

NOTES

NOT 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

Cammeby's
International SMV
Charlotte
Tax ID = 0930811
Zoned R4
DB 18334 PG 527

Scale - 1" = 60'

A horizontal scale bar with alternating black and white segments. It is marked with '60' at the left end, '0' in the middle, '30' to the right of 0, and '60' at the right end.

PROPOSED BUILDING MATERIALS:

- BRICK/CAST STONE MASONRY VENEER
- CAST STONE PARAPET CAP
- ALUMINUM STOREFRONT WINDOWS
- COMBINATION SLOPED METAL / SINGLE PLY MEMBRANE ROOFING

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

0 10 20 30 40 50 60

DB 18334 PG 3/27

RF boundary line

N40°48'49"W 255.95'

Lot 23

Lot 24

Lot 19

Lot 20

Lot 21

Lot 22

Area subject to Post Construction Stormwater Ordinance

30' Post Construction (as per county GIS +/-)

266.91' boundary line

N55°50'00"E

Belle Manor Properties INC
Tax ID 08308121
DB 26928 PG 47
Zoned R17MF

5' 6"

existing house

3.8' 87' TO FIRE HYDRANT

R/W

S31°30'00"E 252.58'

SWERLET (UNDERSOUND)

sidewalk

11.12' RF

MH

1.587 Acres (total)
(C160 Ac in R/W)

Sunset Management LLC
Tax ID = 05308105
DB 26261 PG 901
Zoned R17MF

trash dumpsite

boundary line

N55°50'00"E 225.48' (TO R/W)

fence

INTERIOR TRACT LOTS (TYPICAL)

DB 26224 PG 884
Lots 19+23
MB 3 PG 280
Zoned R17MF
Tax D = 09380104
Joseph & Sylvia Okoye

Eastway Drive (SPEED LIMIT 45) +0.92%
Public R/W (AS PER TAX RECORDS)
Asphalt

Audrey Street
50' Public R/W

Map North
MB 170 280

Property Owner Info:
Joseph & Sylvia Okoye
11826 Churchofield Lane
Charlotte NC 28277
813 486 2222

LEGEND

RF	IRON PIPE FOUND	R/W
R/W	RIGHT-OF-WAY	
SF	SQUARE FEET	
AC	ACRES	
PS	PLAT BOOK	
DB	DEED BOOK	
PS	PAGE	
P	PI	
CONC	OVERHEAD UTILITY	
CONC	CONCRETE	
MANHOLE	MANHOLE	

		<h1>Rezoning Map</h1> <h2>1220 Eastway Drive</h2> <p>Lot 19-23 McDonalds Heights Block H</p> <p>CURRENT OWNER REF: DB, 28224 PG 884</p> <p>CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC</p> <p>Scale: 1" = 40' Date: MAY 15, 2013</p> <p>8716 STE B3-182 30TH TRYPON ST, CHARLOTTE NC 28273</p> <p>Office: 704-358-9289</p> <p>James@McDonaldsAndIsrving.com PLS#4352</p> <p>Dwg. File: Z:\SDSK\JPG\2820101_01_EASTWAY1220.dwg</p>		<p>Rev:</p> <p>Prepared By: JMC</p>
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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: VACANCY
PROP. USE: MEDICAL OFFICE
MAX SF: 5,000SF
MAX HT: 40'-0"
PARKING RATIO: 1 SPACE PER 200 SF

PROHIBITED USES:

- FARMS, INCLUDING RETAIL OF PRODUCE GROWN ON PREMISES
- OUTDOOR SEASONAL SALES
- UNIVERSITIES, COLLEGES & JUNIOR COLLEGES
- BUS STOP SHELTERS
- DAY LABOR SERVICE AGENCY
- DONATION DROP-OFF FACILITY
- DORMITORIES
- JAIL & PRISON USES
- LAND CLEARING & INERT DEBRIS LANDFILLS
- NONCONFORMING STRUCTURES
- OPEN SPACE RECREATIONAL USES
- OUTDOOR FRESH PRODUCE STANDS
- OUTDOOR CREATION
- PUBLIC UTILITY TRANSMISSION AND DISTRIBUTION LINES
- RADIO, TELEPHONE, CELLULAR PHONE & TV MASTS, TOWERS, ANTENNAE & SIMILAR STRUCTURES
- SHELTERS
- STADIUMS & ARENAS
- SUBDIVISION SALES OFFICE
- TEMPORARY BUILDINGS & STORAGE OF MATERIALS

