



RICHARD BOYD BROOKS  
1200 JENKINS DRIVE  
CHARLOTTE, N.C. 28212  
(704) 568-1719

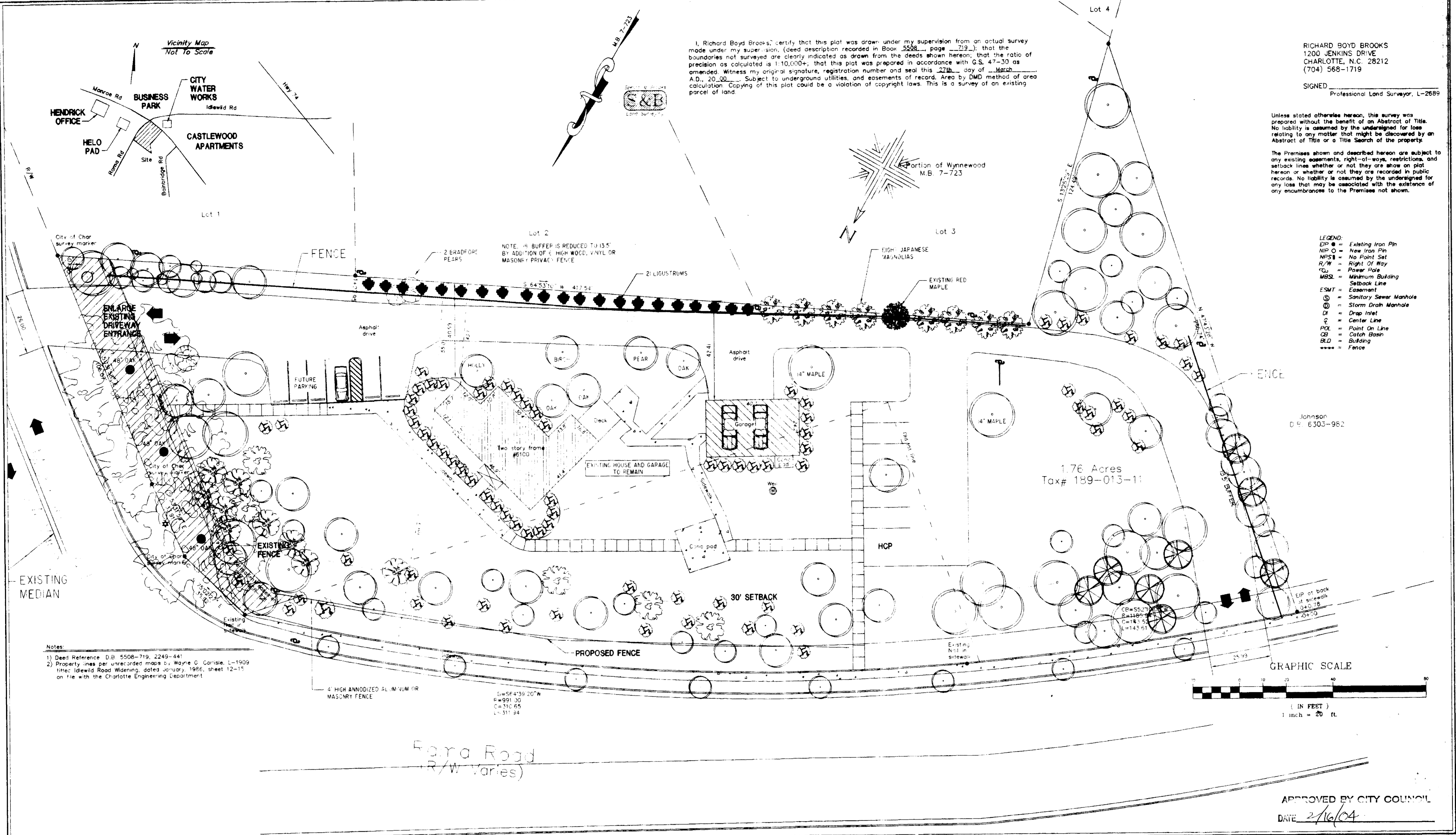
SIGNED \_\_\_\_\_  
Professional Land Surveyor, L-2689

Unless stated otherwise hereon, this survey was prepared without the benefit of an Abstract of Title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an Abstract of Title or a Title Search of the property.

The Premises shown and described hereon are subject to any existing easements, right-of-ways, restrictions, and setback lines whether or not they are shown on plot hereon or whether or not they are recorded in public records. No liability is assumed by the undersigned for any loss that may be associated with the existence of any encumbrances to the Premises not shown.

- LEGEND:
- EIP ● = Existing Iron Pin
  - NIP ○ = New Iron Pin
  - NPS = No Point Set
  - R/W = Right Of Way
  - CP = Center Point
  - MBSL = Minimum Building Setback Line
  - ESMT = Easement
  - SSM = Sanitary Sewer Manhole
  - SDM = Storm Drain Manhole
  - DI = Drop Inlet
  - CL = Center Line
  - POL = Point On Line
  - CS = Catch Basin
  - BLD = Building
  - \*\*\*\* = Fence

I, Richard Boyd Brooks, certify that this plot was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book 5508, page 719); that the boundaries not surveyed are clearly indicated as drawn from the deeds shown hereon; that the ratio of precision as calculated is 1:10,000+; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 22nd day of March, A.D., 2004. Subject to underground utilities, and easements of record. Area by DMD method of area calculation. Copying of this plot could be a violation of copyright laws. This is a survey of an existing parcel of land.



