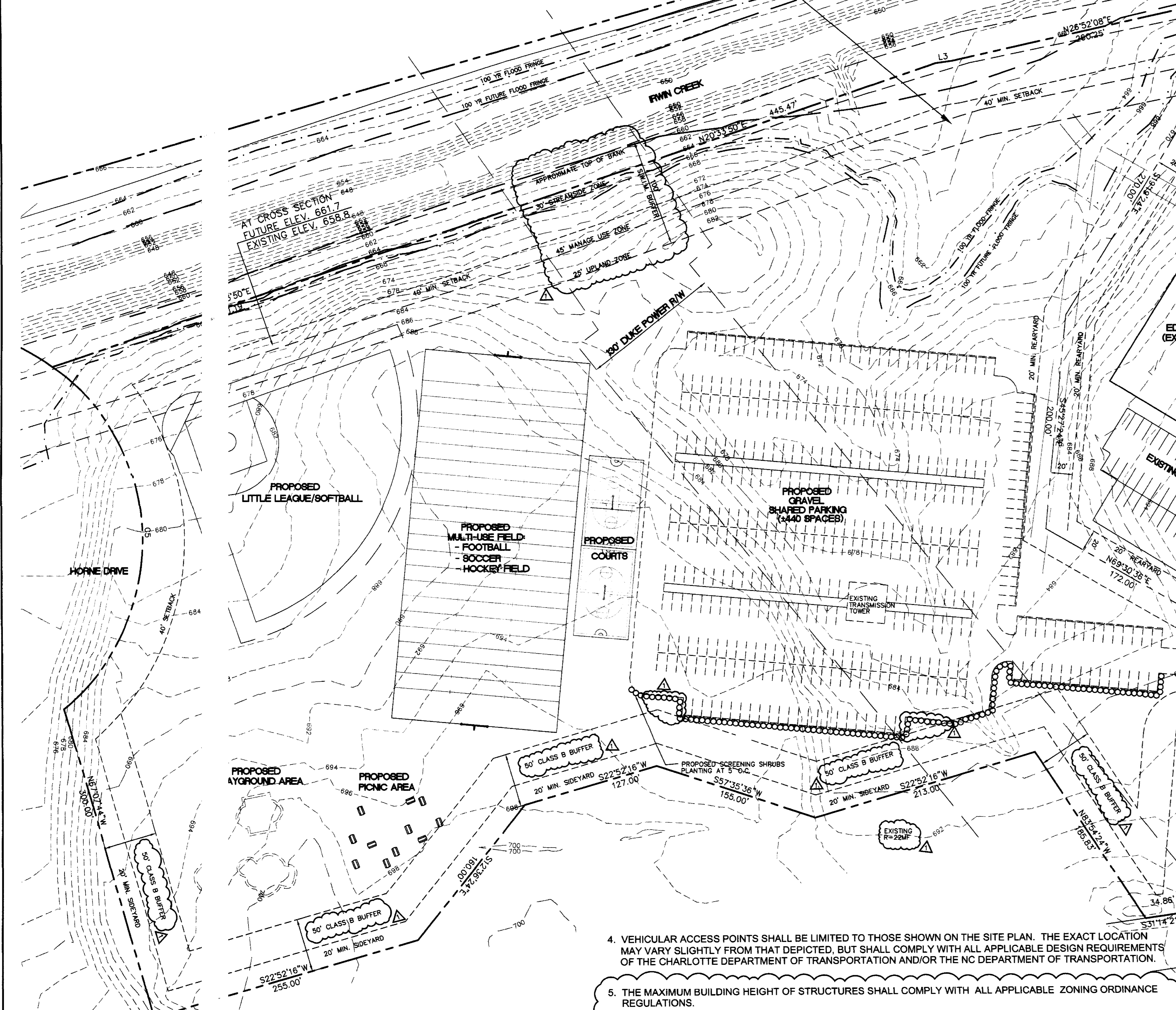


VICINITY MAP N.T.S.

PARCEL B:

TAX PARCEL 075-123-03
 EXISTING ZONING: R-22 MF
 PROPOSED ZONING: INST. (CD)
 TOTAL ACREAGE: 19.816 ACRES
 EXISTING LAND USE: CHURCH/VACANT
 PROPOSED LAND USE: -CHURCH ADDITION: 4.404 ACRES
 -COUNTY PARK: 15.412 ACRES



CON

1. THE DEVELOPMENT OF THE SITE W PLAN AND BY THE STANDARDS OF 1 DEPICTED BY THIS PLAN IS INTENDI USES ON THE SITE, BUT THE EXACT INDIVIDUAL BUILDING AND/OR SITE PRESCRIBED BY THE ORDINANCE A AND CONSTRUCTION PHASES. THE CHURCH AND THE DEVELOPMENT C PARCEL A.
2. ALL PROPOSED DEVELOPMENT ON THE NUMBER AND ARRANGEMENT C SCREENING, LANDSCAPING, ETC.
3. STORM WATER DETENTION FACIL

