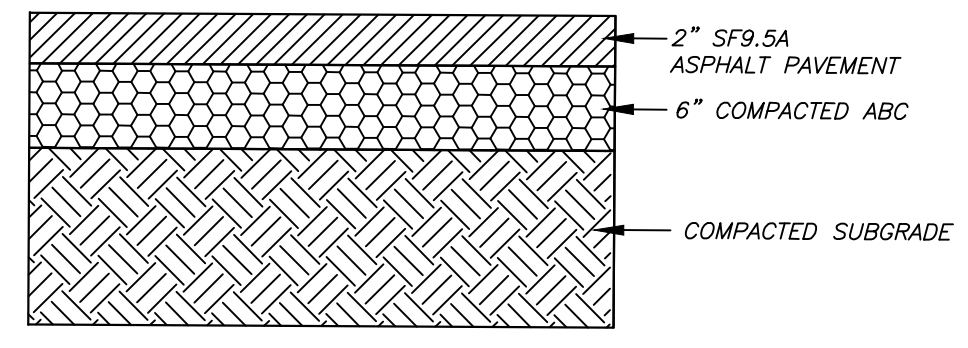
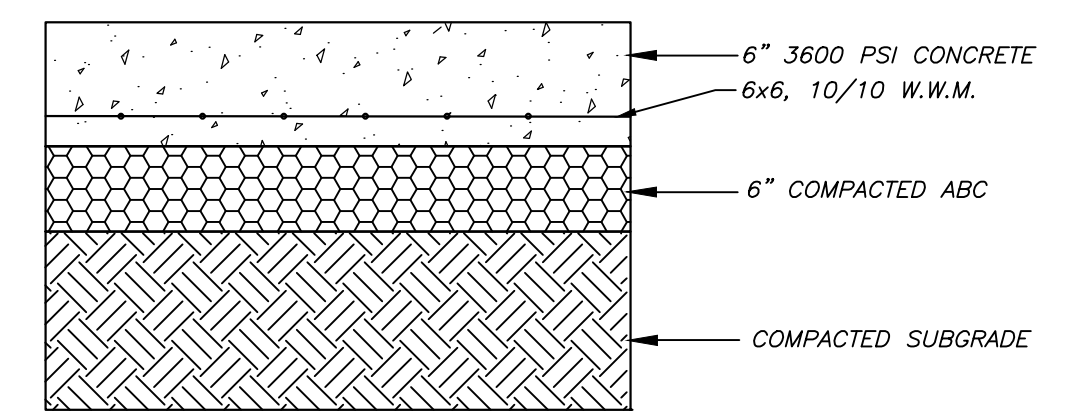


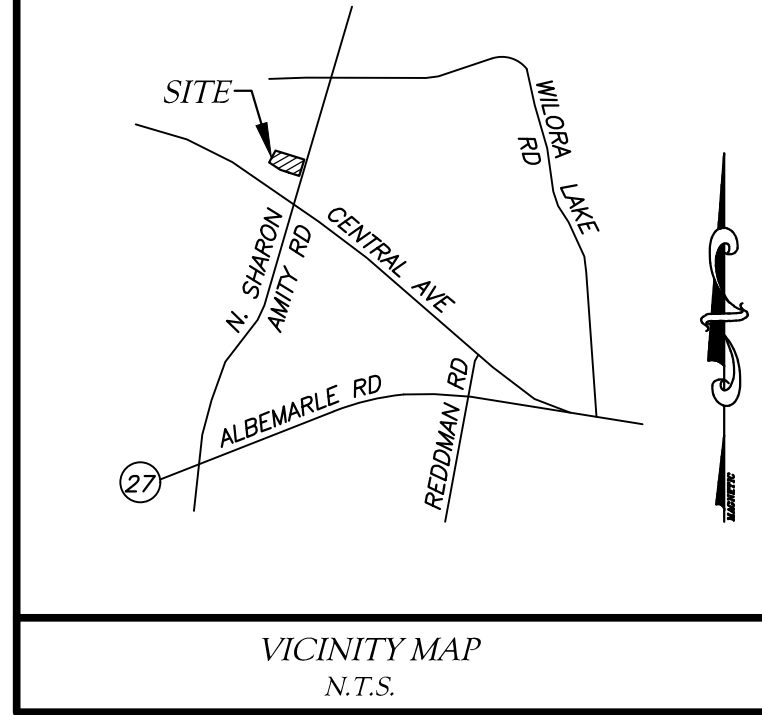
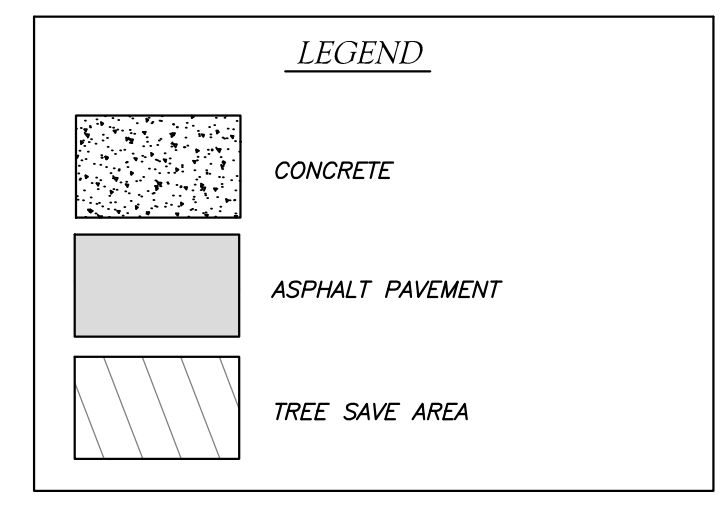
Planning Department  
**APPROVED BY CITY COUNCIL**  
 May 20, 2019



