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**PHAM
REZONING**
For Public Hearing
Petition #99-32

3426 SHARON AMITY RD

PROJECT NUMBER 9848
ISSUE DATE
4.28.98 FOR CITY REVIEW
12.07.98 REVISIONS PER CITY
COMMENTS/REZONING APPLICATION
02.10.99 FOR PUBLIC HEARING

SHEET TITLE
**REZONING
SITE
PLAN**

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SHEET NUMBER

RSP-1

SITE DATA TABLE

Area of Site: .42 Acres

Proposed Use: General Office Use Only
Building Area: 1248sq.ft.

Requested Zoning: O-1 (GD) Office

Existing Zoning: R-17 (multi family residential, 17 units per acre.)

Lot area: 18,295 sq.ft.

Buffer Requirements;

Class C Buffer
Trees: 3 per 100 ft.
Shrubs: 20 per 100 ft.

Parking Requirements;

1 Space per 250 Sq Ft
Required: 7 Spaces
1 Handicap Space Req.
Provided: 7 (1 HC)

Driveway Requirements;

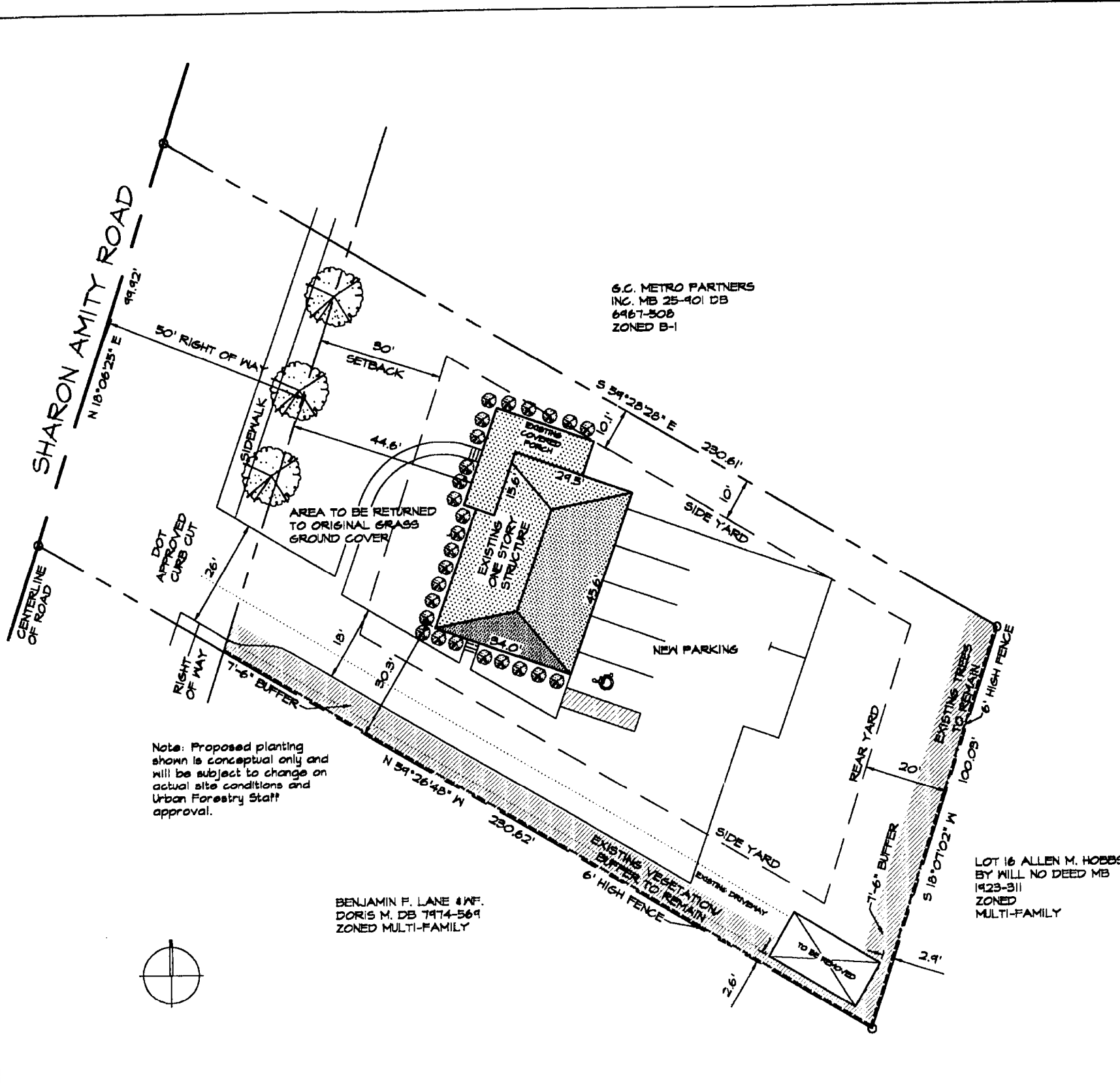
Driveway to be Drop Curb Type II Driveway w/ Monolithic Curb (without radii)