CON

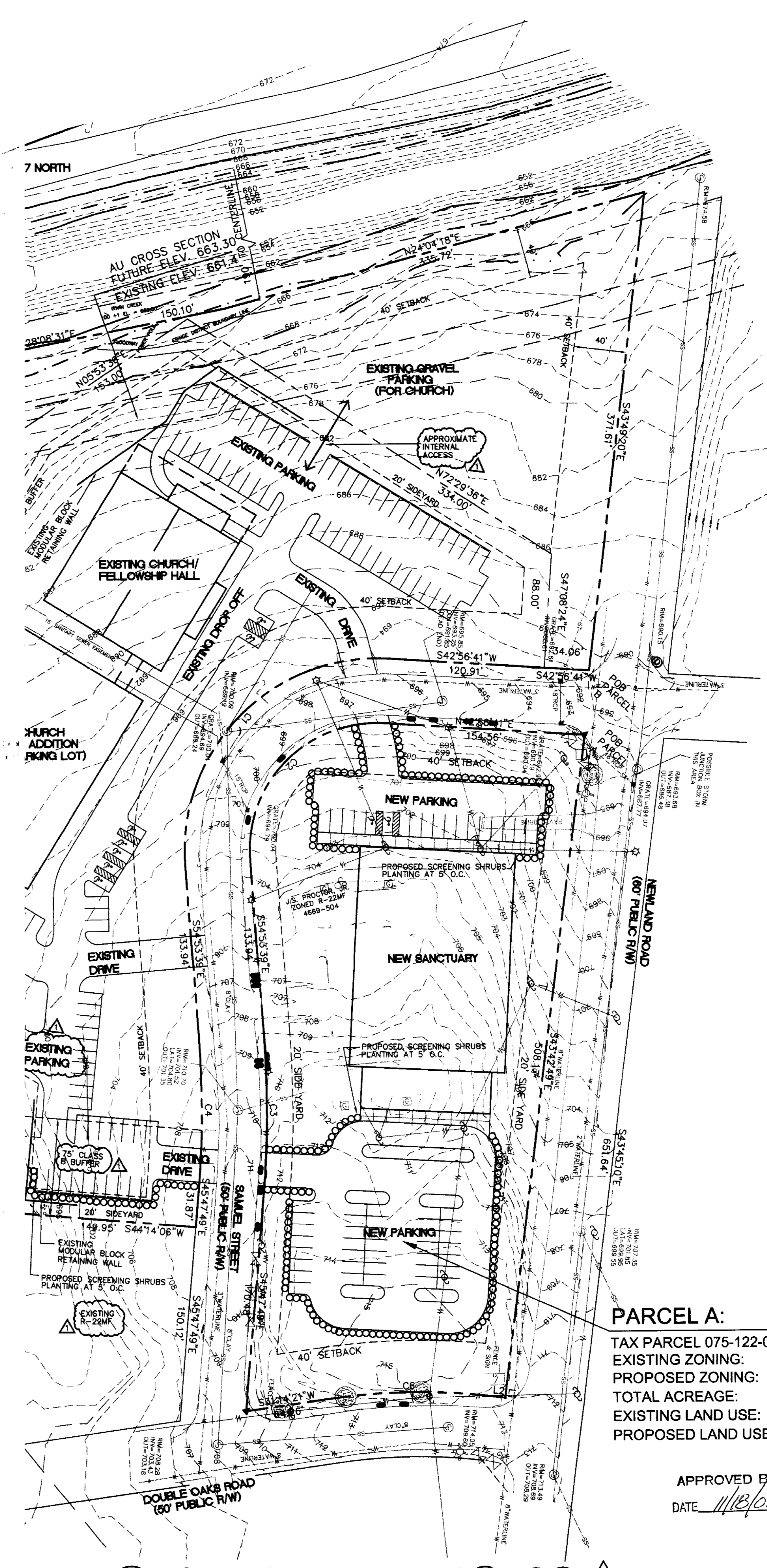
ONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE ITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT I REFLECT THE GENERAL ARRANGEMENT OF PROPOSED ILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE ENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS IIFIED IN SECTION 6.206 (2) DURING THE DESIGN DEVELOPMENT IOSAL IS INTENDED TO ENABLE THE EXPANSION OF AN EXISTING UNTY PARK/PLAYGROUND ON PARCEL B AND A NEW SANCTUARY ON PARCEL A.

ITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING F-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, ETC.

HALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.

4. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NC DEPARTMENT OF TRANSPORTATION.

5. THE MAXIMUM BUILDING HEIGHT OF STRUCTURES SHALL COMPLY WITH ALL APPLICABLE ZONING ORDINANCE REGULATIONS.
6. A 50' CLASS B BUFFER SHALL BE ESTABLISHED AS INDICATED IN COMPLIANCE WITH ALL APPLICABLE BUFFER STANDARDS AND REGULATIONS (SEE #9 BELOW).
7. THE PETITIONER AND THE PARK AND RECREATION COMMISSION HAVE AGREED TO JOINTLY DEVELOP THE PROPOSED MULTI-USE FIELD AND ASSOCIATED SHARED GRAVEL PARKING LOT. THE TERMS OF THE AGREEMENT ARE OUTLINED IN A LETTER FROM MR. FRED HUDSON ON BEHALF OF NEW LIFE FELLOWSHIP CENTER AND ON FILE IN THE OFFICE OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.
8. THE PETITIONER SHALL ESTABLISH A PEDESTRIAN PATHWAY SYSTEM WHICH WILL CONNECT THE PROPOSED GRAVEL SHARED PARKING LOT TO THE NEW SANCTUARY.
9. THE PETITIONER HAS APPLIED TO THE CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT FOR FOUR (4) VARIANCES ASSOCIATED WITH THE PROPOSED DEVELOPMENT. THE FOUR (4) VARIANCES PERTAIN TO: (1) MORE THAN 50% OF THE REQUIRED OFF-STREET PARKING OFF-SITE; (2) A PORTION OF THE REQUIRED BUFFER WILL NOT BE ESTABLISHED DUE TO AN EXISTING PARKING LOT; (3) VARIOUS EXISTING PARKING/CIRCULATION AREAS ARE LOCATED WITHIN THE REQUIRED 40 FOOT SETBACK AND (4) REDUCTION OF 75' CLASS B BUFFER TO 50' CLASS B BUFFER.
10. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH S.W.I.M. BUFFER REGULATIONS, WHERE APPLICABLE.
11. THE PETITIONER SHALL INSTALL A FIRE HYDRANT AS REQUIRED BY NORMAL FIRE DEPARTMENT REGULATIONS WITHIN THE 750 FEET OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL NEW BUILDINGS AS THE FIRETRUCK TRAVELS, IF SUCH HYDRANT DOES NOT ALREADY EXIST.



PARCEL A:

TAX PARCEL 075-122-01
 EXISTING ZONING: R-22 MF
 PROPOSED ZONING: INST. (CD)
 TOTAL ACREAGE: 2.590 ACRES
 EXISTING LAND USE: DUPLEX RESIDENTIAL
 PROPOSED LAND USE: 2500 SEAT SANCTUARY

APPROVED BY CITY COUNCIL
 DATE 11/13/02

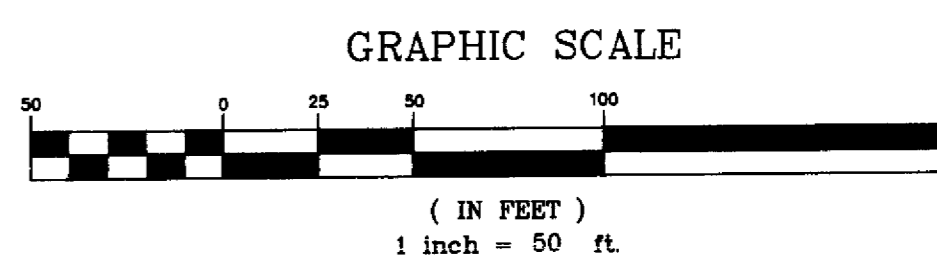
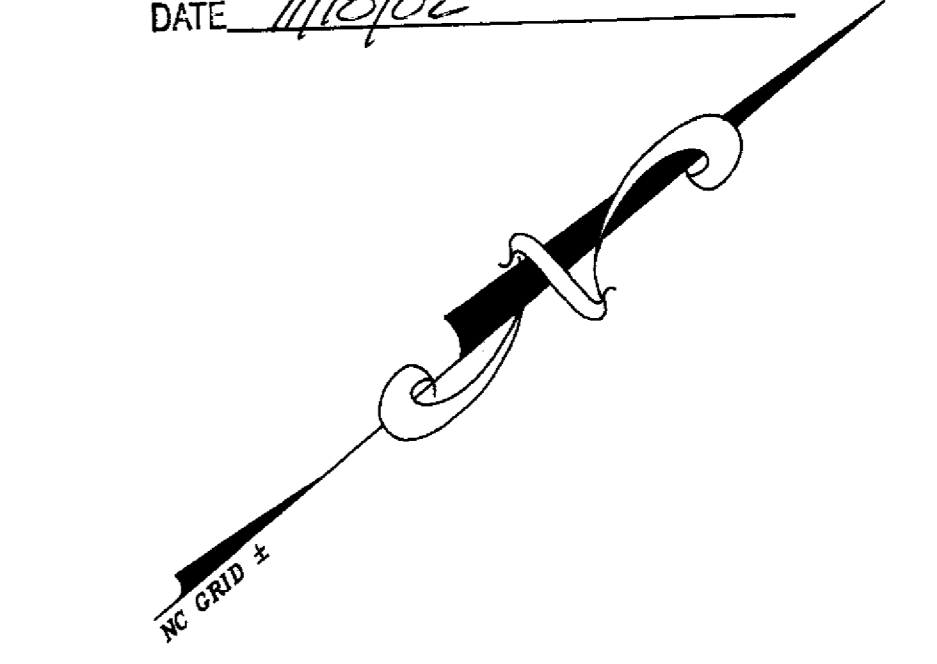
12. THE EXISTING GRAVEL PARKING LOT AT THE NORTHERLY CORNER OF THE SITE ADJACENT TO NEWLAND ROAD WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

