

APPROVED BY
CITY COUNCIL

JAN 21 2014

Key Plan

Rezoning Plan

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

| No | Date | Resubmittal | INST(CD) | Description |
|----|----------|-------------|----------|-------------|
| | 01.03.14 | | | |

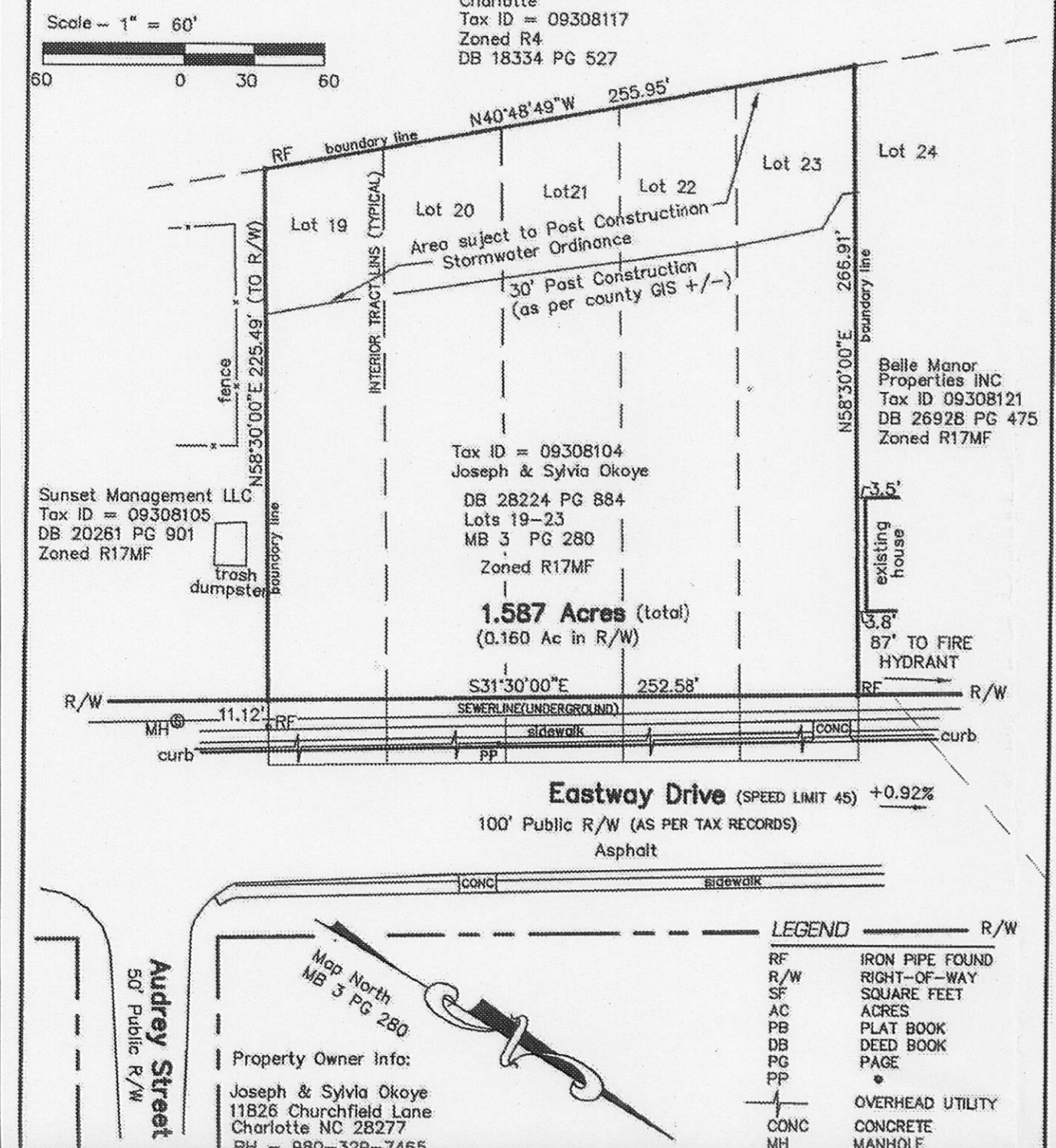
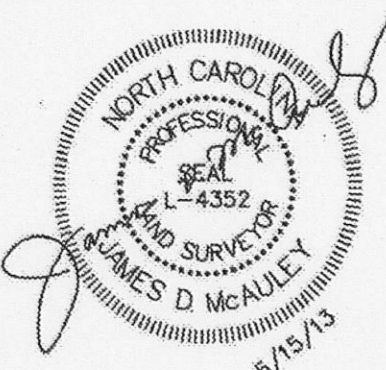
Project Principal: Mike Barnes, PE
Project Manager: Stuart Wallace, AIA
Project Architect: Stuart Wallace, AIA
Project Engineer: SWJHB
Drawn By: SWJHB

