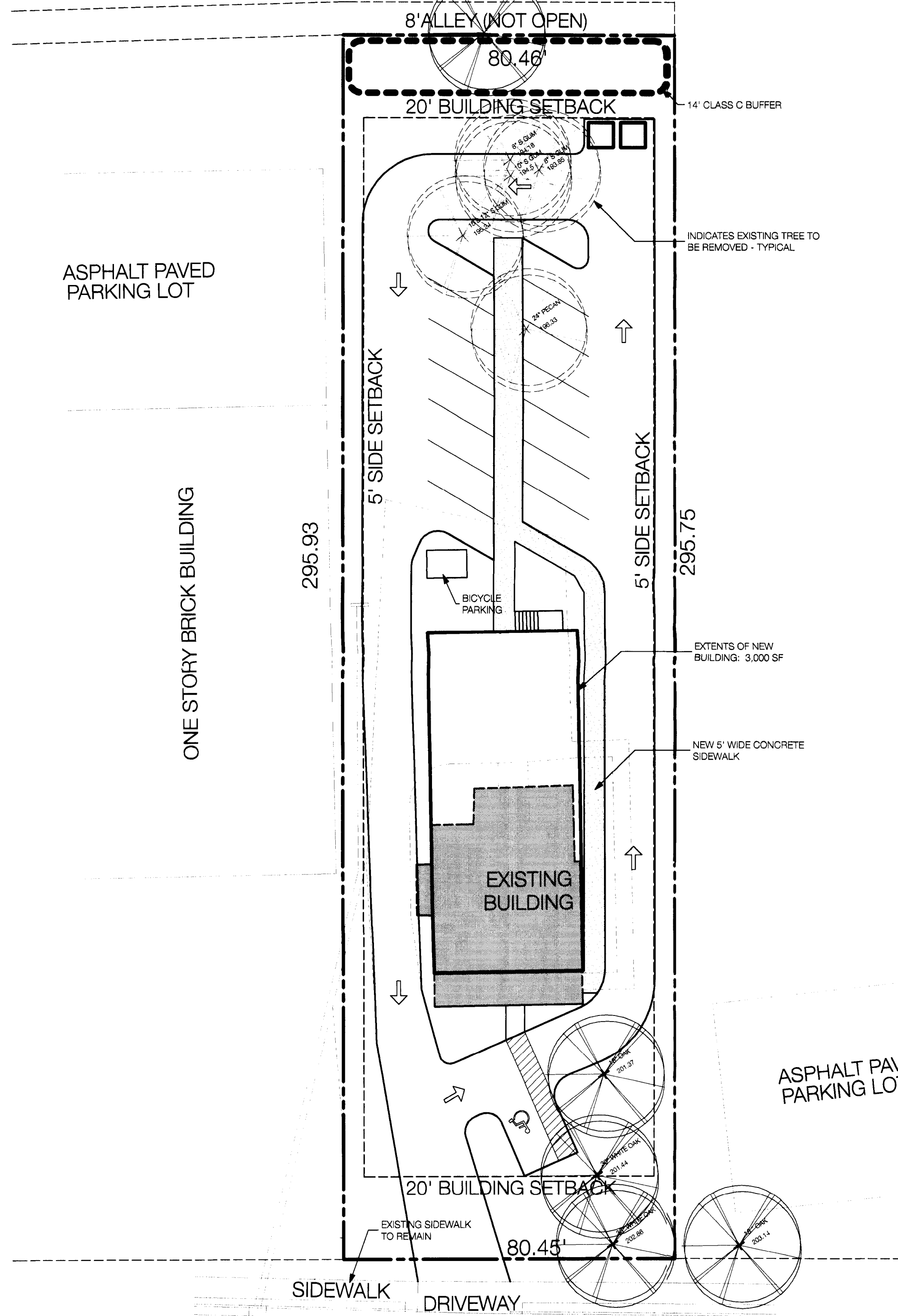
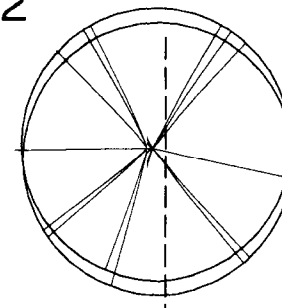


