

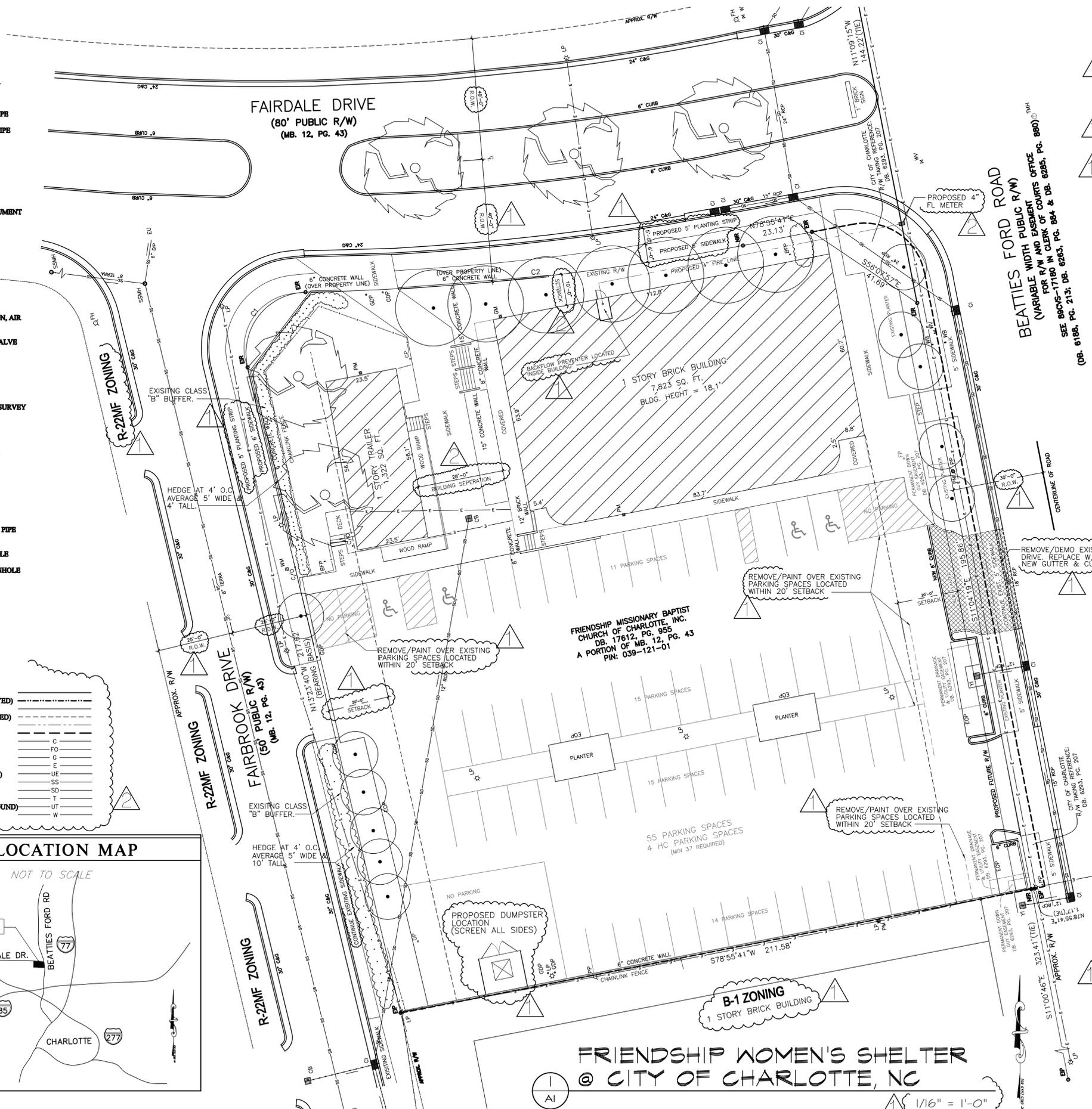
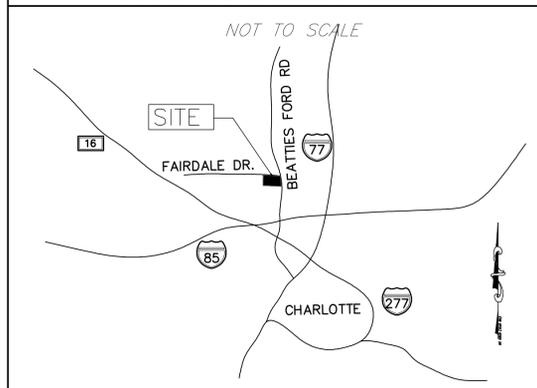
LEGEND:

- 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
- CO - CLEAN OUT
- DI - DEED
- DB - DEED BOOK
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- BCM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- BOG - EDGE OF GRAVEL
- BOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- FC - FIRE CONNECTION
- FR - 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 GEODETTIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- ORHANG - 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
- SB - BILLCOARD
- 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 PIPE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE

SITE LOCATION MAP



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 BEATTIES 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. 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. REMOVE PARKING FROM SETBACKS.

PARKING

- 1) VEHICULAR PARKING FOR THE SITE MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE ORDINANCE. NO PARKING OR MANUEVERING 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:
 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	