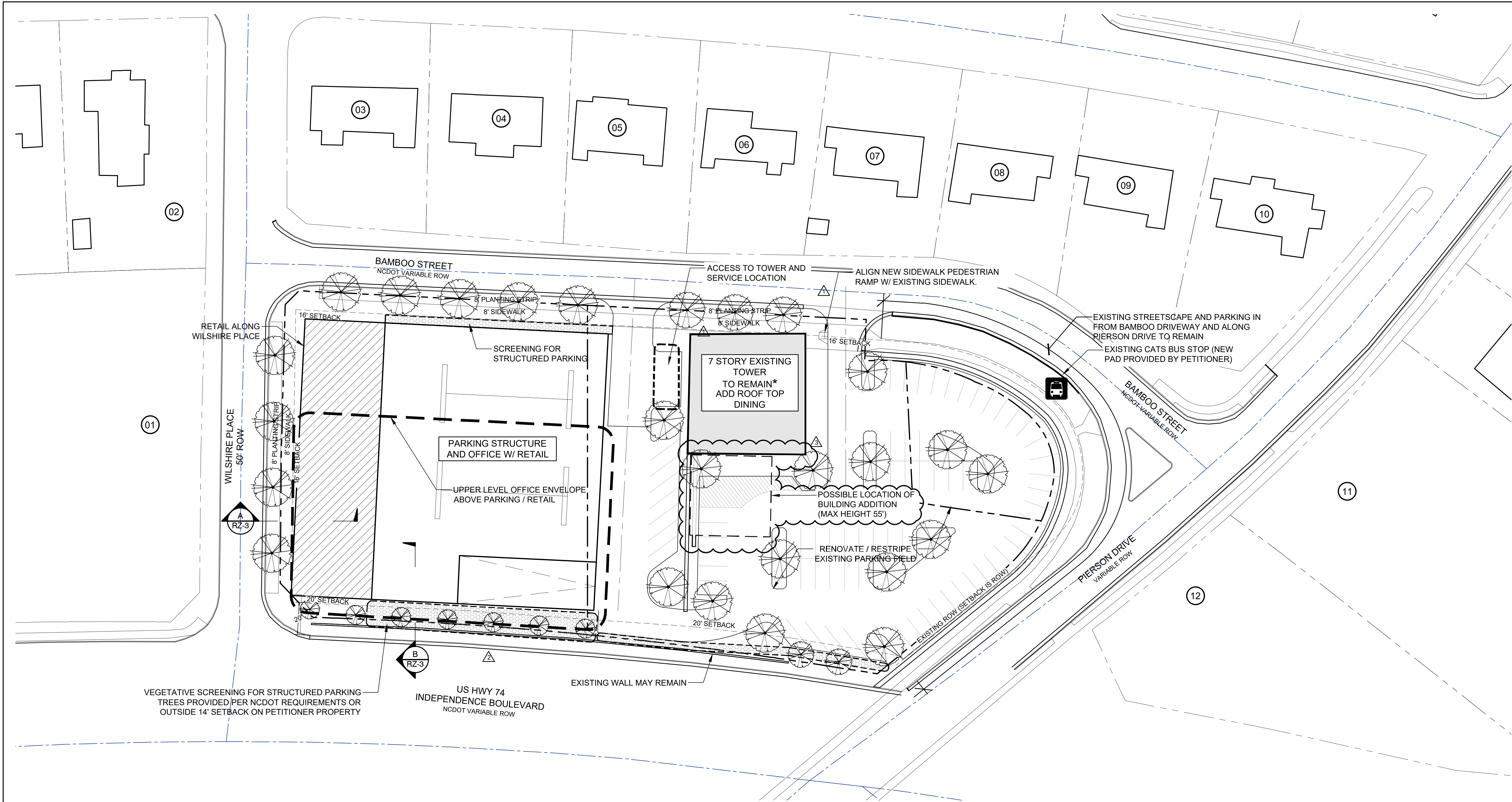
CONCEPTUAL SITE
PLAN - PHASE 1

SHEET NUMBER

RZ-2



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



VEGETATIVE SCREENING FOR STRUCTURED PARKING
TREES PROVIDED PER NCDOT REQUIREMENTS OR
OUTSIDE 14' SETBACK ON PETITIONER PROPERTY

US HWY 74
INDEPENDENCE BOULEVARD
NCDOT VARIABLE ROW

EXISTING WALL MAY REMAIN

ACCESS TO TOWER AND
SERVICE LOCATION

ALIGN NEW SIDEWALK PEDESTRIAN
RAMP W/ EXISTING SIDEWALK.

