

- OTHER NOTES**
1. THE DEVELOPER SHALL EVALUATE THE EXISTING DRAINAGE SYSTEM IMMEDIATELY DOWNSTREAM OF THE SITE AND, IF NECESSARY IMPROVEMENTS WILL BE UNDERTAKEN AS PER STORMWATER SERVICES REQUIREMENTS.
 2. THE DEVELOPER SHALL COORDINATE THE DESIGN OF THE SITE WITH THE DESIGN OF THE CINDY LANE EXTENSION PROJECT VIA THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
 3. THE DEVELOPER SHALL PROVIDE A PEDESTRIAN/BICYCLE AND/OR DRIVEWAY CONNECTION BETWEEN THE PROPOSED SUBDIVISION AND THE NEVIN CENTER.
 4. THE DEVELOPER WILL PROVIDE A TEMPORARY CONSTRUCTION SLOPE EASEMENT TO THE CITY OF CHARLOTTE FOR CONSTRUCTION OF THE CINDY LANE EXTENSION PROJECT. THE TEMPORARY CONSTRUCTION/SLOPE EASEMENT SHALL NOT EXCEED THE WIDTH OF THE PROPOSED BUFFER/Common Open Space ADJACENT TO THE FUTURE CINDY LANE.

GENERAL NOTES FOR R-5 (CD)

STATEMENT OF INTENT

1. IT IS THE INTENTION OF THE PETITIONER TO REZONE 33.14 AC. FROM R-4 & INST (CD) TO R-5, AND TO REZONE 6.28 AC. FROM INST (CD) TO INST (CD)-SPA. UPON APPROVAL OF THE REZONING, THE DEVELOPER INTENDS TO DEVELOP THE 33.14 AC. INTO SINGLE FAMILY USE BASED ON THE CLUSTER PROVISION UNDER THE R-5 ZONING. THE REMAINING 6.28 AC. IS TO BE RETAINED BY THE NEVINS CENTER. THE NEVINS CENTER PARCEL SHALL MAINTAIN ITS CURRENT INSTITUTIONAL USE WITH THE PROVISION FOR A FUTURE 10,000 S.F. WAREHOUSE BUILDING ADDITION ALONG WITH THE ASSOCIATED REQUIRED PARKING AND OTHER REQUIRED IMPROVEMENTS SUCH AS STORMWATER DETENTION, LANDSCAPING, ETC.

GENERAL PROVISIONS

1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR R-5 ZONING (CLUSTER DEVELOPMENT) DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF THE SITE.

PERMITTED USES

1. UP TO 132 SINGLE-FAMILY DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER THE PRESCRIBED CONDITIONS IN THE R-5 DISTRICT (CLUSTER DEVELOPMENT).

HEIGHT RESTRICTIONS

1. NO BUILDING CONSTRUCTED ON THE SITE MAY EXCEED 40 FEET IN HEIGHT.

SETBACKS

1. ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE R-5 DISTRICT (CLUSTER DEVELOPMENT).

ACCESS POINTS AND SIDEWALKS

1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE WILL BE LIMITED TO ONE ON NEVIN ROAD, TWO ONTO THE PROPOSED CINDY LANE EXTENSION. THE SITE WILL ALSO CONNECT TO THE EXISTING JUNIPERUS DRIVE.
2. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS AND THE PUBLIC STREETS WITHIN THE SITE SHALL BE AS DEPICTED ON THE REZONING PLAN SUBJECT, HOWEVER, TO ANY MODIFICATIONS OR VARIATIONS THAT MAY BE REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS.
3. ANY ROADWAY IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, DRIVEWAY CUTS, MAY BE ALTERED, MODIFIED, OR RELOCATED BY THE OWNER (OR OWNERS) UPON RECEIPT OF APPROVAL FROM THE CITY OF CHARLOTTE.
4. ALL PUBLIC STREETS WILL BE DESIGNED TO CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS TO ACCOMMODATE THE CIRCULATION OF SERVICE AND EMERGENCY VEHICLES.

BUFFER AND SCREENING

1. BUFFER AND SCREENING SHALL BE PROVIDED ON THE SITE AS DEPICTED ON THE REZONING PLAN AND/OR WHICH WILL SATISFY THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

SIGNS

1. ALL SIGNS ERRECTED ON THE SITE WILL SATISFY THE REQUIREMENTS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.

FIRE PROTECTION

1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS. FIRE HYDRANTS WILL BE LOCATED WITHIN 500 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.

STORMWATER MANAGEMENT

1. STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH A VARIETY OF PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE CITY OF CHARLOTTE.

HOME OWNERS ASSOCIATION

1. DEVELOPMENT TAKING PLACE WITHIN THE SITE WILL BE SUBJECT TO COVENANTS AND RESTRICTIONS GOVERNED BY A MASTER HOME OWNERS ASSOCIATION. DOCUMENTS WILL BE PREPARED TO INCORPORATE THE CONDITIONS OF THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AS APPROVED BY THE CITY OF CHARLOTTE AND MAY CONTAIN SUCH OTHER COVENANTS, RESTRICTIONS AND BY-LAWS AS THE DEVELOPER MAY DEEM NECESSARY OR ADVISABLE FOR THE EFFECTIVE ADMINISTRATION OF THE MASTER HOME OWNERS ASSOCIATION OR TO INSURE COMPLIANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
2. ANY FENCES AND SIDEWALKS INSTALLED ON PORTIONS OF THE SITE WHICH ARE OR WILL BE PRIVATELY OWNED SHALL BE MAINTAINED BY THE MASTER HOME OWNERS, AND EASEMENTS SHALL BE RECORDED IN FAVOR OF THE MASTER HOME OWNERS ASSOCIATION IN CONNECTION WITH THE INSTALLATION AND MAINTENANCE OF SUCH FENCES AND SIDEWALKS.

AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION

1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND ITS SUCCESSORS IN INTEREST AND ASSIGNS.

ADJOINING PROPERTY OWNERS

1. SEE ILLUSTRATIVE SITE PLAN (SHEET C2 OF C2) FOR LIST AND ADDRESS OF ADJOINING PROPERTY OWNERS.

CINDY LANE BUFFER

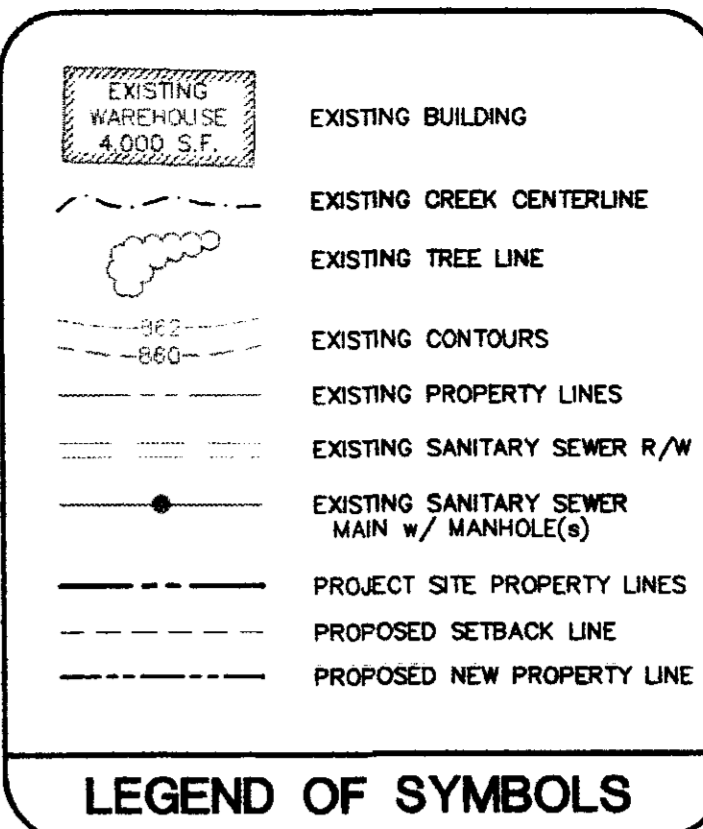
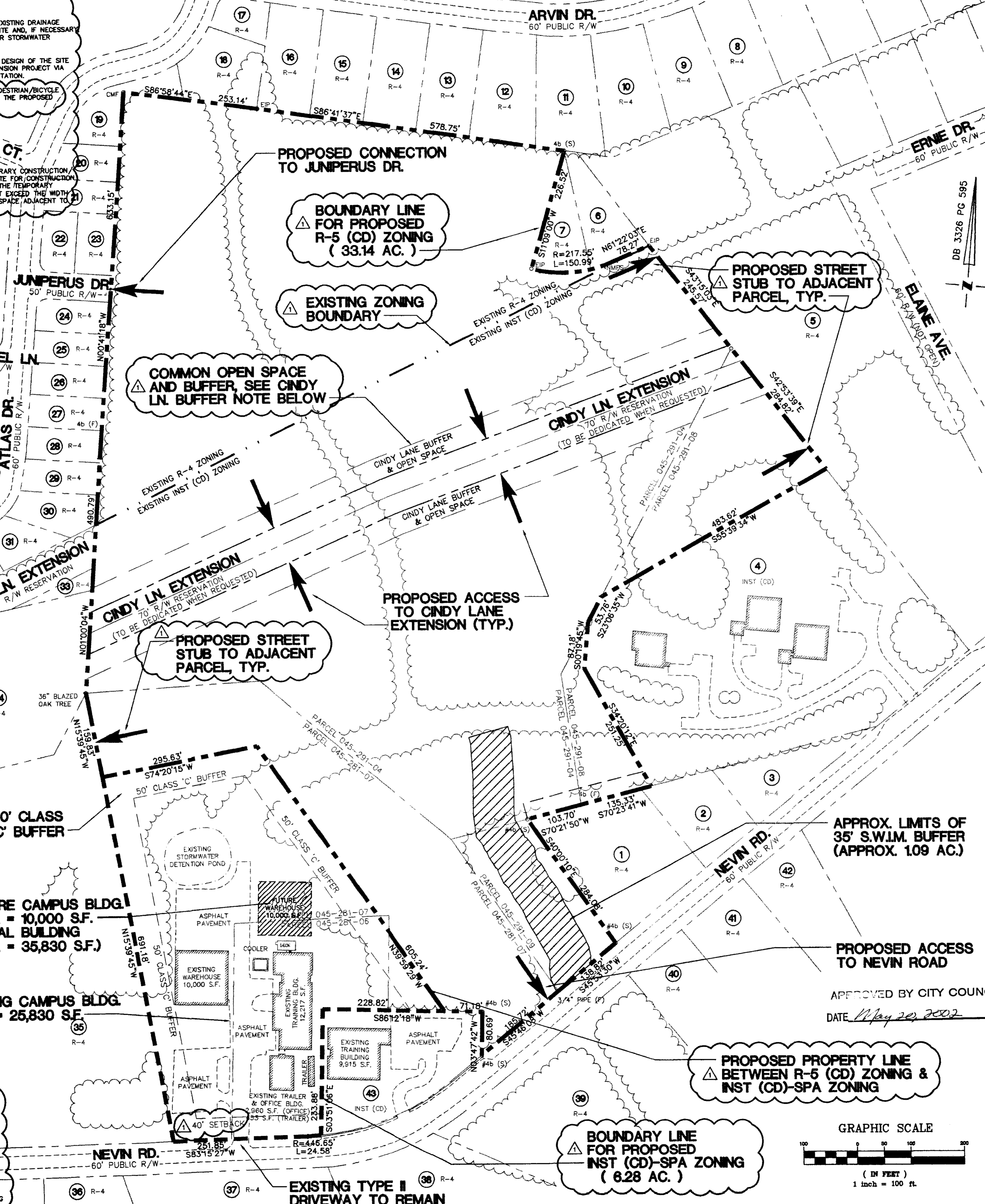
1. THE DEVELOPER WILL ESTABLISH COMMON OPEN SPACE/BUFFER ALONG THE FUTURE CINDY LANE RIGHT-OF-WAY. THE BUFFER WILL CONSIST OF A MINIMUM 6' HIGH BERM WITH EVERGREEN PLANTING. THE WIDTH OF THE COMMON OPEN SPACE SHALL EITHER BE 30' IN WIDTH WITH TREES PLANTED AT 30' ON CENTER OR 40' IN WIDTH WITH TREES PLANTED AT 40' ON CENTER.

