

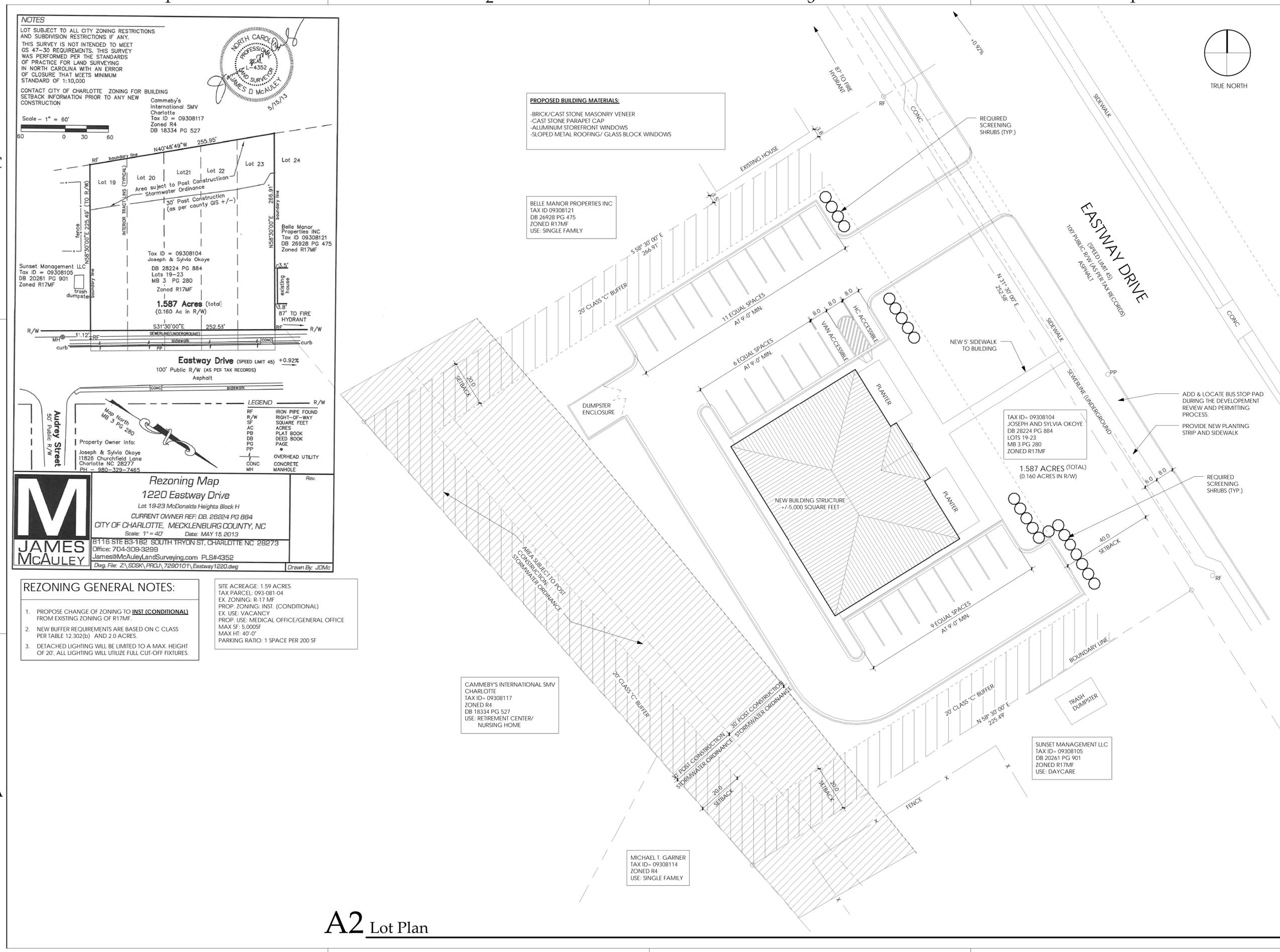
Key Plan

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**



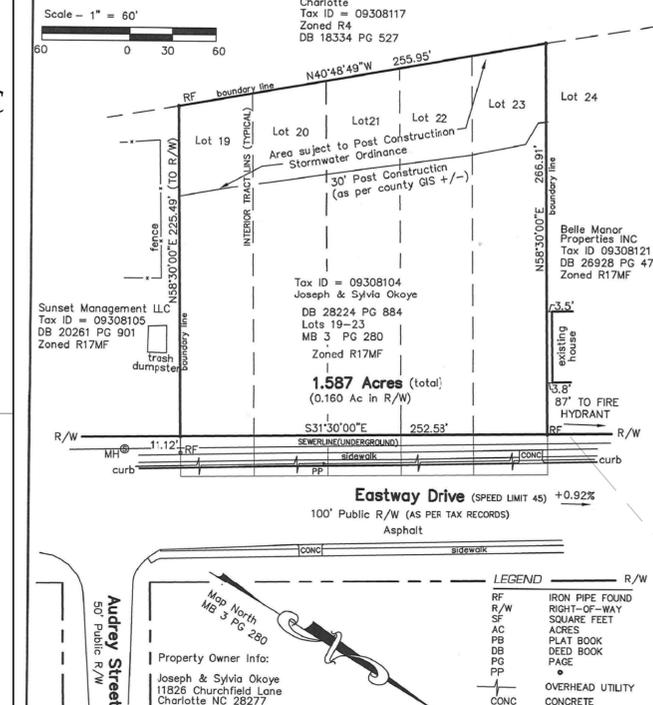
**NOTES**  
LOT SUBJECT TO ALL CITY ZONING RESTRICTIONS AND SUBDIVISION RESTRICTIONS IF ANY. THIS SURVEY IS NOT INTENDED TO MEET GS 47-30 REQUIREMENTS. THIS SURVEY WAS PERFORMED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ERROR OF CLOSURE THAT MEETS MINIMUM STANDARD OF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

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

Scale - 1" = 60'

1 2 3 4

C B A



**James McAuley**

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

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 B3-182 SOUTH TRYON ST, CHARLOTTE NC 28273  
Office: 704-309-3299  
James@McAuleyLandsurveying.com PLS#4352  
Dwg. File: Z:\626K\PRG\17290101\Eastway1220.dwg Drawn By: JDM/c

- REZONING GENERAL NOTES:**
