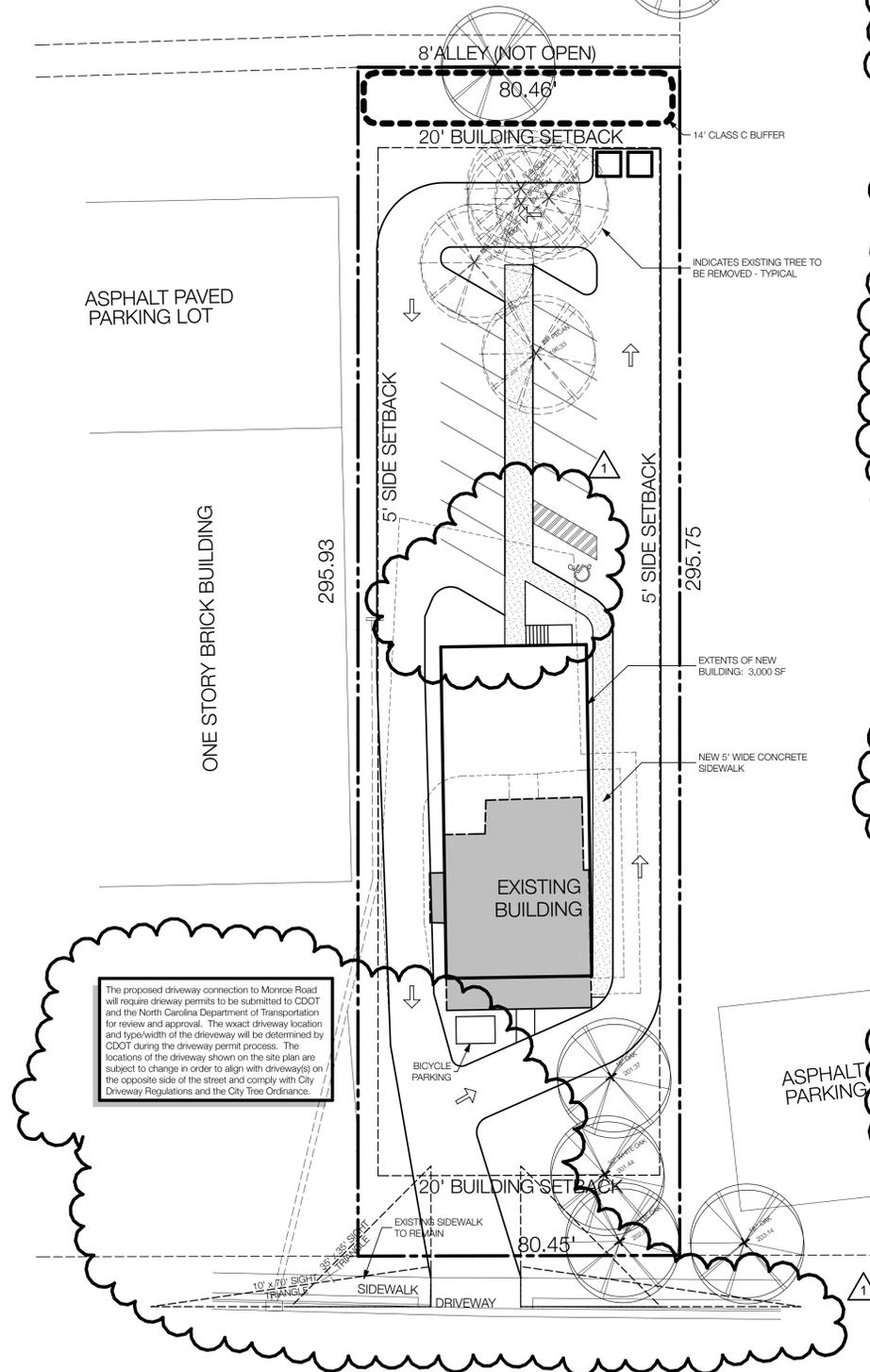
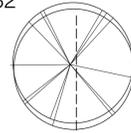




PROPOSED SKETCH PLAN
 5208 MONROE ROAD
 CHARLOTTE NC
 LOT 1 BLOCK 1
 PARCEL NO. 161-108-32



The proposed driveway connection to Monroe Road will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The locations of the driveway shown on the site plan are subject to change in order to align with driveway/s on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

Development Data Table:

a.	!Site Acreage: !	! 10.55 Acres
b.	!Tax Parcel: !	! 161-108-32
c.	!Existing Zoning: !	! B-1 (CD)
d.	!Proposed Zoning: !	! O-2 (CD)
e.	!Existing Use: !	! Vacant Retail (structure to remain)
	!Proposed Use: !	! Medical Office
f.	!Nearby Res. Units: !	In/a
g.	!Res. Density: !	In/a
h.	!SF of Non- Res. Uses:	! 1,533 existing Retail SF to remain; increase to 3,000
	! ! ! !	! proposed Office SF (2,000 SF allowed in previous
	! ! ! !	! re-zoning)
i.	!Floor Area Ratio: !	! 10.125
j.	!Max. Height: !	! 17'-0"
k.	!Number and Ratio of ! Parking!	! ! 115 parking spaces at 1:200
l.	!Open Space: !	! 120,958 SF of open space

General Provisions:

a. !Future amendments to the schematic site plan and these development standards may be applied for by the then owner or owners of the tract or tracts involved, in accordance with section 6.207 of the ordinance.

Permitted uses:

a. !General Office and Medical Office Uses are permitted, with associated accessory uses.

