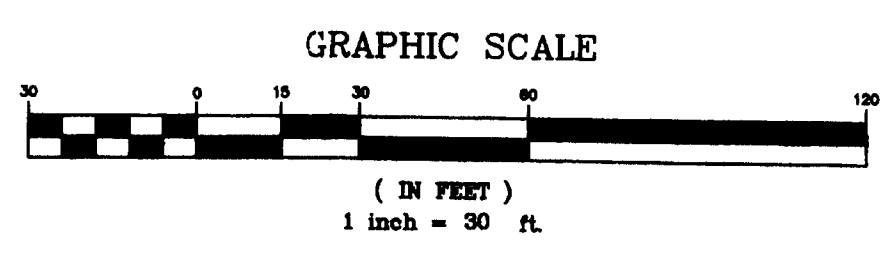
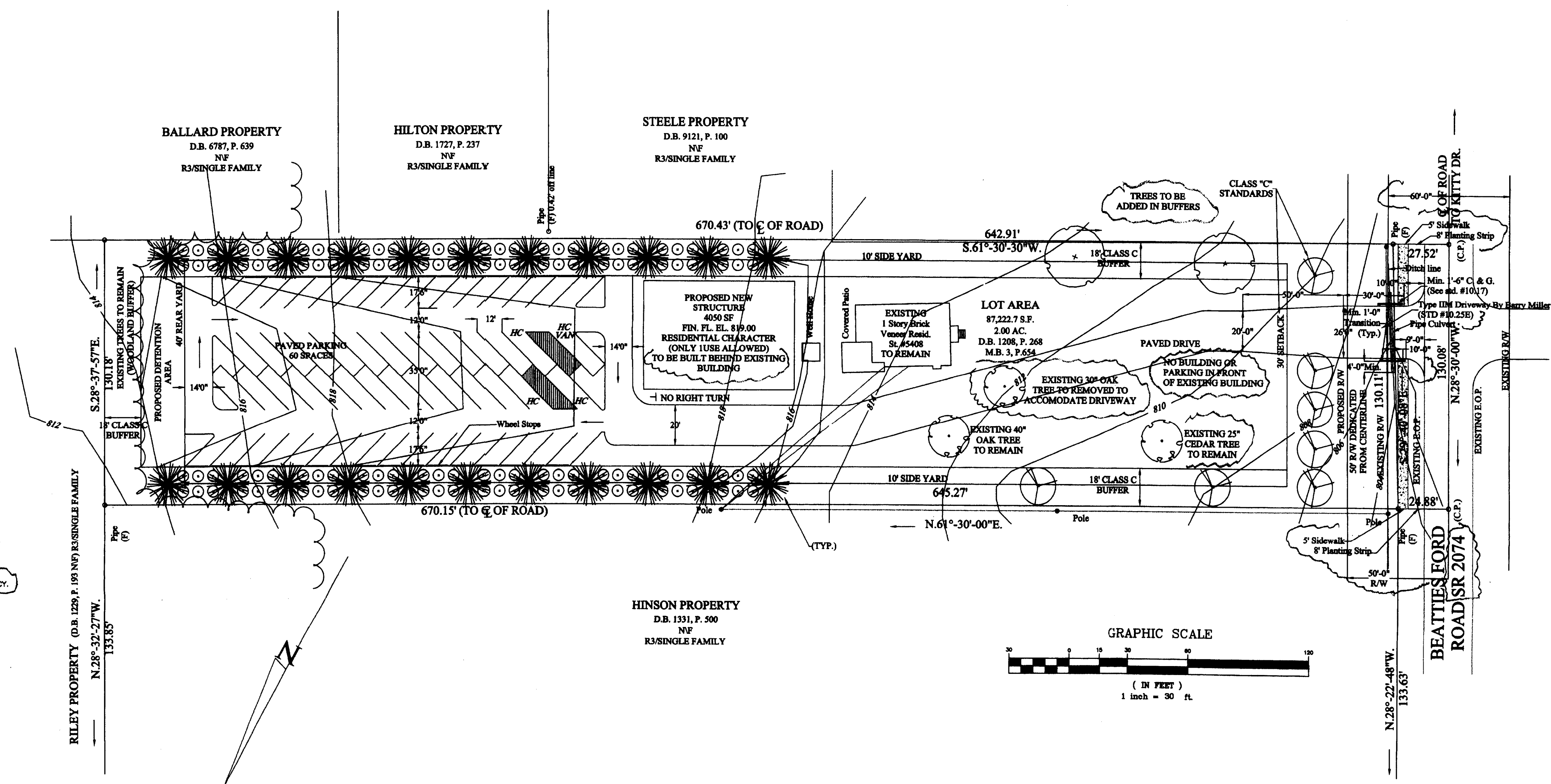


