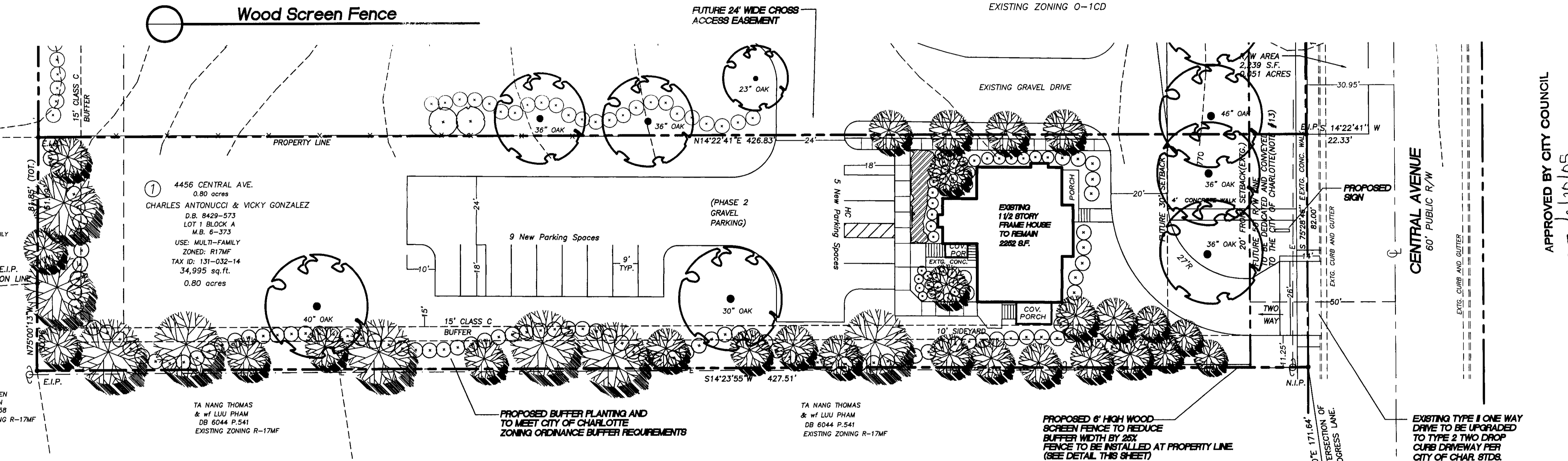


④ 4426 CENTRAL AVE.
146.36 acres
CITY OF CHARLOTTE
600 E. 4th ST.
CHARLOTTE, NC 28202
D.B. 911-467
M.B. 4-329
USE: INSTITUTIONAL MULTI-FAMILY
ZONED: R4-R22MF
TAX ID: 131-071-01

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TUYET M. NUYEN
CO HO NGUYEN
DB 16979 P.658
EXISTING ZONING R-17MF



LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIN IN THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE, THE NORTHWEST LOT CORNER OF LOT 2 AND 4, BLOCK A OF MAPBOOK 6, PAGE 373 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, SAID NEW IRON PIN BEARING S. 83°33'30"E., 171.64 FEET FROM THE CENTERLINE INTERSECTION OF PROGRESS LANE AND CENTRAL AVENUE; THENCE WITH THE WESTERN LINE OF LOT 2, BLOCK A, S. 14°23'55"W., 427.51 FEET TO AN EXISTING IRON PIN, A CORNER IN THE NORTHERN LINE OF LOT 5, BLOCK A, MAPBOOK 1698, PAGE 607 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY; THENCE WITH THE NORTHERLY LINE OF LOT 5 AND THE NORTHERLY LINE OF CITY OF CHARLOTTE, DEED 911, PAGE 467 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, N. 75°00'13"W., 81.85 FEET TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN AT 30.76 FEET TO THE SOUTHWESTERN CORNER OF PROPERTY OWNED BY VICKY S. GONZALEZ AND CHARLES ANTONUCCI, DEED RECORDED IN BOOK 9596, PAGE 777 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY; THENCE WITH THE GONZALEZ EASTERN LINE N. 14°22'41"E., 82.00 FEET TO POINT OF BEGINNING AND CONTAINING 0.80 ACRES ALL AS SHOWN ON A SURVEY BY JACK R. CHRISTIAN AND ASSOCIATES, DATED JULY 13, 1999