PROPOSED SKETCH PLAN  
 5208 MONROE ROAD  
 CHARLOTTE NC  
 LOT 1 BLOCK 1  
 PARCEL NO. 161-108-32



MONROE ROAD

**Development Data Table:**

- a. 0.55 Acres
- b. 161-108-32
- c. B-1 (CD)
- d. O-2 (CD)
- e. Existing vacant retail. Proposed medical office
- f. n/a
- g. n/a
- h. 2,000 existing SF. 3,000 proposed SF.
- i. 0.125
- j. 17'-0"
- k. 15 parking spaces at 1:200
- l. 20,958 SF of open space

**General Provisions:**

- a. All construction shall meet the requirements of post construction ordinances. All requirements or the Charlotte Tree Ordinance will be met. Screening and buffers will be provided in accordance with the Charlotte Zoning Ordinance.
- b. n/a

**Optional Provisions (applicable only for proposed zoning to UMUD-O, MUDD-O, PED-O, TOD-O or TS-O):**

- a. n/a

**Permitted uses:**

- a. Office
- b. n/a
- c. n/a

**Transportation:**

- a. Right of Way equal to 50' from the centerline of Monroe Road will be dedicated prior to issuance of any building permits.
- b. n/a
- c. n/a
- d. Surface parking front and rear of site
- e. n/a
- f. n/a
- g. New bike rack in rear of building
- h. n/a

**Architectural Standards:**

- a. The building materials shall be a combination of two or more of the following:  
 Brick Masonry 16% minimum  
 Hardie Plank 84% maximum  
 Asphalt Shingles
- b. One building to have 1,000 SF addition
- c. n/a
- d. Dumpster and recycling to have 6' high painted wood stockade fence
- e. 6' high painted wood stockade fence

**Streetscape and Landscaping:**

- a. Existing streetscape and sidewalks to remain
- b. 14' Class C buffer at rear of property

**Environmental Features:**

- a. Existing mature trees at front of site to be retained
- b. n/a
- c. n/a

**Parks, Greenways and Open Space:**

- a. n/a
- b. n/a
- c. n/a
- d. n/a

**Fire Protection:**

- a. n/a

**Signage:**

- a. Signage will be permitted in accordance with the Charlotte Zoning Ordinance requirements for office districts. One detached sign will be permitted and located in the approximate area shown on the plan.

**Lighting:**

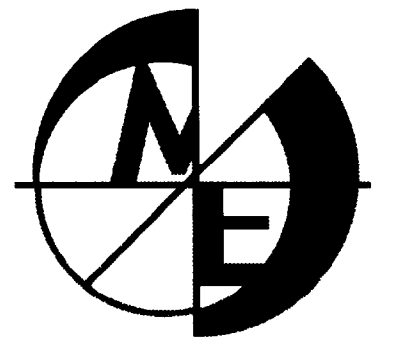
- a. Exterior lighting shall be designed and located to direct light inward and down and to minimize glare toward adjacent property. Pole mounted lights shall not exceed 20' in height.
- b. n/a

**Phasing:**

- a. n/a

**Other:**

- a. n/a
- b. n/a
- c. n/a
- d. n/a
- e. n/a
- f. Dumpster and recycling at rear of site in fenced enclosure



**MIND'S EYE ARCHITECTURE**

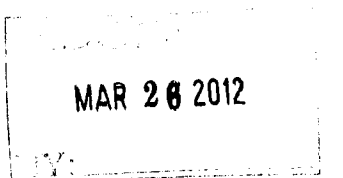
1950 Abbott Street, Suite 605  
 Charlotte, North Carolina 28203  
 Phone: 704.373.3101  
 Fax: 704.373.3103  
 www.mindseyearchitecture.net

**Rezoning**

Dr. Obeng

Charlotte, North Carolina

ISSUE DATE: March 26, 2012  
 PROJECT STATUS: Rezoning  
 PROJECT NUMBER: 11-071  
 REVISIONS:



