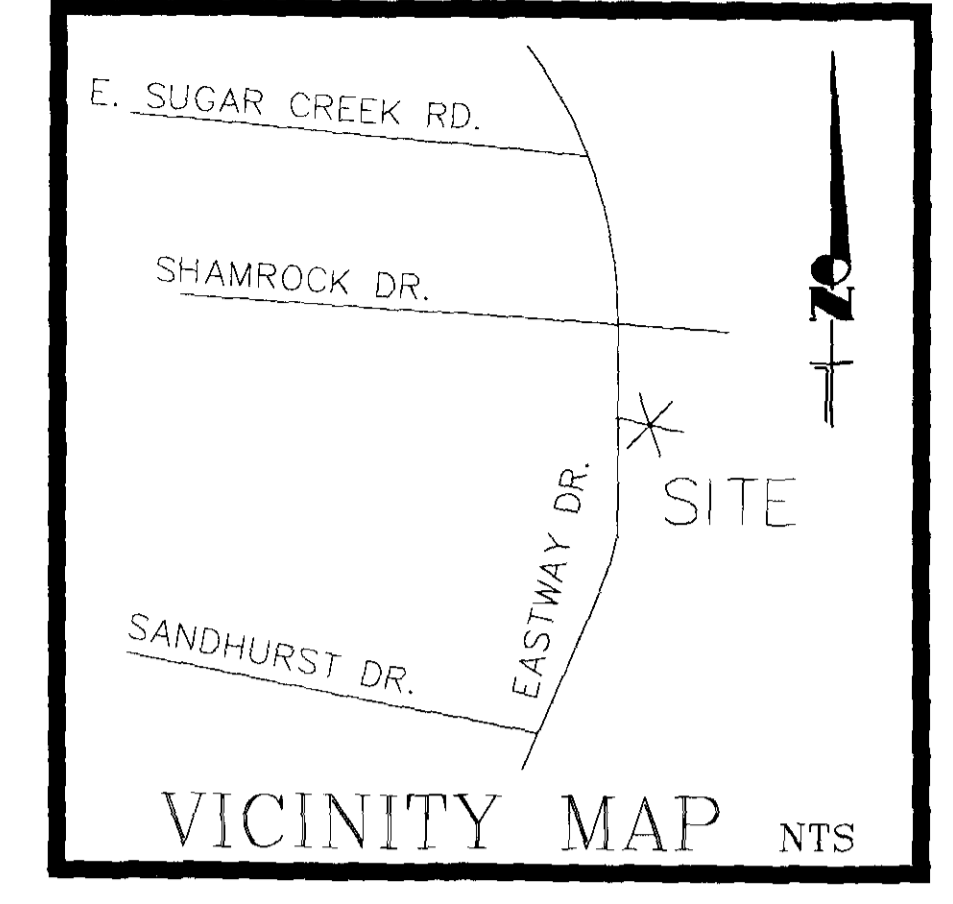
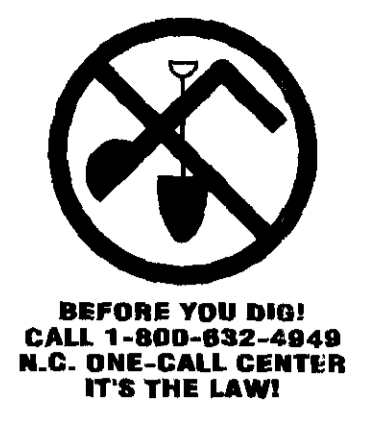
