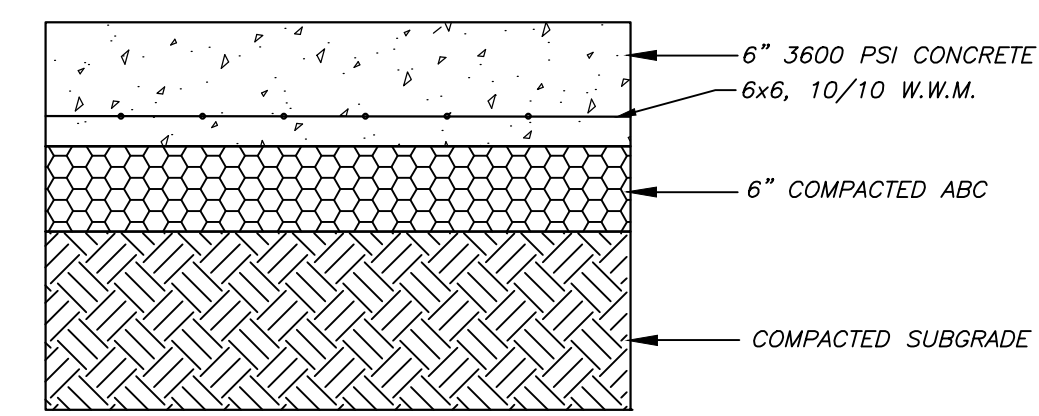
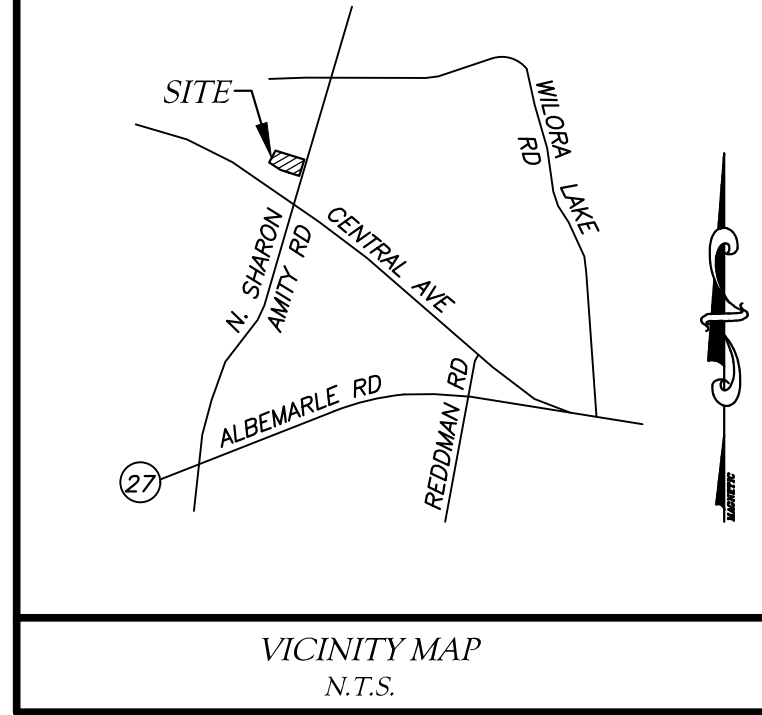
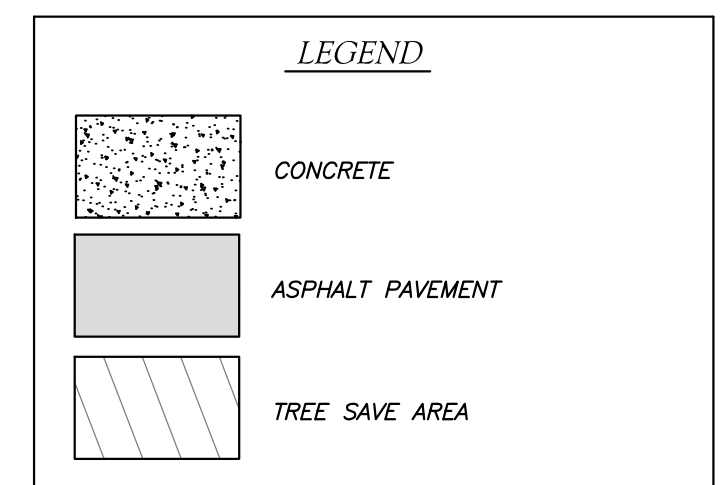


STANDARD ASPHALT PAVING DETAIL
N.T.S.

