

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

1. 06/10/14 REVISED PER CITY REVIEW
2. 07/24/14 REVISED PER CITY REVIEW

PROJECT NO.: 2014.08

SCALE: 1" = 60'

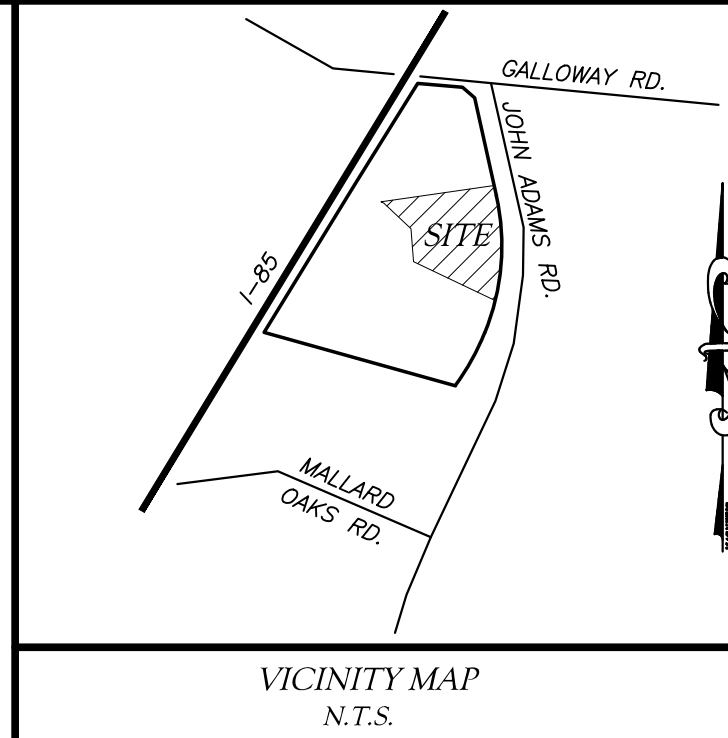
DRAWN BY: MRH

CHECKED BY: JLW

SHEET NO:

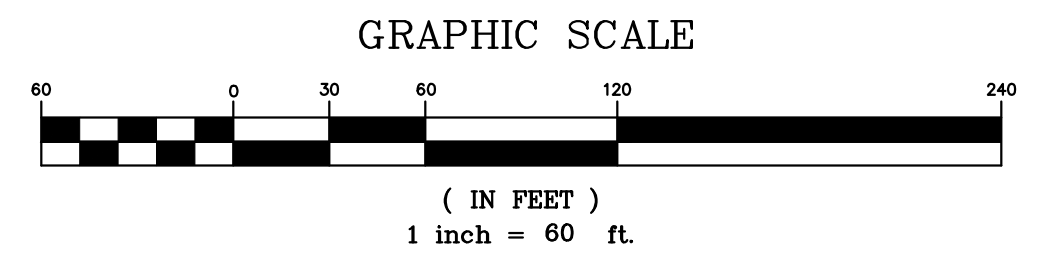
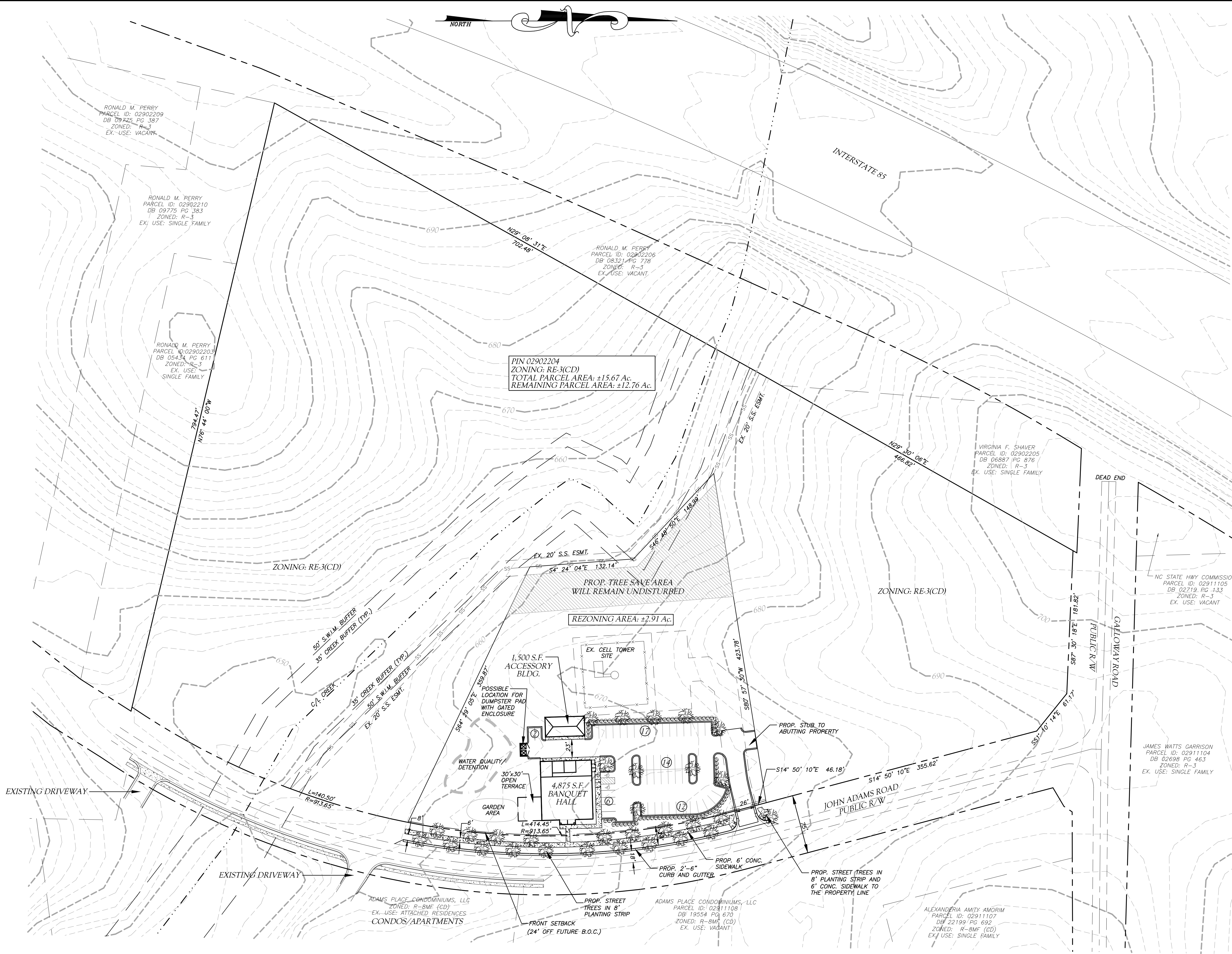
PETITION
NUMBER
2014-065

