

**LANDSCAPING**

- A - QUERCUS PHELLOS, WILLOW OAK, 8' HIGH MIN., 40'-0" O.C.; 6 REQ'D.
- B - MYRICA CERIFERA, WAX MYRTLE, 3' HIGH MIN., 5'-0" O.C.; 23 REQ'D.
- C - PRUNUS CAROLINIANA, CAROLINA CHERRY LAUREL, 8' HIGH MIN., 30'-0" O.C.; 8 REQ'D.
- D - ILEX CORNUTA, BUFORD HOLLY, 3' HIGH MIN., 5'-0" O.C.; 44 REQ'D.

PROJECT NAME: CLUB FACILITY  
 OWNER: KAPPAS OF CHARLOTTE, INC. PHONE # 334-8500  
 PLANS PREPARED BY: GRAY MILLER PHONE # 568-1022  
 ZONING: R-9MF(CD) JURISDICTION: COUNTY  
 PROPOSED USE: ADULT FRATERNITY  
 BUILDING HEIGHT: 23 Feet, Stories: ONE  
 BUILDING COVERAGE: 3000 Sq. Ft. GROSS FLOOR AREA: 3000 Sq. Ft.  
 LOT SIZE: 2.621 ~~84,000~~ Acres NUMBER OF UNITS/SUITES: ONE  
 YARD REQUIREMENTS: SEE ALLOWED BUILDING ENVELOPE AREA

REQUIRED BUFFERS:  
 Front: No / Yes 30 ft. Rear: No / Yes 40 ft.  
 Side (L): No / Yes 40 ft. Side (R): No / Yes 40 ft.

REQUIRED SCREENING:  
 Front: No / Yes  
 Side (L): No / Yes  
 Side (R): No / Yes  
 Parking Only: No / Yes  
 PAVEMENT COVERAGE: NONE (GRAVEL) sq. ft./acres  
 PARKING DATA: (specify requirement)

SEE SITE DEVELOPMENT DATA

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 2/20/92  
 BY: MARTIN R. CRAMTON, JR.

**APPENDIX B  
 BUILDING CODE SUMMARY  
 FOR ALL COMMERCIAL PROJECTS**  
 (Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: KAPPAS OF CHARLOTTE, INC.  
 Address: 5409 BEATTIES FORD ROAD  
 Proposed Use: ADULT FRATERNITY  
 Owner/Contractor: \_\_\_\_\_ Phone# \_\_\_\_\_

DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE #	TELEPHONE #
Architectural	GRAY MILLER	2109	568-1022
Electrical			
Plumbing			
Mechanical			
Structural			
Sprinkler-Standpipe			
Fire Alarm			
Other			

BUILDING DATA  
 Occupancy:  Assembly  Business  Educational  Mercantile  Hazardous  
 Factory-Industrial  Institutional (unrestrained)  
 Use Condition  Institutional (restrained)  
 Residential  Storage

Mixed Occupancy? Yes / No Separation: N/A Hr.  
 Construction Type:  II  III  IV  V (UP)  VI (UP)  VII (UP)  VIII (UP)  IX (UP)  X (UP)  XI (UP)  XII (UP)  
 Sprinkled? Yes / No (13 13R 13D)  
 Fire District? Yes / No  
 Building Height: 23 Feet one Number of Stories  
 Manufacture: Yes / No  
 High Rise? Yes / No

Gross Building Area:

Floor	(Foot Print) Sq. Ft.	Sq. Ft.
Basement		
1st Floor	3000	
2nd Floor		
3rd Floor		
Total Gross Area:		3000 sq. ft.