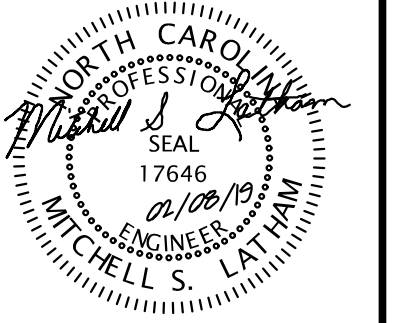


CONCRETE PAD FOR DUMPSTER
N.T.S.



VICINITY MAP
N.T.S.

LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



FEBRUARY 8, 2019
DATE

**TZEGGAI YOHANNES
ADULIS, LLC**

2022 TANFIELD DRIVE
MATTHEWS, NC 28105
(704) 517-8030
yohannesinc@hotmail.com

**3717 SHARON AMITY
REZONING SITE PLAN
PETITION NUMBER: 2018-164**

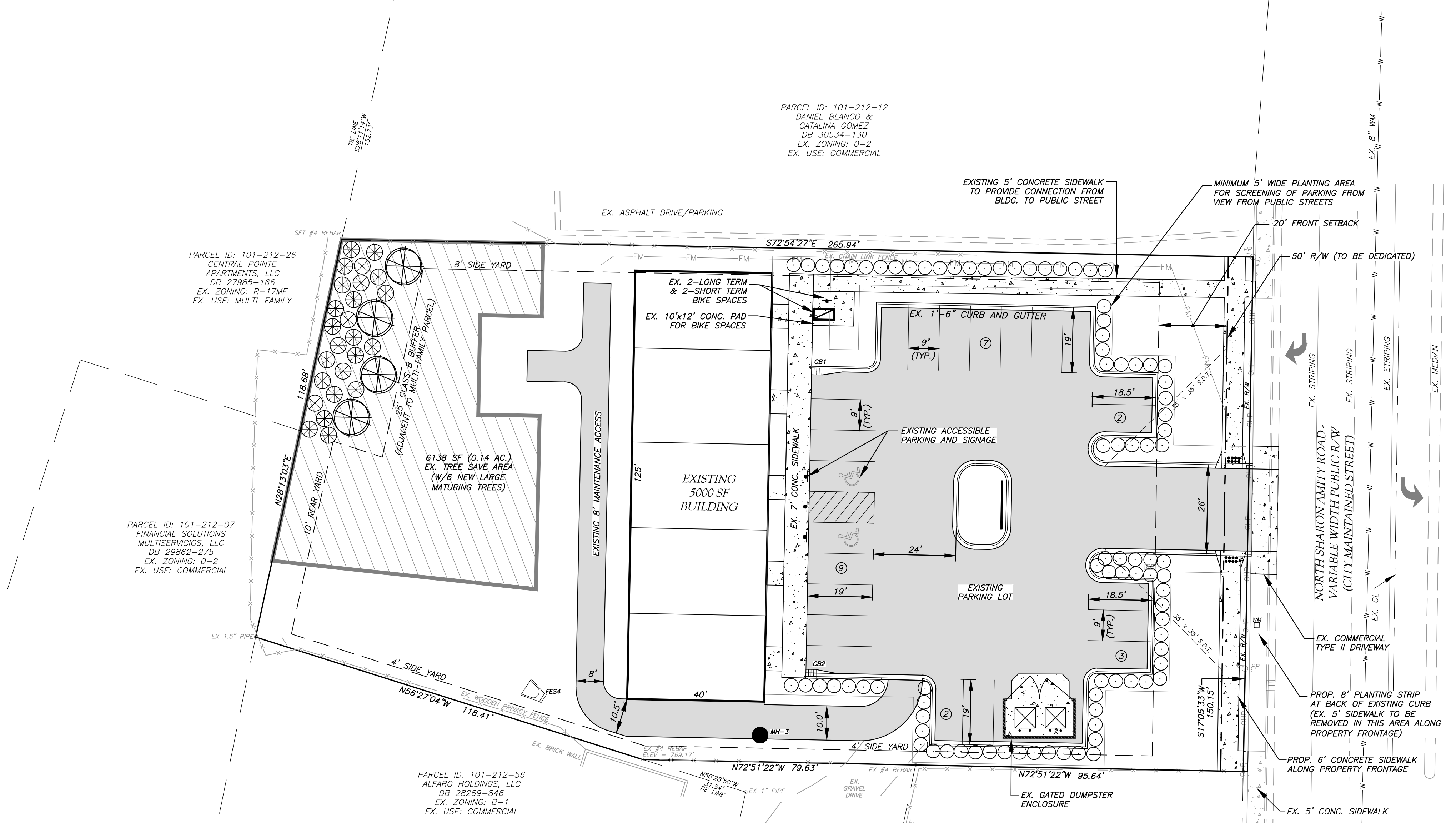
REVISIONS
4/17/19 REVISED PER CITY STAFF ANALYSIS

