

APRIL 28, 2014
DATE

**SAHA INTERNATIONAL
CORPORATION**

3716 W.T. HARRIS BLVD.
CHARLOTTE, NC 28269
PHONE: (704) 598-1936

**JOHN ADAMS RD. BANQUET FACILITY
MECKLENBURG COUNTY CHARLOTTE, NC**

REZONING PLAN

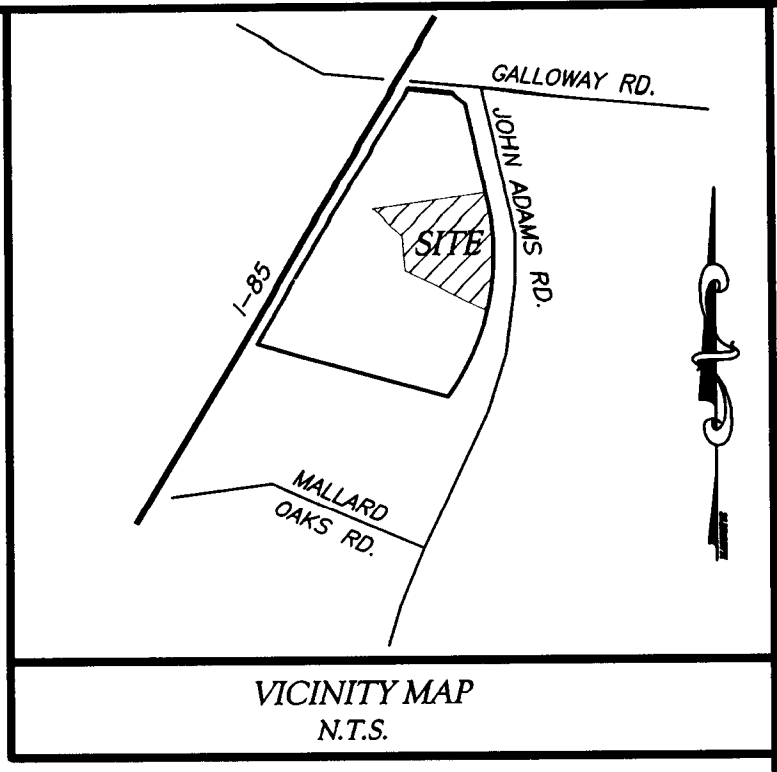
REVISIONS

