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 W. Morehead Street
 Charlotte, NC 28208
 Landscape Architecture
 Site Planning
 Civil Engineering
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 Telephone: 704-521-9800
 Facsimile: 704-521-8955

Scale:
 2005-083

APPROVED BY CITY COUNCIL
 DATE 7/18/05

University City United Methodist Church

6100 West Sugar Creek Road
 Charlotte, North Carolina

Project No: 19838
 Drawn By: C. Coleman
 Designed By: D. Rector
 Checked By: D. Rector
 Date: 2.24.05

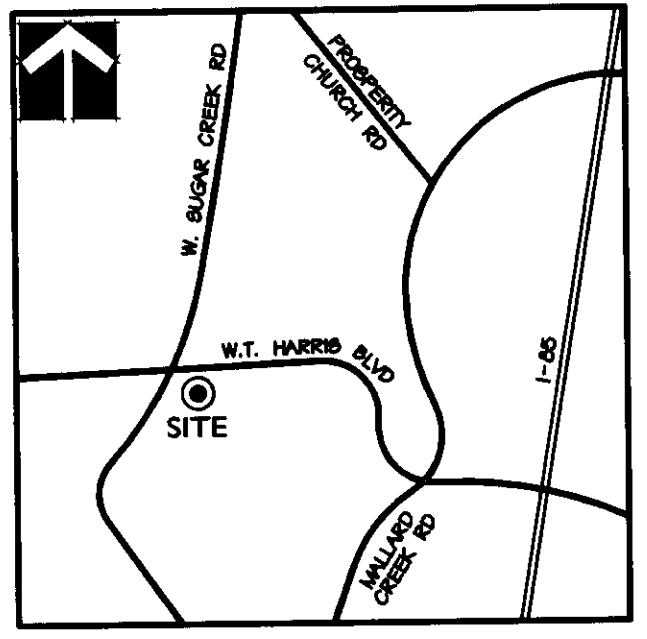
Revisions:
 1. CMPC COMMENTS
 2. CMPC COMMENTS 6.24.05

Sheet Title:

Schematic Site Plan

Sheet No:
RZ-1

"FOR PUBLIC HEARING" PETITION NO. 2005 - 83



VICINITY MAP
 NTS

SITE DATA :

TAX PARCEL NUMBER: 043-236-98 & 027-493-01
 EXISTING ZONING: B-2(CD)R15MF(CD)
 PROPOSED ZONING: INSTITUTIONAL-INST(CD)
 PROPOSED USE: RELIGIOUS INSTITUTION
 TOTAL SITE AREA = 14.63 ACRES
 EXISTING BUILDING AREA = 109,381 SF
 PROPOSED BUILDING AREA = 161,595 SF
 EXISTING F.A.R. = 0.19
 PROPOSED F.A.R. = 0.25

MINIMUM OFF-STREET PARKING REQUIRED: 1 SP/4 SEATS
 SHORT TERM BICYCLE PARKING: 2% OF AUTO PARKING
 FOR RELIGIOUS INSTITUTION USES

REQUIRED PARKING = 250 SPACES
 (BASED ON 1000 SEATS)
 EXISTING PARKING = 365
 PROPOSED PARKING = 557 SPACES
 SHORT TERM BICYCLE PARKING = 12 SPACES

OWNER: UNIVERSITY CITY UNITED METHODIST CHURCH

6100 WEST SUGAR CREEK ROAD
 CHARLOTTE, NC 28209
 704 586-4092 PHONE
 CONTACT: MR. WILLIAM E. BENSON

DESIGNER: SITE SOLUTIONS, INC.

