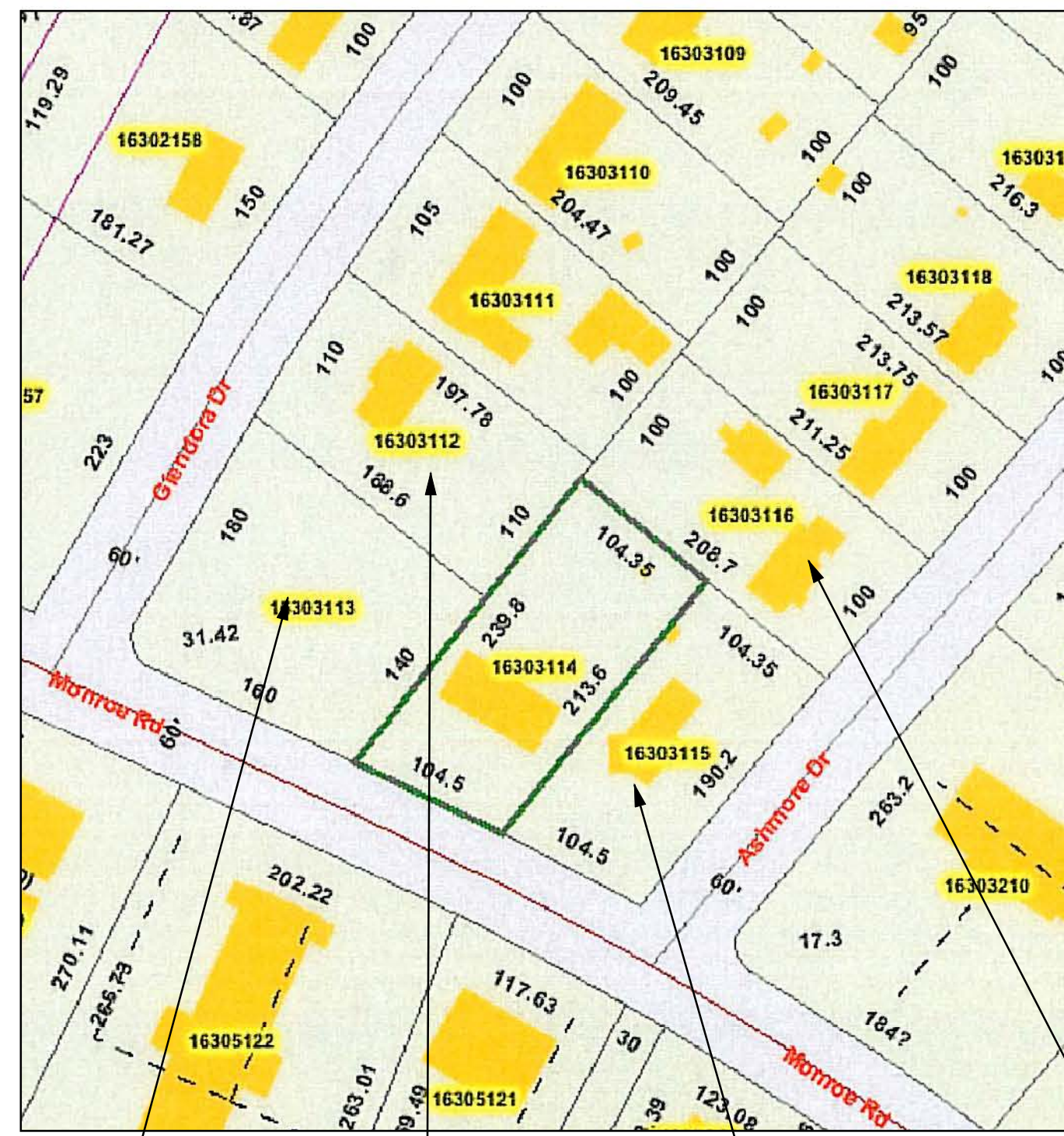
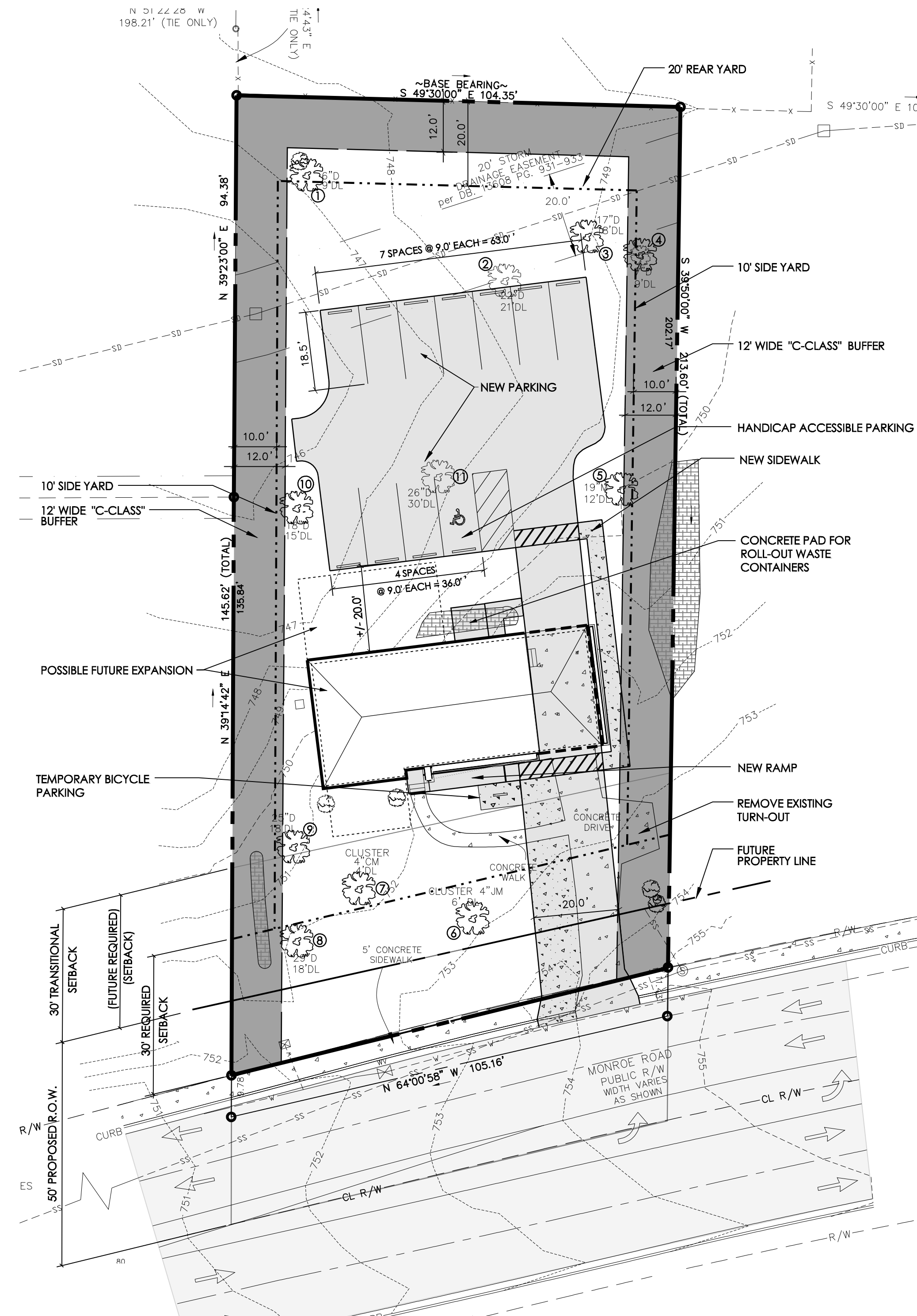