- 06/10/14 REVISED PER CITY REVIEW
- 07/24/14 REVISED PER CITY REVIEW

PROJECT NO: 2014.06
SCALE: 1" = 80'
DRAWN BY: JMW
CHECKED BY: JLV

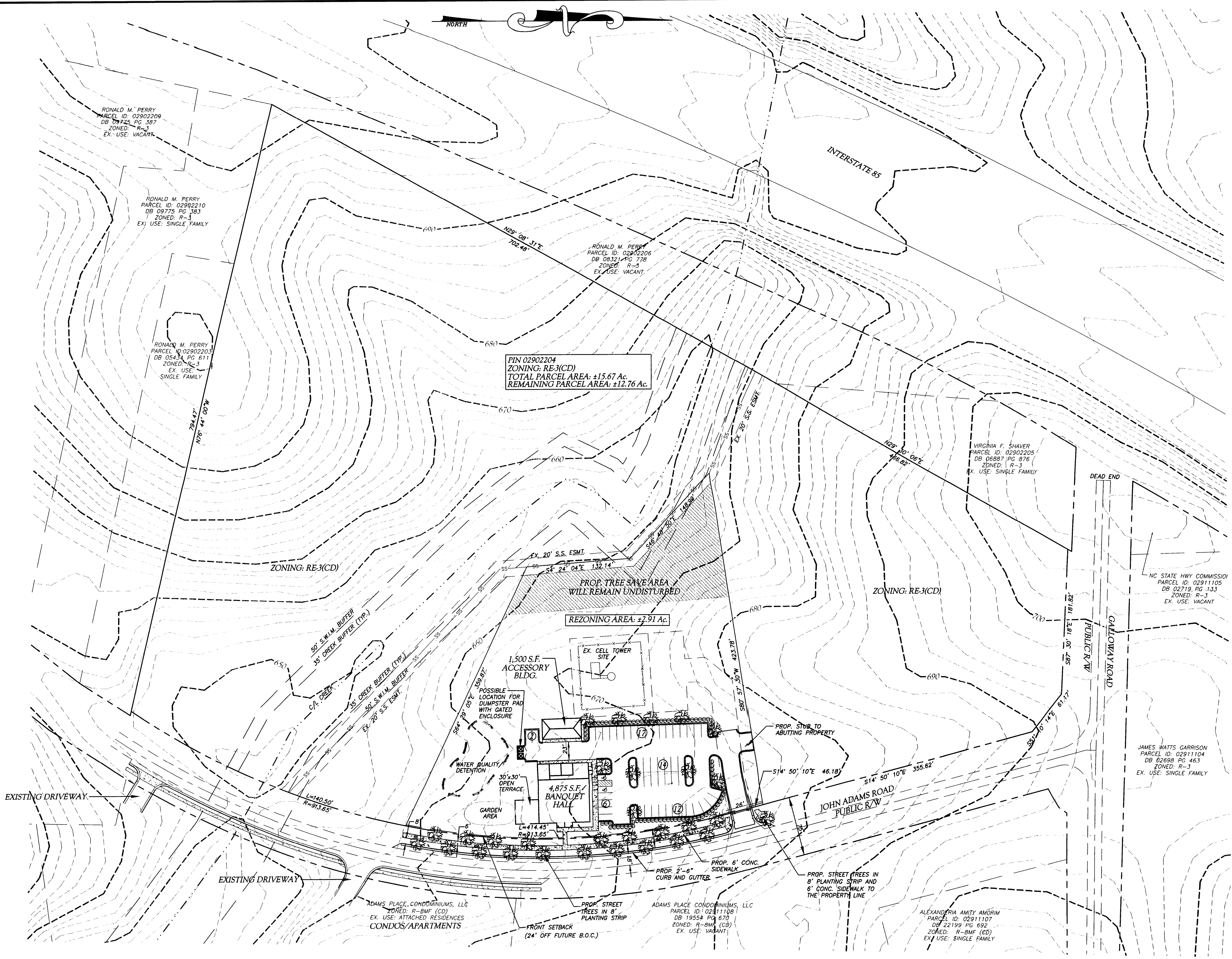
SHEET NO:

RZ-1



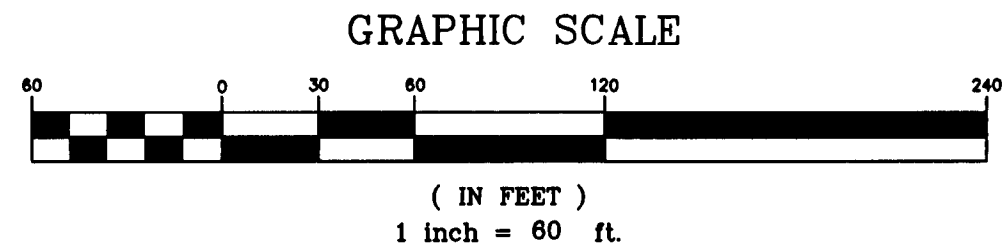
SITE DEVELOPMENT DATA:

- PARCEL ID: 02902204
DB: 09429, PG. 887
SITE AREA: ±15.67 AC. TOTAL
PARCEL FOR REZONING: ±2.91 AC.
- SITE ADDRESS: 1225 GALLOWAY ROAD
CHARLOTTE, NC 28262
- EXISTING ZONING: RE-3(CD)
PROPOSED ZONING: RE-3(S.P.A.)
EXISTING USE: VACANT W/ CELL TOWER ON-SITE
PROPOSED USE: EATING, DRINKING AND ENTERTAINMENT
ESTABLISHMENT, TYPE 2
- PROPOSED BUILDING AREAS:
BANQUET FACILITY: 4875 S.F.
ACCESSORY BUILDING: 1500 S.F.
TOTAL S.F.: 6375 S.F.
- TREE-SAVE CALCULATION:
THE SITE WILL PROVIDE 17% TREE SAVE
- AMENITIES:
A. 30' X 30' OPEN TERRACE FOR SEATING
B. GARDEN AREA FOR OUTDOOR FUNCTIONS
- MAXIMUM BUILDING HEIGHT: LIMITED TO 45' AND TWO STORIES
- VINYL SIDING WILL BE PROHIBITED AS AN EXTERIOR BUILDING
MATERIAL AND EXPANSES OF ANY BLANK WALL WILL NOT
EXCEED 20 CONTINUOUS FEET IN LENGTH.
- SETBACKS:
FRONT SETBACK: 24' OFF BACK OF CURB
SIDE YARD: NONE
REAR YARD: NONE
- DETACHED LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT.
ATTACHED/DETACHED LIGHTING WILL BE FULLY CAPPED,
DOWNWARDLY DIRECTED, WITH FULL CUTOFF FIXTURE.
- NO DRIVE-THRU SERVICE WINDOWS WILL BE ALLOWED.
- TRASH DISPOSAL FOR THIS FACILITY WILL BE ROLL-OUT.
- THE EXISTING CELL TOWER WILL REMAIN.
- SURVEY INFORMATION PROVIDED BY:
JACK R. CHRISTIAN & ASSOCIATES
811 CENTRAL AVE., SUITE 6, CHARLOTTE, N.C.
R/W DEDICATION SURVEY (WEST MALLARD CREEK) BY:
TOWER ENGINEERING PROFESSIONALS
3703 JUNCTION BLVD., RALEIGH, N.C. 27603
919-661-6351
- ENVIRONMENTAL FEATURES:
THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE
CITY COUNCIL APPROVED AND ADOPTED POST
CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION,
SIZE AND TYPE OF STORM WATER MANAGEMENT
SYSTEMS DEPICTED ON THE REZONING PLAN ARE
SUBJECT TO REVIEW AND APPROVAL AS PART OF THE
FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT
IMPLICITLY APPROVED WITH THIS REZONING.
ADJUSTMENTS MAY BE NECESSARY IN ORDER TO
ACCOMMODATE ACTUAL STORM WATER TREATMENT
REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- THIS PARCEL WILL BE SUBDIVIDED UPON APPROVAL OF THIS
REZONING.



**APPROVED BY
CITY COUNCIL**

SEP 15 2014



**PETITION
NUMBER
2014-065**



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.