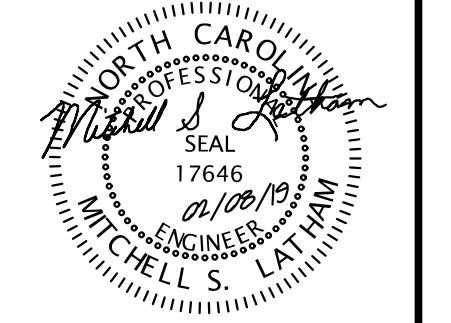
STANDARD ASPHALT PAVING DETAIL  
 N.T.S.



CONCRETE PAD FOR DUMPSTER  
 N.T.S.



**LWE**  
 LATHAM-WALTERS  
 ENGINEERING, INC.  
 N.C. CORP. LIC. C-1815  
 16507-A NORTH CROSS 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**

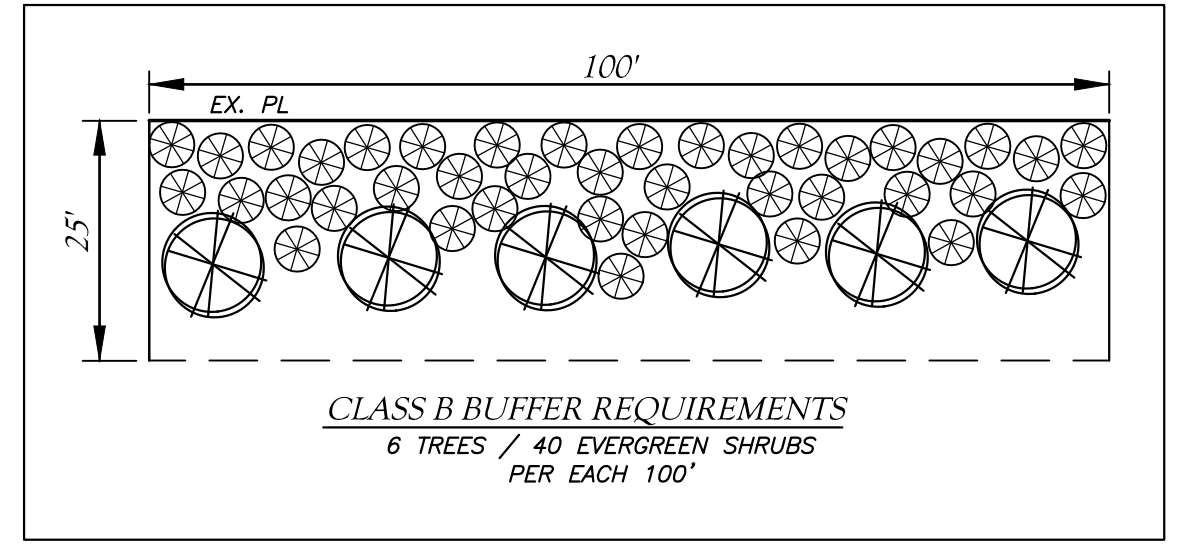
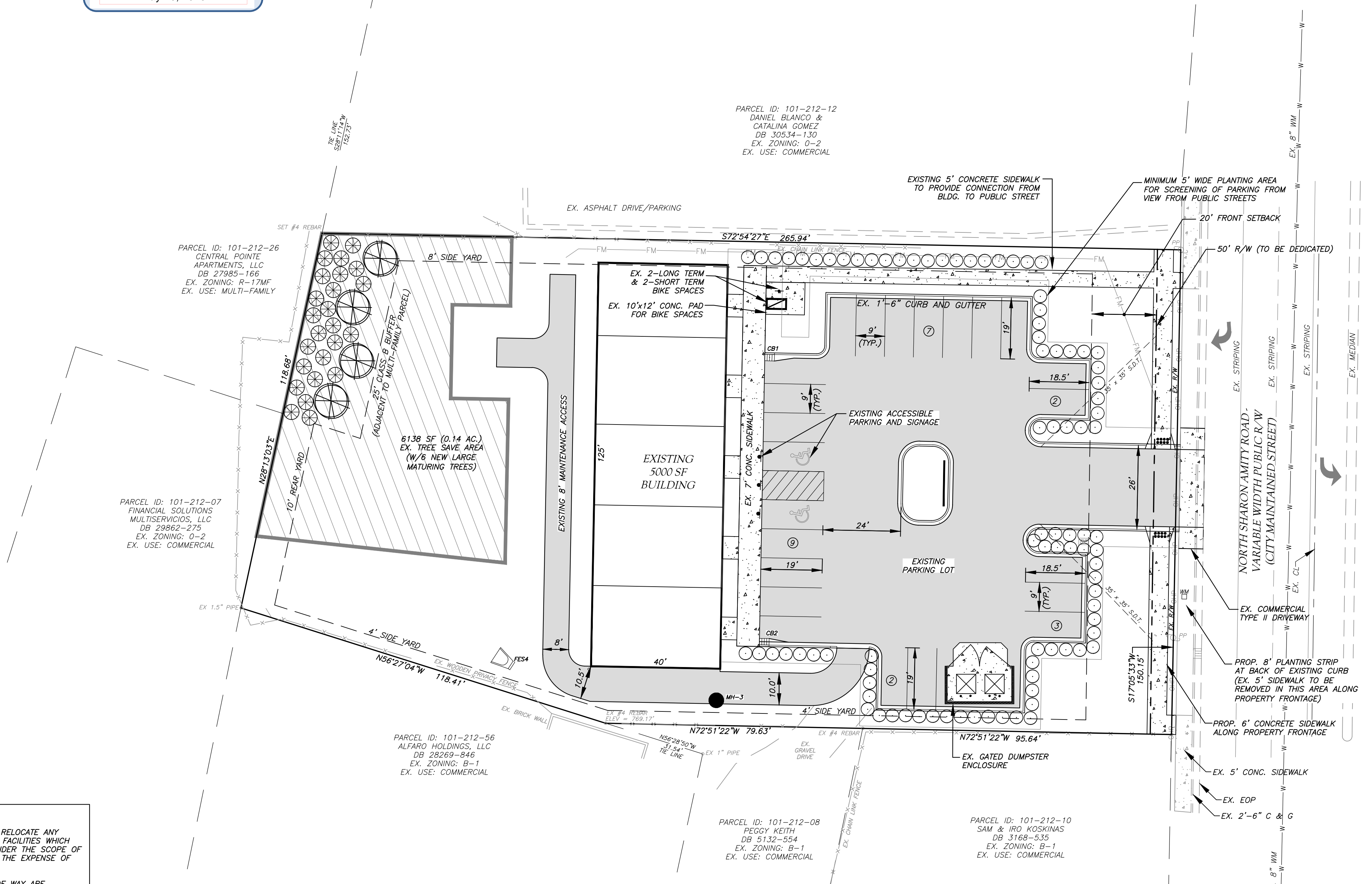
- SITE DEVELOPMENT DATA:**
- PARCEL ID: 101-212-11  
 DB: 18288-PG. 611, MB. 6-823  
 SITE AREA: ±0.921 AC. IN TOTAL PARCEL
  - SITE ADDRESS: 3717 N. SHARON AMITY ROAD  
 CHARLOTTE, NC 28205