Area Increase? Yes / No Yes code reference:  
 If yes, calculations:

**FIRE RESISTANCE RATINGS**

Party/Firewalls	Required Hourly	Detail # & Sheet #	% Wall for Rated Assemblies	UL/FM # **
Exterior bearing Walls:				
North	N/A			
East	N/A			
West	N/A			
South	N/A			
Exterior non-bearing Walls				
North	NC (INJ)			
East	NC (INJ)			
West	NC (INJ)			
South	NC (INJ)			
Interior Walls:				
Bearing	N/A			
Non-bearing	N/A			
Transept Separation	N/A			
Ceiling/Floors Assembly:				
Beams:	NC			
Columns:	NC			
Ceiling/Roof Assembly:	NC			
Vertical Shafts:	N/A			
Chases/F.E.M.:	N/A			
Mixed Occupancy Separation:	N/A			
Transept Separation:	N/A			

LIFE SAFETY SYSTEM:  
 Emergency Lighting and Exit Signs Yes/No YES  
 Fire Alarm and Smoke Detectors Systems Yes/No YES  
 Panic Hardware Yes/No YES

EXIT REQUIREMENTS:  
 Dead end limit-maximum condition 0 Feet  
 Travel distance to exit-maximum condition 40 Feet  
 Number exits:  
 Total Square footage of floor 1946 divided by setup ft. per

occupancy 15 = 130 Total number of people on floor.  
 Number of doors provided 3, number of doors required 2

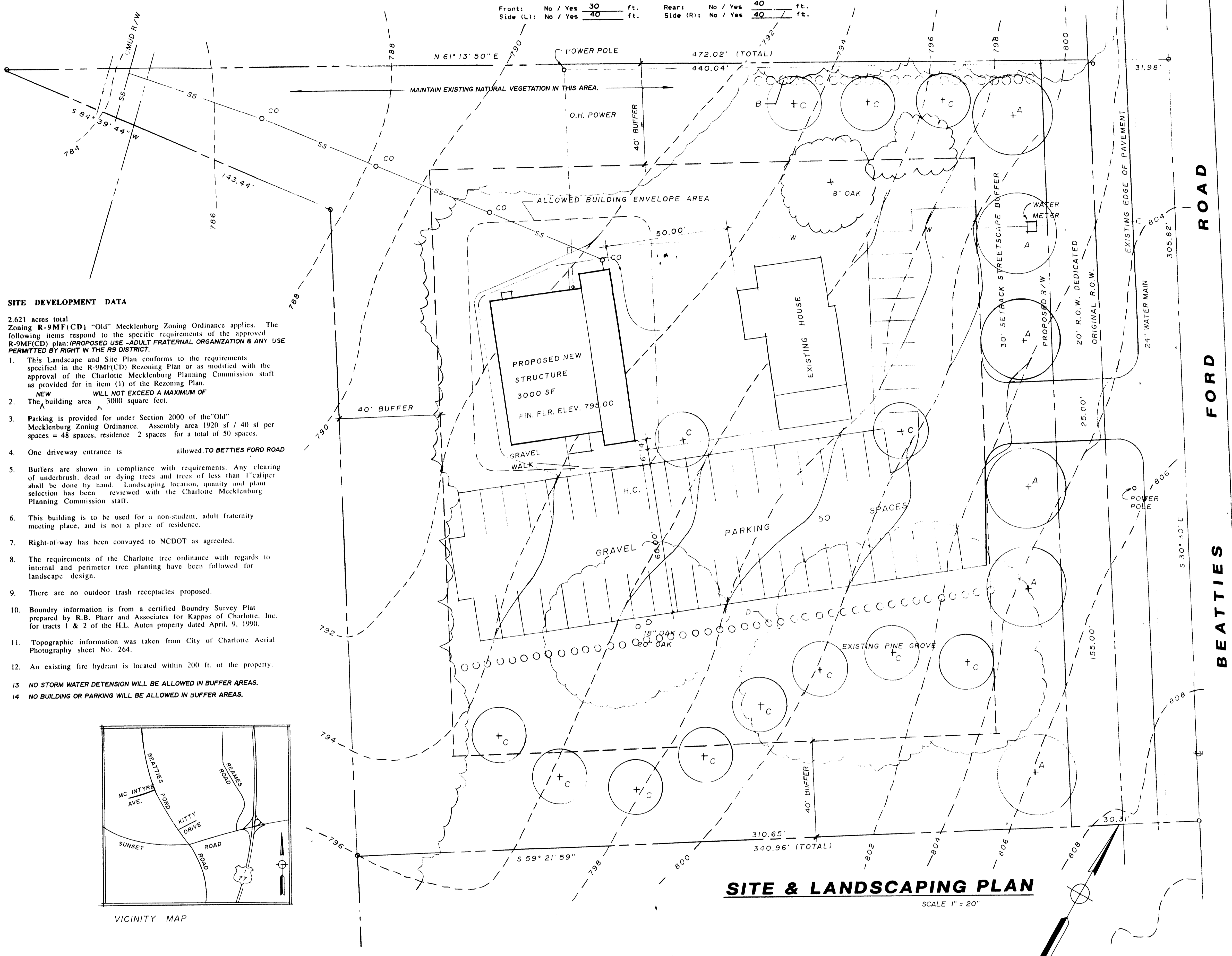
- \* Required if wall to property line or assumed line is less than 30 feet.
- \*\* Reproductions of UL/FM assembly test shall be incorporated on drawings.
- \*\*\* All fire rated walls shall be identified on plans by hatching, shading, etc. show legend.
- \*\*\*\* Identify code section when using any special exceptions, etc.
- \*\*\*\*\* Stairs, elevators and/or atriums

