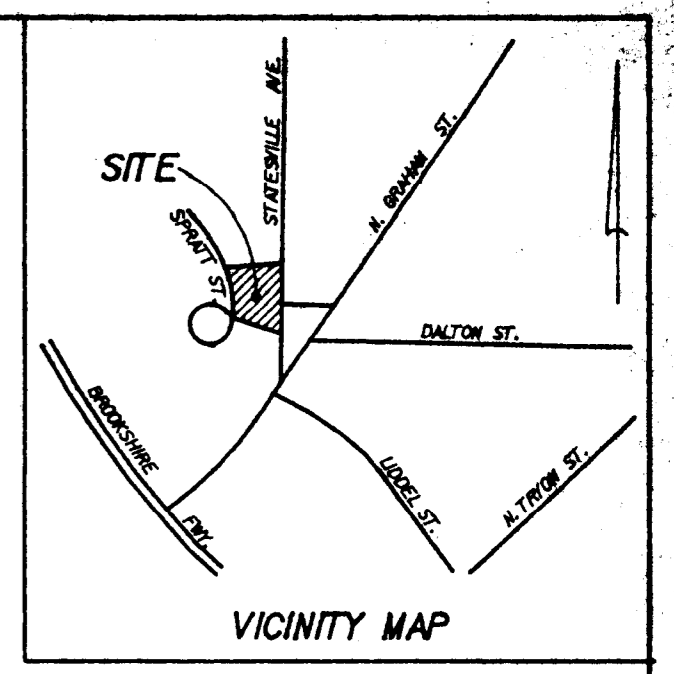


RELATIVE TO MAP BOOK 25, PAGE 189

⑤
I-2



STATESVILLE AVENUE (100' R/W)

OLIVER STREET (50' R/W)

SPRATT STREET (50' R/W)

