

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 =
(1900 LF @ 8 trees/40 shrubs per 100 LF)

- 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.
- Other Hatching:

Future Development Parcel (Area 2) =

Grass or Detention Basin Areas =

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

DEED: 7852 0669
ZONED: R-17mf

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

Future Realignment of Beam Road thru Intersection

POLICE and FIRE TRAINING ACADEMY

APPROVED BY CITY COUNCIL
11-15-99

SITE PLAN B

For Public Hearing
99-79

CITY of CHARLOTTE
DEFENSIVE DRIVER TRAINING FACILITY

PRELIMINARY SITE PLAN
SHOPTON & BEAM ROADS

JOB NO. 1" = 80' SCALE

Q:\V\ SPECIAL\D-RANGE2
CAD FILE PATH

KCB
PREPARED BY

CHECKED BY

8-30-99
DATE

SHEET
1

OF
2