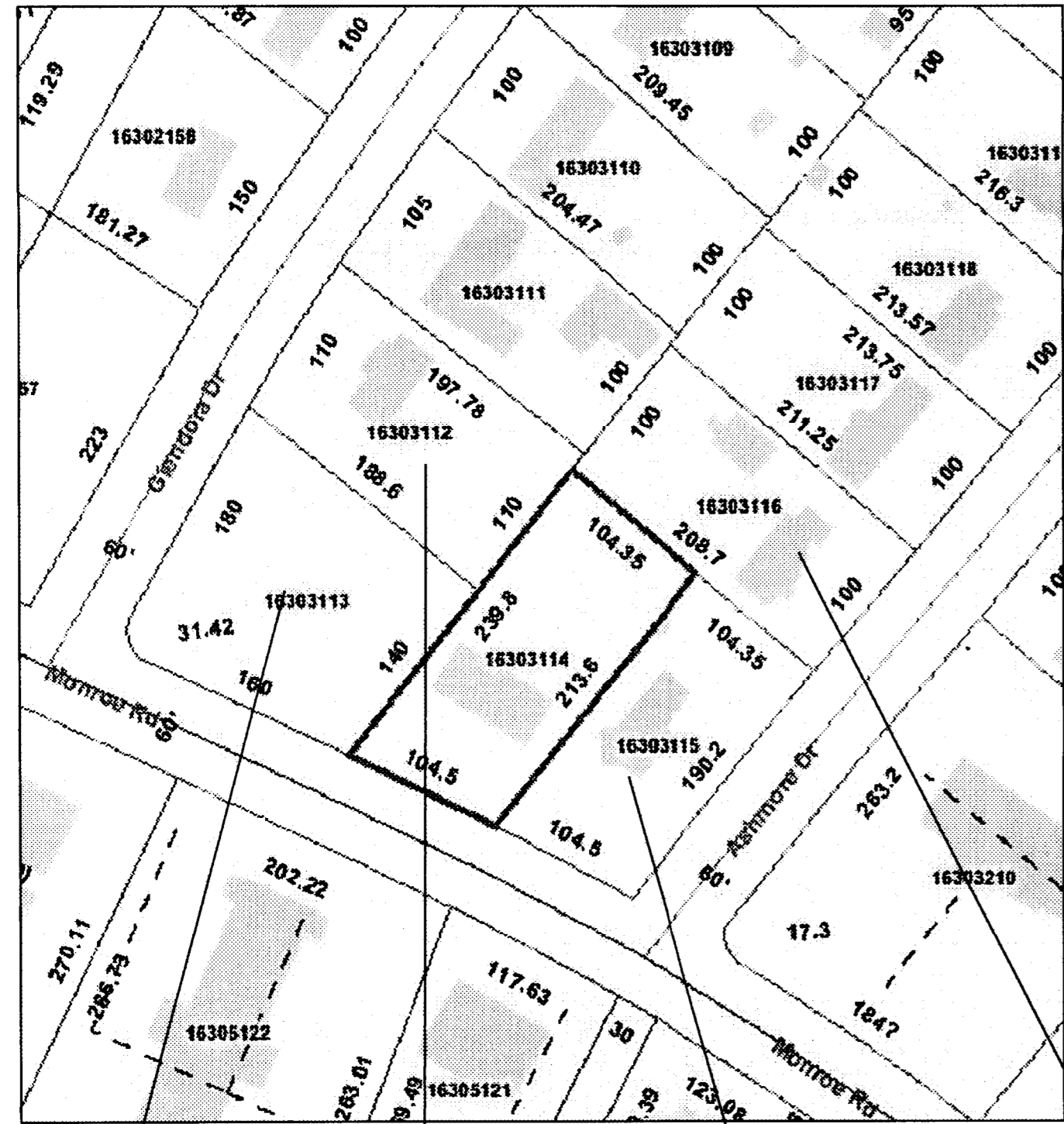
