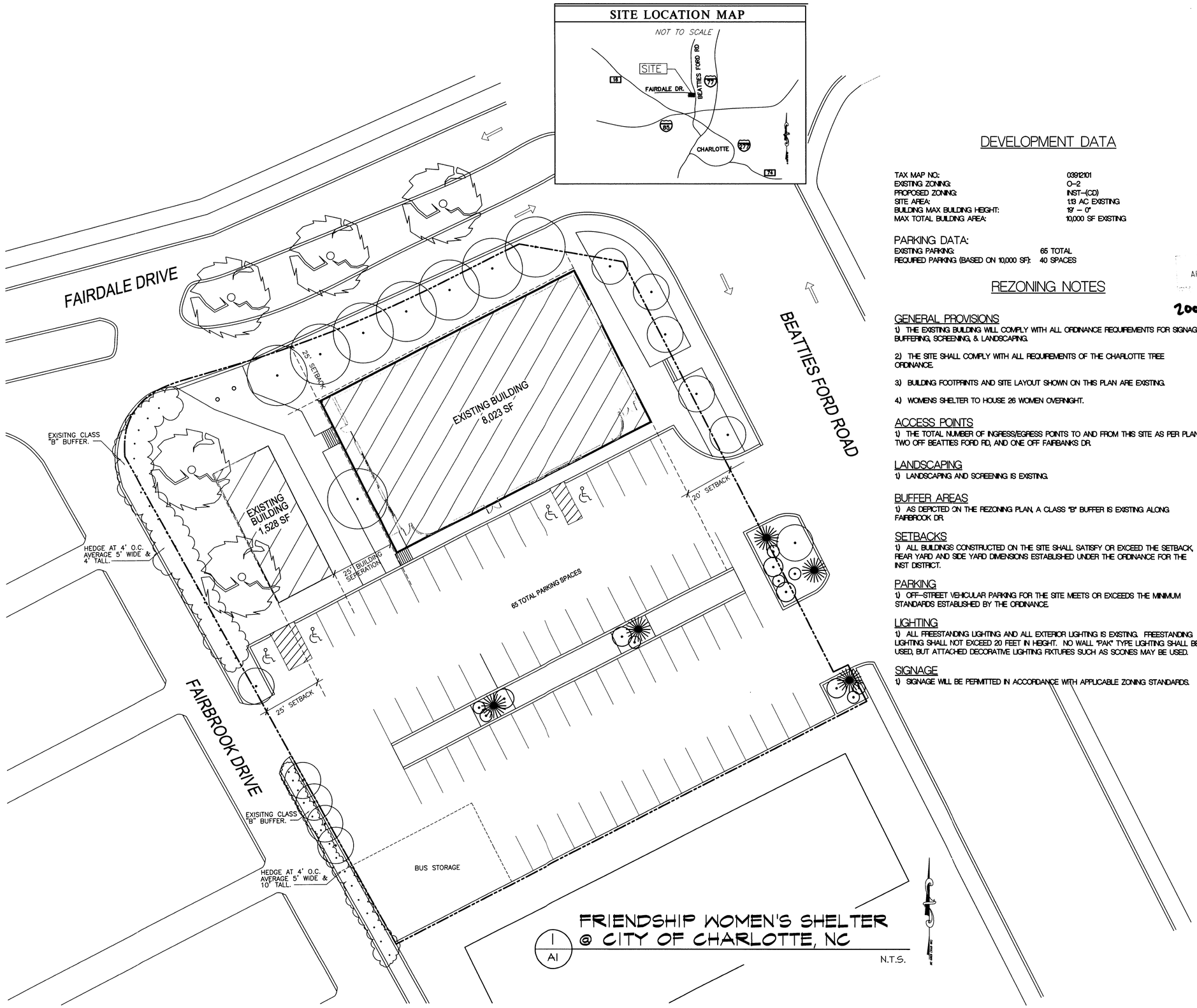

DEVELOPMENT DATA

TAX MAP NO:	03912101
EXISTING ZONING:	O-2
PROPOSED ZONING:	INST-(CD)
SITE AREA:	1.13 AC EXISTING
BUILDING MAX BUILDING HEIGHT:	19' - 0"
MAX TOTAL BUILDING AREA:	10,000 SF EXISTING

PARKING DATA:

EXISTING PARKING:	65 TOTAL
REQUIRED PARKING (BASED ON 10,000 SF):	40 SPACES

REZONING NOTES

2008-107

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 26 WOMEN OVERNIGHT.

ACCESS POINTS

1) THE TOTAL NUMBER OF INGRESS/EGRESS POINTS TO AND FROM THIS SITE AS PER PLAN. TWO 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.

PARKING

1) OFF-STREET VEHICULAR PARKING FOR THE SITE MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE ORDINANCE.

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.

SIGNAGE

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

WLA
WATTS LEAF ARCHITECTS, PA
101 North McDowell Street Suite 112
Charlotte, North Carolina 28204
PH 704 376 1200 FX 704 376 5111

APR 24 2008

Friendship Women's Shelter

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

PROJECT	0812
DATE	21APR08
DRAWN BY	PML
CHECKED BY	CEL

SITE PLAN

A1