



Charlotte-Mecklenburg Planning Department

DATE: September 1, 2015

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

df SF

SUBJECT: Administrative Approval for Petition No. 2013-079 Joseph and Sylvia Okoye

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Building Elevations
- Landscaping Plan

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was note reviewed as part of this request.



Drs. S. & J. Okoye

Middletown Properties LLC

Okoye Medical Office Building

1220 Eastway Drive
Charlotte, NC 28205

PROJECT NO.: 214416

1 | 07/17/2015 | ZONING COMMENTS

REVISIONS:

DRAWN BY: ---

APPROVED BY: ---

ISSUED FOR: Construction

DATE: March 24, 2015

DRAWING NAME:

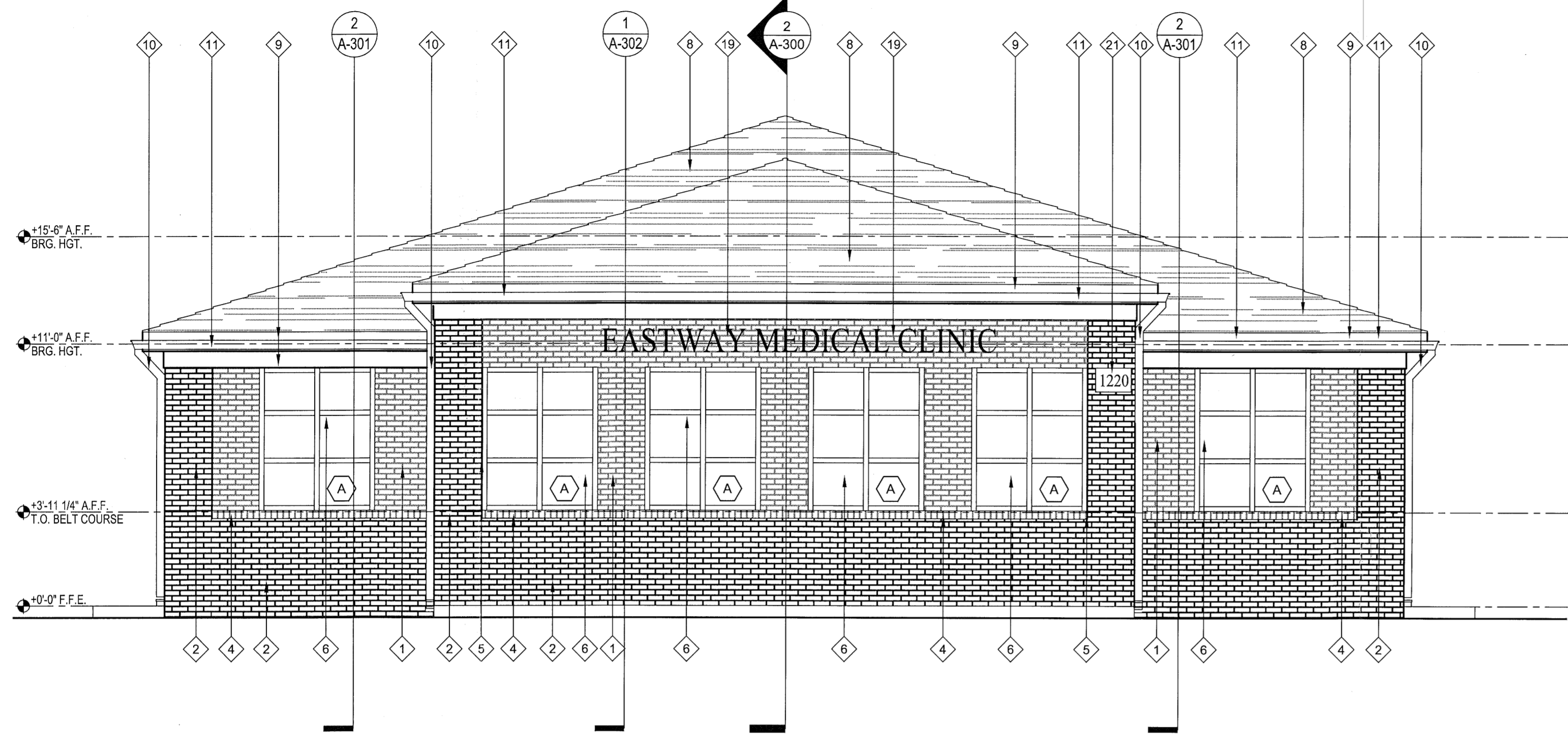
A EXTERIOR ELEVATIONS

ATTACHED TO ADMINISTRATIVE APPROVAL

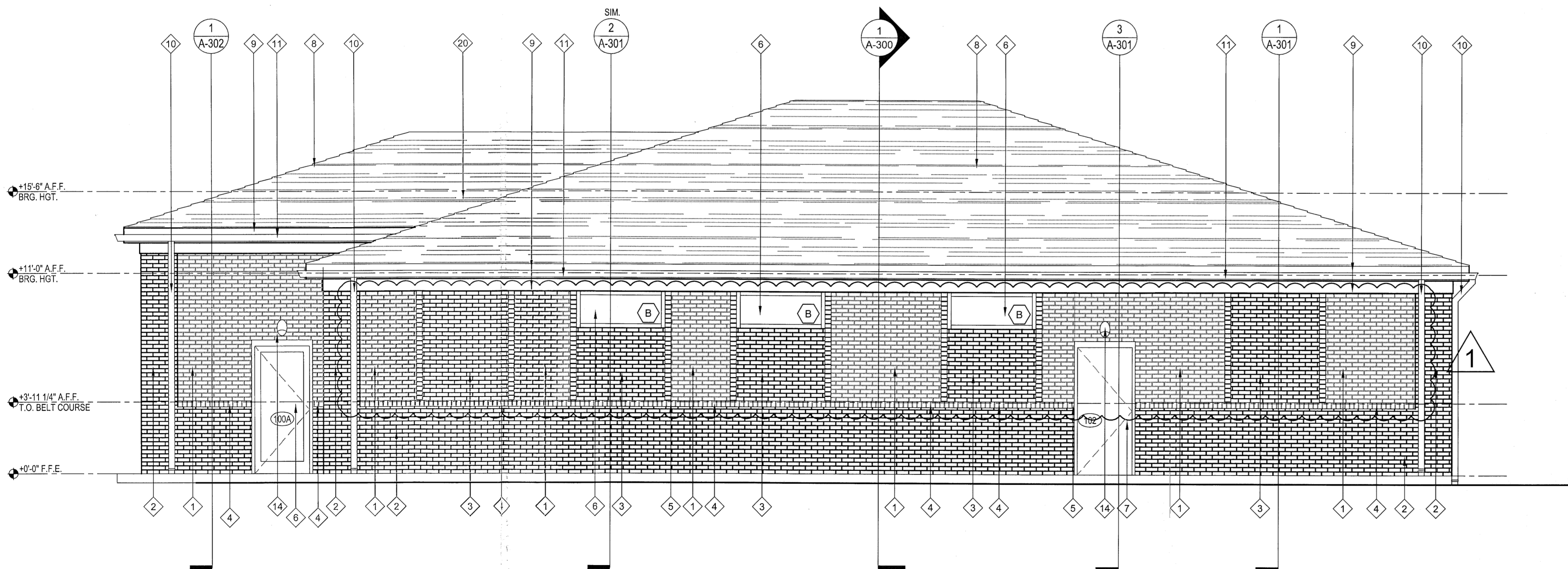
AUG 27 2015

DRAWING NO.:

A-201



1 NORTH EAST (FRONT) ELEVATION
A201 SCALE: 1/4" = 1'-0"



2 NORTH WEST ELEVATION
A201 SCALE: 1/4" = 1'-0"

TAG	MATERIAL
1	MODULAR BRICK VENEER - RUNNING BOND - COLOR 'A' - HANSON BRICK NEW ASHBURY 0424
2	MODULAR BRICK VENEER - RUNNING BOND - COLOR 'B' - HANSON BRICK OLD RICHLAND 4507
3	BRICK VENEER PANEL WITH ROWLOCK BORDER - COLOR 'B' - SEE DETAIL 5A202
4	MODULAR BRICK FLUSH BELT COURSE - COLOR 'B' PROJECTED 3/4"
5	BRICK EXPANSION JOINT - COLOR TO MATCH MORTAR COLOR
6	ALUMINUM STOREFRONT WINDOW & DOOR- EFCO 403 (T) SERIES - COLOR 'B' DARK BRONZE
7	INSULATED HOLLOW METAL DOOR AND FRAME - PAINT COLOR PNT 4
8	ASPHALT SHINGLE ROOFING - GAF TIMBERLINE ULTRA HD - COLOR CHARCOAL
9	FASCIA AND TRIM BOARD - MIRATEC SMOOTH - PAINTED COLOR 'C' IVORY
10	4" ALUMINUM DOWNSPOUT - COLOR 'C' - WITH SPLASH BLOCK
11	ALUMINUM K STYLE GUTTER - COLOR 'C'
12	FROST PROOF HOSE BIB - SEE PLUMBING DRAWINGS
13	
14	EMERGENCY LIGHT - C.O.F. @ 8'-0" A.F.F. - SEE ELECTRICAL DRAWINGS.
15	CONDENSER UNIT - SEE MECHANICAL DRAWINGS
16	GAS METER - PAINT COLOR TO MATCH COLOR 'A'
17	ELECTRICAL METERS - PAINT COLOR TO MATCH COLOR 'A'
18	TELEPHONE CABINET - PAINT COLOR TO MATCH COLOR 'A'
19	SIGNAGE BY OWNER (12" LETTERS SHOWN)
20	BUILDING BEYOND
21	BUILDING ADDRESS NUMBERS - 6" ALUMINUM NUMBERS

NOTES:
 1) ALL MANUFACTURERS LISTED TO SERVE AS A DESIGN BASIS. G.C. TO PROVIDE EQUAL PRODUCT AT A COST SAVINGS WHERE APPLICABLE.
 2) VERIFY ALL FINISHES WITH ARCHITECT AND OWNER PRIOR TO ORDERING.
 3) G.C. TO PROVIDE SCALE MOCKUP OF EXTERIOR FINISHES FOR OWNER AND ARCHITECT APPROVAL.
 4) BRICK MORTAR COLOR TO BE WHITE SILICA TYPE S WITH CONCAVE JOINT.