CINDY LANE R/W DEDICATION

1. THE DEVELOPER WILL DEDICATE AND CONVEY THE NECESSARY RIGHT-OF-WAY FOR THE CINDY LANE EXTENSION PROJECT WHEN REQUESTED BY THE CITY OF CHARLOTTE OR AS PART OF THE DEVELOPMENT OF THE SITE WHOEVER OCCURS FIRST.

STREET STUBS

1. THE DEVELOPER DURING THE SKETCH PLAN APPROVAL PROCESS, WILL WORK WITH THE PLANNING STAFF TO DETERMINE THE ACTUAL LOCATION OF FUTURE STUB STREETS SHOWN ON THIS PLAN.



DEVELOPMENT DATA

PROPERTY OWNER(S)	DEVELOPER
NEVINS, INC. 3523 NEVIN ROAD CHARLOTTE, NORTH CAROLINA 28221 PH: (704) 598-1372 FX: (704) 598-7056	EASTWOOD DEVELOPMENT CORPORATION 2857 WESTPORT ROAD CHARLOTTE, NORTH CAROLINA 28208 PH: (704) 399-4863 FX: (704) 394-0748

TAX PARCEL ID NO.	CURRENT ZONING	TOTAL PARCEL AREA (Ac.)
045-291-04	INST (CD) & R-4	27.09
045-281-06	INST (CD)	2.09
045-281-07	INST (CD)	0.09
045-281-09	R-4	1.00
045-291-08	INST (CD)	7.09

TOTAL PROJECT/REZONING AREA = 39.42 Ac.
 AREA PROPOSED FOR ZONING R-5 (CD) = 33.14 Ac.
 AREA PROPOSED FOR ZONING INST (CD)-SPA = 6.28 Ac.

TOTAL DEVELOPMENT AREA (IN PROPOSED R-5 (CD) ZONING) = 33.14 AC.
 MAXIMUM ALLOWABLE DENSITY (IN PROPOSED R-5 (CD) ZONING) = 165 LOTS
 PROPOSED DENSITY (IN PROPOSED R-5 (CD) ZONING) = 132 LOTS (4.0 UNITS/AC.)
 PROPOSED CINDY LANE EXTENSION R/W = ±2.12 AC.

DEVELOPMENT STANDARDS

R-5 ZONING DISTRICT (CLUSTER DEVELOPMENT)	
MAXIMUM DWELLING UNITS PER ACRE	5.0
MINIMUM LOT AREA (SQUARE FEET)	4,500
MINIMUM LOT WIDTH (FEET)	40
MINIMUM SETBACK (FEET)	20
MINIMUM SIDE YARD (FEET)	5
MINIMUM REAR YARD (FEET)	5
INTERIOR LOTS	20
EXTERIOR LOTS	15
MINIMUM OPEN SPACE (%)	65
MAXIMUM HEIGHT (FEET)	40

INSTITUTIONAL ZONING DISTRICT	
MAXIMUM FLOOR AREA RATIO	0.5
MINIMUM LOT AREA (SQUARE FEET)	15,000
MINIMUM LOT WIDTH (FEET)	80
MINIMUM SETBACK (FEET)	40
MINIMUM SIDE YARD (FEET)	20
MINIMUM REAR YARD (FEET)	20
MAXIMUM HEIGHT (FEET)	40