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



James McAuley
1116 STE B3-182 SOUTH TRYON ST, CHARLOTTE NC 28273
Office: 704-309-3299
James@McAuleyLandSurveying.com PLS#4352
Dwg. File: Z:\SDSK\PRJCU\7290101\Eastway1220.dwg Drawn By: JDMc

Rezoning Map
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:\SDSK\PRJCU\7290101\Eastway1220.dwg Drawn By: JDMc

- 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.

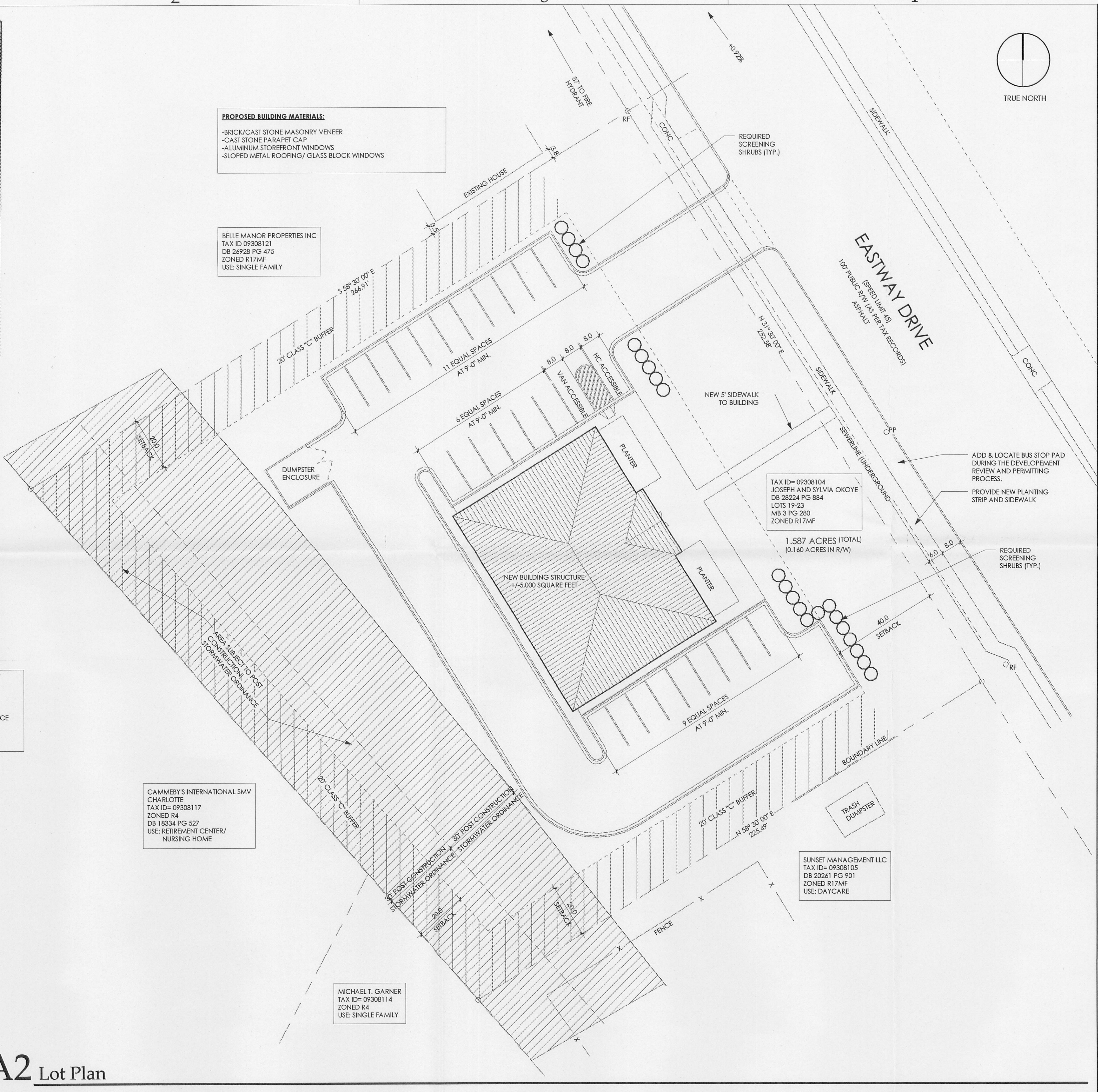
SITE ACREAGE: 1.59 ACRES
TAX PARCEL: 093-081-04
EX. ZONING: R-17 MF
PROP. ZONING: INST. (CONDITIONAL)
EX. USE: VA CANCY
PROP. USE: MEDICAL OFFICE/GENERAL OFFICE
MAX SF: 5,000SF
MAX HT: 40'-0"
PARKING RATIO: 1 SPACE PER 200 SF