RZ-1



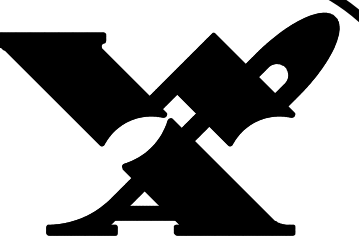
SITE DEVELOPMENT DATA:

1. PARCEL ID: 02902204
 DB: 09429, PG. 887
 SITE AREA: ±15.67 AC. TOTAL
 PARCEL FOR REZONING: ±2.91 AC.
2. SITE ADDRESS: 1225 GALLOWAY ROAD
 CHARLOTTE, NC 28262
3. 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
4. PROPOSED BUILDING AREAS:
 BANQUET FACILITY: 4875 S.F.
 ACCESSORY BUILDING: 1500 S.F.
 TOTAL S.F.: 6375 S.F.
5. TREE-SAVE CALCULATION:
 THE SITE WILL PROVIDE 17% TREE SAVE
6. AMENITIES:
 A. 30' X 30' OPEN TERRACE FOR SEATING
 B. GARDEN AREA FOR OUTDOOR FUNCTIONS
7. MAXIMUM BUILDING HEIGHT: LIMITED TO 45' AND TWO STORIES
8. VINYL SIDING WILL BE PROHIBITED AS AN EXTERIOR BUILDING
 MATERIAL AND EXPANSES OF ANY BLANK WALL WILL NOT
 EXCEED 20 CONTINUOUS FEET IN LENGTH.
9. SETBACKS:
 FRONT SETBACK: 24' OFF BACK OF CURB
 SIDE YARD: NONE
 REAR YARD: NONE
10. DETACHED LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT.
 ATTACHED/DETACHED LIGHTING WILL BE FULLY CAPPED,
 DOWNWARDLY DIRECTED, WITH FULL CUTOFF FIXTURE.
11. NO DRIVE-THRU SERVICE WINDOWS WILL BE ALLOWED.
12. TRASH DISPOSAL FOR THIS FACILITY WILL BE ROLL-OUT.
13. THE EXISTING CELL TOWER WILL REMAIN.
14. SURVEY INFORMATION PROVIDED BY:
 JACK R. CHRISTIAN & ASSOCIATES
 811 CENTRAL AVE., SUITE 6, CHARLOTTE, N.C.
 R/W DEDICATION SURVEY (WEST MALLARD CREEK) BY:
 TOMER ENGINEERING PROFESSIONALS
 3703 JUNCTION BLVD., RALEIGH, N.C. 27603
 919-661-6351
15. 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.
16. THIS PARCEL WILL BE SUBDIVIDED UPON APPROVAL OF THIS
 REZONING.