  - EXISTING ZONING: 0-2  
 PROPOSED ZONING: B-1 (CD)  
 PROPOSED USE: RETAIL
  - SETBACKS (B-1):  
 FRONT SETBACK: 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. CDDT 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.

REVISIONS  
 4/17/19 REVISED PER CITY STAFF ANALYSIS

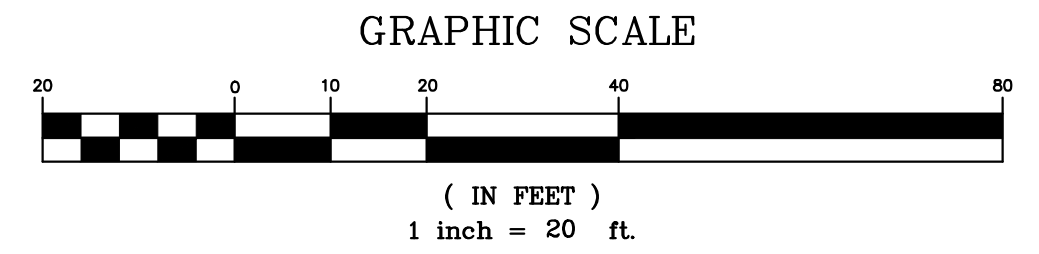
PROJECT NO.: 2016.45  
 SCALE: 1" = 20'  
 DRAWN BY: PAB  
 CHECKED BY: MSL

SHEET NO.:  
**RZ-1**



- 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.

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



1645-REZONING.dwg