PROPOSED BUILDING MATERIALS:
-BRICK/CAST STONE MASONRY VENEER
-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



A2 Lot Plan

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Key Plan

Rezoning Plan

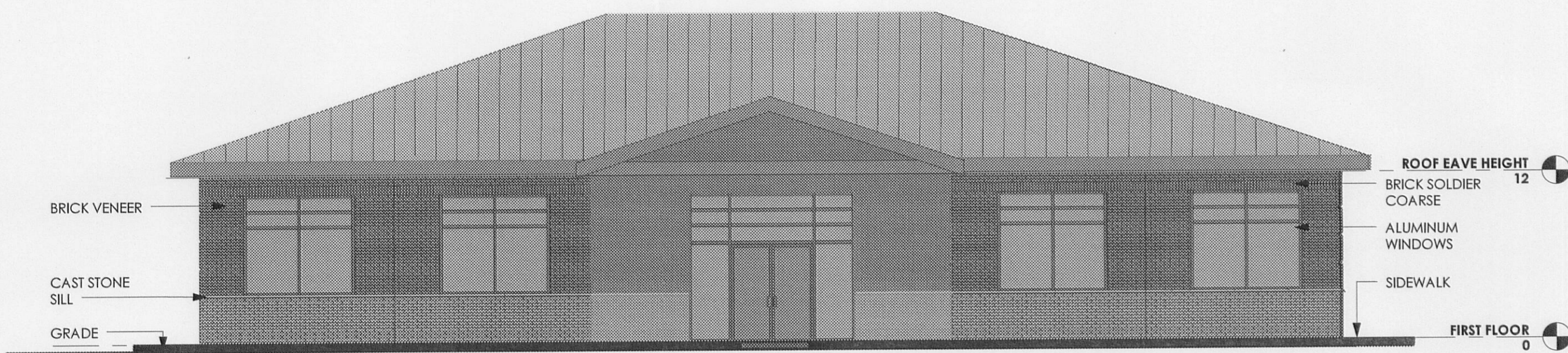
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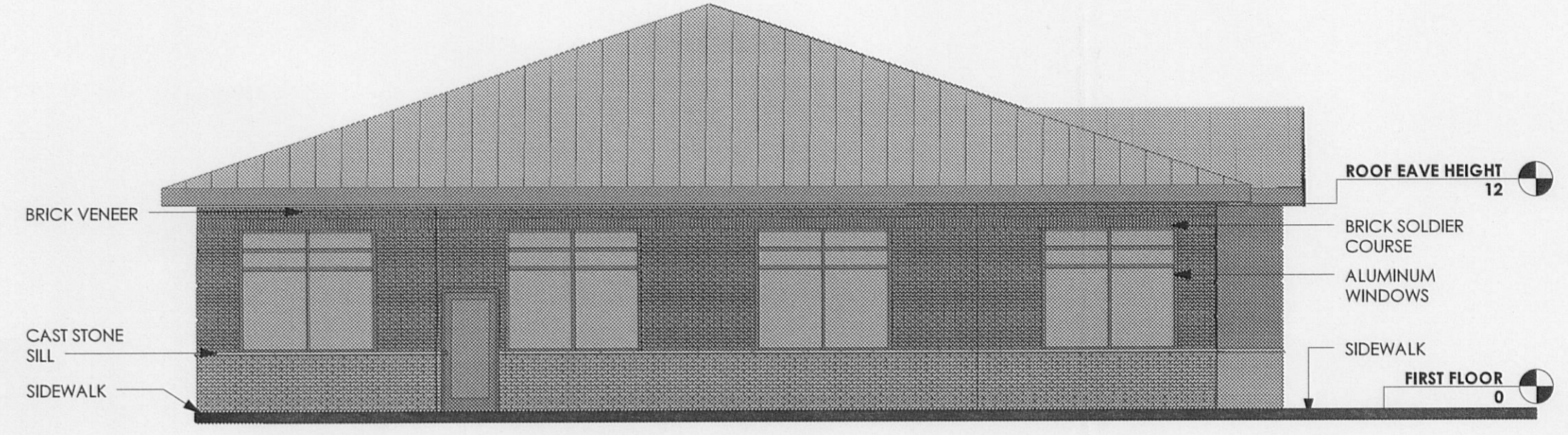
Pease Project Number 213539
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**Building
 Elevations
 2013-079**