EXISTING STREETSCAPE AND PARKING IN
FROM BAMBOO DRIVEWAY AND ALONG
PIERSON DRIVE TO REMAIN
EXISTING CATS BUS STOP (NEW
PAD PROVIDED BY PETITIONER)

7 STORY EXISTING
TOWER
TO REMAIN*
ADD ROOF TOP
DINING

PARKING STRUCTURE
AND OFFICE W/ RETAIL

UPPER LEVEL OFFICE ENVELOPE
ABOVE PARKING / RETAIL

POSSIBLE LOCATION OF
BUILDING ADDITION
(MAX HEIGHT 55')

RENOVATE / RESTRIPE
EXISTING PARKING FIELD

RETAIL ALONG
WILSHIRE PLACE

WILSHIRE PLACE
50' ROW

BAMBOO STREET
NCDOT VARIABLE ROW

BAMBOO STREET
NCDOT VARIABLE ROW

PIERSON DRIVE
VARIABLE ROW

4-5 STORY DEVELOPMENT ABOVE

PARKING

PARKING

GROUND
LEVEL RETAIL

4-5 STORY DEVELOPMENT ABOVE

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

A WILSHIRE PLACE PHASE 2 - SECTION
SCALE: 1" = 10'

B INDEPENDENCE BOULEVARD PHASE 2 - SECTION
SCALE: 1" = 10'

