

ZONING SUMMARY

SITE SIZE = 8.365 ACRES
 EXISTING ZONING - R-1
 PROPOSED ZONING - INST(CD)
 FAR REQUIRED = 0.50
 FAR PROVIDED = 0.101

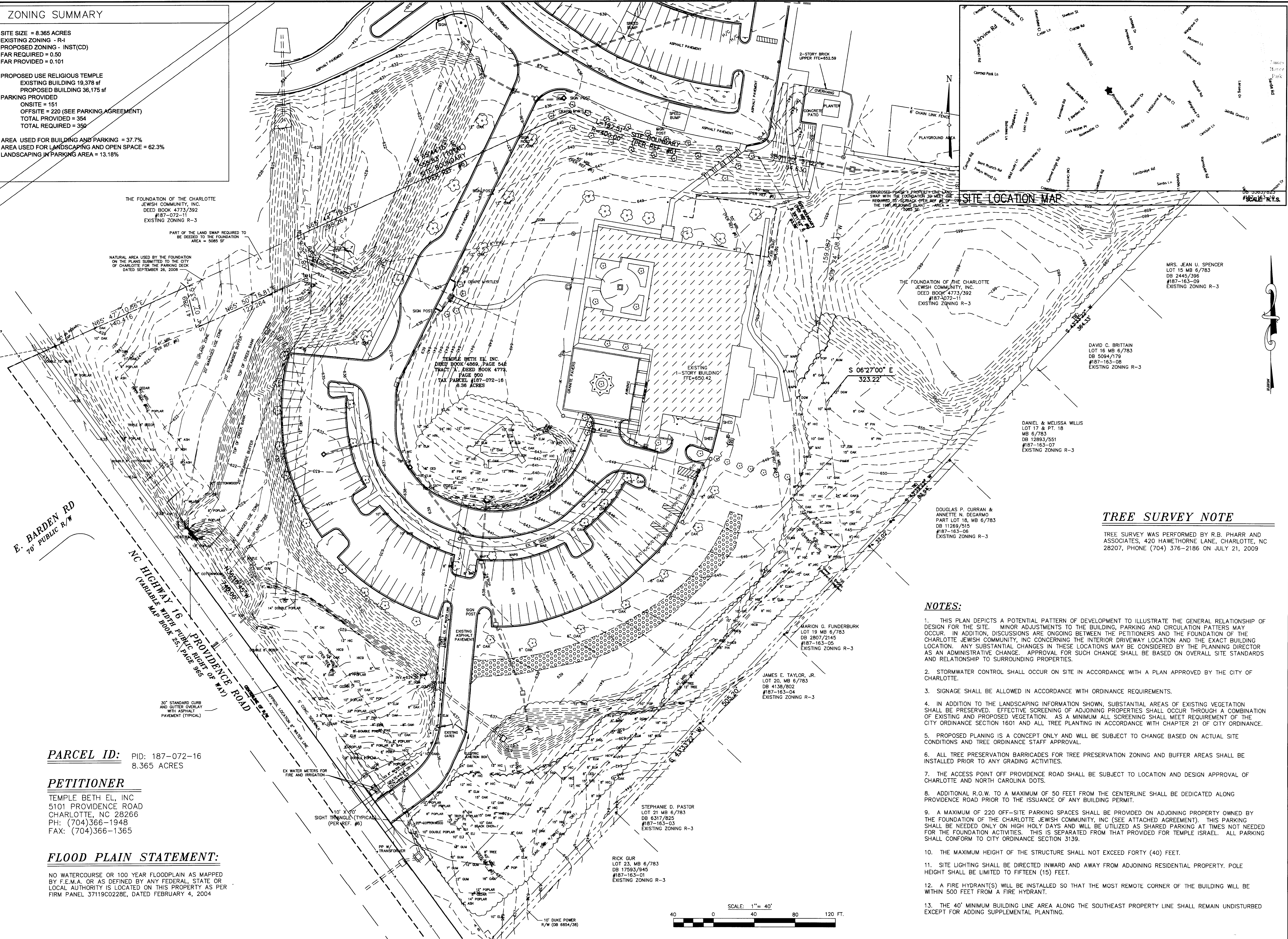
PROPOSED USE RELIGIOUS TEMPLE
 EXISTING BUILDING 19,378 sf
 PROPOSED BUILDING 36,175 sf
 PARKING PROVIDED
 ONSITE = 151
 OFFSITE = 220 (SEE PARKING AGREEMENT)
 TOTAL PROVIDED = 354
 TOTAL REQUIRED = 350