DESIGN LOADS:  
 Roof live load: 20 psf.  
 Wind: 80 mph.  
 Floor: 100 psf.  
 Snow: 70 psf.  
 Seismic: I  
 Lateral design: 0.60

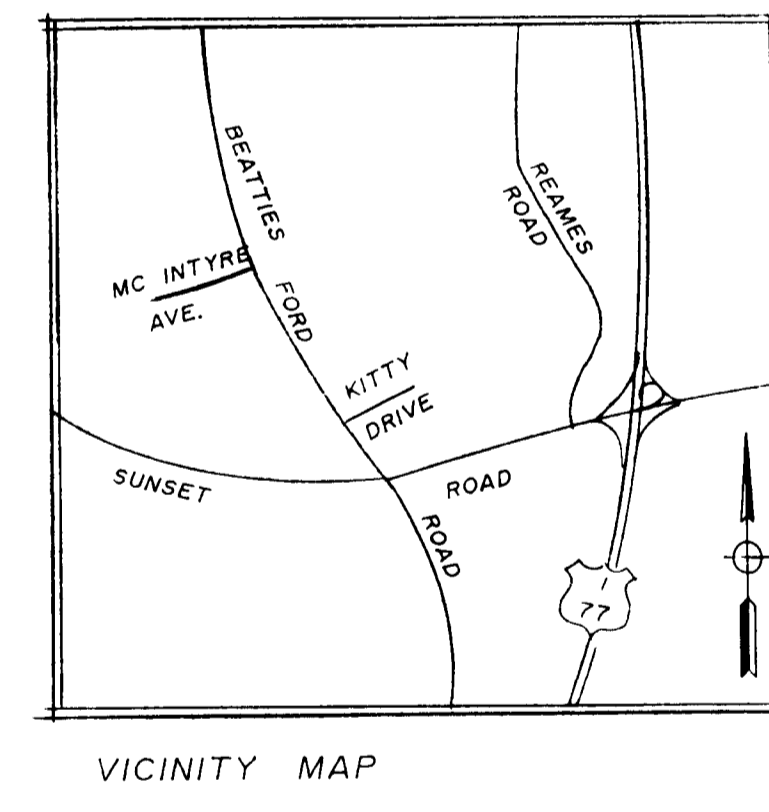
Soil Bearing Capacities:  
 Field Test (provided copy of test report) 2,500 psf. Presumptive Bearing capacity \_\_\_\_\_ psf.