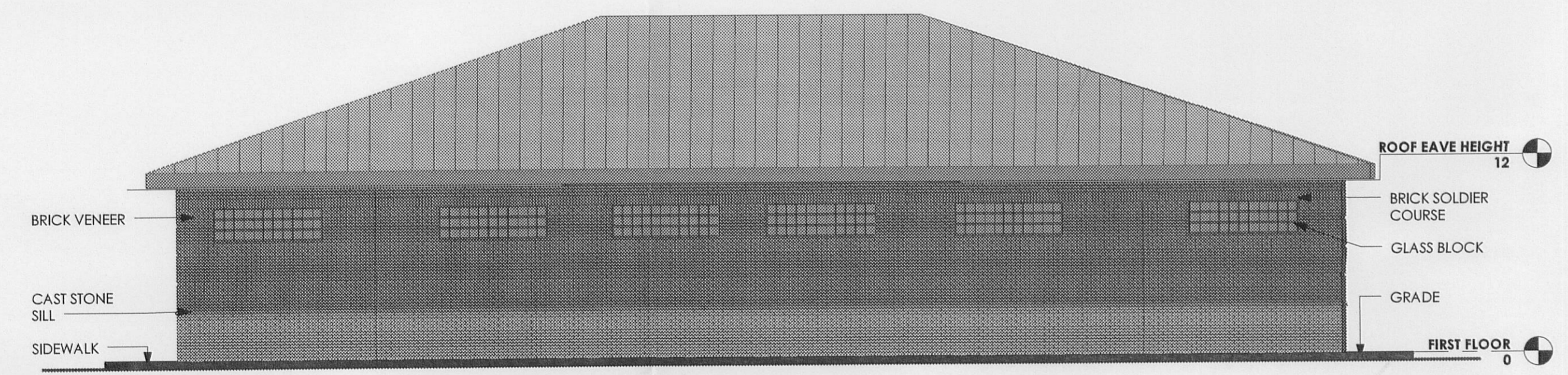
A002



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"