Drs. S. & J. Okoye
Middletown Properties LLC

Okoye Medical Office Building
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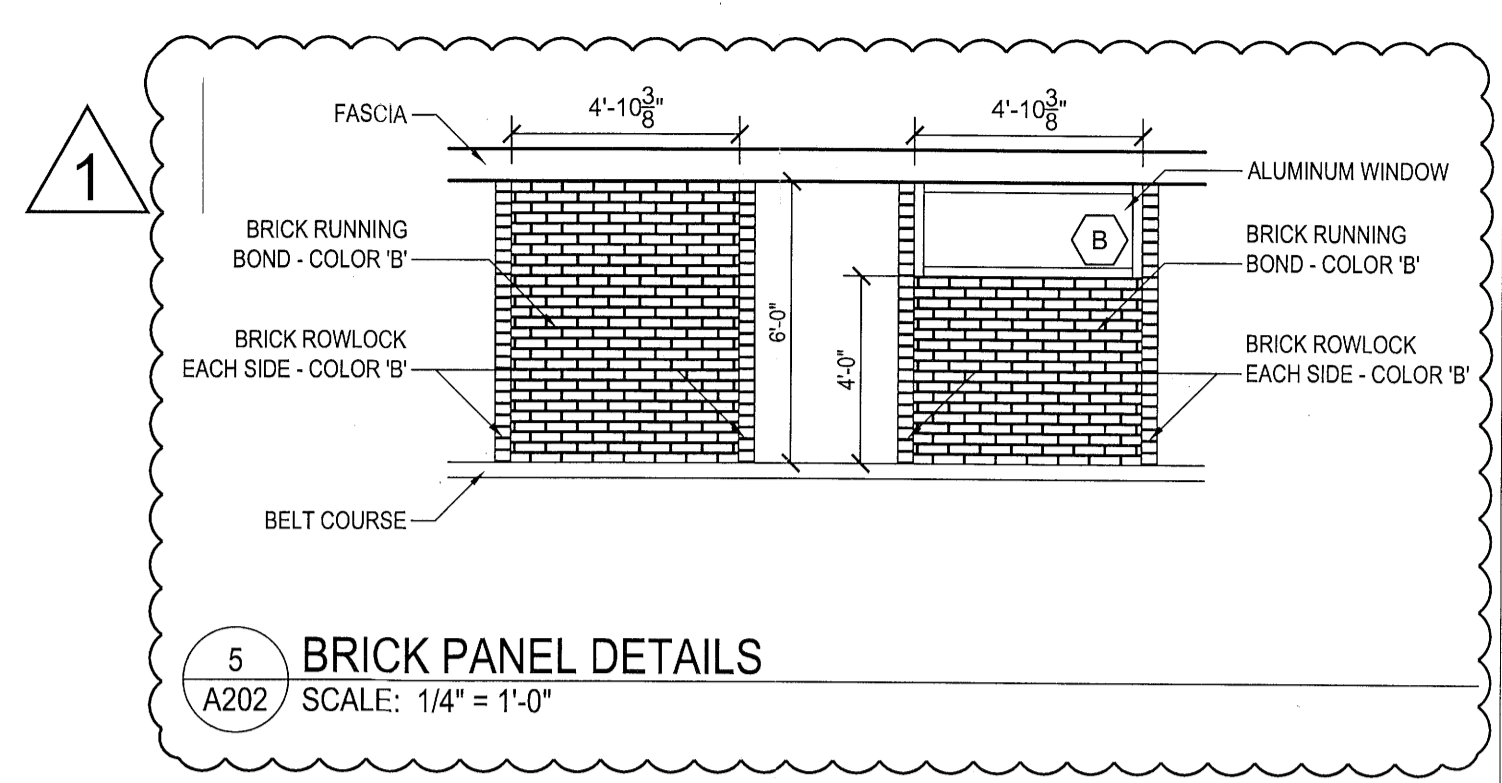
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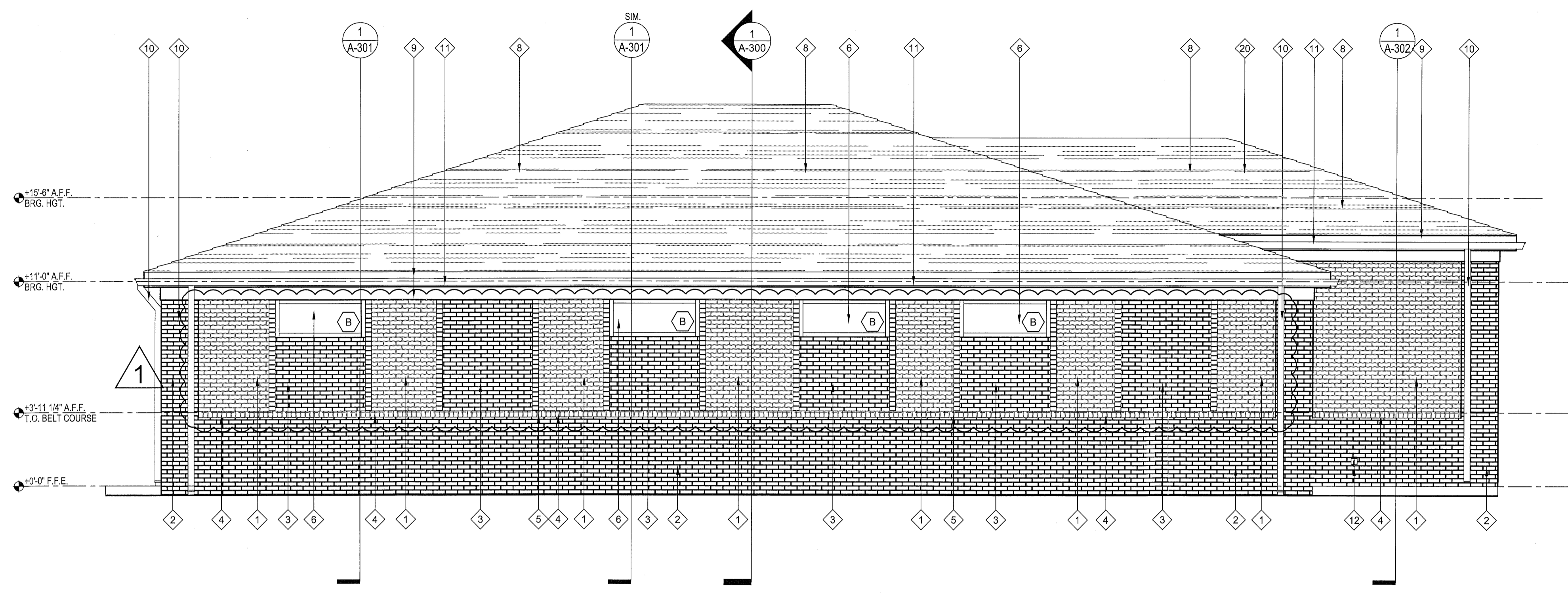
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AUG 27 2015