DEVELOPMENT DATA:

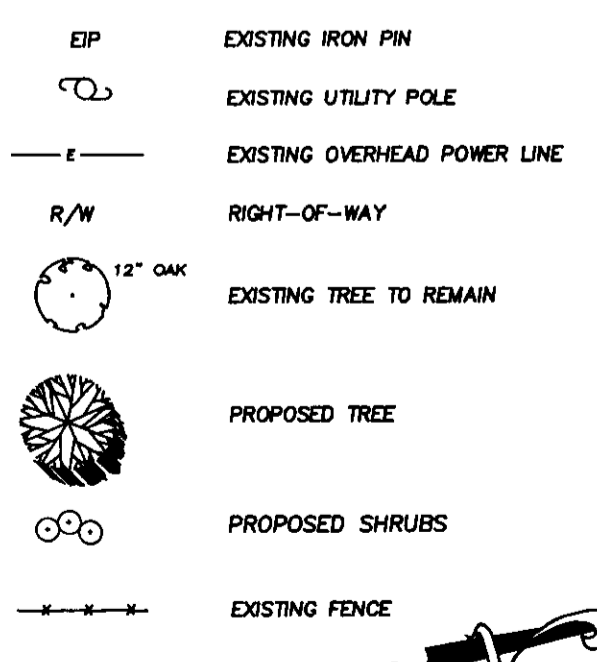
CURRENT ZONING:	R-17MF
PROPOSED ZONING:	O-1 (CD)
CURRENT USE:	RESIDENTIAL DWELLING
PROPOSED USE:	OFFICE BUILDING
EXISTING SQUARE FOOTAGE:	2,252 SF. BUILDING
ACREAGE:	0.80 ACRES
TAX ID NUMBER:	131-032-14
REQUIRED PARKING:	7 SPACES
PROVIDED PARKING:	15 SPACES

REZONING NOTES:

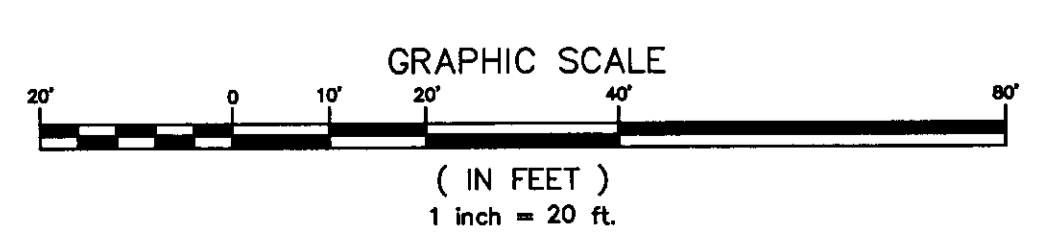
- WHILE THIS PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT, ADJUSTMENTS TO BUILDING SHAPES AND CONFIGURATION AS WELL AS PARKING ARRANGEMENT MAY OCCUR AS PART OF THE FINAL DESIGN AS ALLOWED BY SECTION 6.206(2).
- SIGNAGE SHALL BE ALLOWED AS PERMITTED BY APPLICABLE REGULATIONS AND CONSTRUCTED PER THE CITY OF CHARLOTTE ZONING REQUIREMENTS.
- LANDSCAPING SHALL COMPLY WITH ALL SCREENING AND BUFFER REQUIREMENTS AND TREE ORDINANCE REQUIREMENTS OF THE CITY OF CHARLOTTE.
- THE EXISTING BUILDING SHALL RETAIN ITS ORIGINAL HISTORIC CHARACTER, I.E. BRICK AND WOOD TRIM.
- ALL EXISTING TREES SHOWN ON THIS PLAN TO REMAIN AND PROTECTED PER CITY OF CHARLOTTE REQUIREMENTS.
- EXISTING BUILDING TO BE PROPOSED AS A GENERAL AND MEDICAL OFFICE USE WILL BE PERMITTED.
- THE HEIGHT OF THE PROPOSED BUILDING SHALL NOT EXCEED 36' HIGH, SUBJECT TO THE ZONING RESTRICTIONS WITH THE CITY OF CHARLOTTE ZONING REGULATIONS.
- THE ACTUAL NUMBER AND ARRANGEMENT OF PARKING SPACES PROVIDED MAY VARY IN ACCORDANCE WITH THE CITY OF CHARLOTTE PARKING REQUIREMENTS.
- VICKY GONZALEZ IS IN FULL AGREEMENT WITH A CROSS ACCESS EASEMENT IN THE FUTURE WITH ADJACENT PROPERTY AS SHOWN ON PLAN.
- THERE WILL BE NO PARKING ALLOWED BETWEEN THE EXISTING BUILDING AND CENTRAL AVE.
- IF REQUIRED, THERE WILL BE NO STORMWATER DETENTION WITHIN BUFFER OR SETBACKS.
- NO WALL PAK TYPE LIGHTS WILL BE INSTALLED ON THIS PROJECT. ALSO, THERE WILL BE NO DETACHED LIGHTS INSTALLED ON THE PROPERTY ABOVE 20 FEET.
- RIGHT OF WAY TO BE DEDICATED AND CONVEYED TO THE CITY OF CHARLOTTE.
- THE ACCESS EASEMENT MAY NOT BE USED BY THE OFFICE PARCEL UNTIL THE ADJOINING PARCEL IS ZONED OFFICE.
- FOR TRASH COLLECTION, SOLID WASTE/RECYCLING STATION REQUIREMENTS WILL BE MET.
- OWNER WILL PROVIDE ONE INVERTED-U TYPE BICYCLE RACK AT EXISTING BUILDING PER CITY OF CHARLOTTE REQUIREMENTS.

