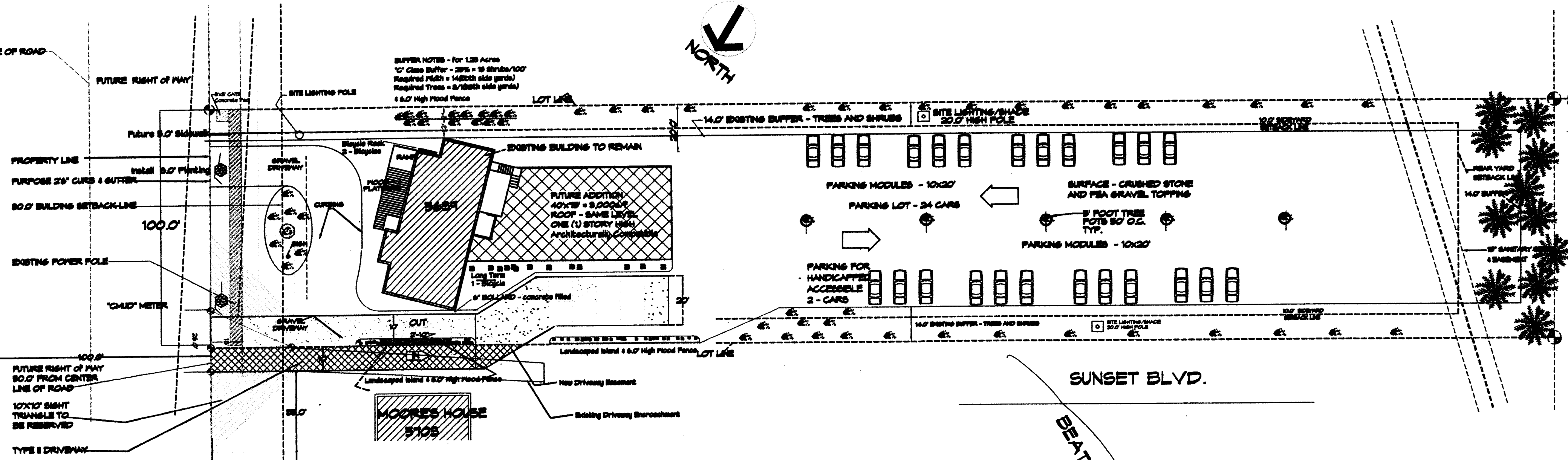
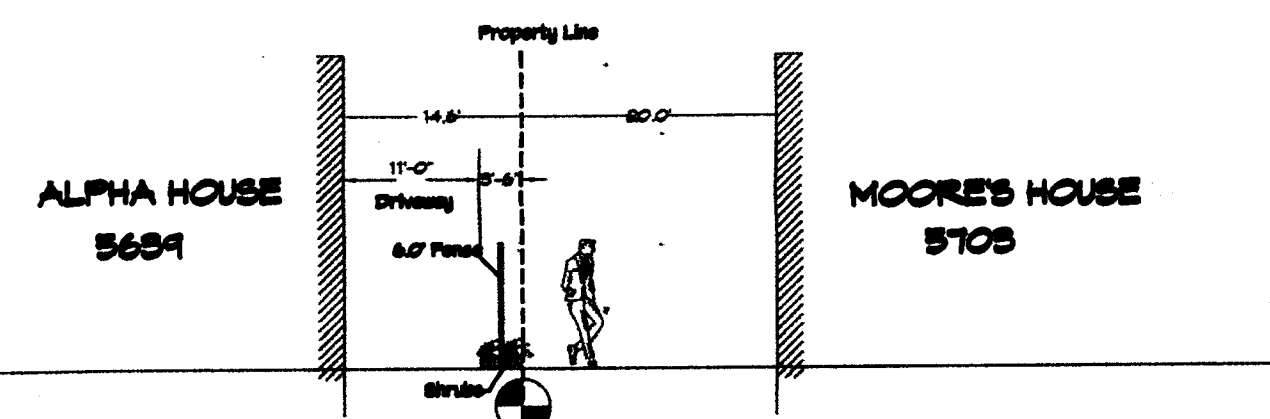