- SITE NOTES**
- THIS SITE PLAN CONFORMS TO THE REQUIREMENTS SPECIFIED IN THE R-BF SECTION OF THE ZONING ORDINANCE.
 - THE NEW BUILDING PROPOSED AREA IS 4050 SQUARE FEET.
 - PARKING IS PROVIDED FOR UNDER SECTION 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. ASSEMBLY AREA 4050 SF / 250 SF PER SPACE = 17 SPACES, EXISTING BUILDING 1347 SF/250 = 5 SPACES FOR A TOTAL OF 23 SPACES.
 - ONE DRIVEWAY ENTRANCE IS ALLOWED TO BEATTIES FORD ROAD.
 - BUFFERS ARE SHOWN IN COMPLIANCE WITH REQUIREMENTS. ANY CLEARING OF UNDERBUSH, DEAD OR DYING TREES AND TREES OF LESS THAN 1" CALIPER SHALL BE DONE BY HAND. LANDSCAPING IS PER REQUIREMENTS.
 - THIS BUILDING WILL BE USED FOR A NON-STUDENT, ADULT FRATERNITY MEETING PLACE, AND IS NOT A PLACE OF RESIDENCE.
 - 50' RIGHT-OF-WAY, FROM CENTERLINE OF ROAD, INCLUDES 20' DEDICATED FOR FUTURE NCDOT EXPANSION. RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE WITH REGARDS TO INTERNAL AND PERIMETER TREE PLANTING WILL BE FOLLOWED FOR LANDSCAPE DESIGN.
 - THERE ARE NO OUTDOOR TRASH RECEPTACLES PROPOSED.
 - BOUNDARY INFORMATION IS FROM A CERTIFIED BOUNDARY SURVEY PLAT PREPARED BY GARY K. MOEN FOR DELTA'S OF CHARLOTTE, INC. FOR PART OF TRACT #S, J.H. ALTEN ESTATE LANDS DATED NOVEMBER 28, 2000.
 - TOPOGRAPHIC INFORMATION WAS TAKEN FROM MECKLENBURG COUNTY ENGINEERING DEPARTMENT AERIAL PHOTOGRAPHY SHEET NO. K-20.
 - AN EXISTING FIRE HYDRANT IS LOCATED WITHIN 200 FEET OF THIS PROPERTY.
 - NO STORM WATER DETENTION WILL BE ALLOWED IN BUFFER AREAS OR SETBACK.
 - NO BUILDING OR PARKING WILL BE ALLOWED IN BUFFER AREAS OR IN FRONT OF THE EXISTING BUILDING.
 - LANDSCAPE PLANTING - USE 25% EVERGREEN TREES; 75% EVERGREEN SHRUBS; 50% LARGE MATURING TREES.
 - MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
 - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
 - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACT SOIL AND ADD 24" NEW TOPSOIL -OR- UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 200 SQUARE FEET PER TREE).
 - LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
 - PLEASE CALL 336-2291 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
 - PREFERRED TREE SPACING IS:
30' MIN. FOR SMALL-MATURING TREES (20' MIN. IF PLANTED IN GROUPS)
40' MIN. FOR LARGE-MATURING TREES (25' MIN. IF PLANTED IN GROUPS)