* 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

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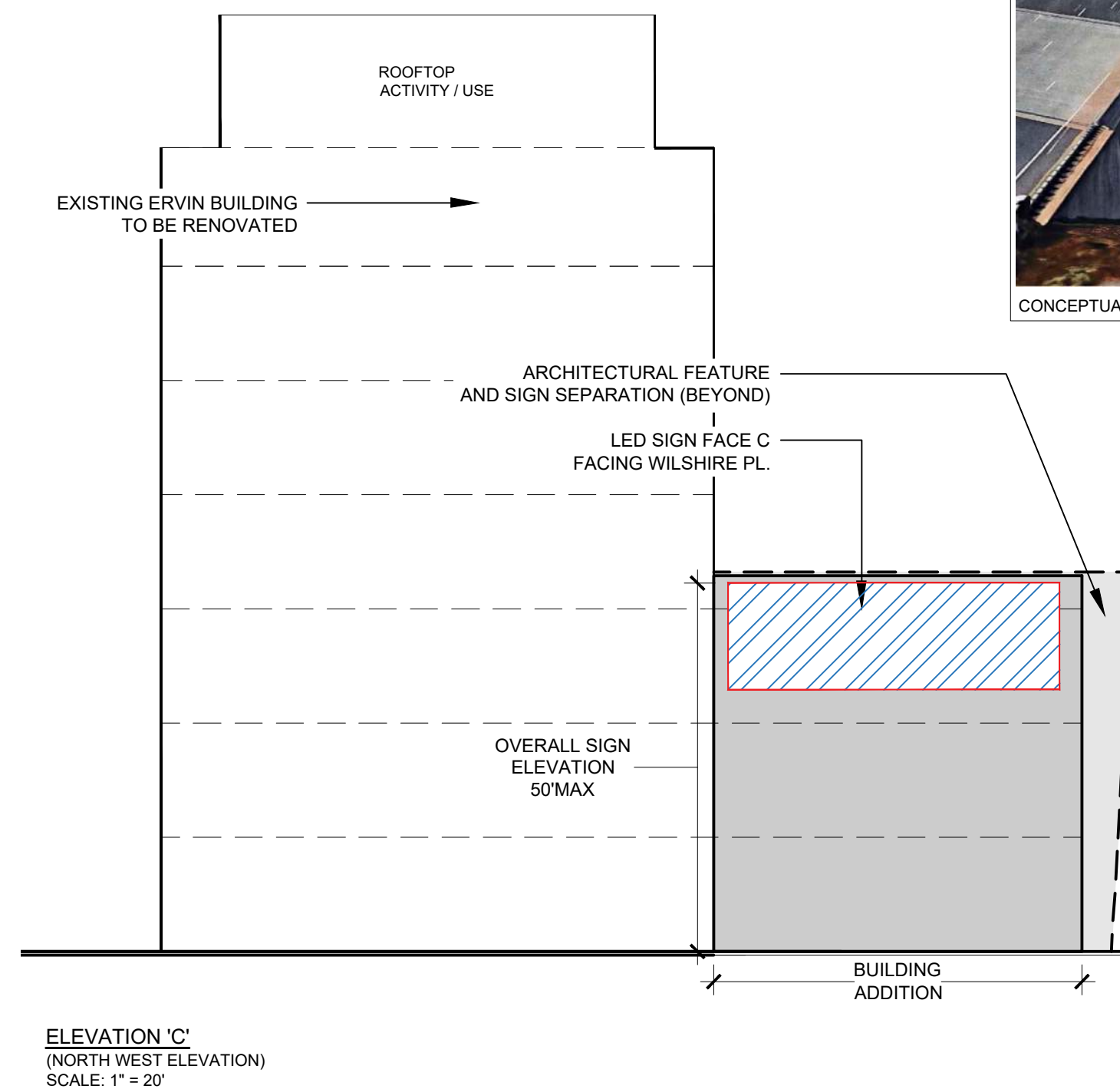