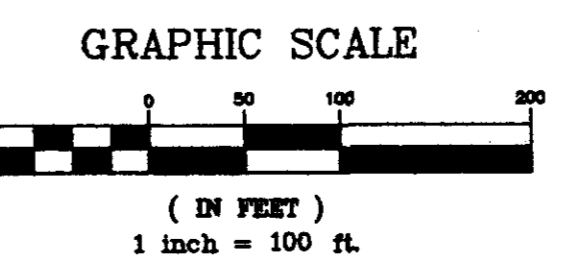
SITE PLAN AMENDMENT OF EXISTING INSTITUTIONAL (CD)

1. FUTURE EXPANSION OF THE EXISTING CAMPUS WITH ONE SINGLE-STORY BUILDING TOTALING APPROXIMATELY 10,000 S.F., INCLUDING EXPANSION OF EXISTING MULTI-PURPOSE AREAS, ADMINISTRATIVE OFFICES, AND CAFETERIUM.
2. LANDSCAPE SCREENING (INCLUDING DUMPSTERS) SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE ZONING ORDINANCE. ALL PROJECTS SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE. EXTERIOR SIGNS AND SIGNAGE SHALL CONFORM WITH THE CHARLOTTE SIGN ORDINANCE.
3. THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST AREA FEMA/FIRM MAPS AND APPEARS NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4. TOPOGRAPHY IS SHOWN AT A TWO-FOOT CONTOUR INTERVAL. SEE THE ILLUSTRATIVE SITE PLAN (SHEET C2 OF C2) FOR TOPOGRAPHICAL INFORMATION.
5. FUTURE ROAD, PAVED AREAS, CURBS AND GUTTERS, ETC. SHALL COMPLY WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.
6. EXTERIOR LIGHT POLES SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 20 FEET. NO "WALL PAK" LIGHTING WILL BE ALLOWED.
7. PARKING SPACES SHALL BE PROVIDED FOR EACH FUTURE BUILDING AT THE RATES OF 4.0-DRIVE-OR-GRASS-SPACES-FEET-OF-AREA-OR-GRASS-OR-PAVED-SPACES SHALL BE PROVIDED FOR EACH FUTURE BUILDING TO COMPLY AS A MINIMUM WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
8. THE EXISTING PARKING SPACES SHALL BE THE MINIMUM PROVIDED ON-SITE FOR THE PRESENT STRUCTURES. THIS NUMBER SHALL NOT BE REDUCED OR APPLIED TOWARD ANY FUTURE BUILDING.
9. ABOVE GROUND BACK-FLOW PREVENTORS SHALL NOT BE LOCATED WITHIN THE SETBACKS.
10. DUMPSTERS SHALL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.
11. SCREENING SHALL BE PROVIDED PER SECTION 12.303 OF THE ZONING ORDINANCE.
12. BUFFERS SHALL BE INSTALLED PER SECTION 12.302 OF THE ZONING ORDINANCE.
13. PARKING SHALL BE PROVIDED PER TABLE 12.202 OF THE ZONING ORDINANCE.
14. ALL FUTURE SUBMITTAL PACKAGES FOR BUILDING PERMITS SHALL INCLUDE AN OVERTOPPING ANALYSIS FOR THE NEVIN ROAD CULVERT. IF THE CULVERT WOULD NO LONGER MEET CONTEMPORARY DRAINAGE DESIGN STANDARDS, ITS REPLACEMENT WILL BE REQUIRED OF THE DEVELOPER.
15. THE FOLLOWING AGENCIES SHALL BE CONTACTED REGARDING WETLAND AND WATER QUALITY PERMITS:
 401/404 PERMIT NCEMHR - RALEIGH OFFICE (919) 733-1788
 401/404 PERMIT U.S. ARMY CORPS OF ENGINEERS (704) 271-4854
16. STORMWATER DETENTION SHALL NOT BE MADE WITHIN ANY BUFFERS OR SETBACKS.
17. EXISTING BUFFERS SHALL REMAIN UNDISTURBED AND SHALL NOT BE REDUCED IN WIDTH. PROPOSED BUFFERS SHALL BE PLANTED PER THE ZONING ORDINANCE. STORMWATER DETENTION SHALL BE INCORPORATED OUTSIDE BUFFER AREAS.

APPROX. LIMITS OF 35' S.W.I.M. BUFFER (APPROX. 1.09 AC.)