- Notes:
- 1) Deed Reference D.B. 5508-719, 2249-441
  - 2) Property lines per unrecorded maps by Wayne G. Cordle, L-1909 titled Idewild Road Widening, dated January, 1996, sheet 12-15 on file with the Charlotte Engineering Department

NOTE: 4' BUFFER IS REDUCED TO 13.5' BY ADDITION OF 4' HIGH WOOD, VINYL OR MASONRY PRIVACY FENCE

1.76 Acres  
Tax# 189-013-11

Johnson  
D.E. 6303-982

GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

Form Road  
(R/W varies)

APPROVED BY CITY COUNCIL  
DATE 2/16/04

- SITE INFORMATION:**
- EXISTING ZONING: R3
  - PROPOSED ZONING: O1-CD
  - PROSPECTIVE USE: PROFESSIONAL OFFICE
  - PARKING REQUIRED: 11 SPACES
  - PARKING PROVIDED: 14 SPACES
  - SITE ACREAGE: 1.76 ACRES
  - TYPICAL PARKING SPACE: 9' x 20'
  - TYPICAL HCP PARKING SPACE: 16' x 20'
  - BUILDING TOTAL SQ. FT.: 3087
  - BUILDING HEIGHT: 2-STORY < 40'
  - IMPERVIOUS AREA: 16,640 SF
- EXISTING TREES AND SHRUBS PLANTED APPROXIMATELY AS SHOWN. TREES AND SHRUBS ARE TO REMAIN
- GREEN PLANTINGS TO SCREEN ADJACENT RESIDENTIAL PROPERTY
- PERMANENT EASEMENT

- CONDITIONAL NOTES:**
1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCES.
  2. SCREENING WILL CONFORM WITH THE APPLICABLE STANDARDS SET IN SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  3. PARKING SHALL MEET THE STANDARDS OF TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  4. THE CHANGE OF USE REQUESTED IS FROM RESIDENTIAL (R3) TO BUSINESS (O1-CD).
  5. SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT TO 4' IN HEIGHT AND 32 SQUARE FEET MAXIMUM.
  6. MAXIMUM BUILDING HEIGHT WILL BE TWO STORIES - LESS THAN 40'.
  7. BUFFERS WILL BE AS SHOWN ON THE DRAWINGS. EXISTING TREES IN BUFFER ARE TO REMAIN.
  8. THE DRIVENWAY CONNECTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR NCDOT.
  9. ALL PROPOSED TREES FENCES AND SIGNS WILL NOT INTERFERE WITH THE ENTRANCE/EXIT TO THE SITE.
  10. EXISTING HOUSE AND GARAGE WILL REMAIN.
  11. THE HOUSE IS TO BE USED AS OFFICE SPACE-NO ADDITIONS ALLOWED.

- GENERAL NOTES:**
1. THE NEW DRIVE AND PARKING AREA WILL CREATE LESS THAN 20,000 SF OF IMPERVIOUS AREA. THEREFORE NO STORM WATER DETENTION FACILITIES ARE PROPOSED.
  2. ALL TREES AND SHRUBS SHOWN ARE EXISTING.
  3. ALL TREES 6 INCHES IN CALIPER OR GREATER AND ALL SHRUBS SHOWN IN THE SETBACK WILL REMAIN.
  4. THERE WILL NOT BE A DUMPSTER USED ON THE SITE. THE SITE WILL USE "ROLL-OUT" CITY GARBAGE CONTAINERS.
  5. SITE WILL COMPLY WITH CHAPTER 21, SECTION 45 OF CHARLOTTE CITY CODE. MOST TREES ARE EXISTING ALTHOUGH APPROXIMATE. ANY ADDITIONAL PLANTING DEEMED NEEDED BY THE URBAN FORESTRY STAFF UPON REQUEST.

- NOTE:**
- MINIMUM TREE SIZE AT PLANTING SHALL BE 2" CALIPER, 8' TALL IF SINGLE STEM; MINIMUM 8' TALL AND 3 STEMS MAXIMUM IF MULTI-STEM. MULCH IS REQUIRED; STACKING GUY WIRE IS OPTIONAL.
- ALL STRAPPING AND TOP 3/4 OF WIRE BASKET SHALL BE REMOVED AND CUT AWAY FROM ROOT BALL PRIOR TO BACK FILLING PLANTING PIT.
- REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
- IMPERVIOUS AREA = 16,602 SF  
LANDSCAPE AREA = 59,630 SF  
TOTAL SITE AREA = 76,232 SF  
IMPERVIOUS AREA/10,000 SF = 2 TREES
- CALL 704-336-4255 FOR FINAL INSPECTION OF TREES AND/OR TREE PLANTING AREAS, YR TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED. THE SERVICES OF A CERTIFIED ARBORIST WILL BE OBTAINED TO DETERMINE WHICH TREES WILL REMAIN.

**Marshall G. Cordle**  
Architect  
2214 Winborne Road  
Monroe, North Carolina 28112  
Voice: 704-299-5549 Fax: 704-299-0065

CONDITIONAL REZONING R3 - O1-CD  
6100 Monroe Road  
Charlotte, North Carolina 28206

FOR PUBLIC HEARING - 2003-004

SHEET TITLE  
SITE PLAN AND NOTES FOR REZONING PETITION (R3) TO (O1-CD)

PROJECT NAME  
REZONING PLAN FOR RAYMOND AND DEBORAH KRZYZANIAK

PROJECT LOCATION  
CHARLOTTE, NORTH CAROLINA

DRAWN BY  
MEC

SCALE

DATE  
12-30-03

SHEET NUMBER  
01

REZONING

JOB NUMBER  
2003-35

APPROVED  
DEC 31 2003