PROJECT NO.: 2016.45
SCALE: 1" = 20'
DRAWN BY: PAB
CHECKED BY: MSL

SHEET NO.:
RZ-1

- SITE DEVELOPMENT DATA:**
- PARCEL ID: 101-212-11
DB. 18288-PG. 611, MB. 6-823
SITE AREA: ±0.921 AC. IN TOTAL PARCEL
 - SITE ADDRESS: 3717 N. SHARON AMITY ROAD
CHARLOTTE, NC 28205
 - EXISTING ZONING: 0-2
PROPOSED ZONING: B-1 (CD)
PROPOSED USE: RETAIL
 - SETBACKS (B-1):
FRONT SETBACK: 20'
SIDE YARD: 0' (N/A)
IF PROVIDED 8' (FOR FIRST) AND 4' (FOR SECOND)
REAR YARD: 10'
MAX BLDG. HEIGHT: 40'
 - TOTAL AREA OF BUILDING = 5000± S.F. GFA
 - PARKING DATA:
PARKING REQUIRED: 1/250 SF = 20 SPACES
TOTAL PARKING PROVIDED: 23 SPACES
H.C. PARKING REQ'D: 2 SPACES
H.C. PARKING PROVIDED: 2 SPACES (VAN ACCESSIBLE)
BICYCLE PARKING SPACES REQUIRED:
LONG TERM = 2 OR 1 PER 1000 S.F.
SHORT TERM = 5% OF AUTO PARKING
BICYCLE PARKING SPACES PROVIDED:
LONG TERM = 2 PROVIDED
SHORT TERM = 2 PROVIDED (23 SPACES X .05)
 - STREAM WATERSHED: BRIAR
POST CONSTRUCTION DISTRICT: CENTRAL CATAWBA
 - FEMA FLOOD PANEL: SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEMA FLOOD INSURANCE RATE MAP #371045300K, DATED 02/19/2014
 - BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
WILLIAMS LAND SURVEYING, INC.
274 BAYMOUNT DRIVE
STATESVILLE, NC 28625
704-876-3996

- CONDITIONAL REZONING NOTES:**
- THE PETITIONER WILL COMMIT TO THE CONSTRUCTION OF AN 8' PLANTING STRIP AT THE BACK OF EXISTING CURB AND 6' CONCRETE SIDEWALK ALONG THE PROPERTY FRONTAGE ON NORTH SHARON AMITY ROAD IN ACCORDANCE TO CHAPTER 19 ORDINANCE.
 - THE PETITIONER SHALL COMMIT TO THE DEDICATION OF 50' OF RIGHT-OF-WAY, FEE SIMPLE, ALONG THE PROPERTY FRONTAGE AT NORTH SHARON AMITY ROAD. THE PROPOSED 50' RIGHT-OF-WAY DEDICATION NEEDS TO BE MEASURED FROM THE CENTERLINE OF THE ROAD.
 - THE PETITIONER SHALL COMMIT TO THE CONSTRUCTION OF THE PROPOSED 5' SIDEWALK TO PROVIDE CONNECTION FROM THE BUILDING TO NORTH SHARON AMITY ROAD.
 - THE PETITIONER SHALL DEDICATE AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDDY REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 - THE PETITIONER SHALL COMMIT TO COMPLETING ALL TRANSPORTATION IMPROVEMENTS AND THE IMPROVEMENTS SHALL BE APPROVED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.