PROPOSED ACCESS TO NEVIN ROAD

APPROVED BY CITY COUNCIL
 DATE 11 May 20, 2002



REVISIONS	DATE
PLANNING COM COMMENTS	3/18/02
PLANNING COM COMMENTS	4/30/02
PLANNING COM COMMENTS	5/20/02

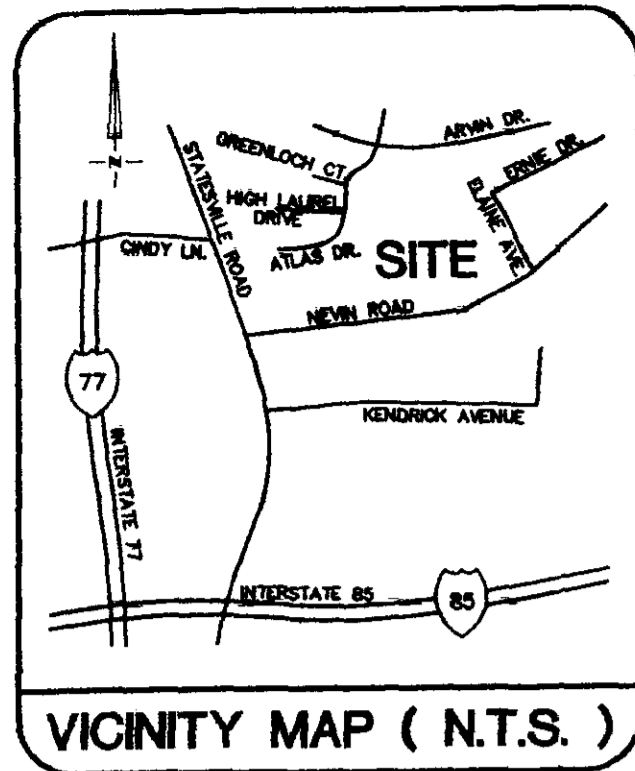
EASTOVER
 Engineering & Surveying, Inc.
 Engineers - Surveyors - Planners

600 Towne Centre Boulevard, Suite 305
 Pineville, North Carolina 28134
 Ph: (704) 869-5017
 Fax: (704) 869-5022

TECHNICAL DATA SHEET

NEVIN ROAD PROPERTY PETITION NO. 2002-41 FOR PUBLIC HEARING PREPARED FOR EASTWOOD DEVELOPMENT CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

DRAWN BY:	DMR
REVIEWED BY:	DMR
DATE:	1/28/02
SCALE:	1"=100'
JOB NO.:	01030
SHEET NO.	C1
OF	C2 SHEETS



DB 3326 PG 395

DEVELOPMENT DATA

PROPERTY OWNER(S)
 NEVINS, INC.
 3523 NEVIN ROAD
 CHARLOTTE, NORTH CAROLINA 28221
 PH: (704) 588-1372
 FX: (704) 588-7056

DEVELOPER
 EASTWOOD DEVELOPMENT CORPORATION
 2857 WESTPORT ROAD
 CHARLOTTE, NORTH CAROLINA 28208
 PH: (704) 399-4863
 FX: (704) 394-0748

THE HOWELL CHILDREN PARTNERSHIP
 3738 HOWELL DAY CARE ROAD
 LA GRANGE, NORTH CAROLINA 28551
 PH: (252) 566-9011
 FX: (252) 566-4186

TAX PARCEL ID NO.	CURRENT ZONING	TOTAL PARCEL AREA (Ac.)
045-291-04	INST (CD) & R-4	27.09
045-281-06	INST (CD)	2.09
045-281-07	INST (CD)	8.09
045-291-09	R-4	1.00
045-291-08	INST (CD)	7.09

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 AREA PROPOSED FOR ZONING INST (CD)-SPA = 6.28 Ac.

TOTAL DEVELOPMENT AREA (IN PROPOSED R-5 (CD) ZONING) = 33.14 Ac.
 MAXIMUM ALLOWABLE DENSITY (IN PROPOSED R-5 (CD) ZONING) = 185 LOTS
 PROPOSED DENSITY (IN PROPOSED R-5 (CD) ZONING) = 132 LOTS (4.0 UNITS/AC.)
 PROPOSED CINDY LANE EXTENSION R/W = 2.12 Ac.

DEVELOPMENT STANDARDS

R-5 ZONING DISTRICT (CLUSTER DEVELOPMENT)

MAXIMUM DWELLING UNITS PER ACRE	5.0
MINIMUM LOT AREA (SQUARE FEET)	4,500
MINIMUM LOT WIDTH (FEET)	40
MINIMUM SETBACK (FEET)	20
MINIMUM SIDE YARD (FEET)	5
MINIMUM REAR YARD (FEET)	20
INTERIOR LOTS	35
MINIMUM OPEN SPACE (%)	65
MAXIMUM HEIGHT (FEET)	40