NO EXISTING DRIVEWAYS THIS SIDE OF OLIVER STREET

③
R-9MF

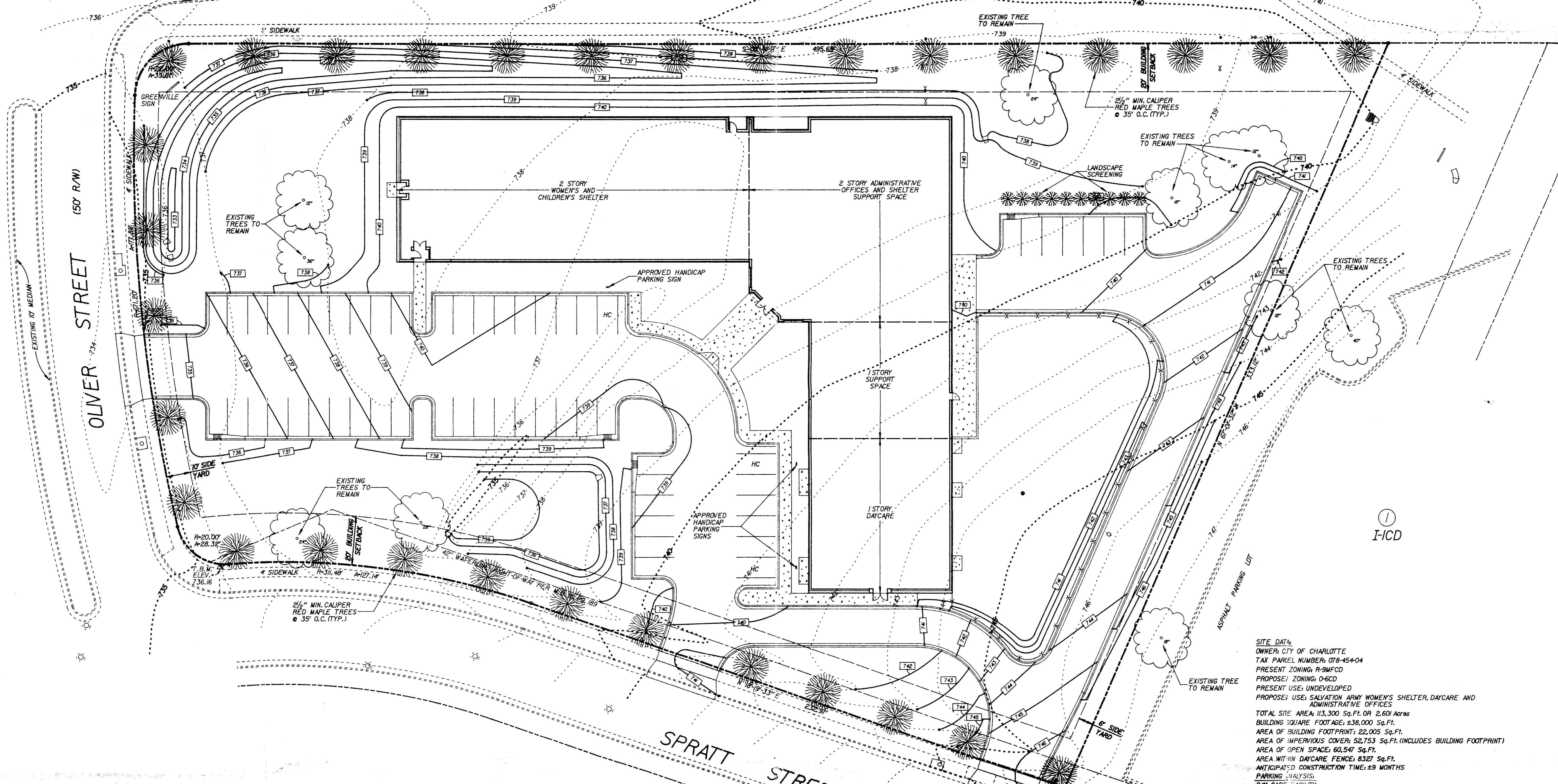
①
I-CD

②
I-CD

④
(CENTER ISLAND OF CUL-DE-SAC)
R-9MF

ADJOINING PROPERTY OWNERS

- ① TAX No. 078-454-05
MECKLENBURG COUNTY
720 EAST FOURTH STREET
CHARLOTTE, N.C. 28202
PRESENTLY ZONED I-CD
- ② TAX No. 078-454-03
CITY OF CHARLOTTE URBAN DEVELOPMENT DEPT.
301 SOUTH McDOWELL STREET
CHARLOTTE, N.C. 28204
PRESENTLY ZONED I-CD
- ③ TAX No. 078-451-06
CITY OF CHARLOTTE URBAN DEVELOPMENT DEPT.
301 SOUTH McDOWELL STREET
CHARLOTTE, N.C. 28204
PRESENTLY ZONED R-9MF
- ④ TAX No. 078-455-01
CITY OF CHARLOTTE URBAN DEVELOPMENT DEPT.
301 SOUTH McDOWELL STREET
CHARLOTTE, N.C. 28204
PRESENTLY ZONED R-9MF
- ⑤ TAX No. 079-021-03
SEALEST (aka) FOODS
DIVISION OF KRAFTCO CORP.
221 SANDERS ROAD
NORTHBROOK, ILLINOIS 60062
PRESENTLY ZONED I-2



SITE DATA:
 OWNER: CITY OF CHARLOTTE
 TAX PARCEL NUMBER: 078-454-04
 PRESENT ZONING: R-9MFCD
 PROPOSED ZONING: I-CD
 PRESENT USE: UNDEVELOPED
 PROPOSED USE: SALVATION ARMY WOMEN'S SHELTER, DAYCARE AND ADMINISTRATIVE OFFICES
 TOTAL SITE AREA: 113,300 Sq.Ft. OR 2.601 Acres
 BUILDING SQUARE FOOTAGE: 238,000 Sq.Ft.
 AREA OF BUILDING FOOTPRINT: 22,000 Sq.Ft.
 AREA OF IMPERVIOUS COVER: 52,753 Sq.Ft. (INCLUDES BUILDING FOOTPRINT)
 AREA OF OPEN SPACE: 60,547 Sq.Ft.
 AREA WITHIN DAYCARE FENCE: 8327 Sq.Ft.
 ANTICIPATED CONSTRUCTION TIME: 24 MONTHS

PARKING ANALYSIS:

DAY CARE FACILITY	
ONE SPACE PER EACH TWO ADULTS (12 ADULTS)	6 SPACES
ONE SPACE PER EACH TEN CHILDREN (75 CHILDREN)	8 SPACES
TOTAL	14 SPACES
GROUP HOME	
ONE SPACE FOR EACH RESIDENT ATTENDANT (2 RESIDENTS)	2 SPACES
ONE SPACE FOR EACH TEN RESIDENTS (100 RESIDENTS)	10 SPACES
TOTAL	20 SPACES
OFFICE STAFF	
ONE SPACE PER EVERY 300 sq.ft. OF OFFICE SPACE	
7,058 sq.ft. OF OFFICE DIVIDED BY 300	23 SPACES
TOTAL SPACES	57 SPACES
TOTAL PROVIDED	57 SPACES

HANDICAP SPACES REQUIRED: 3
 HANDICAP SPACES PROVIDED: 3

- GENERAL NOTES:**
- ALL DUPSTER AND SERVICE AREAS SHALL BE SCREENED FROM THE STREET AND ADJACENT PROPERTIES.
 - ALL SIGNAGE AND PARKING WILL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF CHARLOTTE STORMWATER DETENTION ORDINANCE.
 - NO VEHICULAR ACCESS TO STATESVILLE AVE. WILL BE ALLOWED.
 - DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE (CHAPTER 21 OF CITY CODE).
 - DEVELOPMENT SHALL BE IN COMPLIANCE WITH CHAPTER 20 OF CITY CODE.
 - PROPERTY FRONTAGE ALONG OLIVER STREET SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - GRADING PERMIT MUST BE OBTAINED PRIOR TO ANY SITE CLEARING OR GRADING.

THE NEW
WOMEN'S FACILITY
 FOR THE
SALVATION ARMY

DEVELOPED BY:
 NCHB COMMUNITY DEVELOPMENT CORP.
 901 W. TRADE ST. SUITE 1020
 CHARLOTTE, N.C. 28202
 CONTACT: MR. ROBIN W. DAVIS, AIA
 ASSISTANT VICE PRESIDENT
 (704) 374-5379

BALLENTINE ASSOCIATES, P.A.
 PLANNING & CIVIL ENGINEERING
 SURVEYING & STRUCTURAL ENGINEERING
 601 South Cedar Street
 Suite 101
 Charlotte, N.C. - 28202
 Tel. (704) 338-0181

REZONING PLAN
 APPROVED BY CITY COUNCIL 29004.10
 DATE 11/16/2002
 ISSUED 11/16/2002 HEARING MAY 25, 1990

SCALE
 1"=20'
 20 10 0 20
 SHEET NO.
RZ1