Transportation:

a. !Right of Way equal to 50' from the centerline of Monroe Road will be dedicated prior to issuance of any building permits.

d. !Surface parking front and rear of site

g. !New bike rack in rear of building

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 existing building to remain to have a 1,500 SF addition. Existing heated area of the structure is 1,533 SF. Proposed maximum occupied space, including vertical and /or horizontal expansion, will not exceed 3,000 SF. The number of accessory buildings will not exceed the number of principal buildings.

d. !Dumpster and recycling to have 6' high painted wood stockade fence

e. !6' high painted wood stockade fence surrounding dumpsters

Streetscape and Landscaping:

a. !Existing 2' streetscape and 5' sidewalks to remain

b. !14' Class C buffer at rear of property. In the event that an adjacent parcel of land is either rezoned to a zoning district or use that eliminates or reduces the Class C buffer requirements, the buffer area proposed on this plan may be reduced or eliminated in compliance with the zoning ordinance.

Environmental Features:

a. !Existing mature trees at front of site to be retained. 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.

Parks, Greenways and Open Space:

a. !20,958 SF of open space

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 are 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.

Other:

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:
 1. !City Comments: ! ! !May 15, 2012

Site Plan A1.01

RECEIVED
 By Michael Cataldo at 9:30 am, May 18, 2012



MIND'S EYE ARCHITECTURE

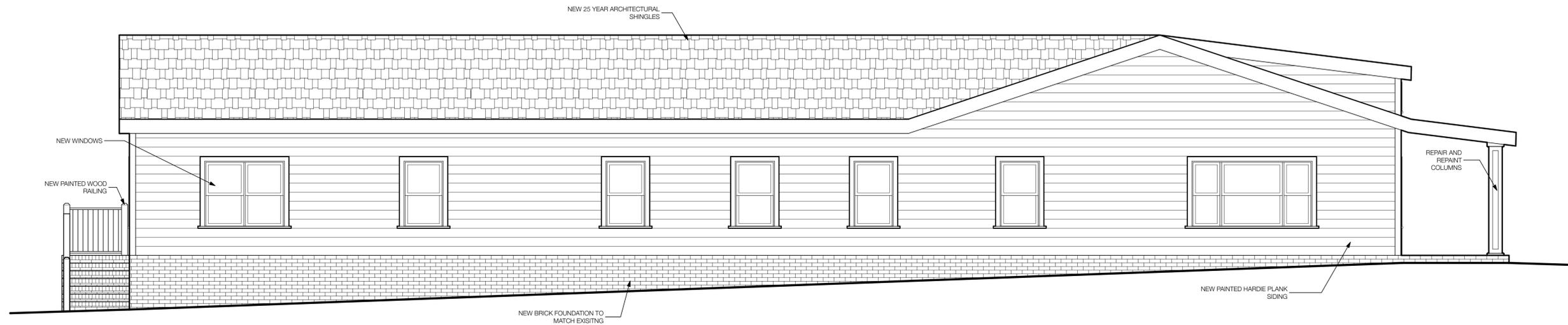
1950 Abbott Street, Suite 605
Charlotte, North Carolina 28203
Phone: 704.373.3101
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www.mindseyearchitecture.net

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:

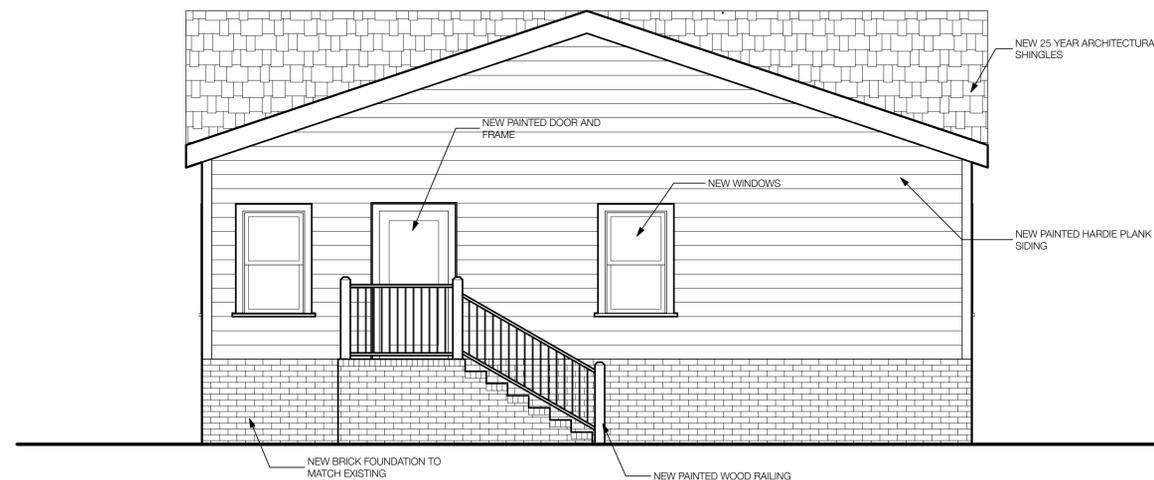
- !Brick Masonry !16% minimum
- !Hardie Plank !84% maximum
- !Asphalt Shingles



Left Elevation

04

1/4" = 1'-0"



Rear Elevation

1/4" = 1'-0"

03



Front Elevation

1/4" = 1'-0"

01



Right Elevation

02

1/4" = 1'-0"

Rezoning

Dr. Obeng

Charlotte, North Carolina

ISSUE DATE: March 26, 2012

PROJECT STATUS:

Rezoning

PROJECT NUMBER: 11-071

REVISIONS:

Exterior Elevations

A2.01

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