1408-RZ.dwg

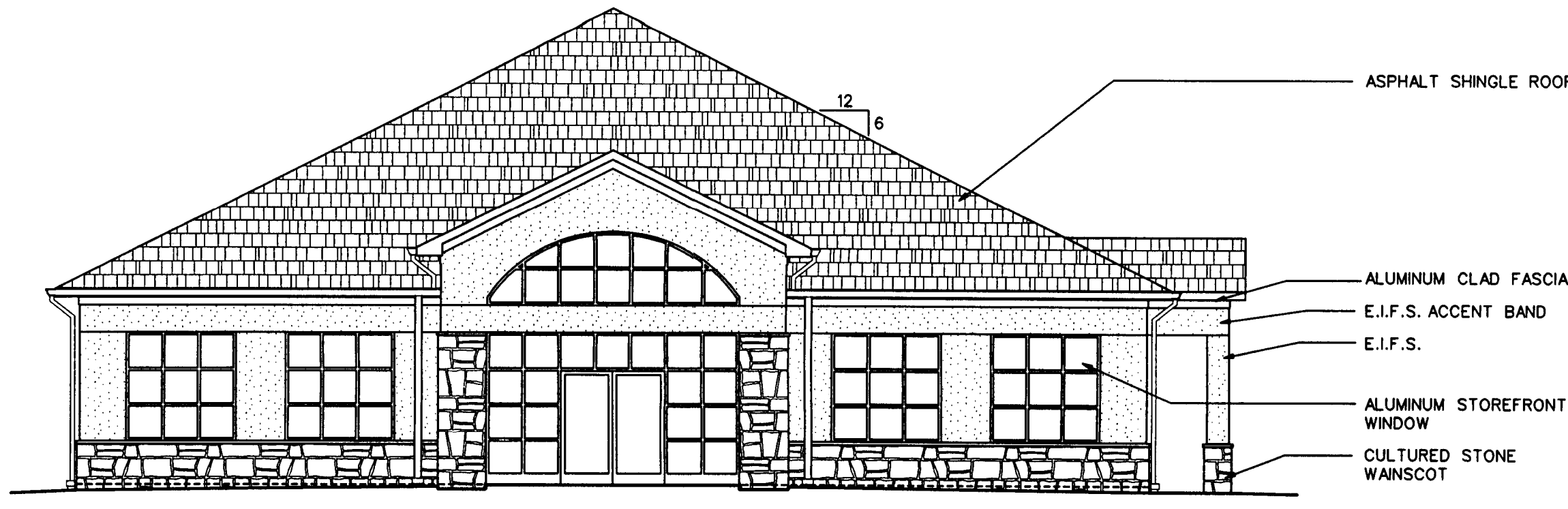


Wilber Associates
Architecture / Planning
 P.O. Box 428 - 20044 N. Zion St.
 Cornelius, N.C. 28031
 704-892-2633

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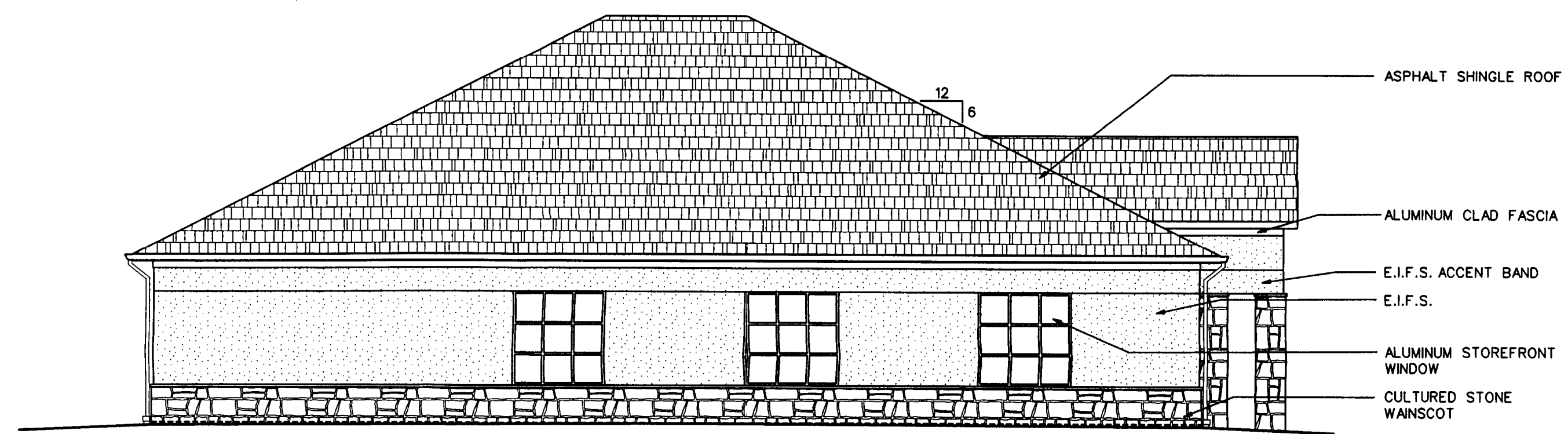
SEAL

