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NOTES

LOT SUBJECT TO ALL CITY ZONING RESTRICTIONS AND SUBDIVISION RESTRICTIONS IF ANY. THIS SURVEY IS NOT INTENDED TO MEET GS 47-30 REQUIREMENTS. THIS SURVEY WAS PERFORMED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ERROR OF CLOSURE THAT MEETS MINIMUM STANDARD OF 1:10,000

CONTACT CITY OF CHARLOTTE ZONING FOR BUILDING SETBACK INFORMATION PRIOR TO ANY NEW CONSTRUCTION

Scale - 1" = 60'

Commeby's International SMV
Charlotte
Tax ID = 09308117
Zoned R4
DB 18334 PG 527

5/15/13

1.587 Acres (total)
(0.160 Ac in R/W)

Eastway Drive (SPEED LIMIT 45)
100' Public R/W (AS PER TAX RECORDS)
Asphalt

LEGEND

RF IRON PIPE FOUND
R/W RIGHT-OF-WAY
SF SQUARE FEET
AC ACRES
PB PLAT BOOK
DB DEED BOOK
PG PAGE
PP OVERHEAD UTILITY
CONC CONCRETE
MH MANHOLE

Property Owner Info:
Joseph & Sylvia Okoye
11828 Churchfield Lane
Charlotte NC 28277
PH - 980-329-7465

Rezoning Map
1220 Eastway Drive
Lot 19-23 McDonalds Heights Block H
CURRENT OWNER REF: DB 28224 PG 884
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
Scale: 1" = 40' Date: MAY 15, 2013
8116 STE 63-182 SOUTH TRYON ST, CHARLOTTE NC 28273
Office: 704-309-3299
James@McAuleyLandSurveying.com PLS#4352
Dwg. File: Z:\SDSK\PRCU\7280101\Eastway1220.dwg
Drawn By: JDMc

REZONING GENERAL NOTES:

1. PROPOSE CHANGE OF ZONING TO **INST (CONDITIONAL)** FROM EXISTING ZONING OF R17MF.

2. NEW BUFFER REQUIREMENTS ARE BASED ON C CLASS PER TABLE 12.302(b) AND 2.0 ACRES.

3. DETACHED LIGHTING WILL BE LIMITED TO A MAX. HEIGHT OF 20', ALL LIGHTING WILL UTILIZE FULL CUT-OFF FIXTURES.

SITE ACREAGE: 1.59 ACRES
TAX PARCEL: 093-081-04
EX. ZONING: R-17 MF
PROP. ZONING: INST. (CONDITIONAL)
EX. USE: DAYCARE
PROP. USE: MEDICAL OFFICE/GENERAL OFFICE
MAX SF: 5,000SF
MAX HT: 40'-0"
PARKING RATIO: 1 SPACE PER 200 SF

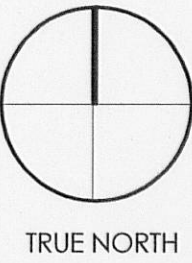
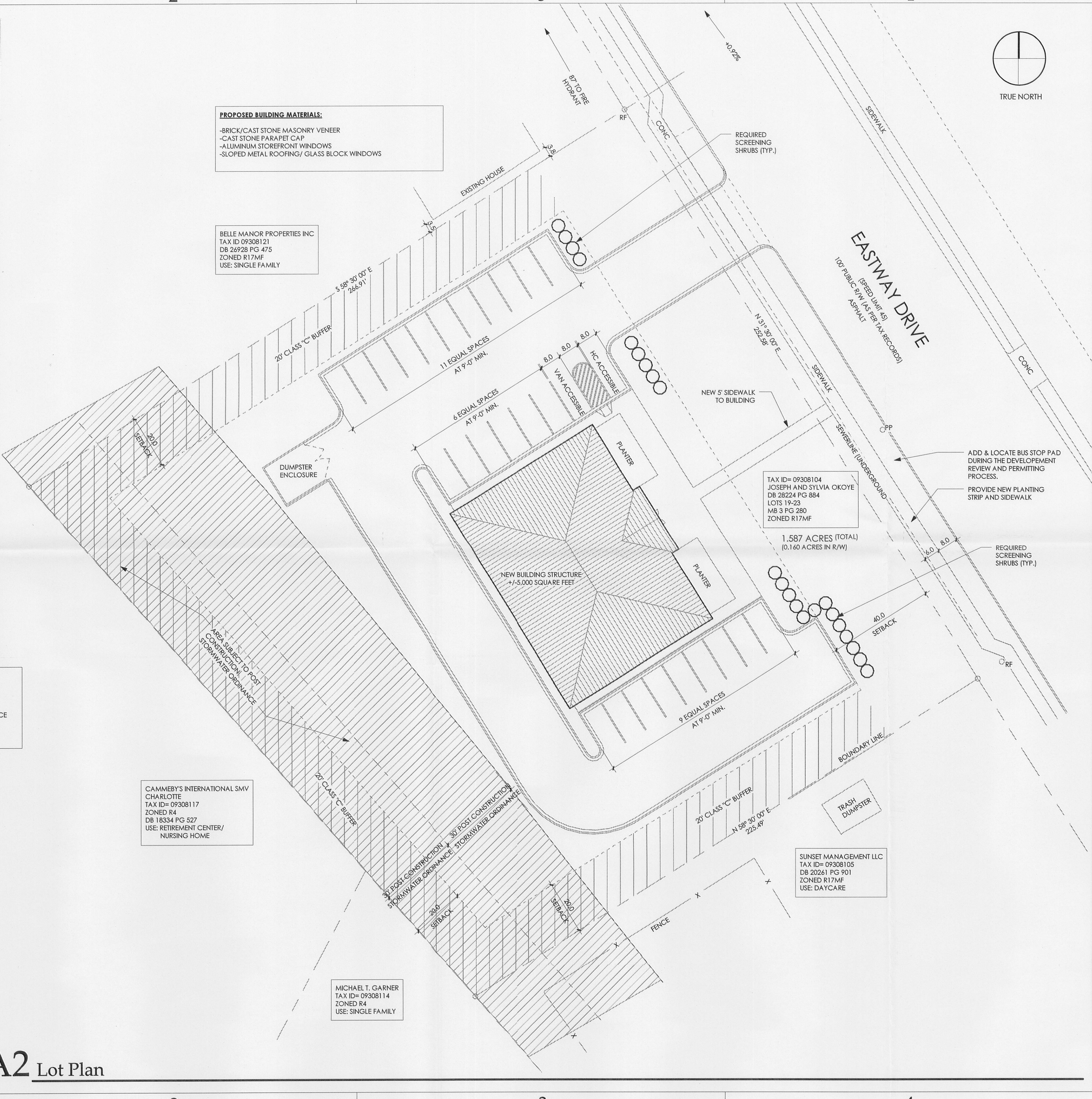
PROPOSED BUILDING MATERIALS:

- BRICK/CAST STONE MASONRY VENEER
- CAST STONE PARAPET CAP
- ALUMINUM STOREFRONT WINDOWS
- SLOPED METAL ROOFING/ GLASS BLOCK WINDOWS

BELLE MANOR PROPERTIES INC
TAX ID 09308121
DB 26928 PG 475
ZONED R17MF
USE: SINGLE FAMILY

CAMMEBY'S INTERNATIONAL SMV
CHARLOTTE
TAX ID= 09308117
ZONED R4
DB 18334 PG 527
USE: RETIREMENT CENTER/
NURSING HOME

MICHAEL T. GARNER
TAX ID= 09308114
ZONED R4
USE: SINGLE FAMILY



Pease
Engineers - Architects
1520 South Blvd., Suite 210
Charlotte, NC 28203 (704) 376-6423

APPROVED BY
CITY COUNCIL
JAN 21 2014

Key Plan

Rezoning Plan
for
DR. SYLVIA OKOYE &
DR. JOSEPH OKOYE
MEDICAL OFFICE
Charlotte, North Carolina

No	01.03.14 Date	Resubmittal Description	INST(CD)
Project Principal		Mike Barnes , PE	
Project Manager		Stuart Wallace, AIA	
Project Architect		Stuart Wallace, AIA	
Project Engineer			
Drawn By		SW/JHB	
Pease Project Number		213539	
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Rezoning Plan
2013-079

A001

APPROVED BY
 CITY COUNCIL

JAN 21 2014

Key Plan

Rezoning Plan

for
 DR. SYLVIA OKOYE &
 DR. JOSEPH OKOYE
 MEDICAL OFFICE

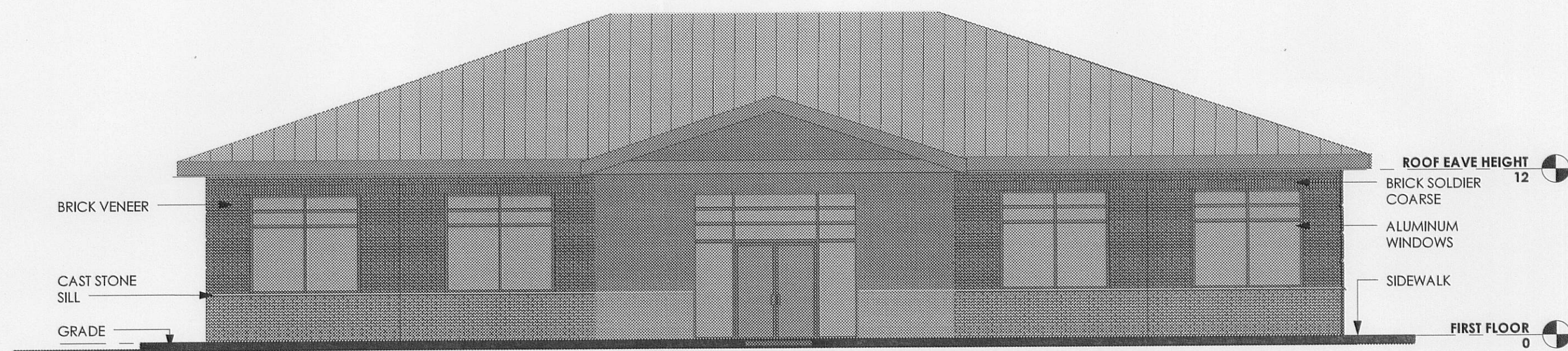
Charlotte, North Carolina

No	01.03.14 Date	Resubmittal Description	INST(CD)
Project Principal		Mike Barnes, PE	
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Project Engineer			
Drawn By		SW/JHB	

