

ADDRESS/PARCEL ID	BUILDING DATA	ZONING	SETBACKS	PARKING	OWNER/PETITIONER
1615 EASTWAY #1010111 DESCRIPTION: LOT 4, DB 1698, PG 483 DATE ACQUIRED: 11/10/1996	BLDG. AREA: 1070 SF NO. OF STORIES: 1 BLDG. HEIGHT: (TO EAVE) LOT AREA: 11450 SF	EXISTING: RMF-17 PROPOSED: O-1 (CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL/MEDICAL OFFICE	FRONT: 20' SIDE (L): 5' SIDE (R): 5' REAR: 10'	PARKING REQ'D: 1 SF/200 SF = 6 SPACES PARKING PROVIDED: 6 SPACES (1 HC)	DOROTHY GAINES 1615 EASTWAY DR. CHARLOTTE, NC 28205
1621 EASTWAY #1010112 DESCRIPTION: LOT 5, DB 1698, PG 483 DATE ACQUIRED: 3/25/2010	BUILDING AREA: 1108 SF NO. OF STORIES: 1 BLDG. HEIGHT: (TO EAVE) LOT AREA: 12650 SF	EXISTING: RMF-17 PROPOSED: O-1 (CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL/MEDICAL OFFICE	FRONT: 20' SIDE (L): 5' SIDE (R): 5' REAR: 10'	PARKING REQ'D: 1 SF/200 SF = 6 SPACES PARKING PROVIDED: 6 SPACES (1 HC)	TAM LE 1621 EASTWAY DR. CHARLOTTE, NC 28205
1627 EASTWAY #1010113 DESCRIPTION: LOT 6, DB 1698, PG 483 DATE ACQUIRED: 12/4/2007	BUILDING AREA: 1058 SF NO. OF STORIES: 1 BLDG. HEIGHT: (TO EAVE) LOT AREA: 14160 SF	EXISTING: RMF-17 PROPOSED: O-1 (CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL/MEDICAL OFFICE	FRONT: 20' SIDE (L): 5' SIDE (R): 5' REAR: 10'	PARKING REQ'D: 1 SF/200 SF = 6 SPACES PARKING PROVIDED: 6 SPACES (1 HC)	QUYNH LE 11019 ROBINSON CHURCH ROAD CHARLOTTE, NC 28215
1624 EASTWAY #0930841B DESCRIPTION: LOT 21, BLOCK H MB 3, PG 463 DATE ACQUIRED: 11/8/2004	BUILDING AREA: 980 SF NO. OF STORIES: 1 BLDG. HEIGHT: (TO EAVE) LOT AREA: 8025 SF	EXISTING: RMF-17 PROPOSED: O-1 (CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL OFFICE	FRONT: 20' SIDE (L): 5' SIDE (R): 5' REAR: 10'	PARKING REQ'D: 1 SF/300 SF = 4 SPACES PARKING PROVIDED: 4 SPACES (1 HC)	MANUEL ALVARADO 7209 W. EAST W.T. HARRIS BLVD. # 308 CHARLOTTE, NC 28207
1628 EASTWAY #09308417 DESCRIPTION: LOT 22, BLOCK H MB 3, PG 463 DATE ACQUIRED: 5/11/2004	BUILDING AREA: 1195 SF NO. OF STORIES: 1 BLDG. HEIGHT: (TO EAVE) LOT AREA: 1550 SF	EXISTING: RMF-17 PROPOSED: O-1 (CD) CURRENT USE: S-F RESIDENTIAL (RUR) PROPOSED USE: GENERAL OFFICE	FRONT: 20' SIDE (L): 5' SIDE (R): 5' REAR: 10'	PARKING REQ'D: 1 SF/300 SF = 4 SPACES PARKING PROVIDED: 4 SPACES (1 HC)	NASHA N. BASILY 1628 EASTWAY DR. CHARLOTTE, NC 28205
1634 EASTWAY #09308416 DESCRIPTION: LOT 23 & 27, BLOCK H MB 3, PG 463 DATE ACQUIRED: 2/2/1996	BUILDING AREA: 1108 SF NO. OF STORIES: 1 BLDG. HEIGHT: (TO EAVE) LOT AREA: 25878 SF (2 LOTS COMBINED)	EXISTING: RMF-17 PROPOSED: O-1 (CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL OFFICE	FRONT: 20' SIDE (L): 5' SIDE (R): 5' REAR: 10'	PARKING REQ'D: 1 SF/300 SF = 4 SPACES PARKING PROVIDED: 4 SPACES (1 HC)	JAMES P. NGO 2701 CHATELAIN PL. RALEIGH, NC 27614
1641 EASTWAY #1010116 DESCRIPTION: LOT 1, DB 1698, PG 483 DATE ACQUIRED: 8/6/2001	BUILDING AREA: 1108 SF NO. OF STORIES: 1 BLDG. HEIGHT: (TO EAVE) LOT AREA: 18780 SF	EXISTING: RMF-17 PROPOSED: O-1 (CD) CURRENT USE: SINGLE-FAMILY RES. PROPOSED USE: GENERAL/MEDICAL OFFICE	FRONT: 20' SIDE (L): 5' SIDE (R): 5' REAR: 10'	PARKING REQ'D: 1 SF/200 SF = 6 SPACES PARKING PROVIDED: 6 SPACES (1 HC)	ROSELDO HURTADO 1641 EASTWAY DR. CHARLOTTE, NC 28205