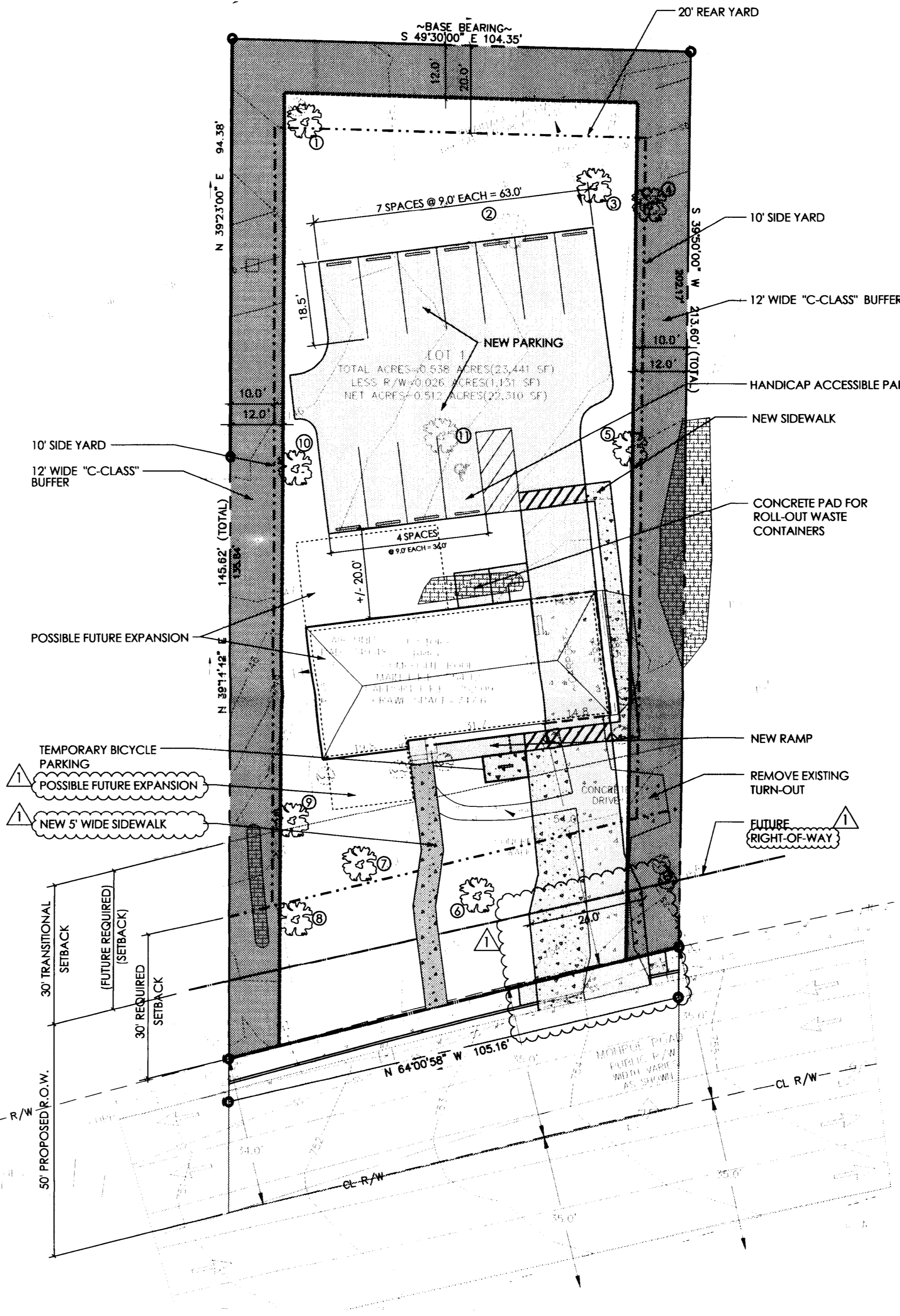