- CONDITIONS ON THIS CD-01 SITE PLAN ARE DESIGNED TO SUPPORT THE INTENT OF THE EASTLAND AREA PLAN:
 - PROTECT AND ENHANCE THE ENTRANCE TO THE SINGLE FAMILY PROGRESS LANE NEIGHBORHOOD BY RETAINING AND IMPROVING THE APPEARANCE OF THE ORIGINAL BRICK SINGLE FAMILY HOUSE NEAR THE CORNER.
 - BRING NEEDED ADDITIONAL PROFESSIONAL SERVICES TO THE AREA-- ATTORNEYS, ACCOUNTANTS, ARCHITECTS, ENGINEERS, ETC. -- AND ENCOURAGE AN EXISTING ATTORNEY'S OFFICE TO STAY IN THE AREA BY OFFERING SPACE FOR EXPANSION (THE EASTLAND PLAN NOTED THE LOW NUMBER OF SUCH SERVICES IN THE AREA)
 - PROVIDE ADDITIONAL SPACE FOR THE CONTINUED SERVICES OF AN IMMIGRATION ATTORNEY, WHO IS COMMITTED TO STAYING AT THIS LOCATION, ON THE SECTION OF CENTRAL AVENUE DESIGNATED BY THE PLAN AS THE "INTERNATIONAL DISTRICT."

LEGEND



NOTE:
FIRE HYDRANT IS LOCATED AT THE NORTHWEST INTERSECTION OF PROGRESS LANE AND CENTRAL AVENUE AND IS 450 L.F. TO THE MOST REMOTE CORNER OF EXISTING BUILDING.



"FOR PUBLIC HEARING"
PETITION NO. 2005-008

DATE:	9/30/04
REVISION:	2/16/05 PER CITY COMMENTS 3/23/05 PER CITY COMMENTS 4/6/05 PER CITY COMMENTS 4/27/05 PER CITY COMMENTS 5/12/05 PER EASTLAND AREA COM.
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	L-1

THE PROPERTY OF CHARLES ANTONUCCI
AND VICKY GONZALEZ
4456 CENTRAL AVENUE
CHARLOTTE NORTH CAROLINA 28212

DEVELOPED BY:
CHARLES M. ANTONUCCI
CHARLOTTE NORTH CAROLINA
704 651-4645

PLANS PREPARED BY:
STEPHEN HIRSCH
2839 FAIRMOUNT LANE
CHARLOTTE, NORTH CAROLINA 28212
(704) 575-3183