DRAWING NO.:
A-202

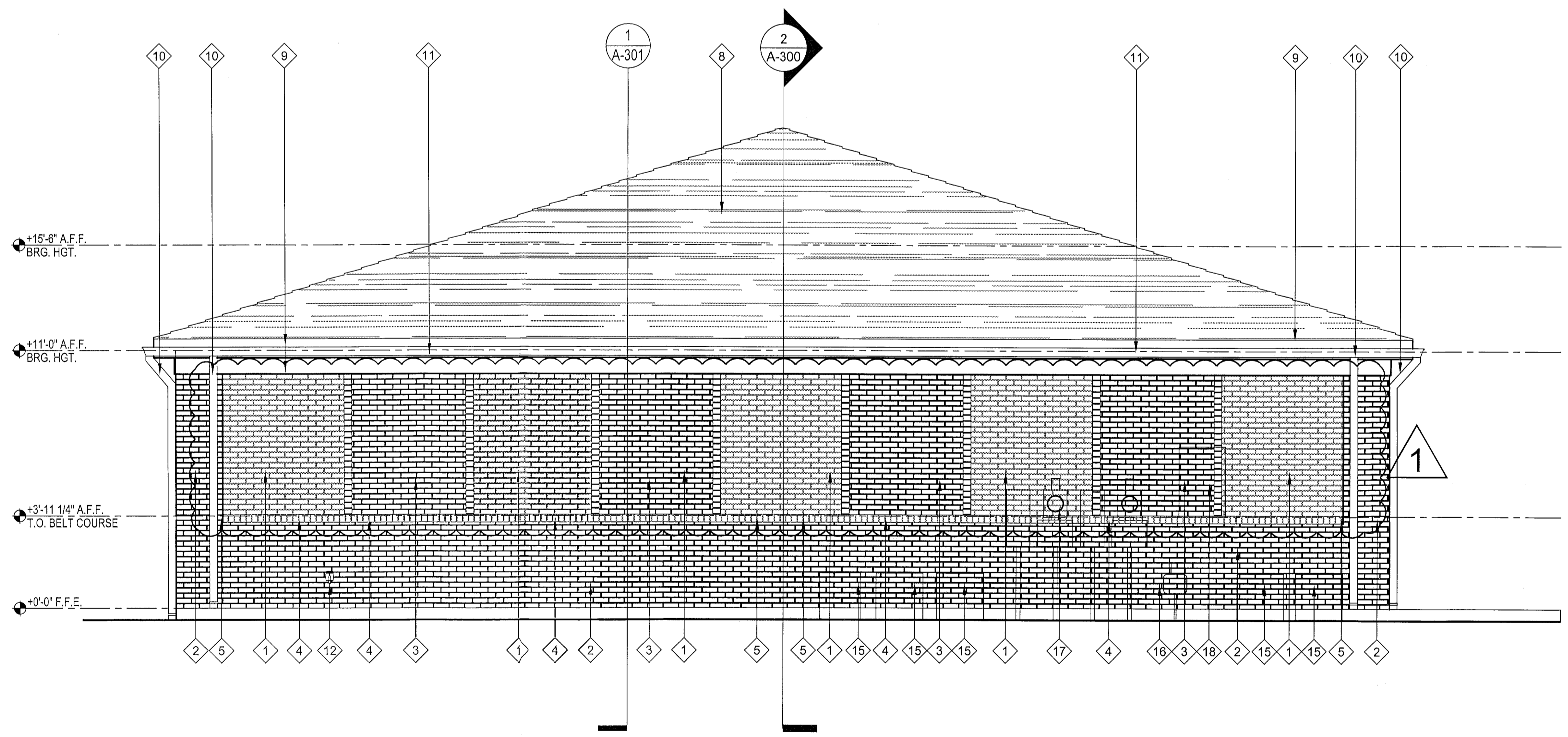


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3 SOUTH WEST ELEVATION
A202 SCALE: 1/4" = 1'-0"