PARCEL ID NO: 16303114
 EXISTING ZONING: R-4
 PROPOSED ZONING: O-1 (CD)
 CURRENT SITE AREA: 22,310 SF (.512 ACRES)



- 16303113
 MONROE ROAD
 V J G & S ASSOCIATES
 20408 HAVENVIEW DRIVE
 CORNELIUS, NC 28031
 VACANT R-4
- 16303112
 716 GLENDORA DRIVE
 BETTY P KERLEY
 247 HARCETT COURT
 CHARLOTTE, NC 28211
 SINGLE-FAMILY R-4
- 16303115
 701 ASHMORE DR.
 VANBLON GROUP, LLC
 1008 ARCHIDAMIUS LANE
 INDIAN TRAIL, NC 28079
 SINGLE-FAMILY R-4
- 16303116
 719 ASHMORE DR.
 RICKY M DIOR & JENNIFER A DIOR
 720 GLENDORA DRIVE
 CHARLOTTE, NC 28212
 SINGLE-FAMILY R-4



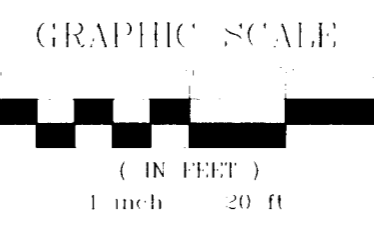
LATORRE PROPERTY REZONING SITE PLAN DEVELOPMENT NOTES
 5831 Monroe Road - Charlotte, North Carolina 28212 - Parcel No. 16303114

1. THIS PLAN DEPICTS POTENTIAL DEVELOPMENT AND ILLUSTRATES THE GENERAL RELATIONSHIP OF DEVELOPMENT FOR THE SITE. IT IS INTENDED TO DEPICT A GENERAL ARRANGEMENT OF PROPOSED USES AND ELEMENTS ON THE SITE. MINOR ADJUSTMENTS TO THE BUILDING, PROPOSED EXPANSION, PARKING AND CIRCULATION PATTERNS MAY OCCUR. THE EXACT PLACEMENT, CONFIGURATION, AND SIZE OF THE USES AND ELEMENTS MAY BE ALTERED IN THE FUTURE BY PLANS/DESIGNS THAT WILL BE IN COMPLIANCE WITH APPLICABLE ORDINANCES AND CODES AND CHAPTER 6 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
2. THE ENCROACHMENT OF THE SIDEWALK INTO THE REQUIRED BUFFER ALONG THE EAST SIDE OF THE PROPERTY WILL BE ADDRESSED BY A VARIANCE, REDUCTION OF THE BUFFER, OR REALIGNMENT OF THE SIDEWALK AS MAY BE REQUIRED.
3. THE SITE SHALL BE DEVOTED TO USES PERMITTED AS OF RIGHT FOR O-1 ZONED PROPERTY.
4. EXPANSION AND EXTERIOR REVISIONS TO THE CURRENT STRUCTURE WILL BE CONSTRUCTED IN A MANNER THAT WILL BE COMPATIBLE WITH THE RESIDENTIAL SCALE OF THE NEIGHBORHOOD SIMILAR IN THE CHARACTER OF RECENT OFFICE, COMMERCIAL AND INSTITUTIONAL DEVELOPMENT IN THE AREA.
5. THE PETITIONER/PROPERTY OWNER WILL PRESERVE THAT PORTION OF PROPERTY ESTABLISHED BY THE CURRENT 50' WIDE PROPOSED RIGHT OF WAY FOR FUTURE IMPROVEMENTS TO MONROE ROAD BY NOT CONSTRUCTING ANY PARKING OR STRUCTURES, OTHER THAN A SIGN, WITHIN THE PROPOSED RIGHT OF WAY AND FUTURE SETBACK. IF IMPROVEMENTS TO MONROE ROAD IN THE FUTURE REQUIRE RELINQUISHING PROPERTY WITHIN THE CURRENT PROPOSED RIGHT OF WAY, ANY SIGN THAT MAY EXIST WITHIN THE FUTURE RIGHT OF WAY WILL BE RELOCATED BEHIND THE NEW PROPERTY LINE IF REQUESTED. ANY REQUIRED NEW TREES WILL BE PLANTED WITHIN THE CURRENT FUTURE SETBACK.
6. HORIZONTAL AND/OR VERTICAL EXPANSION OF THE EXISTING STRUCTURE WILL COMPLY WITH O-1 RESTRICTIONS WITH NO PORTION EXCEEDING TWO STORIES AND A MAXIMUM HEIGHT OF 45' ABOVE THE CURRENT FINISHED FLOOR ELEVATION. EXISTING HEATED AREA OF THE STRUCTURE IS 1,496 SQUARE FEET. PROPOSED MAXIMUM OCCUPIED SPACE, INCLUDING VERTICAL AND/OR HORIZONTAL EXPANSION, WILL NOT EXCEED 3,000 SQUARE FEET.
7. FREESTANDING SITE LIGHTING SHALL CONSIST OF FULL CUT-OFF FIXTURES WITH A MAXIMUM MOUNTING HEIGHT OF 20' ABOVE THE GROUND.
8. TYPICAL WALL-PAK LIGHTING SHALL NOT BE INSTALLED; HOWEVER, SHIELDED DECORATIVE LIGHTING SUCH AS SCONES AND DOWN-LIGHTS MAY BE INSTALLED.
9. THE EXISTING DRIVEWAY SHALL BE WIDENED AS INDICATED IN ACCORDANCE WITH DIRECTION FROM CITY OF CHARLOTTE ZONING AND FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION.
10. VEHICULAR CIRCULATION BETWEEN THE DRIVEWAY AND PARKING AREA THROUGH THE EXISTING CARPORT IS IN ACCORDANCE WITH ACCEPTANCE BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
11. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR USE THAT ELIMINATES OR REDUCES THE 'C' CLASS BUFFER REQUIREMENTS, THE BUFFER AREA PROPOSED ON THIS PLAN MAY BE REDUCED OR ELIMINATED IN COMPLIANCE WITH THE ZONING ORDINANCE.
12. EXISTING VEGETATION MAY BE USED TO MEET TREE PLANTING AND BUFFER LANDSCAPING REQUIREMENTS.