BEATTIES FORD ROAD

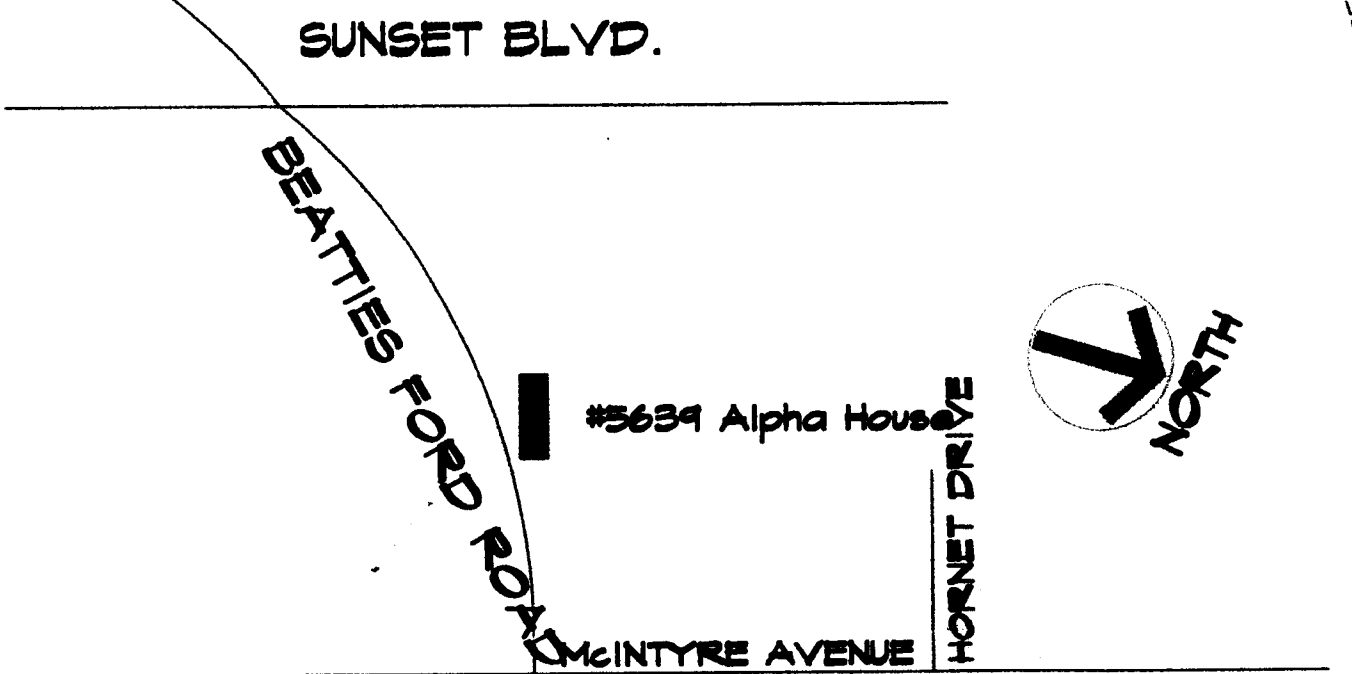


SITE PLAN

ZONING VARIANCE APPROVAL
GRANTED NOVEMBER 29, 2005
CASE NO. 05-116



CROSS SECTION BETWEEN BUILDINGS & DRIVEWAYS



VICINITY MAP

GENERAL NOTES

- 1.) DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 2.) BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.902 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 3.) SCREENING WILL COMPLY WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.909 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 4.) PARKING WILL MEET THE STANDARDS OF TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 5.) THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE A FRATERNITY HOUSE WHICH WILL BE DEVELOPED UNDER THE R3-MF DISTRICT STANDARDS.
- 6.) SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT TO 4'-0" IN HEIGHT AND NOT TO EXCEED 32 SQ/FT MAX.
- 7.) EXISTING BUILDING HEIGHT- 20.0' DOES NOT EXCEED THE MAXIMUM ALLOWABLE.
- 8.) THE DRIVEWAY CONNECTIONS WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 9.) NO DUMPSTER SERVICE REQUIRED. REGULAR CITY COLLECTION SERVICES ARE SCHEDULED ON WEDNESDAYS.
- 10.) not applicable

