

GLADYS HENDRICK BREWER
 1009 N. SHARON AMITY ROAD
 D.B. 2247 PG. 417

RACHEL KRISTINE HUNT
 1100 ROSEWOOD CIRCLE
 D.B. 7860 PG. 22

JAMES E. STURM
 and wife, JENNIFER A. STURM
 1106 ROSEWOOD CIRCLE

D.B. 9228 PG. 253
 CARMINE JAMES YOUNG
 and wife, ELIZABETH A. YOUNG
 1114 ROSEWOOD CIRCLE
 D.B. 1704 PG. 568

KATHLEEN H. CRAIG
 5055 CHARMAPEG AVE.
 D.B. 4428 PG. 764

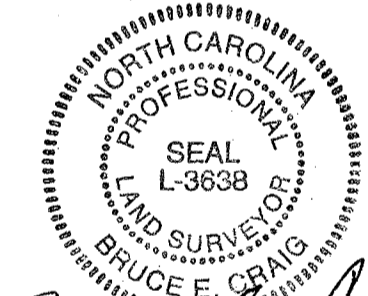
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	570.00'	109.00'	108.84'	S 64°48'40" W
C2	570.00'	95.53'	95.41'	S 75°05'26" W
C3	570.00'	95.52'	95.41'	S 84°41'33" W
C4	570.00'	82.05'	81.98'	N 86°22'58" W
C5	570.00'	82.05'	81.98'	N 78°08'07" W
C6	570.00'	82.05'	81.98'	N 69°53'16" W

REZONING NOTES:

- THIS PROPOSED ZONING PROPOSAL PER PETITION 00-10 CURRENT ZONING OF SITE IS R3
- PROPOSED UNDER R4(CD) ZONING CRITERIA:
 MINIMUM LOT WIDTH AT FRONT SETBACK - 60'
 MINIMUM AREA - 8,000 SQ. FT.
 FRONT SETBACK - 30'
 SIDE YARD - 6'
 REAR YARD - 40'
- SITE WILL BE DEVELOPED WITH A MAXIMUM OF 4 UNITS PER ACRE OR 6 LOTS.
- ACCESS TO ALL PROPOSED LOTS RESTRICTED TO 26' DRIVEWAY EASEMENT ONLY
- THE PROPOSED TYPE & LOCATION OF DRIVEWAY CONNECTION TO N. SHARON AMITY ROAD TO BE DETERMINED AND APPROVED BY CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) UPON SUBMITTAL OF DRIVEWAY PERMIT
- PRESERVATION OF TREES 6 INCHES IN CALIPER OR LARGER WILL BE REQUIRED WITHIN SETBACK UNLESS IT IMPEDES CONSTRUCTION OF FENCES & PROPOSED DRIVEWAY, OR VIOLATES REQUIRED SIGHT LINE EASEMENTS

GENERAL NOTES:

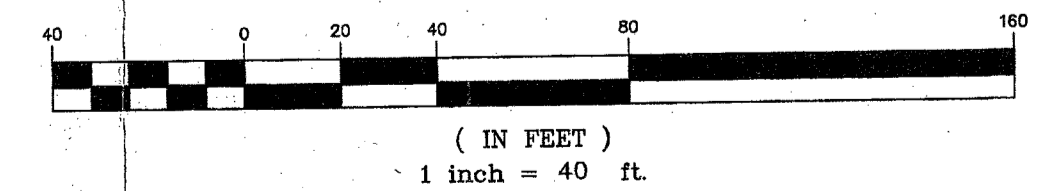
- LEGAL REFERENCE: M.B. 28 PG. 605
- R/W = RIGHT OF WAY
- AREA BY COMPUTER (COORDINATE METHOD)
- TOTAL AREA = 1.570 ACRES
- PP = POWER POLE
- CURRENT TAX PARCEL NO.'S: 157-202-30
 157-202-31
 157-202-32
 157-202-33
- THIS PLAT IS TO BE USED FOR REZONING PURPOSES ONLY AND IS NOT TO BE USED FOR OTHER REAL ESTATE TRANSACTIONS
- BENCHMARK FOR ELEVATIONS SHOWN WAS ASSUMED
- TREES SHOWN WERE FIELD LOCATED



Bruce E. Craig

I CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE RULE OF SUBDIVISION.