PARCEL ID NO: 16303114  
 EXISTING ZONING: R-4  
 PROPOSED ZONING: O-1 (CD)  
 CURRENT SITE AREA: 22,310 SF (.512 ACRES)



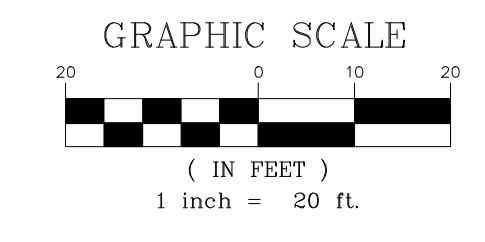
- 16303113  
MONROE ROAD  
V J G & S ASSOCIATES  
20408 HAVENVIEW DRIVE  
CORNELIUS, NC 28031  
VACANT R-4
- 16303112  
716 GLENDORA DRIVE  
BETTY P KERLEY  
247 HARGETT COURT  
CHARLOTTE, NC 28211  
SINGLE-FAMILY R-4
- 16303115  
701 ASHMORE DR.  
VANBLON GROUP, LLC  
1008 ARCHIDAMIUS LANE  
INDIAN 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



- SITE PLAN DEVELOPMENT NOTES**
- 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.
  - THE EXTENT OF THE DEPICTED DEVELOPMENT EXEMPTS THE PETITIONER FROM THE CITY OF CHARLOTTE POST CONSTRUCTION STORM WATER ORDINANCE.
  - THE SITE SHALL BE DEVOTED TO USES PERMITTED AS OF RIGHT FOR O-1 ZONED PROPERTY.
  - SIGNAGE SHALL BE PERMITTED AND ERECTED IN COMPLIANCE WITH SIGN REGULATIONS SPECIFIED IN CHAPTER 13 OF THE CHARLOTTE ZONING ORDINANCE.
  - 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 TRANSITIONAL 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 TRANSITIONAL RIGHT OF WAY WILL BE RELOCATED BEHIND THE NEW PROPERTY LINE IF REQUESTED. ANY REQUIRED NEW TREES WILL BE PLANTED WITHIN THE CURRENT TRANSITIONAL SETBACK.
  - 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 40' ABOVE THE CURRENT FINISHED FLOOR ELEVATION.
  - FREESTANDING SITE LIGHTING SHALL CONSIST OF FULL CUT-OFF FIXTURES WITH A MAXIMUM MOUNTING HEIGHT OF 20' ABOVE THE GROUND.
  - TYPICAL WALL-PAK LIGHTING SHALL NOT BE INSTALLED; HOWEVER, SHIELDED DECORATIVE LIGHTING SUCH AS SCUNCES AND DOWN-LIGHTS MAY BE INSTALLED.
  - THE EXISTING DRIVEWAY SHALL BE WIDENED AS INDICATED IN ACCORDANCE WITH DIRECTION FROM CITY OF CHARLOTTE ZONING AND FIRE DEPARTMENT
  - 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.
  - 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.
  - EXISTING VEGETATION MAY BE USED TO MEET TREE PLANTING AND BUFFER LANDSCAPING REQUIREMENTS.

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

**A3 Proposed Site Plan**



Project Principal  
H. Neumann, AIA

Project Manager  
H. Neumann, AIA

Project Engineer  
ABC

Drawn By  
ABC

Date  
JULY 26, 2010

Description:  
REZONING SITE PLAN

Revisions:

**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  
704.376-8423  
www.pease-ae.com

Site Plan

Current Zoning = R - 4  
Proposed Zoning = O - 1

**C1.01**

Pease Commission Number  
2010005.00  
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