

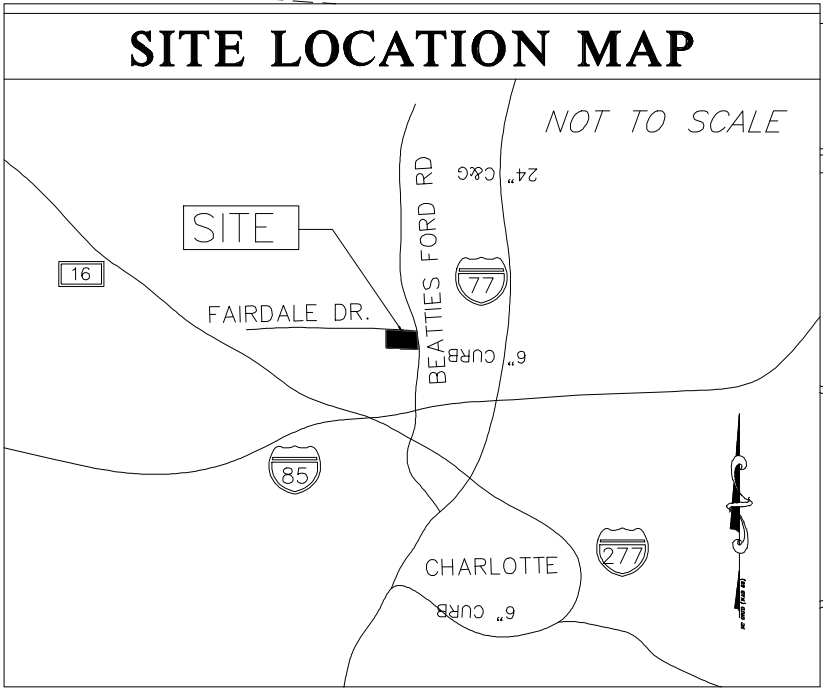
LEGEND:

BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
(D) - DEED
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
BOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FV - FIRE VALVE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
(P) - PLATTED
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE

LINE LEGEND:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE

SITE LOCATION MAP



FAIRDALE DRIVE

(80' PUBLIC R/W)
(MB. 12, PG. 43)

DEVELOPMENT DATA

TAX PARCEL NO: 03912101
EXISTING ZONING: O-2
PROPOSED ZONING: B2-(CD)
PROPOSED USE: HOMELESS WOMEN'S SHELTER
SITE AREA: 113 AC EXISTING
MAX BUILDING HEIGHT: 40' MAX
MAX TOTAL BUILDING AREA: 9,145 SF EXISTING
MAX FAR: 10 FAR
EXISTING FAR: 0.19 FAR

SETBACKS:
20' SETBACK ALONG BEATIES FORD ROAD, AND FAIRBROOK DRIVE.
10' SETBACK ALONG FAIRDALE DRIVE, AND 10' SETBACK ALONG EXISTING DEVELOPMENT.

PARKING DATA:
EXISTING PARKING: 55 TOTAL
REQUIRED PARKING (BASED ON 9,145 SF/250) = 37 SPACES

REZONING NOTES

GENERAL PROVISIONS

- 1) THE EXISTING BUILDING WILL COMPLY WITH ALL ORDINANCE REQUIREMENTS FOR SIGNAGE, BUFFERING, SCREENING, & LANDSCAPING.
- 2) THE SITE SHALL COMPLY WITH ALL REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE.
- 3) BUILDING FOOTPRINTS AND SITE LAYOUT SHOWN ON THIS PLAN ARE EXISTING.
- 4) WOMENS SHELTER TO HOUSE 30 WOMEN OVERNIGHT.

ACCESS POINTS

- 1) THE TOTAL NUMBER OF INGRESS/EGRESS POINTS TO AND FROM THIS SITE AS PER PLAN. ONE OFF BEATTIES FORD RD. AND ONE OFF FAIRBANKS DR.

LANDSCAPING

- 1) LANDSCAPING AND SCREENING IS EXISTING.

BUFFER AREAS

- 1) AS DEPICTED ON THE REZONING PLAN, A CLASS "B" BUFFER IS EXISTING ALONG FAIRBROOK DR.

SETBACKS

- 1) ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD DIMENSIONS ESTABLISHED UNDER THE ORDINANCE FOR THE INST DISTRICT. REMOVE PARKING FROM SETBACKS.

PARKING

- 1) VEHICULAR PARKING FOR THE SITE MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE ORDINANCE. NO PARKING OR MANEUVERING IN SETBACK.

LIGHTING

- 1) ALL FREESTANDING LIGHTING AND ALL EXTERIOR LIGHTING IS EXISTING. FREESTANDING LIGHTING SHALL NOT EXCEED 20 FEET IN HEIGHT. NO WALL "PAK" TYPE LIGHTING SHALL BE USED, BUT ATTACHED DECORATIVE LIGHTING FIXTURES SUCH AS SCONES MAY BE USED. ALL LIGHTING WILL BE FULLY SHIELD WITH FULL CUTOFF FIXTURE.

SIGNAGE

- 1) SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.

GENERAL NOTES:

- 1) SITE LIMITED TO 30 WOMEN AS CALLED OUT IN THE APPROVED VARIANCE.

GARY HUSS 704 336 3568 WITH CHARLOTTE MECK ZONING ON 11/14/08 CONFIRMED THAT THERE IS NOT A GROUP HOME WITHIN 800' OF THIS LOCATION.

PETITION NO.
2008-152

WOMEN'S TRANSITION CENTER
FRIENDSHIP COMMUNITY DEVELOPMENT CORPORATION
3239 BEATTIES FORD RD.
Charlotte, NC 28216 USA
Interior Alteration to existing Church Community Center

04DEC08 NEW SURVEY
17NOV08 ZONING COMMENTS

PROJECT 0812
DATE 21APR08
DRAWN BY PML
CHECKED BY CEL

SITE PLAN

A1