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

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

Key Plan

Rezoning Plan

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

Charlotte, North Carolina

No	11.14.13 Date	Resubmittal Description	INST(CD)
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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

Key Plan

Rezoning Plan

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

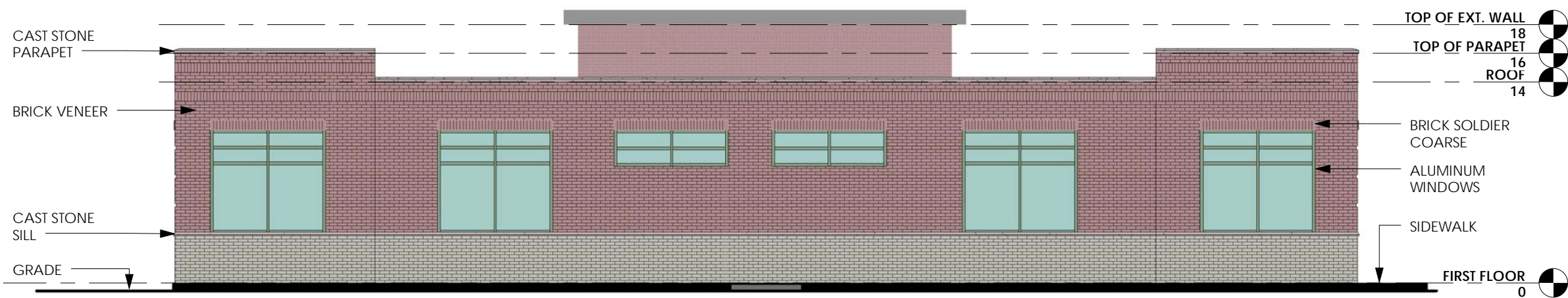
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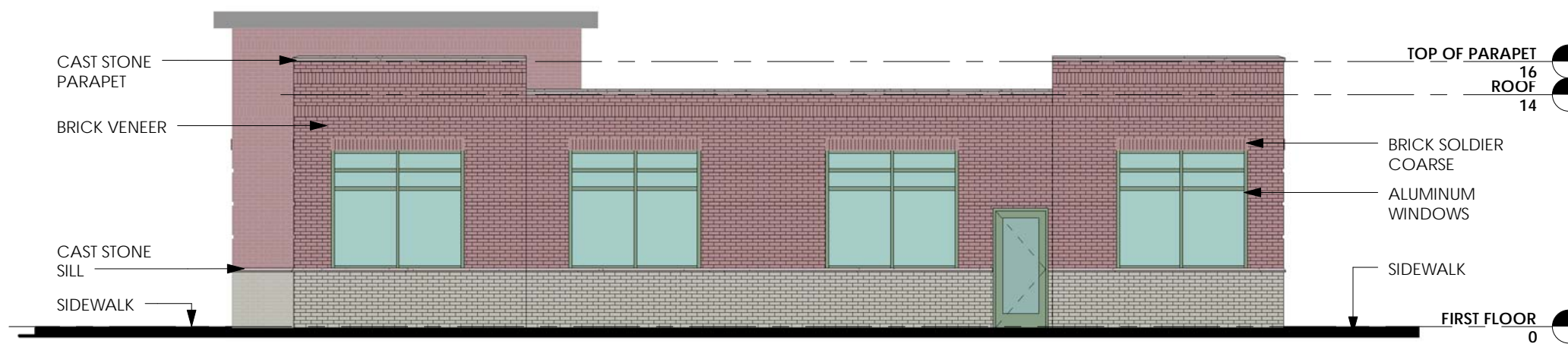
Pease Project Number 213539
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**Building
Elevations
2013-079**