**LANDSCAPE NOTES:**  
VEGETATION WILL COMPLY WITH REQUIREMENTS IN THE ZONING ORDINANCE

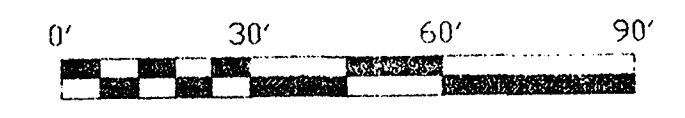
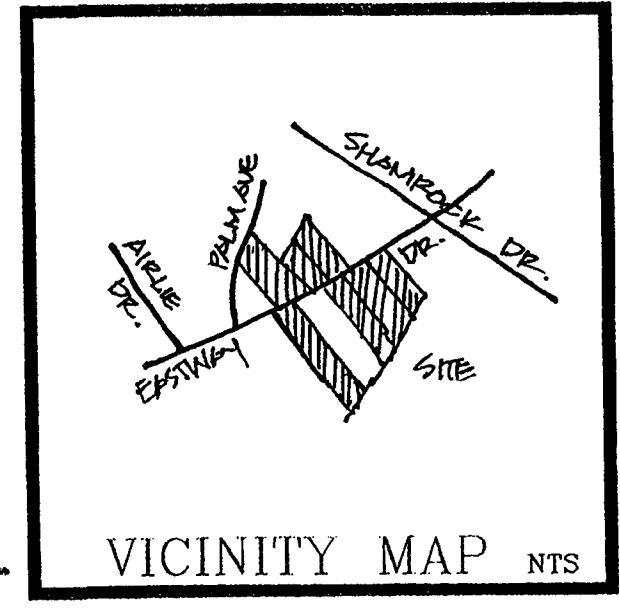
- MIN. TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES); ALL MULTI-STEM PLANTS MUST BE TREE FORM MAXIMUM 3 TO 6 TRUNKS AND MIN. 6" TALL
- ALL STRAPPING AND TOP 2/3 OR WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL -OR- UNCOMPACT AND AMEND THE TOP 24" OF EXIST SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES. (WITHIN ENTIRE MIN. AREA OF 274 SQ. FT. PER TREE) CALL 704-336-6769 FOR INSPECTION OF SOIL BEFORE PLANTING TREES.
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, NOTIFY URBAN FORESTER TO RESOLVE BEFORE PLANTING
- PLEASE CALL 704-336-4330 FOR AN INSPECTION OF TREE PROTECTION AND/OR PLANTING AREAS 1 TO 2 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED
- 25% OF THE TREES WILL BE EVERGREEN, 40% OF TREES WILL BE LARGE MATURING TREES IN THE BUFFER WILL BE SELECTED FROM APPENDIX 1 OF THE CITY ZONING ORDINANCE USE EXISTING TREES WHERE APPLICABLE.
- IF STRAPPING IS REQUIRED USE DETAIL FOR STD NO. 40.01

**CONDITIONAL NOTES:**

- DEVELOPMENT OF THIS PROPERTY WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF THE PROPOSED USES ON THIS PROPERTY. HOWEVER, THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS PROVIDED FOR IN SECTION 6 DURING THE DESIGN, DEVELOPMENT, AND CONSTRUCTION PHASES WITHIN THE DEVELOPMENT ENVELOPE BOUNDARY AS SHOWN ON THE PLAN.
- THE 10 FOOT REDUCED 7 1/2 FOOT WHERE NOTED CLASS "C" BUFFER WILL CONFORM TO THE PROVISIONS OF SECTION 12.302
- SCREENING WILL CONFORM TO THE PROVISIONS OF SECTION 12.303. ALL GARBAGE/TRASH, DISPOSAL AREA, DUMPSTER, RECYCLE CONTAINERS, ETC. WILL BE SCREENED WITH A SOLID ENCLOSURE AND GATES AT REAR OF STRUCTURE PER SECTION 12.400
- ANY DETACHED LIGHTING ON THE SITE WILL NOT EXCEED 8 FEET IN HEIGHT AND WILL BE AIMED INTERNAL TO THE SITE AWAY FROM ADJOINING PROPERTIES AND PUBLIC STREETS. NO "WALL PACK" LIGHTING WILL BE USED ON ANY OF THE EXISTING BUILDINGS
- SIGNAGE ON THE SITE TO BE LIMITED TO 8 SQ. FT. ON EACH LOT - NO GRANFATHERED SIGNAGE ON SITE
- PARKING WILL BE PROVIDED AT A RATE THAT WILL MEET THE REQUIREMENTS OF THE ORDINANCE.
- A NEW TYPE II DRIVEWAY FROM EASTWAY DRIVE IS PROPOSED AS THE SOLE INGRESS/EGRESS POINT TO EA-CH SITE AS SHOWN. THIS WILL COMPLY WITH APPLICABLE CDOT AND/OR NCDOT STANDARDS.
- EXISTING STRUCTURES ARE TO REMAIN AS IS
- THE ARCHITECTURAL INTEGRITY OF THE NEIGHBORHOOD SHOULD BE PRESERVED (NO DEMOLITION AND REBUILDING ON SITE)
- USES ALLOWED ON THIS SITE ARE: GENERAL AND MEDICAL OFFICE ONLY
- FUTURE ADDITIONS TO THE EXISTING STRUCTURES MUST BE TO THE REAR OF THE BLDG.
- FUTURE OWNERS OF THE PROPERTY WILL BE BOUND BY THE ZONING RESTRICTIONS WHICH BIND THE CURRENT OWNER

AUG 27 2012

2012-092



FOR PUBLIC HEARING PETITION # 2012-

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Conditional Rezoning Plan  
for  
Seven Eastway Dr. Properties  
City of Charlotte  
Mecklenburg County, North Carolina

Revisions:

Drawn by:  
MG

Approved by:  
FG

Date:  
DATE

Job name:  
EWRZ

Scale:  
1" = 30' (H)  
(V)

Sheet No.  
1 of 1