INSTITUTIONAL ZONING DISTRICT

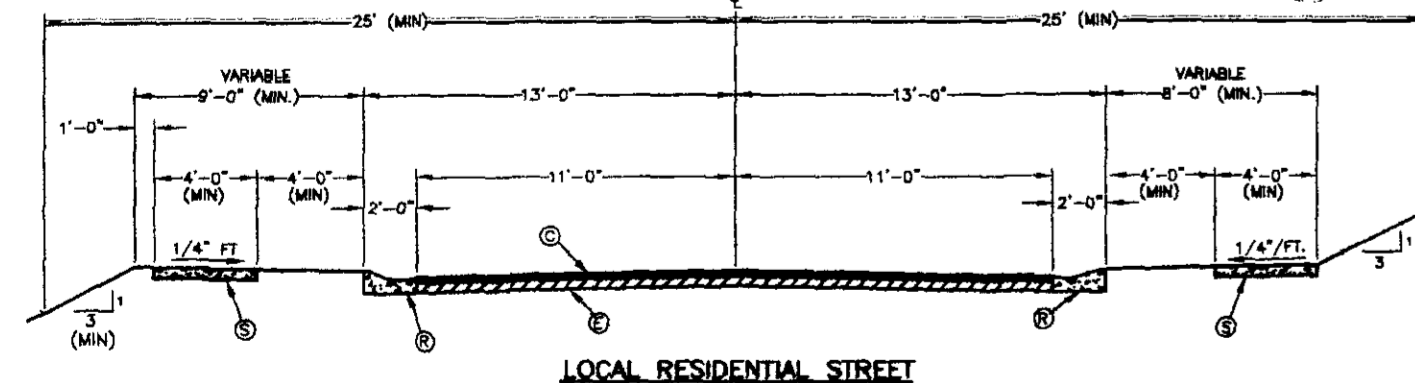
MAXIMUM FLOOR AREA RATIO	0.5
MINIMUM LOT AREA (SQUARE FEET)	15,000
MINIMUM LOT WIDTH (FEET)	40
MINIMUM SETBACK (FEET)	40
MINIMUM SIDE YARD (FEET)	20
MINIMUM REAR YARD (FEET)	20
MAXIMUM HEIGHT (FEET)	40

NOTES:

- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET A MINIMUM OF 4' FROM THE BACK OF CURB.
- THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.

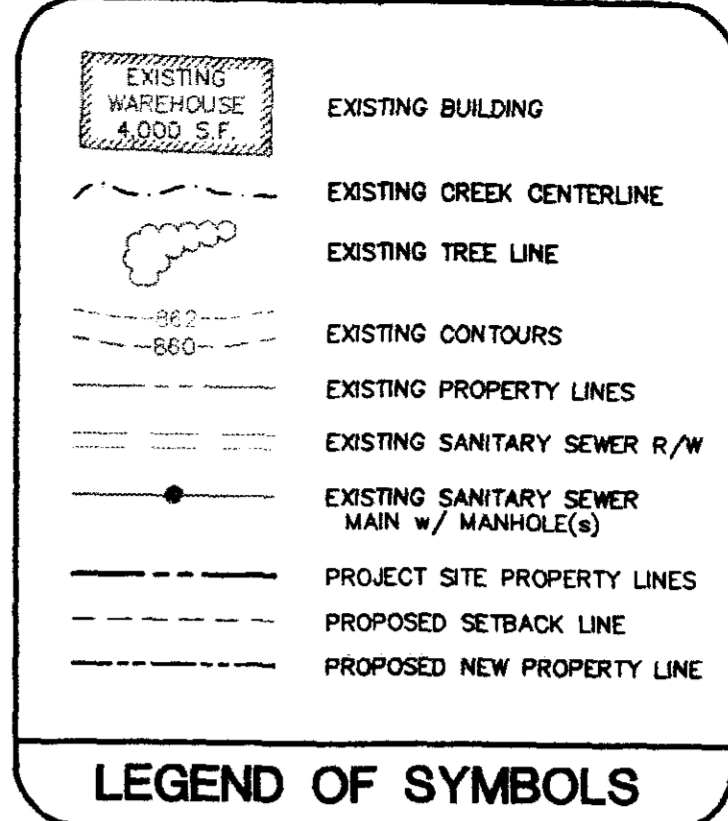
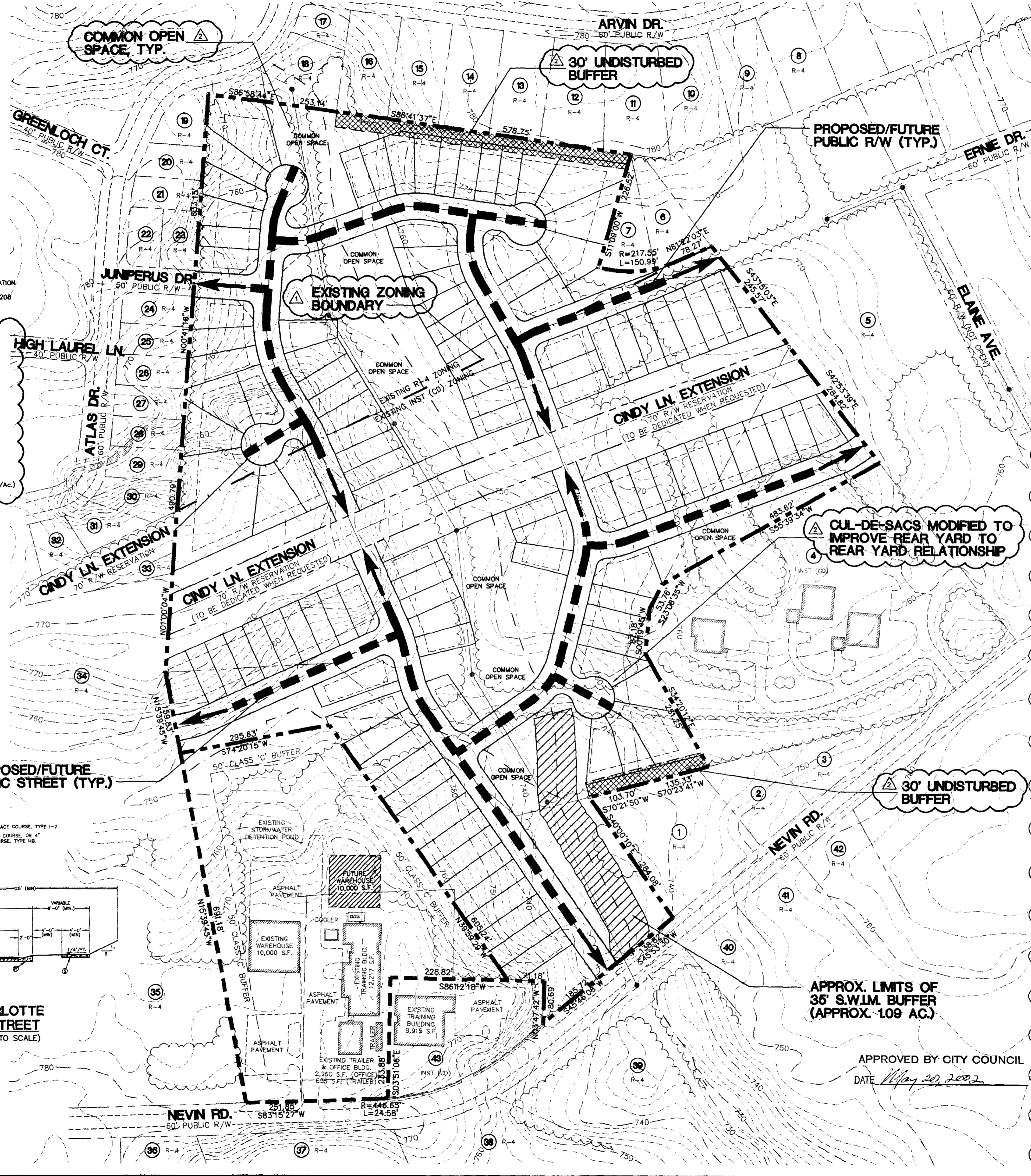
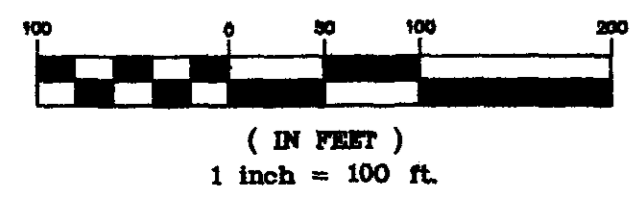
PAVEMENT SCHEDULE