TREE TYPES		LEGEND & SYMBOLS	
EXISTING TO REMAIN		— BUFFER	
①	PECAN	- - -	PROPERTY LINE
②	PECAN (ATTEMPT TO MAINTAIN)	- · - · -	SETBACK
③	PEAR	- · - · - · - · -	FUTURE EXPANSION
④	MAGNOLIA (ATTEMPT TO MAINTAIN)	■	BUFFER
⑤	JAPANESE MAPLE	■	EXISTING CONCRETE PAVING
⑥	CREPE MYRTLE	■	NEW CONCRETE PAVING
⑦	RED MAPLE	■	PAVING - ASPHALT
⑧	RED MAPLE	■	EXISTING GROUP OF SHRUBS (HOLLY/FORSYTHIA/ANDROMEDA/AZALEA)
⑨	WILLOW OAK (ATTEMPT TO MAINTAIN)	■	EXISTING TREES
EXISTING TO BE REMOVED			
⑩	WILLOW OAK		
⑪	PECAN		

A3 Proposed Site Plan

Scale: 1:20



REV	DATE	DESCRIPTION
△	9.17.2010	SUBMITTAL NO. 2 = REVISIONS PER COMMENTS DATED 09.03.2010

2010-063

PEASE ASSOCIATES, INC.
 REGISTERED PROFESSIONAL ENGINEERS
 NORTH CAROLINA
 No. 23
 CHARLOTTE, N.C.

Project Principal: H. Neumann, AIA
 Project Manager: H. Neumann, AIA
 Project Engineer: H. Neumann, AIA
 Drawn By: ABC
 Date: JULY 26, 2010
 Description: REZONING SITE PLAN
 Revisions: Submittal No. 2 09.17.2010

**PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION**

Latorre Property - Rezoning
 5831 Monroe Road, Charlotte NC 28212
 Parcel No. 16303114

Pease
 Architects - Engineers

2925 East Independence Blvd.
 Charlotte, NC 28205
 704.376.6423
 www.pease-ae.com

Site Plan
 Current Zoning = R-4
 Proposed Zoning = O-1 (CD)

C1.01

Pease Commission Number
 2010005.00
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