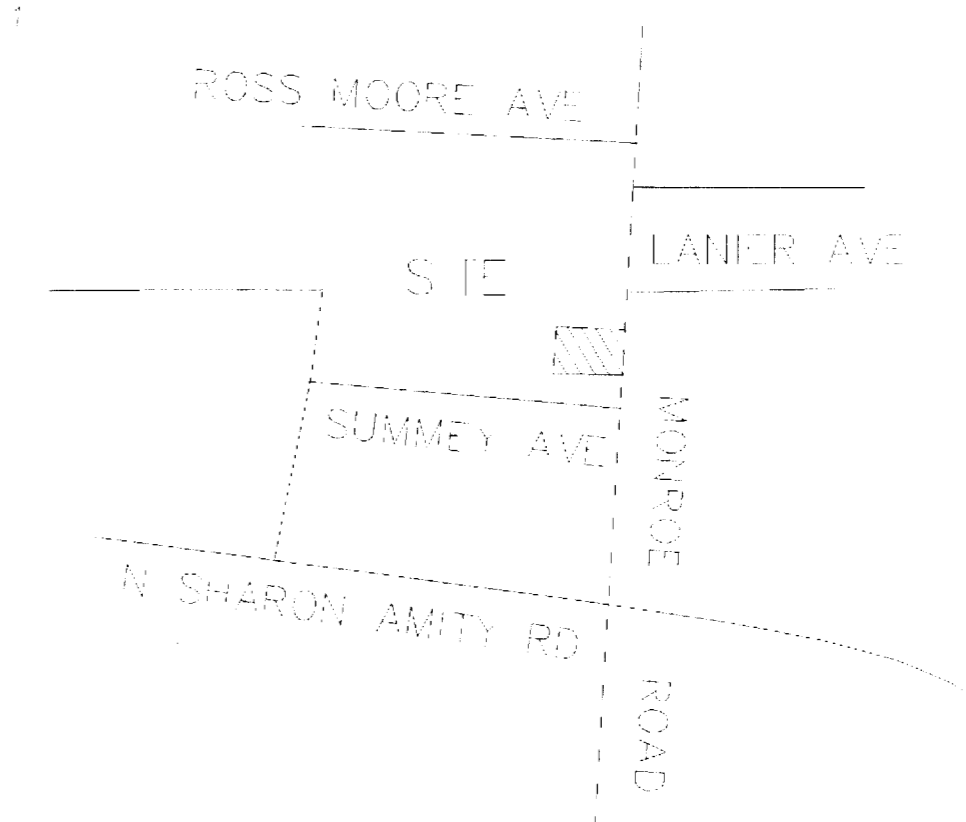
2012-063

Site Plan

**A1.01**



NC GRID NORTH NAD 83  
DEP. MATHEMATICS, ST. PAGE 1

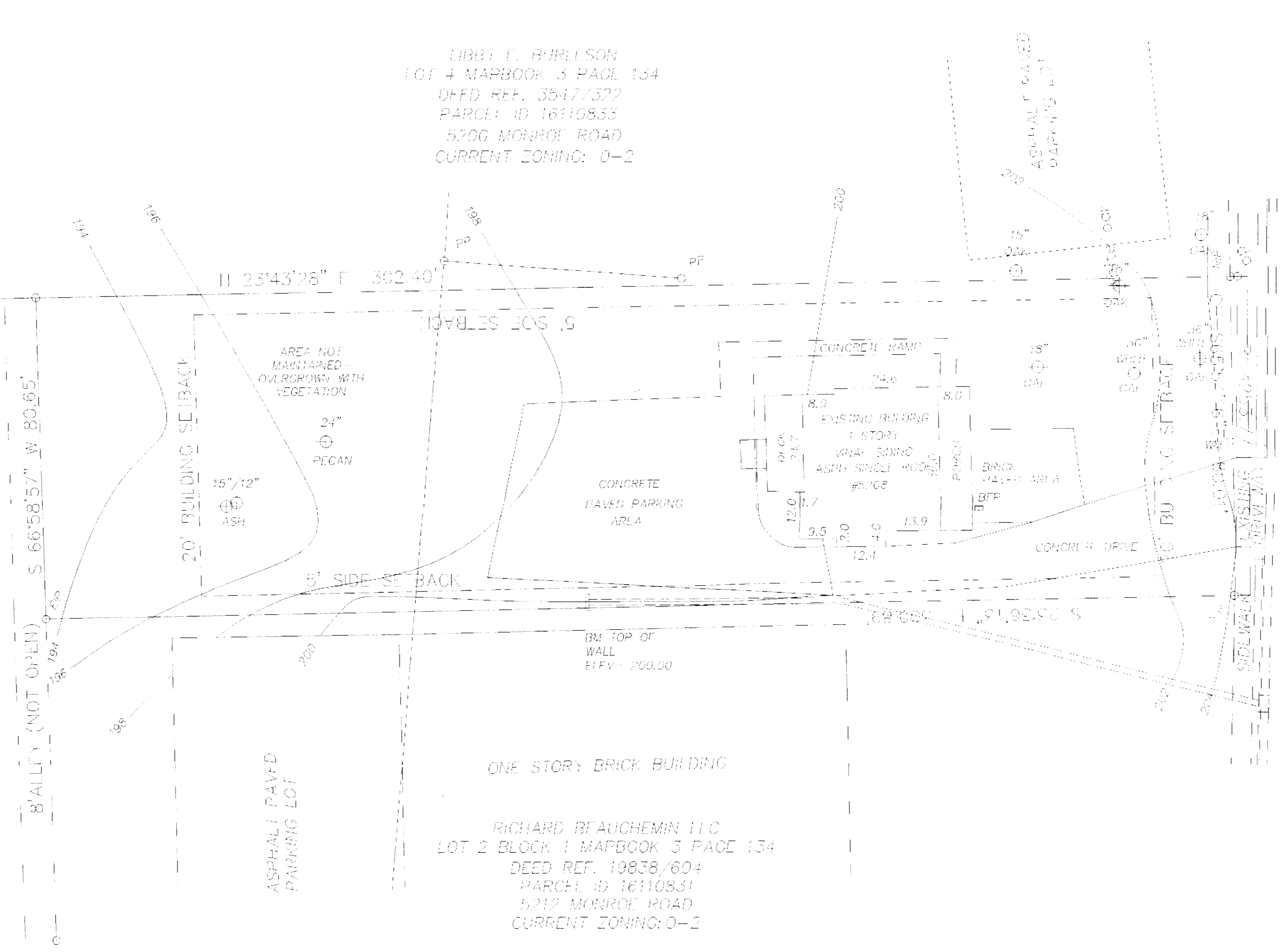


Gerald McCauley, PLS  
16212 Henry Lane  
Huntersville, North Carolina 28078  
Phone: 704.875.6851

FRED AND EVELYN JONES JR  
LOT 4 & 5 BLOCK 1 MAPBOOK 3 PAGE 134  
DEED REF. 14040/847  
PARCEL ID 16110829  
2031 SUMMEY AVENUE  
CURRENT ZONING: R-17MF

LIBBY L. BURLINSON  
LOT 4 MAPBOOK 3 PAGE 134  
DEED REF. 3547/322  
PARCEL ID 16110833  
5200 MONROE ROAD  
CURRENT ZONING: O-2

RICHARD BEAUCHEMIN LLC  
LOT 2 BLOCK 1 MAPBOOK 3 PAGE 134  
DEED REF. 19838/604  
PARCEL ID 16110831  
5212 MONROE ROAD  
CURRENT ZONING: O-2



Report of Survey:  
I certify that this survey was done under my responsible charge in compliance with the Standards of Practice for Land Surveying (21-56.1600) for (Francis Obeng) for the purpose of locating the boundaries and corners of Lot #1 Block 1 of the Summey Heights Subdivision recorded on Map Book 3 Page 134 in Mecklenburg County North Carolina Register of Deeds. That before I performed the survey I examined the following deeds and plats recorded in the Mecklenburg County Register of Deeds:  