AREA USED FOR BUILDING AND PARKING = 37.7%
 AREA USED FOR LANDSCAPING AND OPEN SPACE = 62.3%
 LANDSCAPING IN PARKING AREA = 13.18%

THE FOUNDATION OF THE CHARLOTTE JEWISH COMMUNITY, INC.
 DEED BOOK 4773/392
 #187-072-11
 EXISTING ZONING R-3

PART OF THE LAND SWAP REQUIRED TO BE DEED TO THE FOUNDATION AREA = 5085 SF

NATURAL AREA USED BY THE FOUNDATION ON THE PLANS SUBMITTED TO THE CITY OF CHARLOTTE FOR THE PARKING DECK DATED SEPTEMBER 26, 2008



E. BARDEN RD
70' PUBLIC R/W

NC HIGHWAY 16 - PROVIDENCE ROAD
(VARIABLE W/DH PUBLIC RIGHT OF WAY)

30" STANDARD CURB AND GUTTER OVERLAY WITH ASPHALT PAVEMENT (TYPICAL)

EX WATER METERS FOR FIRE AND IRRIGATION

SIGHT TRIANGLE (TYPICAL) (PER REF. #6)

PP W/ TRANSFORMER

10" DUKE POWER R/W (DB 6554/38)

PARCEL ID: PID: 187-072-16
8.365 ACRES

PETITIONER
 TEMPLE BETH EL, INC
 5101 PROVIDENCE ROAD
 CHARLOTTE, NC 28266
 PH: (704)366-1948
 FAX: (704)366-1365

FLOOD PLAIN STATEMENT:
 NO WATERCOURSE OR 100 YEAR FLOODPLAIN AS MAPPED BY F.E.M.A. OR AS DEFINED BY ANY FEDERAL, STATE OR LOCAL AUTHORITY IS LOCATED ON THIS PROPERTY AS PER FIRM PANEL 37119C0228E, DATED FEBRUARY 4, 2004

SCALE: 1" = 40'

MRS. JEAN U. SPENCER
 LOT 15 MB 6/783
 DB 2445/396
 #187-163-09
 EXISTING ZONING R-3

DAVID C. BRITAIN
 LOT 16 MB 6/783
 DB 5094/179
 #187-163-08
 EXISTING ZONING R-3

DANIEL & MELISSA WILLIS
 LOT 17 & PT. 18
 MB 6/783
 DB 12893/551
 #187-163-07
 EXISTING ZONING R-3

DOUGLAS P. CURRAN & ANNETTE N. DEGARMO
 PART LOT 18, MB 6/783
 DB 11269/515
 #187-163-06
 EXISTING ZONING R-3

MARION G. FUNDERBURK
 LOT 19 MB 6/783
 DB 2807/2145
 #187-163-05
 EXISTING ZONING R-3

JAMES E. TAYLOR, JR.
 LOT 20, MB 6/783
 DB 4138/802
 #187-163-04
 EXISTING ZONING R-3

STEPHANIE D. PASTOR
 LOT 21 MB 6/783
 DB 6317/825
 #187-163-03
 EXISTING ZONING R-3

RICK OUR
 LOT 23, MB 6/783
 DB 17593/945
 #187-163-01
 EXISTING ZONING R-3

TREE SURVEY NOTE

TREE SURVEY WAS PERFORMED BY R.B. PHARR AND ASSOCIATES, 420 HAWTHORNE LANE, CHARLOTTE, NC 28207, PHONE (704) 376-2186 ON JULY 21, 2009

NOTES:

- THIS PLAN DEPICTS A POTENTIAL PATTERN OF DEVELOPMENT TO ILLUSTRATE THE GENERAL RELATIONSHIP OF DESIGN FOR THE SITE. MINOR ADJUSTMENTS TO THE BUILDING, PARKING AND CIRCULATION PATTERS MAY OCCUR. IN ADDITION, DISCUSSIONS ARE ONGOING BETWEEN THE PETITIONERS AND THE FOUNDATION OF THE CHARLOTTE JEWISH COMMUNITY, INC CONCERNING THE INTERIOR DRIVEWAY LOCATION AND THE EXACT BUILDING LOCATION. ANY SUBSTANTIAL CHANGES IN THESE LOCATIONS MAY BE CONSIDERED BY THE PLANNING DIRECTOR AS AN ADMINISTRATIVE CHANGE. APPROVAL FOR SUCH CHANGE SHALL BE BASED ON OVERALL SITE STANDARDS AND RELATIONSHIP TO SURROUNDING PROPERTIES.
- STORMWATER CONTROL SHALL OCCUR ON SITE IN ACCORDANCE WITH A PLAN APPROVED BY THE CITY OF CHARLOTTE.
- SIGNAGE SHALL BE ALLOWED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS.
- IN ADDITION TO THE LANDSCAPING INFORMATION SHOWN, SUBSTANTIAL AREAS OF EXISTING VEGETATION SHALL BE PRESERVED. EFFECTIVE SCREENING OF ADJOINING PROPERTIES SHALL OCCUR THROUGH A COMBINATION OF EXISTING AND PROPOSED VEGETATION. AS A MINIMUM ALL SCREENING SHALL MEET REQUIREMENT OF THE CITY ORDINANCE SECTION 1601 AND ALL TREE PLANTING IN ACCORDANCE WITH CHAPTER 21 OF CITY ORDINANCE.
- PROPOSED PLANING IS A CONCEPT ONLY AND WILL BE SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS AND TREE ORDINANCE STAFF APPROVAL.
- ALL TREE PRESERVATION BARRICADES FOR TREE PRESERVATION ZONING AND BUFFER AREAS SHALL BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES.
- THE ACCESS POINT OFF PROVIDENCE ROAD SHALL BE SUBJECT TO LOCATION AND DESIGN APPROVAL OF CHARLOTTE AND NORTH CAROLINA DOT.
- ADDITIONAL R.O.W. TO A MAXIMUM OF 50 FEET FROM THE CENTERLINE SHALL BE DEDICATED ALONG PROVIDENCE ROAD PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- A MAXIMUM OF 220 OFF-SITE PARKING SPACES SHALL BE PROVIDED ON ADJOINING PROPERTY OWNED BY THE FOUNDATION OF THE CHARLOTTE JEWISH COMMUNITY, INC (SEE ATTACHED AGREEMENT). THIS PARKING SHALL BE NEEDED ONLY ON HIGH HOLY DAYS AND WILL BE UTILIZED AS SHARED PARKING AT TIMES NOT NEEDED FOR THE FOUNDATION ACTIVITIES. THIS IS SEPARATED FROM THAT PROVIDED FOR TEMPLE ISRAEL. ALL PARKING SHALL CONFORM TO CITY ORDINANCE SECTION 3139.
- THE MAXIMUM HEIGHT OF THE STRUCTURE SHALL NOT EXCEED FORTY (40) FEET.
- SITE LIGHTING SHALL BE DIRECTED INWARD AND AWAY FROM ADJOINING RESIDENTIAL PROPERTY. POLE HEIGHT SHALL BE LIMITED TO FIFTEEN (15) FEET.
- A FIRE HYDRANT(S) WILL BE INSTALLED SO THAT THE MOST REMOTE CORNER OF THE BUILDING WILL BE WITHIN 500 FEET FROM A FIRE HYDRANT.
- THE 40' MINIMUM BUILDING LINE AREA ALONG THE SOUTHEAST PROPERTY LINE SHALL REMAIN UNDISTURBED EXCEPT FOR ADDING SUPPLEMENTAL PLANTING.

CLARK PATTERSON LEE
 DESIGN PROFESSIONALS
 301 E. NINTH STREET, SUITE 180
 CHARLOTTE, NORTH CAROLINA 28202
 TEL (800) 274-9000
 FAX (704) 331-0402
 www.clarkpatterson.com

Temple Beth El
 Building Expansion & Renovation
 5101 Providence Road
 Charlotte, NC 28226
 (704) 366-1948

Rezoning Document Package

DATE	DRAWN	CHECKED
07/27/09		

SCALE: 1"=40'

SHEET TITLE

REZONING
 EXISTING SITE PLAN
 & TREE SURVEY

PROJECT NUMBER 11138.02
RZ-01 1 of 2
DRAWING NUMBER

2009-069