LINE TABLE

LINE	LENGTH	BEARING
L1	7.75	N43°42'49"W
L2	10.82	N44°17'11"E
L3	15.90	S31°24'23"W

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	TANGENT	CHORD	CHORD BEARING	LENGTH
C1	97°50'32"	146.91	168.53	221.48	S05°58'23"E	250.87
C2	97°50'32"	96.91	111.17	146.10	S05°58'23"E	165.49
C3	9°05'50"	778.96	61.97	123.55	N80°20'44"W	123.68
C4	9°05'50"	728.96	57.99	115.62	N50°20'44"W	115.74
C5	104°32'16"	203.63	263.17	322.10	N52°30'17"W	371.53
C6	15°02'50"	479.21	63.29	125.49	S38°45'45"W	125.85



PETITION # 2002-115 REVISED FOR PUBLIC HEARING

NEW LIFE FELLOWSHIP CHURCH
 1337 SAMUEL STREET
 CHARLOTTE, NC 28206

CONDITIONAL REZONING REQUEST
 ILLUSTRATIVE SITE PLAN

Project No. 51056

Checked by TLH
 Drawn by MTB, FLH
 Date Drawn 7/22/02

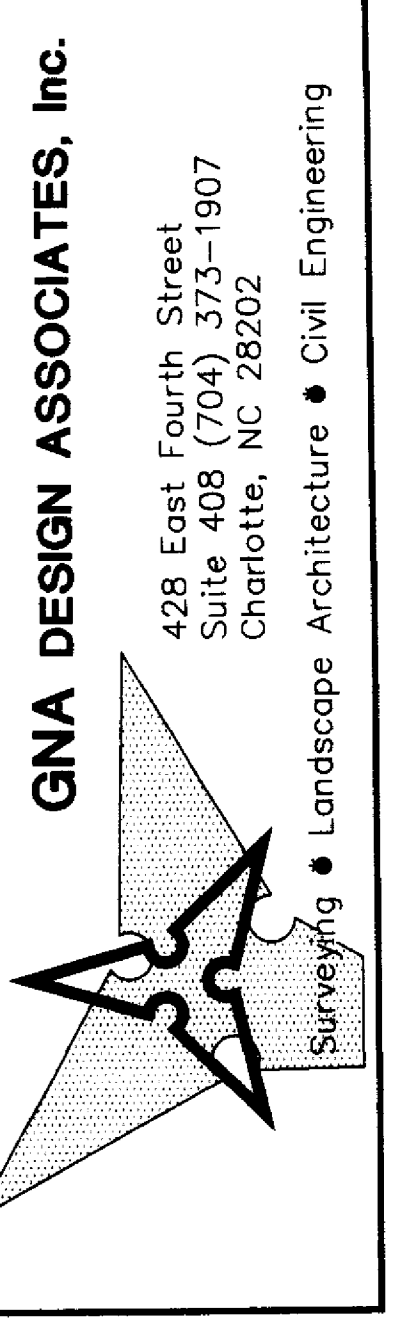
Revisions

1 9/20/02 REVISED FOR PUBLIC HEARING

2 10/31/02 ADDED NOTE #12 PER STAFF ANALYSIS

Sheet

RZ-1



PRELIMINARY
 NOT FOR
 CONSTRUCTION

© Copyright
 The use of these drawings
 without written permission
 from the architect/engineer
 is prohibited. Violators
 will be subject to legal
 action.