Parcel 70 recorded in Mapbook 31 Page 1 showing property acquired by the City of Charlotte for the Monroe Road Sharon Amity Road Intersection Improvement Project, Map Book 3 Page 622.  
Deeds recorded in Deed Book 17569 Page 591, Deed Book 3547 Page 322, Deed Book 18368 Page 682, Deed Book 4069 Page 725.  
That after examining the deeds and plats, I examined the property and found:  
1/2" iron rod below ground at the southeast corner of Lot #1 and Lot #2.  
No other corners were found.  
Upon completion of the survey, I set new 1/2" iron rods flush to the ground at remaining corners of Lot #1. No visible encroachments were observed.  
All bearings are referenced to the North Carolina State Plane Coordinate System (NAD 83) from Map Book 31 Page 1, and all distances are horizontal distances.  
Elevations and contours shown are based on an assumed elevation to show general drainage patterns. The contours shown are not for the purpose of indicating flood elevations.

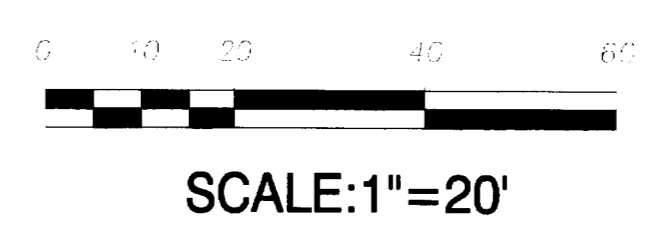
This 23 day of March, 2012.