PARKING SPACES: 50 Required 50 Provided  
 Handicap Spaces 1 provided (13' wide and R-7-B sign)

Special approval by Department of Insurance or by Local Jurisdiction describe below:



- SITE DEVELOPMENT DATA**
- 2.621 acres total  
 Zoning R-9MF(CD) "Old" Mecklenburg Zoning Ordinance applies. The following items respond to the specific requirements of the approved R-9MF(CD) plan: PROPOSED USE - ADULT FRATERNAL ORGANIZATION & ANY USE PERMITTED BY RIGHT IN THE R9 DISTRICT.
- This Landscape and Site Plan conforms to the requirements specified in the R-9MF(CD) Rezoning Plan or as modified with the approval of the Charlotte Mecklenburg Planning Commission staff as provided for in item (1) of the Rezoning Plan. NEW WILL NOT EXCEED A MAXIMUM OF 3000 square feet.
  - The building area 3000 square feet.
  - Parking is provided for under Section 2000 of the "Old" Mecklenburg Zoning Ordinance. Assembly area 1920 sf / 40 sf per spaces = 48 spaces, residence 2 spaces for a total of 50 spaces.
  - One driveway entrance is allowed TO BEATTIES FORD ROAD.
  - Buffers are shown in compliance with requirements. Any clearing of underbrush, dead or dying trees and trees of less than 1" caliper shall be done by hand. Landscaping locations, quantity and plant selection has been reviewed with the Charlotte Mecklenburg Planning Commission staff.
  - This building is to be used for a non-student, adult fraternity meeting place, and is not a place of residence.
  - Right-of-way has been conveyed to NCDOT as agreed.
  - The requirements of the Charlotte tree ordinance with regards to internal and perimeter tree planting have been followed for landscape design.
  - There are no outdoor trash receptacles proposed.
  - Boundary information is from a certified Boundary Survey Plat prepared by R.B. Pharr and Associates for Kappas of Charlotte, Inc. for tracts 1 & 2 of the H.L. Auten property dated April, 9, 1990.
  - Topographic information was taken from City of Charlotte Aerial Photography sheet No. 264.
  - An existing fire hydrant is located within 200 ft. of the property.
  - NO STORM WATER DETENSION WILL BE ALLOWED IN BUFFER AREAS.
  - NO BUILDING OR PARKING WILL BE ALLOWED IN BUFFER AREAS.



**SITE & LANDSCAPING PLAN**  
 SCALE 1" = 20'

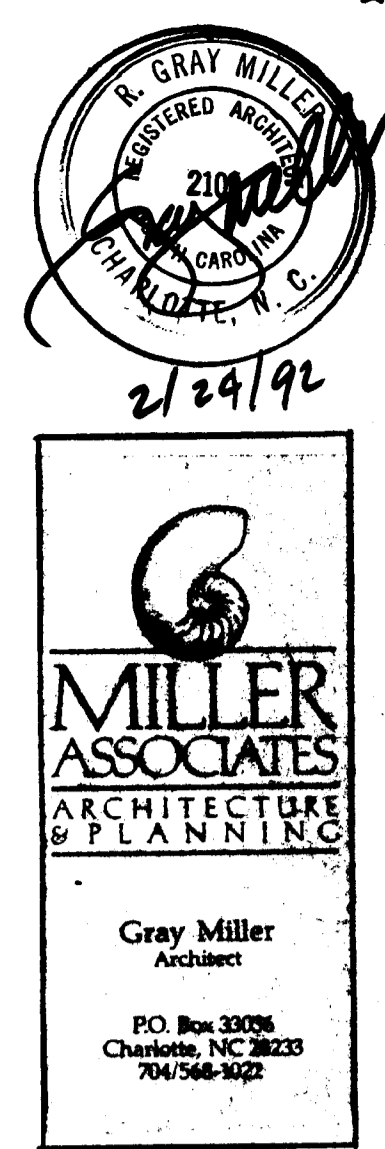
**CHARLOTTE-MECKLENBURG  
 PLANNING COMMISSION  
 INTER-OFFICE COMMUNICATION**

DATE: February 20, 1992  
 TO: Robert Brandon, Zoning Administrator  
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 90-28(c) by Kappas of Charlotte, Inc., Tax Parcel No. 037-112-06

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show a different driveway and parking lot configuration as well as some specific landscape screening requirements. Since these changes are minor I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

MRCjf/KRM/cln  
 Attachment



Date 1/31/92  
 Drawn by GM  
 Revisions: 2/21/92

**CLUB FACILITY**  
 KAPPAS OF CHARLOTTE INC.

**DAVIS  
 CONSTRUCTION  
 COMPANY**

**SITE PLAN**

**L1**