- PROPOSE CHANGE OF ZONING TO **INST (CONDITIONAL)** FROM EXISTING ZONING OF R17MF.
  - NEW BUFFER REQUIREMENTS ARE BASED ON C CLASS PER TABLE 12.302(b) AND 2.0 ACRES.
  - 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: VACANCY  
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 VENER  
-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

TAX ID= 09308104  
JOSEPH AND SYLVIA OKOYE  
DB 28224 PG 884  
LOTS 19-23  
MB 3 PG 280  
ZONED R17MF

1.587 ACRES (TOTAL)  
(0.160 ACRES IN R/W)

SUNSET MANAGEMENT LLC  
TAX ID= 09308105  
DB 20261 PG 901  
ZONED R17MF  
USE: DAYCARE

Key Plan

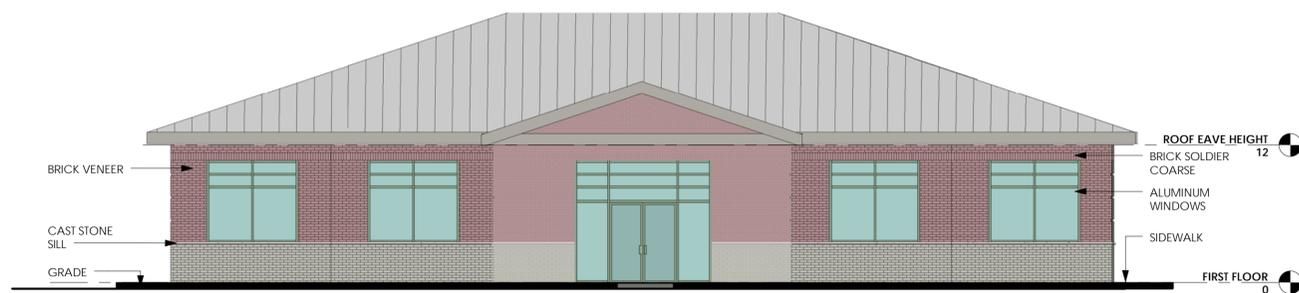
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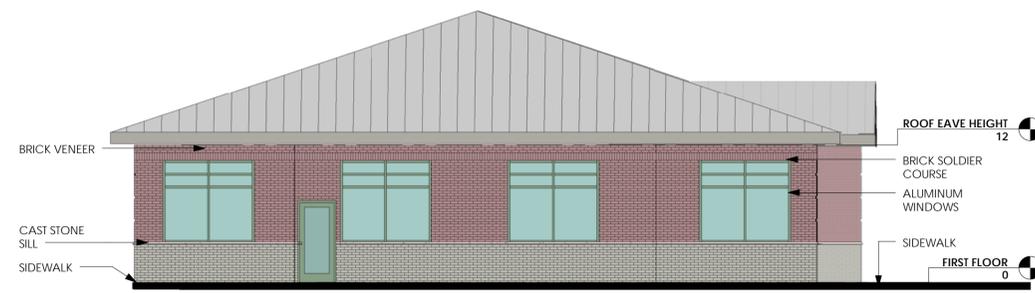
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**Building  
Elevations  
2013-079**

**A002**



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"