TITLE



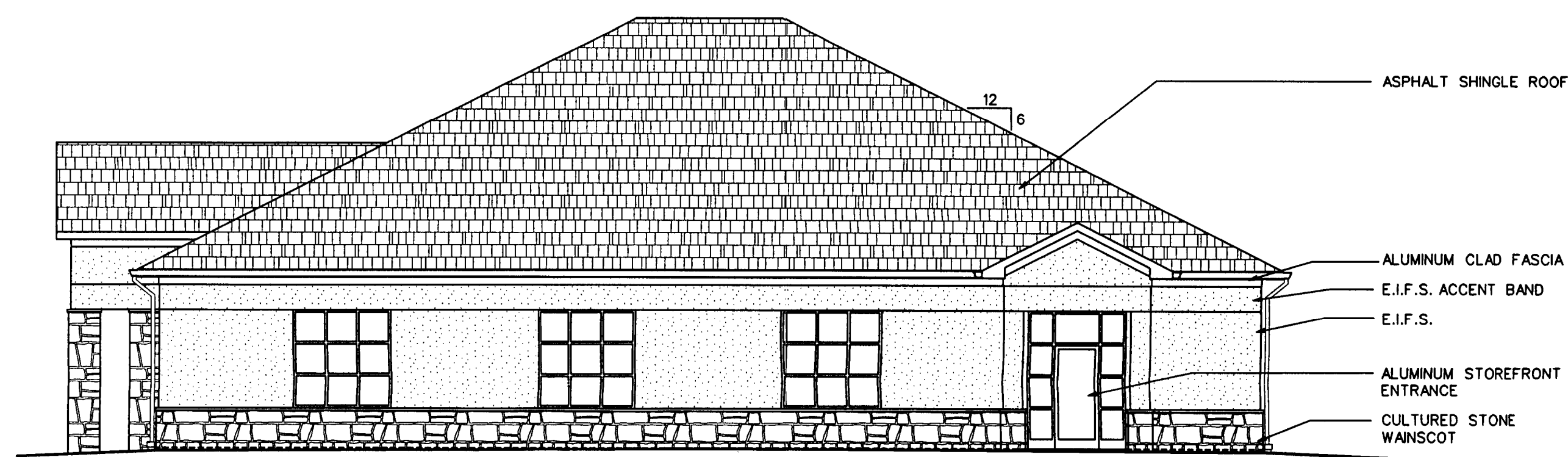
VINYL SIDING WILL BE PROHIBITED AS AN EXTERIOR BUILDING MATERIAL.
 EXPANSES OF BLANK WALL WILL NOT EXCEED 20 CONTINUOUS FEET IN LENGTH.

FRONT ELEVATION
 $\frac{1}{8}'' = 1'-0''$



VINYL SIDING WILL BE PROHIBITED AS AN EXTERIOR BUILDING MATERIAL.
 EXPANSES OF BLANK WALL WILL NOT EXCEED 20 CONTINUOUS FEET IN LENGTH.

LEFT SIDE ELEVATION
 $\frac{1}{8}'' = 1'-0''$



VINYL SIDING WILL BE PROHIBITED AS AN EXTERIOR BUILDING MATERIAL.
 EXPANSES OF BLANK WALL WILL NOT EXCEED 20 CONTINUOUS FEET IN LENGTH.

RIGHT SIDE ELEVATION
 $\frac{1}{8}'' = 1'-0''$

COMM. NO.	1438
DATE	6/20/14
REVISIONS	
	1. 7/24/14 Revised per City Rev.

SHEET
SKA-1
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