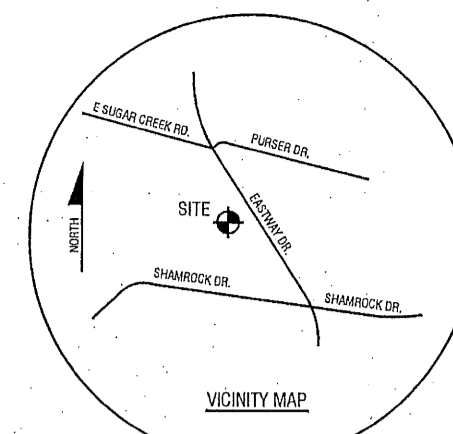
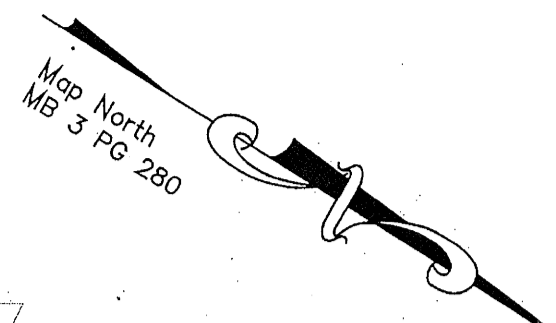


4 SOUTH EAST ELEVATION
A202 SCALE: 1/4" = 1'-0"

LEGEND

- RF IRON PIPE FOUND
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- AC ACRES
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- OVERHEAD UTILITY
- CONC CONCRETE
- W PROPOSED WATER
- SS PROPOSED SEWER
- O PROPOSED CLEANOUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS

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

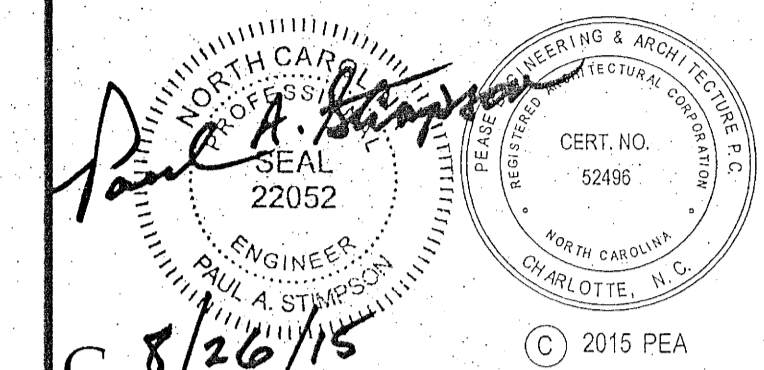


GENERAL NOTES

1. OBTAIN ALL APPLICABLE PERMITS AND PLAN APPROVALS PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING FEATURES PRIOR TO START OF CONSTRUCTION. CALL 811. ANY DISCREPANCY IN LOCATION, SIZE, OR DESCRIPTION OF EXISTING FEATURES SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR WILL BE REQUIRED TO DO ALL WORK NECESSARY TO PROVIDE SUITABLE CONNECTIONS WITH ALL ROADS, STORM DRAINS, AND UTILITIES ENTERING THIS PROJECT.
4. NO SUBSURFACE INVESTIGATIONS OF DETERMINATION HAS BEEN MADE BY THE ENGINEER. THE CONTRACTOR SHOULD MAKE HIS OWN INVESTIGATION AS TO THE SUBSURFACE CONDITIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, RELOCATING, AVOIDING, AND PROTECTING ALL EXISTING UTILITIES AND FEATURES ON SITE.
6. PRIOR TO FINAL ACCEPTANCE THE CONTRACTOR SHALL ULTIMATELY BE RESPONSIBLE FOR CORRECTING OF SEEING TO THE CORRECTION OF ALL PROBLEMS ASSOCIATED WITH THE PROJECT, INCLUDING THOSE ITEMS NOT NECESSARILY COVERED BY THE PLANS, TO ENSURE THE SATISFACTORY COMPLETION OF THE TOTAL PROJECT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE REMOVAL AND/OR RELOCATION OF ANY EXISTING UTILITY POLES, GUY WIRES, AND/OR ANY OTHER EXISTING FEATURES AS REQUIRED.
8. CONTRACTOR MUST CONSTRUCT ALL WORK UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL FIRM.
9. ALL WORKMANSHIP AND MATERIALS TO CONFORM WITH NCDOT SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
10. SPILL GUTTER TO BE USED IN AREAS NOT CHANNELING STORM WATER RUNOFF
11. EACH CMUD-REQUIRED BPA IS REQUIRED TO BE TESTED BY A CMUD-APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE



C# 3585
121 W. INNES STREET
SALISBURY, NC 28144
P: (704) 376-6424
www.pease-ab.com