**REZONING PLAT FOR PUBLIC HEARING
 OF
 1.570 ACRES ON N. SHARON AMITY ROAD
 ZONING PETITION 00-10
 DEVELOPER: THE GENESIS GROUP
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 SEPTEMBER 15, 2000
 GRAPHIC SCALE**



PLATTED BY: BRUCE E. CRAIG, N.C.P.L.S. L-3638
 4106 MELCHOR AVENUE
 CHARLOTTE, NORTH CAROLINA 28211
 TEL (704) 366-6697

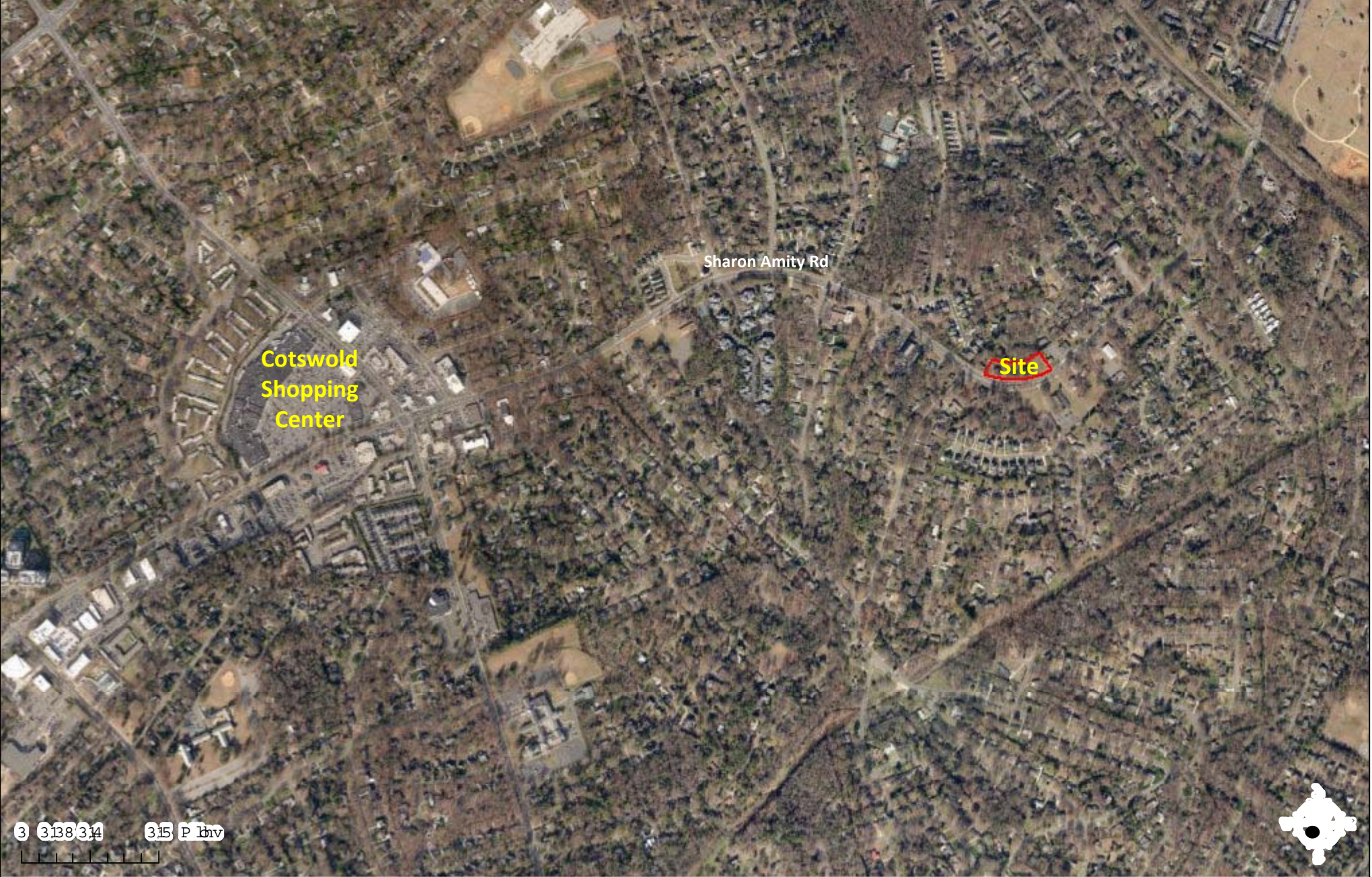
M.B. 28 PG. 605
 8/29/97



3 31336.1339 31345 P Inv

1000-1199





Cotswold
Shopping
Center

Sharon Amity Rd

Site

3 3138314 315 P Inv