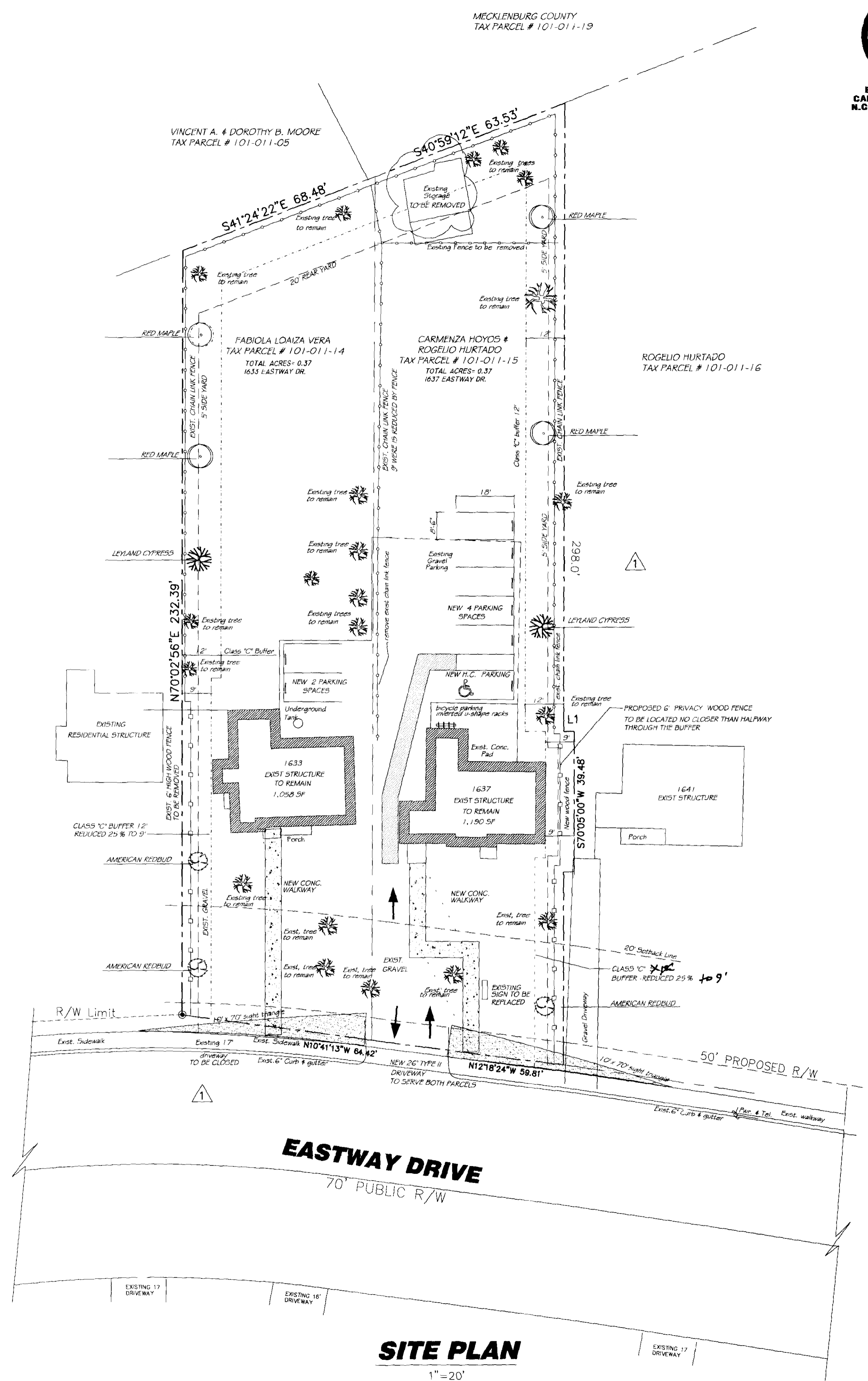
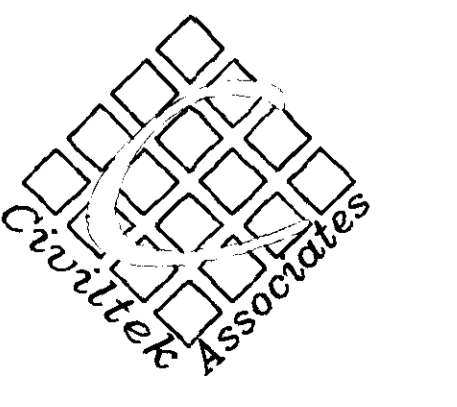