Gerald H. McCauley  
3/23/2012

NOTES:

CURRENT OWNER: FRANCIS OBENG  
5208 MONROE ROAD  
CHARLOTTE, NORTH CAROLINA  
LOT 1 BLOCK 1  
MAPBOOK 3 PAGE 134  
DEED BOOK 17569 PAGE 591  
LESS MONROE ROAD BEAUCHEMIN IMPROVEMENT  
MAPBOOK 31 PAGE 1 CORRECTED TO THE CITY OF CHARLOTTE  
PARCEL ID: 16110831  
CURRENT ZONING: B-1(CO)  
AREA: 14,259.27 SF OR 0.327 ACRES

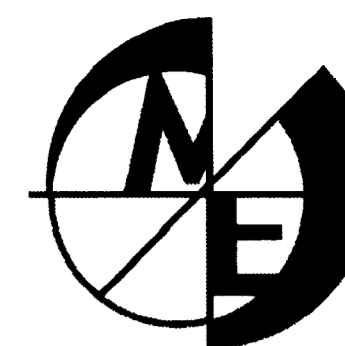


# Rezoning

Dr. Obeng

Charlotte, North Carolina

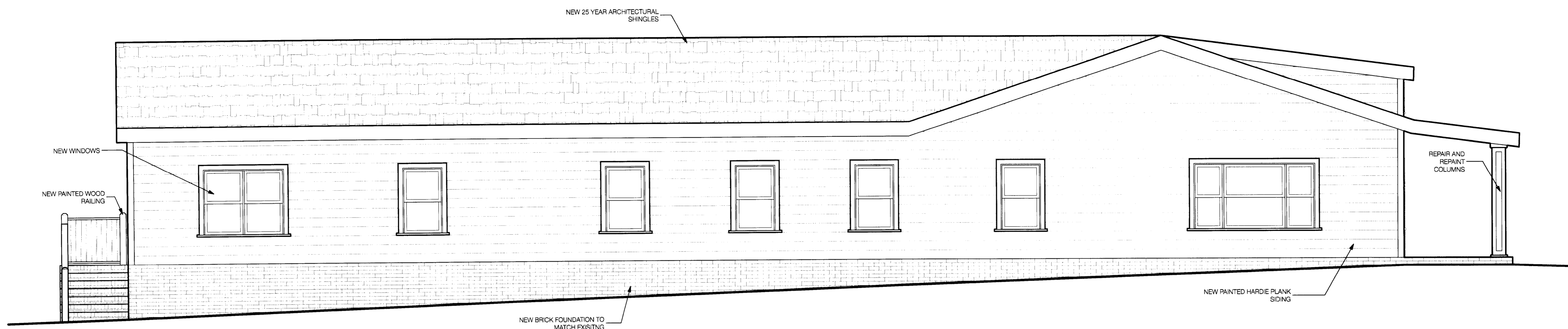
ISSUE DATE: March 23, 2012  
PROJECT STATUS:  
PROJECT NUMBER: 12-0  
REVISIONS:



# MIND'S EYE ARCHITECTURE

1950 Abbott Street, Suite 605  
Charlotte, North Carolina 28203  
Phone: 704.373.3101  
Fax: 704.373.3103  
www.mindseyearchitecture.net