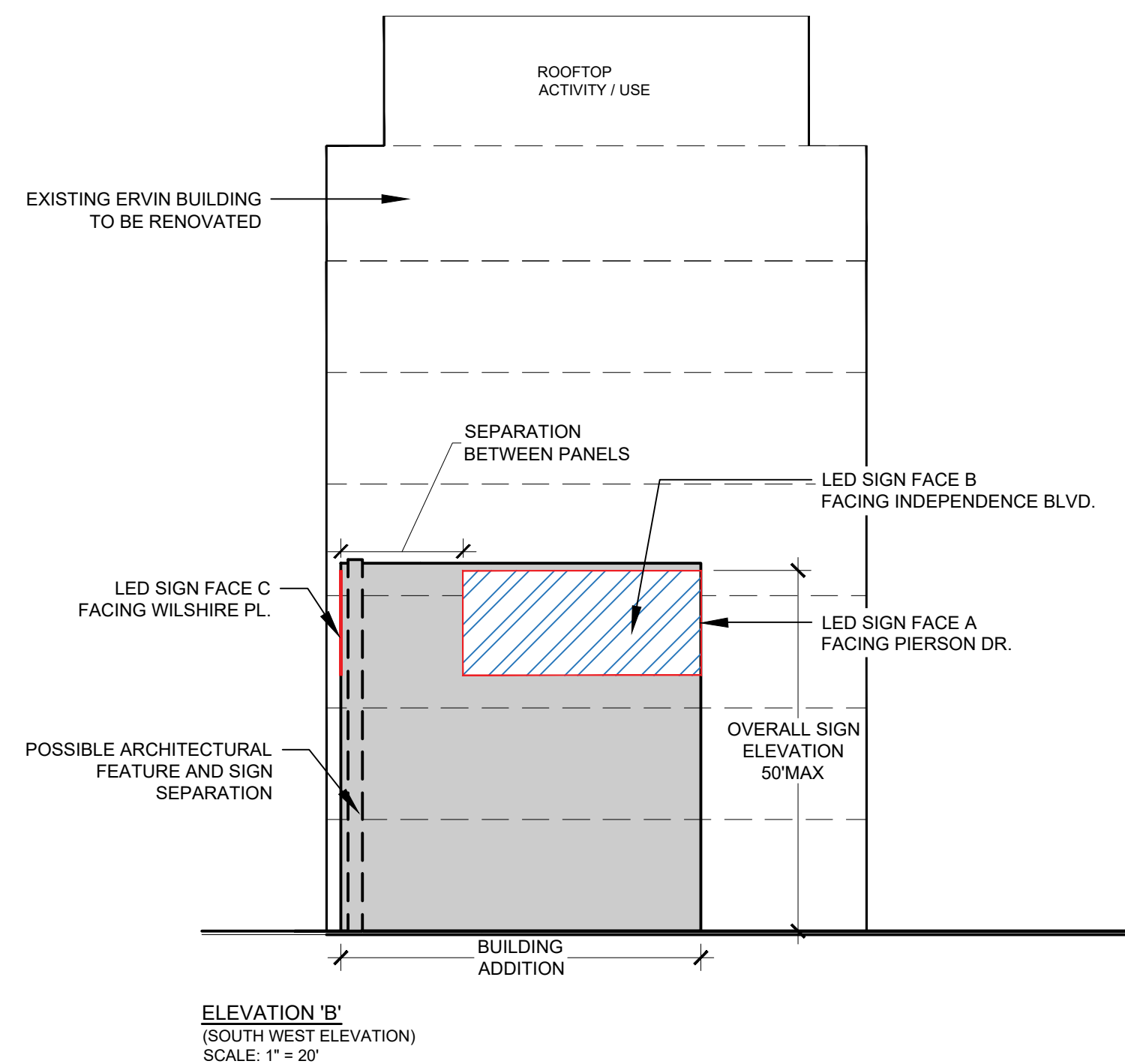
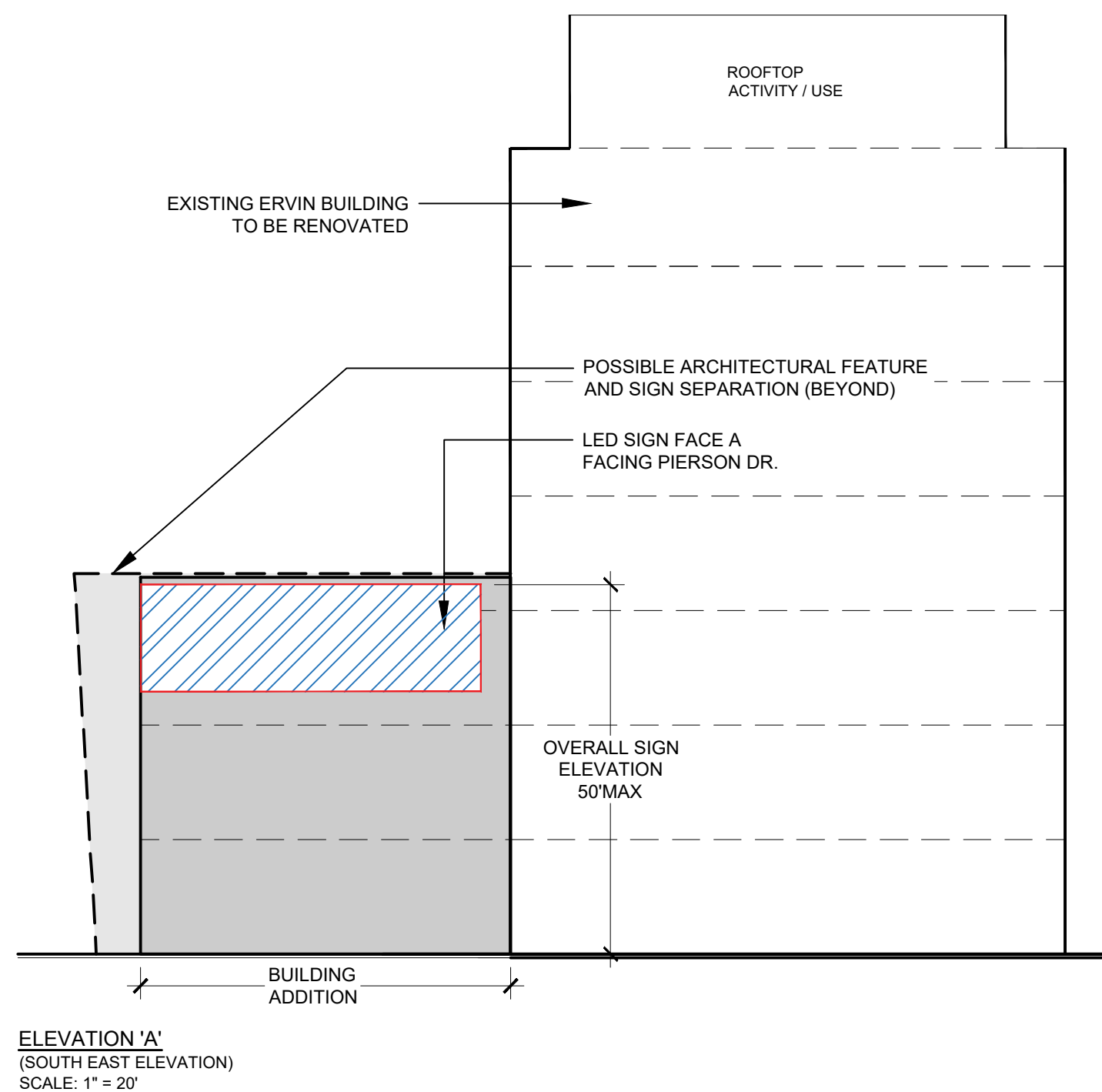
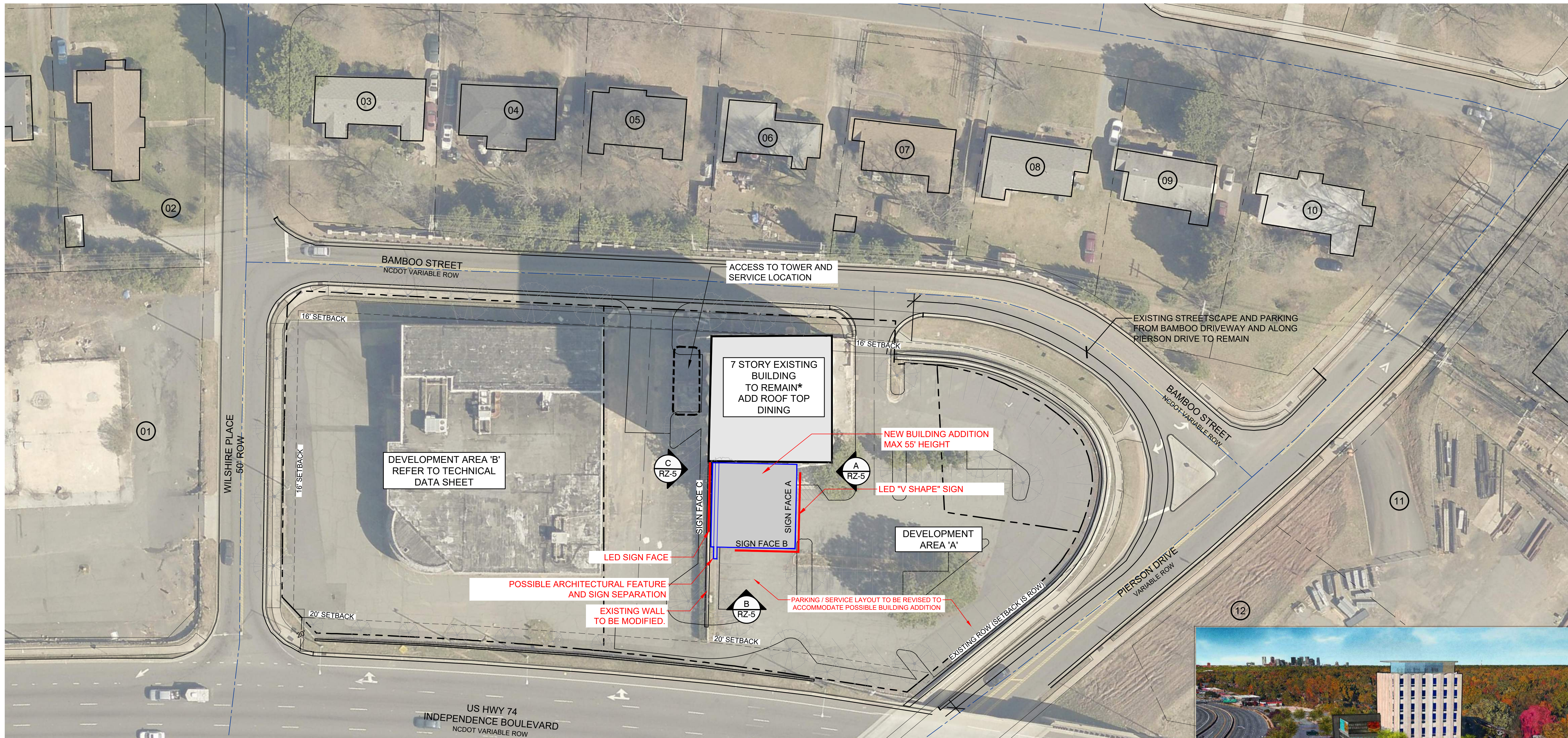
SCALE

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

SHEET TITLE
PH1- BUILDING
ADDITION &
SIGNAGE ALT.

SHEET NUMBER

RZ-5



- 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