Drs. S. & J. Okoye

Middletown Properties LLC

Okoye Medical Office Building

1220 Eastway Drive
Charlotte, NC 28205

LANDSCAPING REQUIREMENTS:
TYPE C BUFFER=5 TREES PER 100 FOOT LENGTH OF BUFFER
20 SHRUBS PER 100 FOOT LENGTH OF BUFFER
PERIMETER TREE REQUIREMENTS
LENGTH OF LINEAR FRONTAGE=252 FEET
PERIMETER TREES REQUIRED=7 TREES
PERIMETER TREES PROVIDED=7 TREES
SEE PLANTING LEGEND FOR TYPE
INTERNAL TREE REQUIREMENTS
IMPERVIOUS AREA=15,913 SQ. FT.
LANDSCAPE AREA=
INTERNAL TREES REQUIRED=15,913/10,000=2 TREES
INTERNAL TREES PROVIDED=9 TREES
SEE PLANTING LEGEND FOR TYPE (25% MUST BE EVERGREEN)

PLANTING LEGEND

KEY	DESC.	TYPE	QTY.	MIN. SIZE	MIN. HI. AT PLANTING	MIN. WIDTH AT PLANTING	SPACING
	PERIMETER TREE	RIVER BIRCH	13	3" CAL.	10'	N/A	AS SHOWN ON PLANS
	PERIMETER TREE	EASTERN RED CEDAR	5	3" CAL.	10'	N/A	AS SHOWN ON PLANS
	BUILDING PERIMETER TREE	GRAPE MYRTLE	11	3" CAL.	10'	N/A	AS SHOWN ON PLANS
	PARKING AND PERIMETER SHRUB	JAPANESE HOLLY	66	5 GALLON	2'	2'	5' O.C.

15% TREE SAVE AREA REQ'D = 1.587 AC. x (100/26) = 0.238 AC.
PROVIDED AREA = 0.27 AC.

OWNER'S NAME/INFORMATION
DR. JOSEPH OKOYE
MIDDLETOWN PROPERTIES, LLC
11826 CHURCHFIELD LANE
CHARLOTTE, NC 28277
PHONE: (800) 329-7465

PROJECT NO.: 214416

- #1. 3-10-15 REVISE BUILDING PER OWNER
- #2. 3-23-15 WATER CONNECTION AND ROOF LEADER PIPING
- #3. 4-7-15 GATEWAY REVIEW COMMENTS-SIGHT DISTANCE PLAN AND PROFILE
- #4. 5-7-15 ZONING COMMENTS
- #5. 5-7-15 LAND DEVELOPMENT COMMENTS
- #6. 6-9-15 LAND DEVELOPMENT COMMENTS
- #7. 6-24-15 CMUD COMMENTS
- #8. 7-7-15 ZONING COMMENTS
- #9. 7-7-15 CMUD COMMENTS
- #10. 7-15-15 ZONING COMMENTS
- #11. 8-25-15 ZONING COMMENTS
- #12. 8-26-15 ZONING COMMENTS-ADDED GRAPE MYRTLES AROUND BUILDING

NO.	DATE	DESCRIPTION

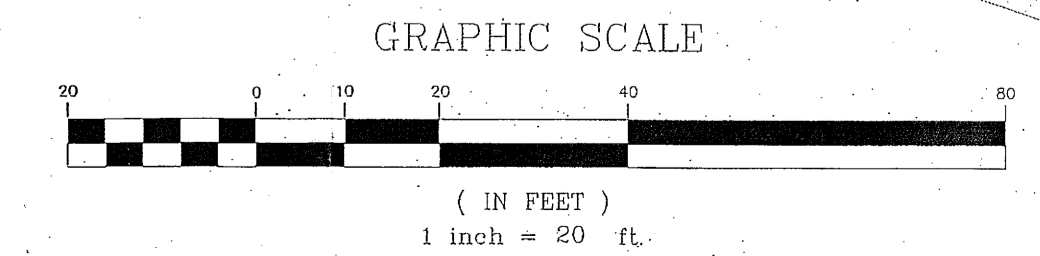
DRAWN BY: MSK
APPROVED BY: PAS
ISSUED FOR: PERMITTING
DATE: 12-18-2014
DRAWING NAME:

LANDSCAPING PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL

DRAWING NO.: AUG 27 2015

C-4.0



24' x 36" PLOT SHEET
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