- 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 1-2
- 6" COMPACTED AGGREGATE BASE COURSE, OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE 1B
- 2'-0" VALLEY CUTTER
- 4" CONCRETE SIDEWALK



TYPICAL CITY OF CHARLOTTE LOCAL RESIDENTIAL STREET (NOT TO SCALE)

GRAPHIC SCALE



ADJACENT PROPERTY OWNERS

- | | |
|--|---|
| 1 PAMELA OVERCASH GREENE
3701 NEVIN ROAD
CHARLOTTE, NC 28217
PARCEL ID: 045-291-01
ZONED: R-4 | 23 HOME BASED BUSINESSES, INC.
3707 JUNIPERUS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-304-09
ZONED: R-4 |
| 2 SANDRA L. HENSLEY
3721 NEVIN ROAD
CHARLOTTE, NC 28269
PARCEL ID: 045-291-02
ZONED: R-4 | 24 SHENITA L. BOST
3410 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-305-01
ZONED: R-4 |
| 3 FIRST BENEFICIAL MTG. CORPORATION
2422 NORTH TRYON STREET
CHARLOTTE, NC 28208
PARCEL ID: 045-291-03
ZONED: R-4 | 25 CATHERINE COCHRAN
3404 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-305-02
ZONED: R-4 |
| 4 THE HOWELL CHILDREN PARTNERSHIP
3738 HOWELL DAY CARE ROAD
LA GRANGE, NC 28551
PARCEL ID: 045-291-08
ZONED: INST (CD) | 26 MICHELLE A. SIMPSON
3366 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-305-03
ZONED: R-4 |
| 5 FONG & SOUA YANG
3831 NEVIN ROAD
CHARLOTTE, NC 28269
PARCEL ID: 045-291-05
ZONED: R-4 | 27 J & R DEVELOPMENT
9175 COX ROAD
STANFIELD, NC 28163
PARCEL ID: 045-305-04
ZONED: R-4 |
| 6 NED J. BILLIE W. GREENE
2102 SHADY LANE
MONROE, NC 28110
PARCEL ID: 045-291-06
ZONED: R-4 | 28 GARLAND FINCHER
3354 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-305-05
ZONED: R-4 |
| 7 BOBBY RAY MORGAN
11294 COYLE ROAD
STANFIELD, NC 28163
PARCEL ID: 045-291-07
ZONED: R-4 | 29 EDGAR D. RIBOROSO
3348 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-305-06
ZONED: R-4 |
| 8 TRACIE MICHELLE SWICEGOOD
3342 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-293-15
ZONED: R-4 | 30 SIERTHA HUBBARD
3336 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-305-07
ZONED: R-4 |
| 9 THOMAS E. & DORIS G. CRITTENDEN
3808 ARVIN DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-293-16
ZONED: R-4 | 31 BRIDGETT L. BROWN
3336 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-305-08
ZONED: R-4 |
| 10 WILLIAM A. SCHAD
3800 ARVIN DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-293-17
ZONED: R-4 | 32 ANTHONY & DEBRA E. STORY
3330 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-305-09
ZONED: R-4 |
| 11 EDWARD M. PIERCE, III & MARGIE E. PIERCE
P.O. BOX 26272
CHARLOTTE, NC 28221-8272
PARCEL ID: 045-293-18
ZONED: R-4 | 33 FDW HOMES
9175 COX ROAD
STANFIELD, NC 28163
PARCEL ID: 045-305-78
ZONED: R-4 |
| 12 OLLIE MAE DUNN
3742 ARVIN DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-293-19
ZONED: R-4 | 34 GRACE MEMORIAL BAPTIST CHURCH
401 NEVIN ROAD
CHARLOTTE, NC 28269
PARCEL ID: 045-281-03
ZONED: R-4 |
| 13 DONALD LYNN & MARGEL JONES RUCKER
3734 ARVIN DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-293-20
ZONED: R-4 | 35 STATESVILLE AVENUE
PRESBYTERIAN CHURCH
P.O. BOX 16206
CHARLOTTE, NC 28216
PARCEL ID: 045-281-09
ZONED: R-4 |
| 14 MARY K. SUMMERLIN
3726 ARVIN DRIVE
CHARLOTTE, NC 28269-4311
PARCEL ID: 045-293-21
ZONED: R-4 | 36 MECKLENBURG GROUP HOMES, INC.
5601 EXECUTIVE CENTER DRIVE
SUITE 223
CHARLOTTE, NC 28212-8841
PARCEL ID: 045-271-04
ZONED: R-4 |
| 15 RUBY M. HELMS
3718 ARVIN DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-293-22
ZONED: R-4 | 37 LELAND DALE BURGE
8923 OXFORD PLACE
HUNTERSVILLE, NC 28078-9127
PARCEL ID: 045-271-03
ZONED: R-4 |
| 16 TOU T. THAO & KE VUE
3712 ARVIN DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-293-23
ZONED: R-4 | 38 JOHN HANEY, III
5400 NEVIN ROAD
CHARLOTTE, NC 28269
PARCEL ID: 045-271-02
ZONED: R-4 |
| 17 MELVIN L. & CONSTANCE F. CHANEY
3526 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-304-03
ZONED: R-4 | 39 JEFFREY BERNARD FALLS
3033 CRICKETER DRIVE
CHARLOTTE, NC 28216
PARCEL ID: 045-281-20
ZONED: R-4 |
| 18 CHARLES J. WOENIUS
3520 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-304-04
ZONED: R-4 | 40 DONALD B. PETERSON & SANDRA MUMPOWER
3640 NEVIN ROAD
CHARLOTTE, NC 28269-4354
PARCEL ID: 045-281-10
ZONED: R-4 |
| 19 ERIC E. & PRISILLA H. WORTH
3508 ATLAS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-304-05
ZONED: R-4 | 41 JACK COMBS & HAZEL N. MUMPOWER
3700 NEVIN ROAD
CHARLOTTE, NC 28269
PARCEL ID: 045-281-07
ZONED: R-4 |
| 20 MICHAEL V. & NERMAN CAOLE
3500 ATLAS DRIVE
CHARLOTTE, NC 28269-4190
PARCEL ID: 045-304-06
ZONED: R-4 | 42 JACK C. & HAZEL H. MUMPOWER
3700 NEVIN ROAD
CHARLOTTE, NC 28269
PARCEL ID: 045-281-06
ZONED: R-4 |
| 21 SHARON A. MOSS
3428 ATLAS DRIVE
CHARLOTTE, NC 28269-4191
PARCEL ID: 045-304-07
ZONED: R-4 | 43 CITY OF CHARLOTTE
600 EAST 4TH STREET
CHARLOTTE, NC 28202-2816
PARCEL ID: 045-281-08
ZONED: INST (CD) |
| 22 MARIE C. FRANCOIS
3701 JUNIPERUS DRIVE
CHARLOTTE, NC 28269
PARCEL ID: 045-304-08
ZONED: R-4 | |

APPROX. LIMITS OF 35' S.W.I.M. BUFFER (APPROX. 109 AC.)

APPROVED BY CITY COUNCIL
 DATE May 20, 2002

REVISIONS	DATE
PLANNING COM COMMENTS	3/18/02
PLANNING COM COMMENTS	4/30/02

EASTOVER
 Engineering & Surveying, Inc.
 Engineers - Surveyors - Planners
 600 Towne Centre Boulevard, Suite 305
 Pineville, North Carolina 28134
 Ph: (704) 889-5017
 Fax: (704) 889-5022

ILLUSTRATIVE
 SITE PLAN

NEVIN ROAD PROPERTY
 PETITION NO. 2002-41
 FOR PUBLIC HEARING
 EASTWOOD DEVELOPMENT
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

DRAWN BY: DMR
 REVIEWED BY: DMR
 DATE: 1/28/02
 SCALE: 1"=100'
 JOB NO.: 01030
 SHEET NO.
 C2
 OF C2 SHEETS