Existing driveway width: 10'-0"
Proposed driveway width 26'-0" min.
Typical parking module: 10' x 20'

Driveway Notes: 1. A driveway permit will be applied for and submitted to CDOT for approval.
2. Exact location will be determined by CDOT.
3. The fence located along driveway requires a certificate issued by CDOT.
4. An Encroachment Agreement will be submitted to CDOT.
5. All driveway permits to be in accordance with the Charlotte Driveway Regulations.

Approved by city Council
on 4-19-99 Stamp on
BACK.

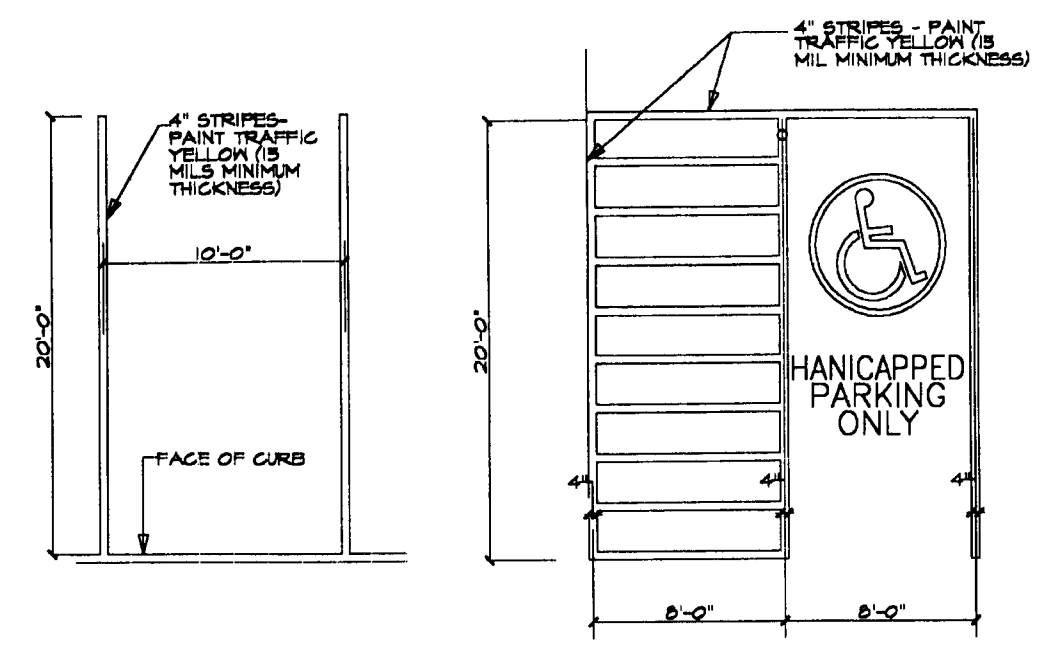
SAF 4-23-2011



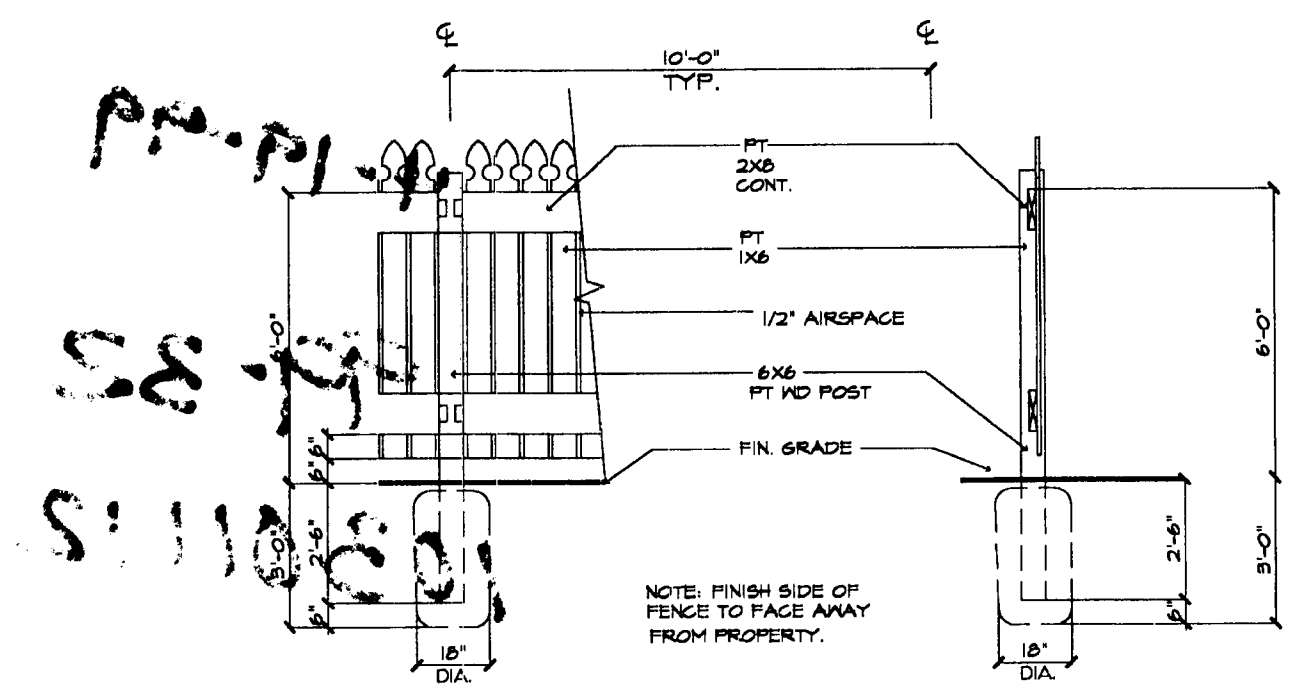
REZONING SITE PLAN
1"=30'

NOTES

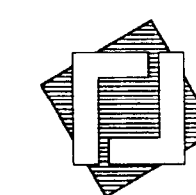
- Survey information taken from physical survey by Stephen B. Mullis and Associates, P.A. dated 1-6-94.
- All parking will be located behind the structure.
- Buffer may be decreased by 25% if a fence is built in accordance with the City of Charlotte Zoning Ordinance 12.302. Existing vegetation in buffer to remain.
- Parking spaces and dimensions will be provided in accordance with the Charlotte Zoning Ordinance.
- The front yard will be returned to its original state with grass and trees along the street. Trees to be Hedge Maple or Grape Maple, 3" diameter at time of planting.
- Foundation plantings will be provided around the structure.
- Signage will be a monument sign at the entrance and one wall mounted sign. Neither one will be back lit.
- Existing structure will be preserved and used as an office.
- Detached lights are limited to twenty feet.
- The existing garage at the rear of the yard will be removed or relocated outside of the side yard and the buffer, and will be used for storage of office related items.
- No storm water detention ponds are to be located within the sideyards or setbacks.
- Development to conform to the Charlotte Subdivision Regulations, Chapter 20 of the city code.
- The number and type of trees required for the site will be determined by the Urban Forestry Staff during landscape plan review.
- Owner reserves the right to apply for a variance at a later date to preserve existing drive.



PARKING DETAIL
RSP2 1/8" = 1'-0"



FENCE DETAIL
RSP2 1/4" = 1'-0"



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SHEET NUMBER

RSP-2

APPROVED BY CITY COUNCIL
4-19-99

99-32

10301112