Pease Project Number 213539
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**Building
 Elevations**
 2013-079

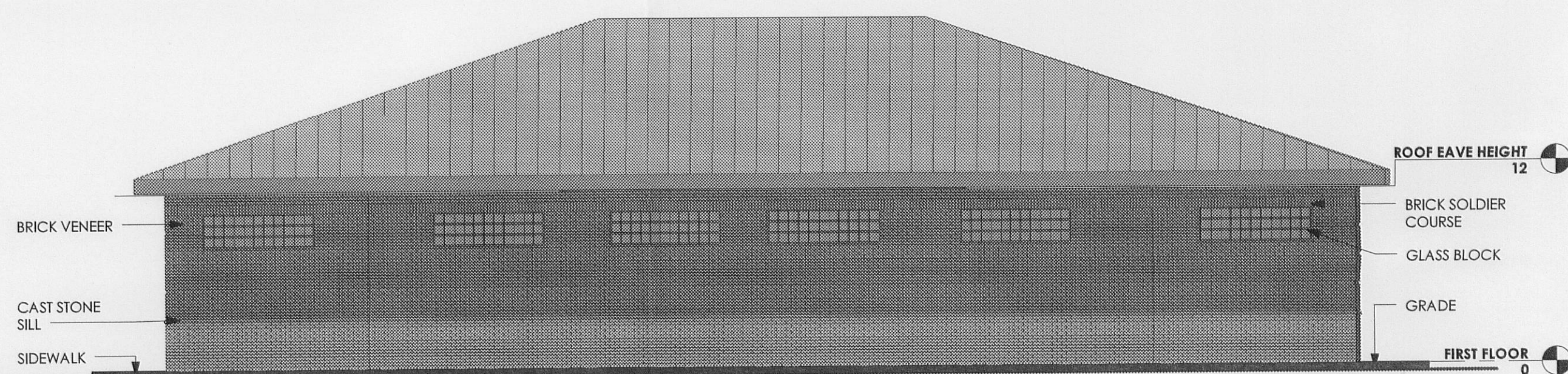
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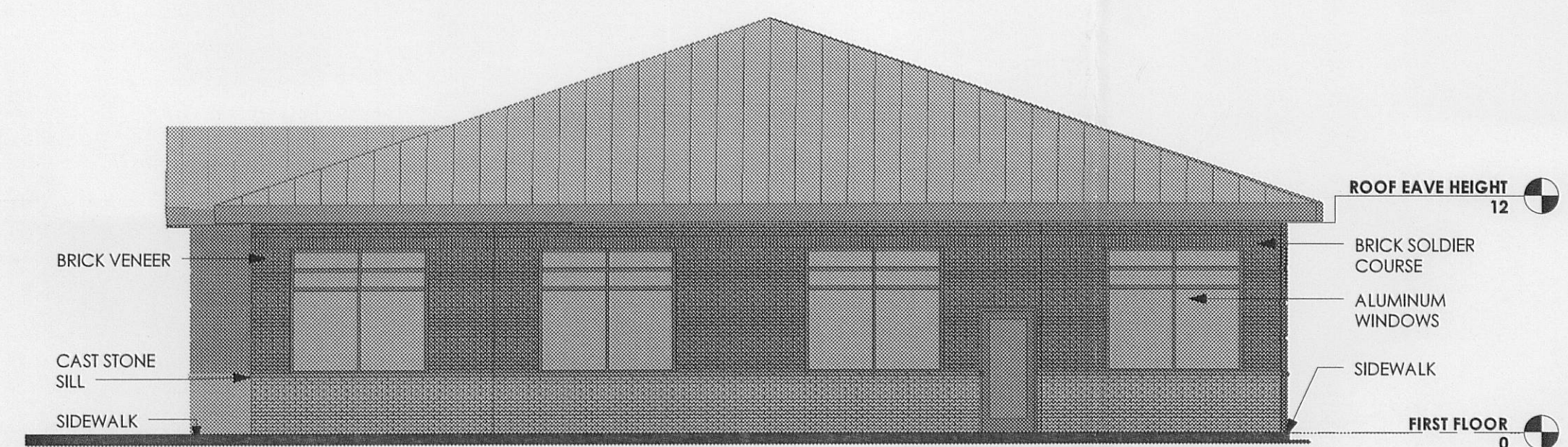
① North Elevation
 1/8" = 1'-0"



② East Elevation
 1/8" = 1'-0"



③ South Elevation
 1/8" = 1'-0"



④ West Elevation
 1/8" = 1'-0"