PARCEL ID: 101-212-26
CENTRAL POINT
APARTMENTS, LLC
DB 27985-166
EX. ZONING: R-17MF
EX. USE: MULTI-FAMILY

PARCEL ID: 101-212-12
DANIEL BLANCO &
CATALINA GOMEZ
DB 30534-130
EX. ZONING: 0-2
EX. USE: COMMERCIAL

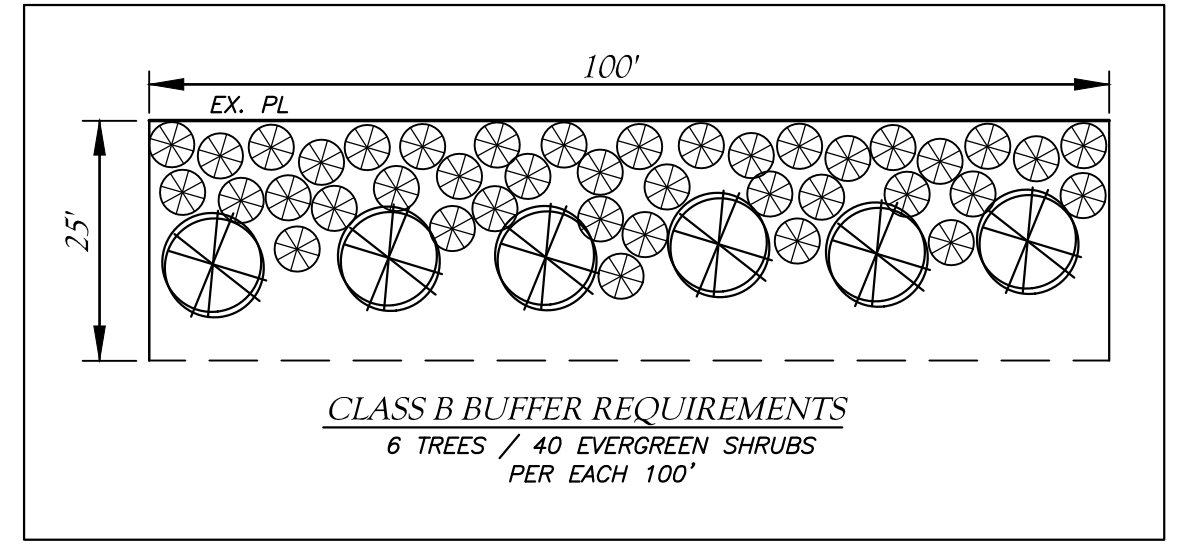
PARCEL ID: 101-212-07
FINANCIAL SOLUTIONS
MULTISERVICIOS, LLC
DB 29862-275
EX. ZONING: 0-2
EX. USE: COMMERCIAL

PARCEL ID: 101-212-56
ALFARO HOLDINGS, LLC
DB 29269-846
EX. ZONING: B-1
EX. USE: COMMERCIAL

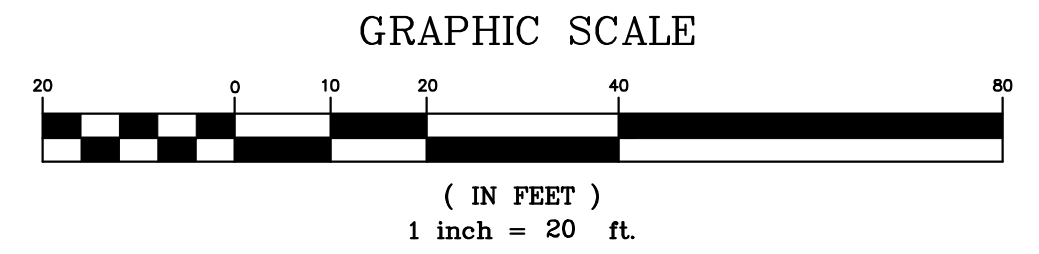
PARCEL ID: 101-212-08
PEGGY KEITH
DB 6132-554
EX. ZONING: B-1
EX. USE: COMMERCIAL

PARCEL ID: 101-212-10
SAM & IRO KOSKINAS
DB 3168-535
EX. ZONING: B-1
EX. USE: COMMERCIAL

- NOTES:**
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT
 - TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
 - BEFORE YOU DIG SIDE... CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.



CLASS B BUFFER REQUIREMENTS
6 TREES / 40 EVERGREEN SHRUBS
PER EACH 100'



1645-REZONING.dwg

811
Know what's below.
Call before you dig.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.