ZONING CODE SUMMARY

BUILDING DATA:	PARKING	ACRES
BUILDING REQUIREMENTS	PARKING SPACE 9x18' HANDICAPPED SPACE 13x18'	TOTAL ACRES: 0.74 1633-1633 EASTWAY DR.
BUILDING AREA 1,059 SF BUILDING AREA 1,190 SF	OFFICE OFFICE 1.5 SPACE / 300 SF 1,059 SF / 1,190 SF	
BUILDING HEIGHT 18' NO. OF STORES 1 SPRINKLER NO	REGULAR PARKING REQUIRED 7 HANDICAPPED PROVIDED 1 VAN ACCESSIBLE 1	
OCCUPANCY GENERAL MEDICAL OFFICE	TOTAL = 9	
ZONING	OWNER	
EXISTING ZONING RMF 17 PROPOSED ZONING O1-CO	FABIOLA LOAIZA 1633 EASTWAY DRIVE CHARLOTTE, N.C. 28205	
TAX PARCEL 101-011-14 101-011-15	CARMENZA HOYOS 1637 EASTWAY DRIVE CHARLOTTE, N.C. 28205	
PROPOSED USE GENERAL OR MEDICAL OFFICE		
SETBACK REQUIREMENTS	PROJECT NAME:	
FRONT SETBACK 20' SIDE YARD 5' SIDE YARD 5' REAR YARD 20'	CARICO & CO 1633 EASTWAY DRIVE CHARLOTTE, N.C. 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 5 TRUNKS AND MIN. 8" TALL.
 - ALL SHRUBBING AND TOP 20% OR MORE (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 2" NEW TOPSOIL OR UNCOMPACTED AND AMEND THE TOP 2" OF EXIST. SOIL TO MEET TOPSOIL PLANTING MAX STANDARDS FOR TREES (1 WITHIN ENTIRE MINIMUM AREA OF 274 SF PER TREE). CALL 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 336-4330 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS 1 TO 2 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
 - 25% OF 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.
 - IF STAKING IS REQUIRED USED 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 LOCATED 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 12 FOOT REDUCED 9 FOOT WERE NOTED CLASS 10" BUFFER WILL CONFORM TO THE PROVISIONS OF THE SECTION 12.302.
 - SCREENING WILL CONFORM TO THE PROVISIONS OF SECTION 12.303. ALL GARBAGETRASH, DISPOSAL AREA, DUMPSTER, RECYCLE CONTAINERS, ETC. WILL BE SCREENED WITH A SOLID ENCLOSURE AND GATES AT REAR OF STRUCTURE. PER SECTION 12.48.
 - 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 9 SQUARE FEET ON EACH LOT. NO GRANDFATHERED SIGN 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 THIS DEVELOPMENT. THIS DRIVEWAY 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 AT THIS SITE ARE: GENERAL AND MEDICAL OFFICE ONLY.
 - FUTURE ADDITIONS TO THE EXISTING STRUCTURES MUST BE TO THE REAR OF BLDG.
 - FUTURE OWNERS OF THE PROPERTY WILL BE BOUND BY THE ZONING RESTRICTIONS WHICH BIND THE CURRENT OWNER.
 - IN THE EVENT OF CHANGES TO THIS PETITION OR SITE, NEIGHBORS LISTED BELOW SHALL BE NOTIFIED FOR FURTHER NEIGHBORHOOD REVIEW.
- NAME JULIAN UNDERWOOD NAME COLLETTA B. BERNHARD WROZNEK
 telephone No. 704-537-9488 telephone No. 704-568-0432



LINETYPE LEGEND

PUBLIC R/W	---
ADJOINER	---
PROPERTY LINE	---
EASEMENT	---
REBAR	•
EXISTING CHAIN LINK FENCE	—o—o—o—
NEW WOOD FENCE	—x—x—x—
BUFFER LINE	---

Surveying Information taken from:
 Ben M. Flowe & Son;
 11316 Brief Road
 Charlotte, N.C.
 28227
 (704) 545-3060

FOR PUBLIC HEARING
 PETITION #. 2004-084

THE PETITIONER SHALL FILE IN TO THE EXISTING STORM WATER SYSTEM. (b) THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEMS ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

APPROVED
 OCT 18 2004
 DATE: 8/30/04
 PER CITY ENG.

Nieto & Nieto DESIGN
 P.O. BOX 37067
 CHARLOTTE, N.C. 28237 7067
 (704) 488-5626
 FAX (704) 362-4575

APPROVED BY CITY COUNCIL
 DATE 10/18/04

Civiltek Associates
 Engineering • Planning • Surveying
 1318 EB Central Ave.
 Charlotte, NC 28205
 (704) 332-9004

Conditional Rezoning plan for
Carmenza Hoyos & Fabiola Loaiza Vera
 City of Charlotte
 Mecklenburg County, North Carolina

Drawn by:
 BSM
 Approved by:
 FIG
 Date:
 2/3/04
 Scale:
 1"=20'
 Dwg. name
 CARMENZA.DWG

OWNER:
 CARMENZA HOYOS
 & ROGELIO HURTADO
 1637 EASTWAY DR.
 CHARLOTTE, NC 28205

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