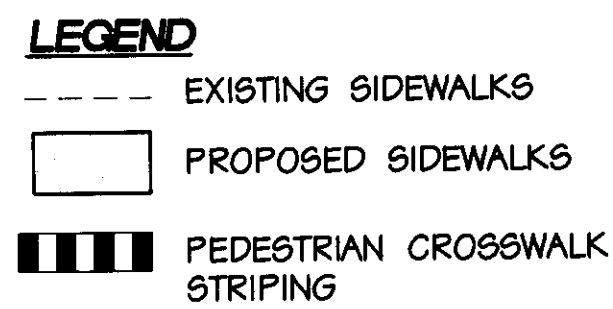
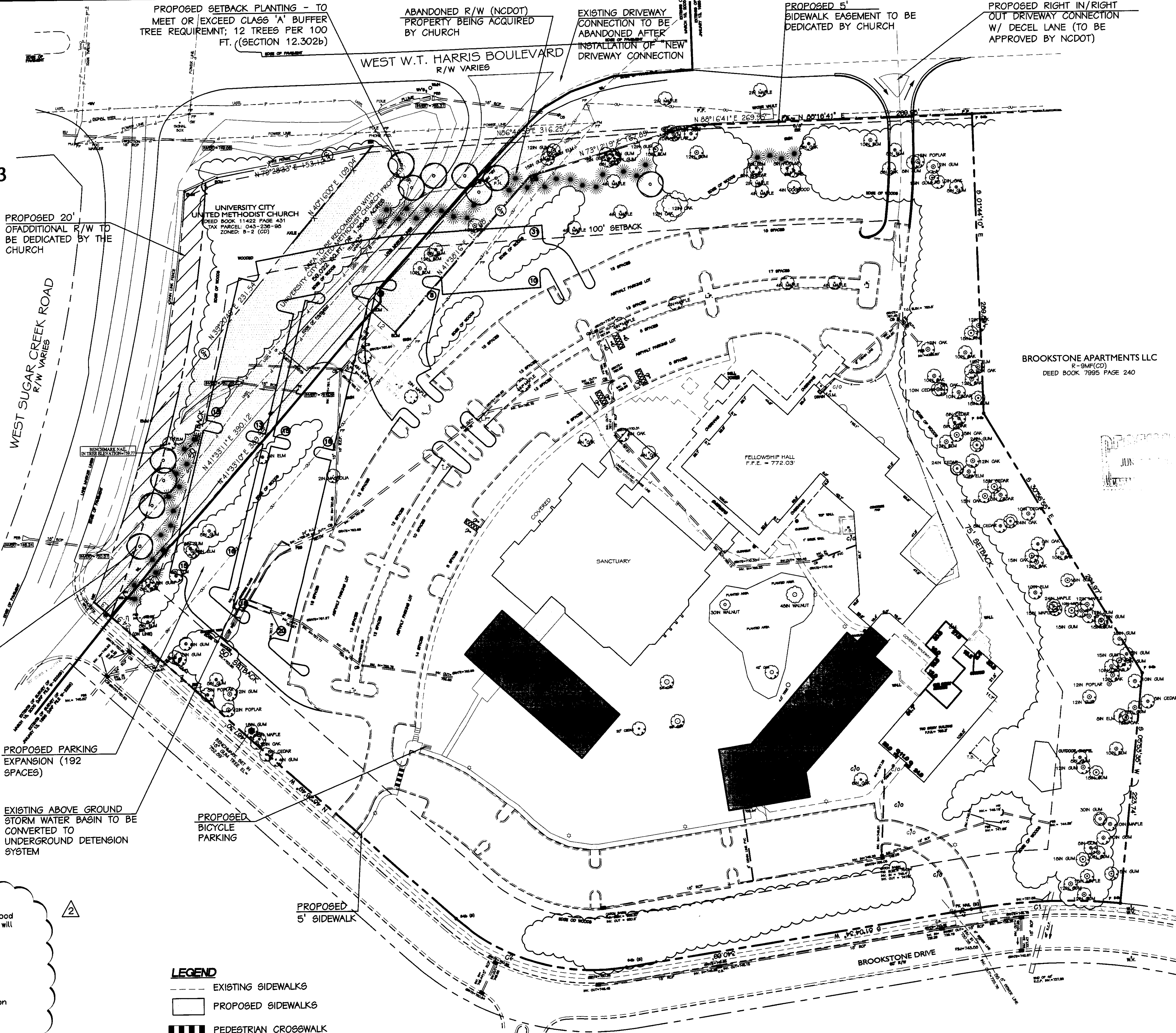
2320 WEST MOREHEAD STREET
 CHARLOTTE, NC 28208
 704-521-9800 PHONE
 704-521-8955 FAX
 CONTACT: DAVID P. RECTOR, PE

DEVELOPMENT STANDARDS:

1. DEVELOPMENT STANDARDS SHALL BE PROVIDED TO MEET THE CONDITIONS OF THE EXISTING REZONING PETITION, 87-46c AND SECTION 9.505 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

CONDITIONAL REQUIREMENTS

1. Greenway dedication - designated areas within the Clarks Creek and Mallard Creek flood plains shall be dedicated to Mecklenburg County for greenway use. Dedication of land will be no later than the time each adjoining area is developed.
2. All signage will conform to City of Charlotte Zoning Ordinance.
3. Storm water management - permanent storm drainage systems will be designed to control soil erosion and sedimentation. In addition to conforming to the Mecklenburg County Storm Drainage Design Standards, the developer will seek the input of the soil conservation service in the design of storm water management systems to minimize adverse affects of urban run off.
4. A five-foot sidewalk and eight-foot planting strip will be provided along West Sugar Creek - Road inside the controlled access line. The limits of the sidewalk will be based on the constructability given the existing topographic constraint.
5. New parking areas will be screened per Section 12.303(2). Trees may not be used to screen parking.
6. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
7. The special use parcel (Tract E) is designated for use as 'Public Oriented' facilities and will include related uses. Permitted uses will include one or more of the following:
 - A. Church
 - B. Library
 - C. Childcare Center
 - D. Satellite Hospital Clinic
 - E. Fire Station
 - F. Community Recreation Center
 - G. YWCA/YMCA



NOTE:
 ALL STORM WATER MANAGEMENT FACILITIES, INCLUDING DETENTION BASINS AND CONVEYANCE MEASURES, ARE TO BE DESIGNED IN ACCORDANCE WITH THE CITY OF CHARLOTTE STORM WATER DESIGN MANUAL. ALL SITE CONSTRUCTION IS TO BE DONE IN STRICT ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.

