

Drawn	RED
Checked	DLS
Date	AUGUST 29, 1997
Revisions	
1-	9/23/1997 Planning Commission comments
2-	11/07/1997 Final issuance for rezoning
3	Date
4	Date

GENERAL NOTES:

- THIS DEVELOPMENT CONSISTS OF OFF-STREET PARKING FOR APPROXIMATELY 261 VEHICLES FOR AN EXISTING CHURCH FACILITY LOCATED DIRECTLY ACROSS BEATTIES FORD ROAD.
- PRIMARY VEHICULAR ACCESS WILL BE PROVIDED FROM THE INTERSECTION OF BEATTIES FORD ROAD AND FARDALE DRIVE AS SHOWN ON SCHEMATIC PLAN. DRIVEWAYS ARE SUBJECT TO APPROVAL BY CDOT.
- THE PROPOSED PARKING LOT IS TO BE ASPHALT AND WILL REQUIRE STORM-WATER DETENTION. HOWEVER, THE DETENTION SHALL NOT BE LOCATED WITHIN THE BUFFERS OR SETBACKS.
- LIGHTING FOR PARKING AREA WILL BE PROVIDED AND SHALL BE A MAX. OF 20' IN HEIGHT.
- PARKING LOT SCREENING AND BUFFERS SHALL MEET OR EXCEED SECTIONS 12.303 AND 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS FOR BUFFER AND SCREENING.
- TRAFFIC CONTROL SIGNS AND DEVICES WILL CONFORM TO THE REQUIREMENTS OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- ALL VEGETATION WITHIN THE IDENTIFIED BUFFER LIMITS SHALL BE PROTECTED AND REMAIN UNDISTURBED.
- PETITIONER RESERVES THE RIGHT TO INSTALL DETACHED IDENTIFICATION SIGN ALONG BEATTIES FORD ROAD. SIGN HEIGHT AND FACE AREA SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE SIGN ORDINANCE.
- PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, INCLUDING THE CITY TREE ORDINANCE.
- NO FENCES ARE PROPOSED FOR THIS DEVELOPMENT.
- PROPOSED REZONING IS NOT LOCATED WITHIN A REGULATORY FLOODPLAIN.
- DEVELOPMENT IS SCHEDULED FOR COMPLETION WITHIN 3 MONTHS OF RE-ZONING APPROVAL OF REZONING. (PETITIONER RESERVES THE RIGHT FOR EXTENDED COMPLETION TIME IN THE EVENT OF UNFORESEEN CIRCUMSTANCES.)

SITE DATA:

- SITE ACREAGE — 10.85 AC.
- EXISTING ZONING — R-4 AND O-2
- PROPOSED ZONING — O-1(CD)
- PROPOSED USE — OFF STREET PARKING FOR 261 VEHICLES.

PARKING SUMMARY:

THE PROPOSED PARKING IS AN AUXILIARY PARKING LOT FOR VEHICLES, TO SERVE FRIENDSHIP MISSIONARY BAPTIST CHURCH AT 3301 BEATTIES FORD ROAD

REQUIRED PARKING — NONE
PROVIDED PARKING — VEHICLES

LEGEND:

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPERTY LINE
- PROPOSED INTERIOR PLANTING
- PROPOSED BUFFER

As for Public Hearing
Petition No. 97-102

**Friendship
Missionary
Baptist Church
Parking Lot**
3300 Beatties Ford Road
Charlotte, NC 28216

Project Number 438

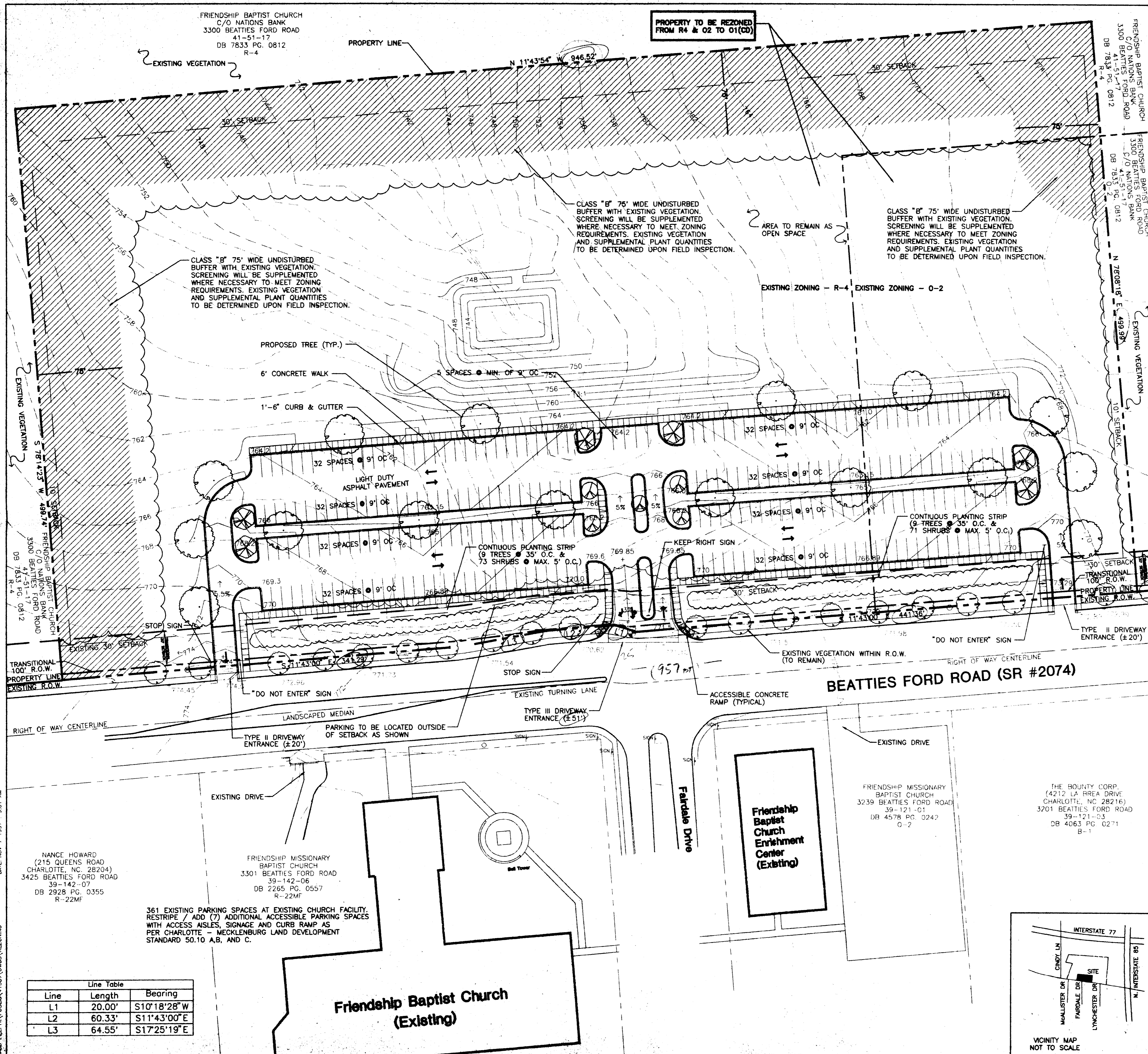
REZONING

R1

Sheet

Plate

APPROVED BY CITY COUNCIL
DATE 11/17/97

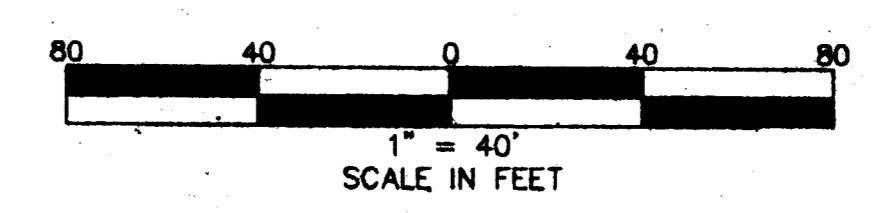
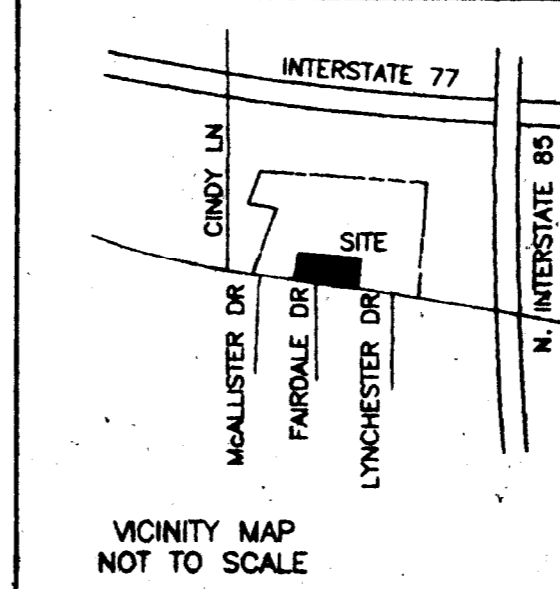


Line	Length	Bearing
L1	20.00'	S10°18'28\" W
L2	60.33'	S11°43'00\" E
L3	64.55'	S17°25'19\" E

361 EXISTING PARKING SPACES AT EXISTING CHURCH FACILITY. RESTRIPE / ADD (7) ADDITIONAL ACCESSIBLE PARKING SPACES WITH ACCESSIBLES, SIGNAGE AND CURB RAMP AS PER CHARLOTTE - MECKLENBURG LAND DEVELOPMENT STANDARD 50.10 A.B. AND C.

**Friendship Baptist Church
(Existing)**

**Friendship Baptist Church
Enrichment
Center
(Existing)**



DRAWN BY: Owen, Ralph
 DATE: NOV. 7, 1997, 9:01 AM
 PROJECT #: 41387.01.07
 CAD FILE: HA_PUBLIC_1_387.DWG; REZONING