SITE PLAN

APPROVED BY CITY COUNCIL
DATE 10/7/19

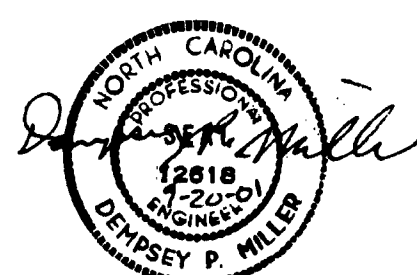
WATU ENGINEERING
PO BOX 3543
Huntersville, NC 28070-3543
(704) 948-6488 (voice & fax)

ZONING CODE SUMMARY

PROJECT NAME: CLUB FACILITY
OWNER: DELTA'S OF CHARLOTTE, INC. PHONE # 391-7010
PLANS PREPARED BY: WATU ENGINEERING PHONE # 948-6488
ZONING: RB-MF(CD) JURISDICTION: CITY OF CHARLOTTE
PROPOSED USE: FRATERNAL FACILITIES TAX PARCEL #: 037-37-114
BUILDING HEIGHT: 30' Feet, Stories: 1
BUILDING COVERAGE: 4,050 Sq. Ft. GROSS FLOOR AREA: 4,050 Sq. Ft.
LOT SIZE: 2.0 Sq. Ft./Acres NUMBER OF UNITS/SUITES: 1
YARD REQUIREMENTS:
Setback (front): 30 Ft. from R/W, Ft. from C/L of R/W
Side Yard (L): 10 Ft. Side Yard (R): 10 Ft.
Rear Yard: 40 Ft.
REQUIRED BUFFERS:
Front: NO / YES Ft. Rear: NO / YES 18' Ft.
Side (L): NO / YES 18 Ft. Side (R): NO / YES 18' Ft.

FLOOR AREA RATIO: 31,347 SF. EXISTING (SITE = 87,223 SF)
4,050 SF. PROPOSED
PER SECTION 9.205 (35,397 SF TOTAL) 0.5 * 12,000
CITY ORDINANCE) ALLOWABLE SQ. FOOTAGE = 6000 SF
REQUIRED SCREENING:
Front: NO / YES Rear: NO / YES
Side (L): NO / YES Side (R): NO / YES
Parking Only: NO / YES
PAVEMENT COVERAGE: 29,500 Sq. Ft. / Acres
PARKING DATA: (specify requirement)
1 SPACE PER 250 SQ. FT.
Required: 23 Provided: 82 Handicap: 4 Compact: _____
Carpool: _____ Loading Spaces: _____
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- EXISTING TREE
- PROPOSED LARGE MATURING DECIDUOUS TREE (OPTIONS: WILLOW OAK, BALD-CYPRESS, SUGAR MAPLE)
- PROPOSED SMALL MATURING DECIDUOUS TREE (OPTIONS: CRAPE MYRTLE, SAVANNAH HOLLY, WAX MYRTLE)



Revisions Per Pre-Hearing Staff Analysis
FOR REZONING PURPOSES ONLY
FOR PUBLIC HEARING
PETITION NUMBER 2001-112
DO NOT USE FOR CONSTRUCTION

5408 BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA

Job No. _____ File No. _____		DELTA'S OF CHARLOTTE CLUB FACILITY	
Scales 1" = 30'			
PLAN	Hor. N/A	CIVIC, SOCIAL SERVICE, FRATERNAL FACILITY PROPOSED USE	
PROFILE	Vert. N/A		
As Built	Date	01-112 9-21-01	
GKM	DPM	Sheet	Of
Surveyed By	Designed By	Drawn By	Project-Engr
Approved By	Date	1	1