- 811**
 Know what's below.
 Call before you dig.
- 1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
 - 2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
 - 3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - 4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

1408-RZ.dwg



Wilber Associates
Architecture / Planning
 P.O. Box 428 - 20044 N. Zion St.
 Carolina, N.C. 28031
 704-892-3633

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S E A L

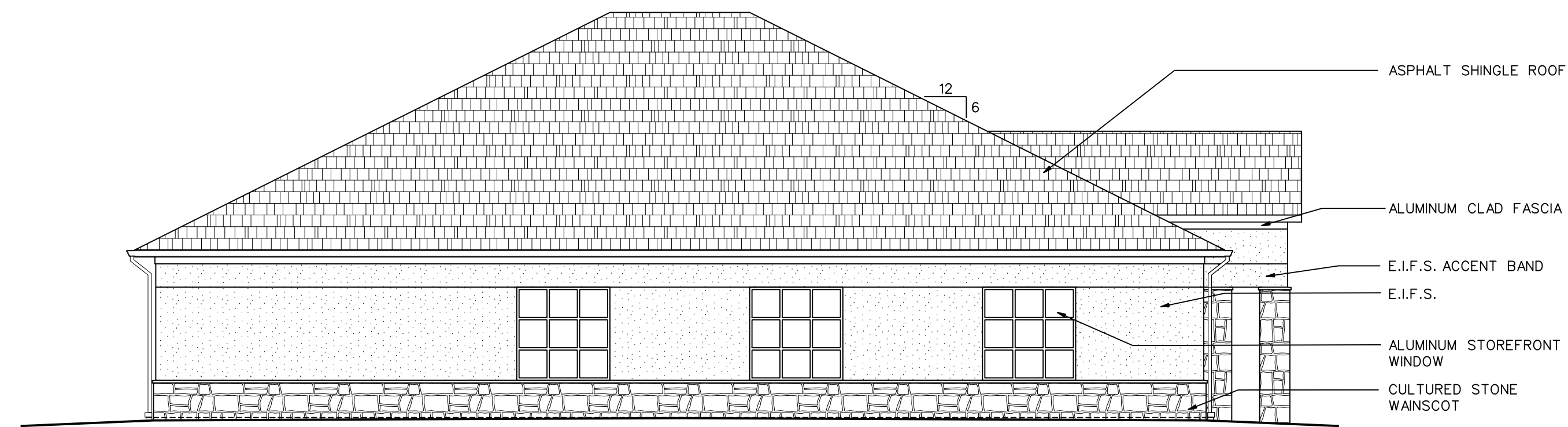
TITLE



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

FRONT ELEVATION

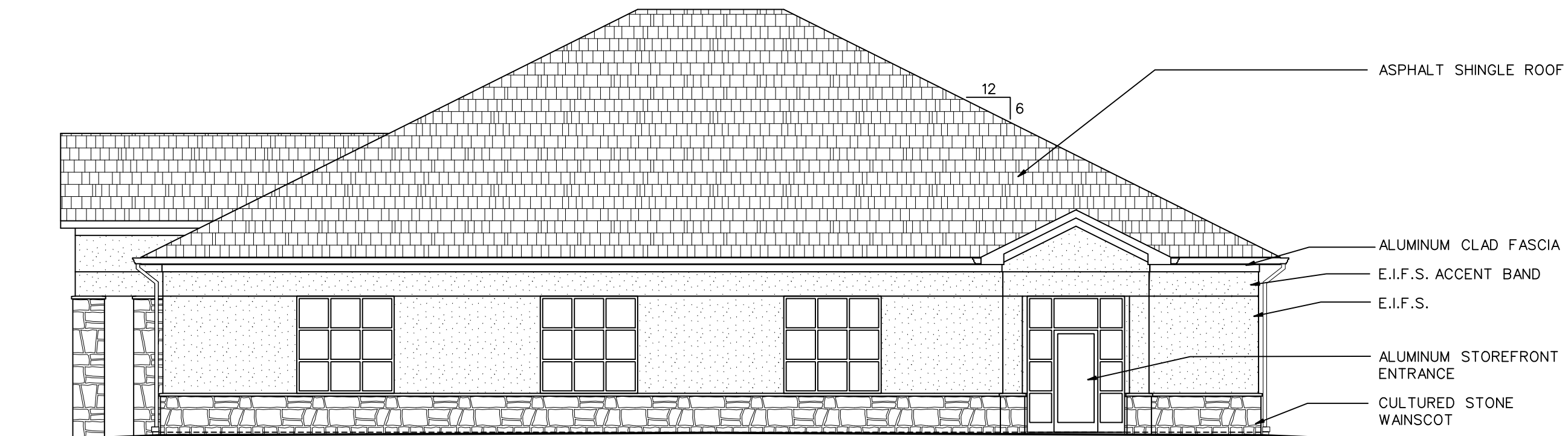
1/8"=1'-0"



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

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

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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