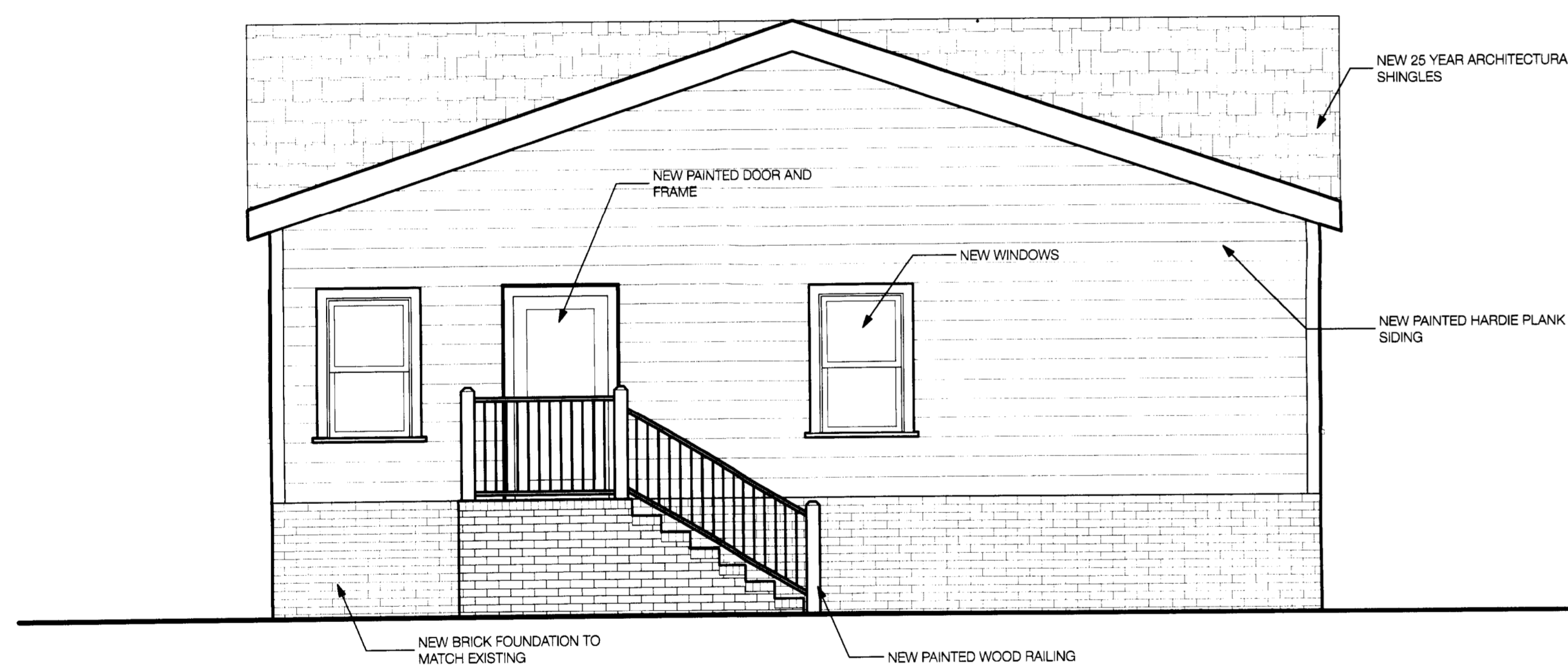
**Development Notes:**  
All construction shall meet the requirements of post construction ordinances.  
The building materials shall be a combination of two or more of the following:  
Brick Masonry 16% minimum  
Hardie Plank 84% maximum  
Asphalt Shingles



Left Elevation

1/4" = 1'-0"

04



Rear Elevation

1/4" = 1'-0"

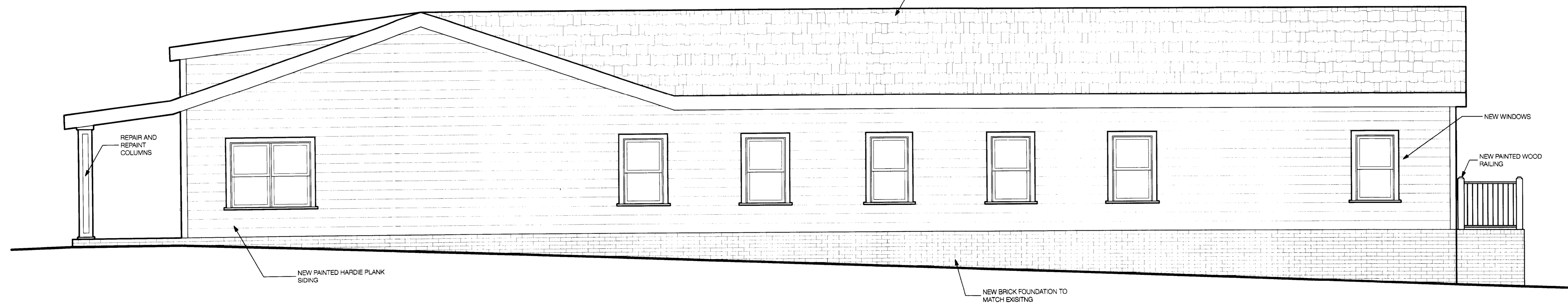
03



Front Elevation

1/4" = 1'-0"

01



Right Elevation

1/4" = 1'-0"

02

## Rezoning

Dr. Obeng

Charlotte, North Carolina

ISSUE DATE: March 26, 2012  
PROJECT STATUS: Rezoning  
PROJECT NUMBER: 11-071  
REVISIONS:

Exterior Elevations

# A2.01