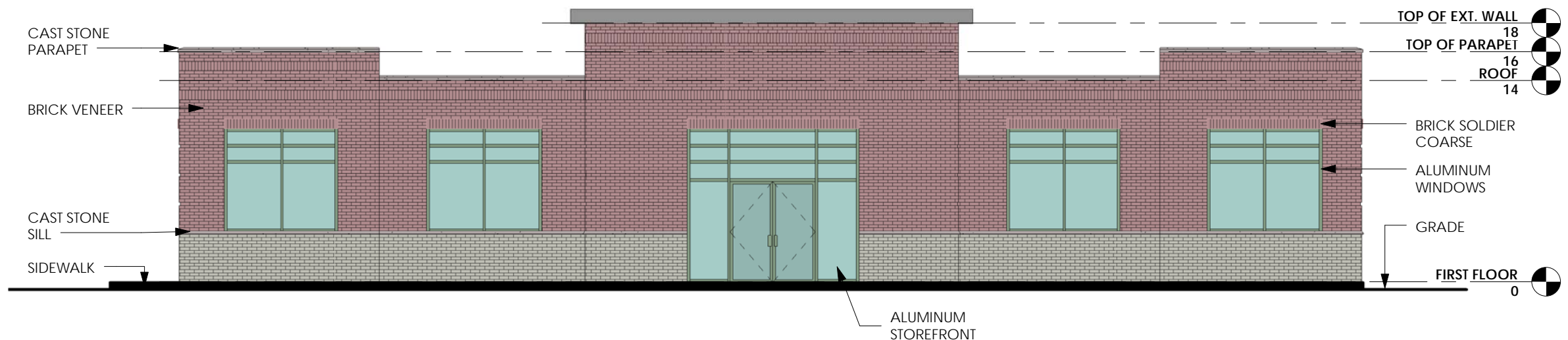
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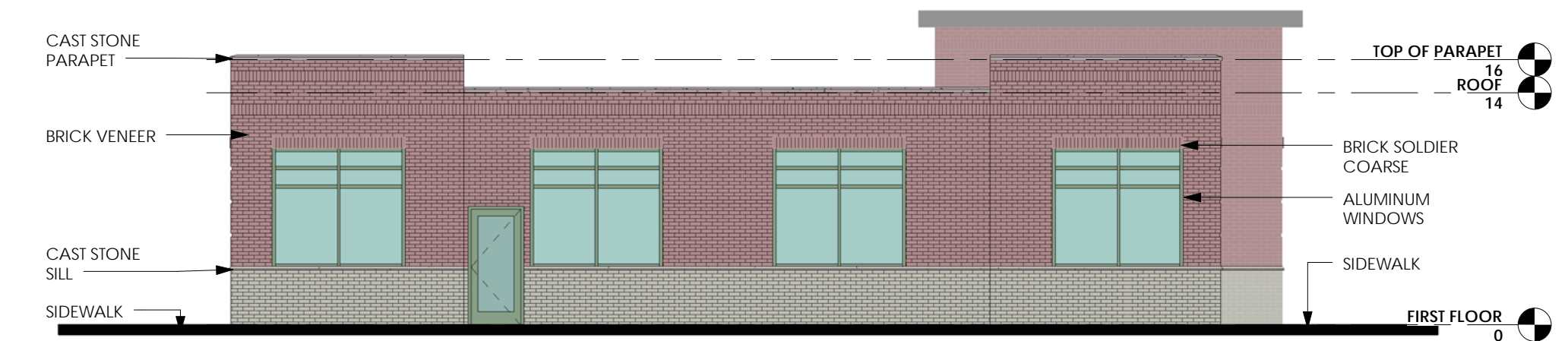
① North Elevation
1/8" = 1'-0"



② East Elevation
1/8" = 1'-0"



③ South Elevation
1/8" = 1'-0"



④ West Elevation
1/8" = 1'-0"