

**NOTES**

- Existing Zoning: O-1, R-17mf, R-3  
Proposed Zoning: B-2 (cd)
  - Building Information:  
    - Area 1 - Proposed Building Size = 3183 SF. For Future Building, allow an additional 3217 SF (totaling 6400 SF).
    - Area 2 - No Building - Wooded-area to remain as Open-space Buffer.
  - Proposed Building in Area 1 will house Two Classrooms (15 to 20 students each), an Observation Deck, Bathrooms and Incidental Storage. Building Height will be 1 1/2 stories. Location of Building is shown on this sheet.  
    - All 50 Parking Stalls shown are proposed, and will meet the RECOMMENDED Detail for 50' two-way Operation, per Land Development Std 50.09.
    - exceed the Number of Spaces required for a Junior College by 30. (Parking requirements for Junior Colleges stipulate one stall per two students. No reference for this particular type of use is available from a traffic standpoint. However this use is considered similar to a Junior College.)
  - Landscape Buffer:  
    - Buffers will meet Section 12.302 of the City of Charlotte Zoning Ordinance (for Class B Buffer).
    - All trees will be preserved, except as noted below.
    - Types and Widths are identified on the plan view, and below.
- Proposed Landscape Buffer w/o New Planting =
- Proposed Landscape Buffer w/New Planting =
- Project will be constructed in One Phase.
  - See accompanying FLOOD AREA MAPS (91 and 92) for Flood Plain Information.
  - Proposed and Existing Topography: See Sheet 2 of 2.
  - Proposed Land Use will be primarily for Driver Training of Police and Fire Department Employees.
  - Height of Detached Lights will not exceed 30 feet.
  - Signage will be Ground-mounted, not exceed 7 feet in height, and not exceed 50 SF.
  - Dumpsters will be Screened with Solid Enclosure and Gate.
  - Storm Water Detention Ponds will not be located in Buffers or Setbacks.
  - Property will be dedicated in order to obtain a right-of-way width of 70' for Beam and Shopton Roads.
  - Minimum Vertical and Horizontal Sight Lines will not be obstructed at Proposed Entrances/Exits.
  - The City anticipates future development of Area 2. A re-zoning of Area 2 will be required at that time.
- Future Development Parcel (Area 2) =
- Grass or Detention Basin Areas =

201-011-09  
Marybell Company  
2200 Shopton Road  
Charlotte, NC 28217

DEED: 3816 0871  
ZONED: R-12mf

141-071-11  
Harris Teeter Inc.  
c/o Real Estate  
P.O. Box 33129  
Charlotte, NC 28233

DEED: 8118 0178  
ZONED: I-1

141-071-10  
Burchmont Land Assoc.  
2200 Shopton Road  
Charlotte, NC 28217

DEED: 7852 0669  
ZONED: BD (cd)

141-071-15  
Allison Carl Cebum  
16119 Gardenside Lane  
Charlotte, NC 28278

DEED: 2436 0291  
ZONED: R-3

141-071-14  
Allison Carl Cebum  
& wife Susan Knox  
2900 Little Rock Road  
Charlotte, NC 28214

DEED: 3171 0570  
ZONED: R-3

201-011-08  
Burchmont Land Assoc.  
2200 Shopton Road  
Charlotte, NC 28217

DEED: 7852 0669  
ZONED: R-17mf

201-011-08  
Burchmont Land Assoc.  
2200 Shopton Road  
Charlotte, NC 28217

DEED: 7852 0669  
ZONED: R-17mf

143-221-04  
City of Charlotte  
DEED: 3694 0769  
ZONED: INST

201-011-08  
Burchmont Land Assoc.  
2200 Shopton Road  
Charlotte, NC 28217

DEED: 7852 0669  
ZONED: R-17mf

Future Realignment of Beam Road thru Intersection

POLICE and FIRE TRAINING ACADEMY

APPROVED BY CITY COUNCIL  
DATE 11-15-99

<h1>SITE PLAN B</h1>	For Public Hearing 99-79	CITY of CHARLOTTE DEFENSIVE DRIVER TRAINING FACILITY	
		PRELIMINARY SITE PLAN SHOPTON & BEAM ROADS	
JOB NO. <u>          </u> SCALE: <u>1" = 80'</u>	PREPARED BY: <u>KCG</u> CHECKED BY: <u>          </u>	DATE: <u>8-30-99</u>	SHEET <u>1</u> OF <u>2</u>