- 11.) ALL PROPOSED TREES, FENCES AND SIGNS WILL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE OF THE SITE. ANY FENCE REQUIRING A CERTIFICATE WILL BE OBTAINED FROM "CDOT".
12. EXISTING TREES IN BUFFER ARE TO REMAIN.
- 13.) ADDITIONAL RIGHT OF WAY ALONG BEATTIES FORD ROAD WILL BE CONVEYED DEDICATED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY. TO TOTAL 50.0' FEET FROM CENTERLINE.
14.) FYI = C.O. WILL BE WITHHELD UNTIL PROOF OF DEDICATION IS PROVIDED TO CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- 15.) A STANDARD 2'-6" CURB & GUTTER, ASSOCIATED STORM DRAINAGE AND 5.0' SIDEWALK & 3.0' PLANTING STRIP WILL BE PROVIDED FOR FUTURE INSTALLATION.
16. SITE LIGHTING WILL NOT EXCEED 20.0' IN HEIGHT AND WILL BE FULLY SHIELDED AND CAPPED WITH NO WALL "PAK" LIGHTING ALLOWED.
17. NO RESIDENTIAL LIVING QUARTERS WILL BE ALLOWED ON THESE PREMISES

APPROVED BY CITY COUNCIL
DATE 3/20/06

ZONING & SITE DATA

PARCEL # 0811217
AREA OF PLOT = 86,000sq/ft or 1.28 ACRES
ZONING: R-4 R-3MF (CD)
AREA OF BUILDING - 2,718SQ/FT
LOT COVERAGE - (not applicable)
MINIMUM LOT WIDTH 80.0'
ACTUAL LOT WIDTH - 100.11'
FRONT YARD SETBACK - 19.0' (Required = 30.0')
MINIMUM SIDES REQUIRED 10.0'
(Actual 19.0' & 19.2') Variance Required
MINIMUM REAR YARD REQUIRED - 40.0' (ACTUAL 488.0')
MAXIMUM BUILDING HEIGHT 40.0' (ACTUAL 20.0')
PARKING REQUIRED:
1/280sq/ft = 12 CARS Required - ACTUAL 24 CARS
+ 2 HANDICAPPED ACCESSIBLE
BICYCLE PARKING - SHORT TERM - 89X 24 CARS = 2 Required
BICYCLE PARKING - LONG TERM - 89X 24 CARS = 1 Required
PETITION #05-108
REZONING CASE FOR PUBLIC HEARING

LeGENDRE PLANNING CONSULTANT
7218 BEVINGTON WOODS LANE
CHARLOTTE, NC 28277
TELEPHONE/FAX 704/542-6977

RECEIVED
MAR 17 2006
BY:
PROPOSED
FRATERNITY HOUSE FOR BETA NU LAMBDA FOUNDATION ALPHA PHI ALPHA FRATERNITY 5639 BEATTIES FORD ROAD CHARLOTTE, NC

REVISIONS: 12/15/05
CDOT Memorandum 5/24/06 Review Updated Changes/Additions
REVISIONS: 1/11/06 Added 9' Planting Strip & 5' Sidewalk
REVISIONS: 2/6/06 Pre-hearing staff analysis notes
REVISIONS: 5/1/06 Final pre-submittal notes - yards & front set back and etc.
REVISIONS: 5/11/06 Adjusted Scale & Dimension coordinates

FLOOR PLAN
DATE: 8/21/05
File - 3.3
PREPARED BY: hal
SCALE: 1" = 30.0'
A 1