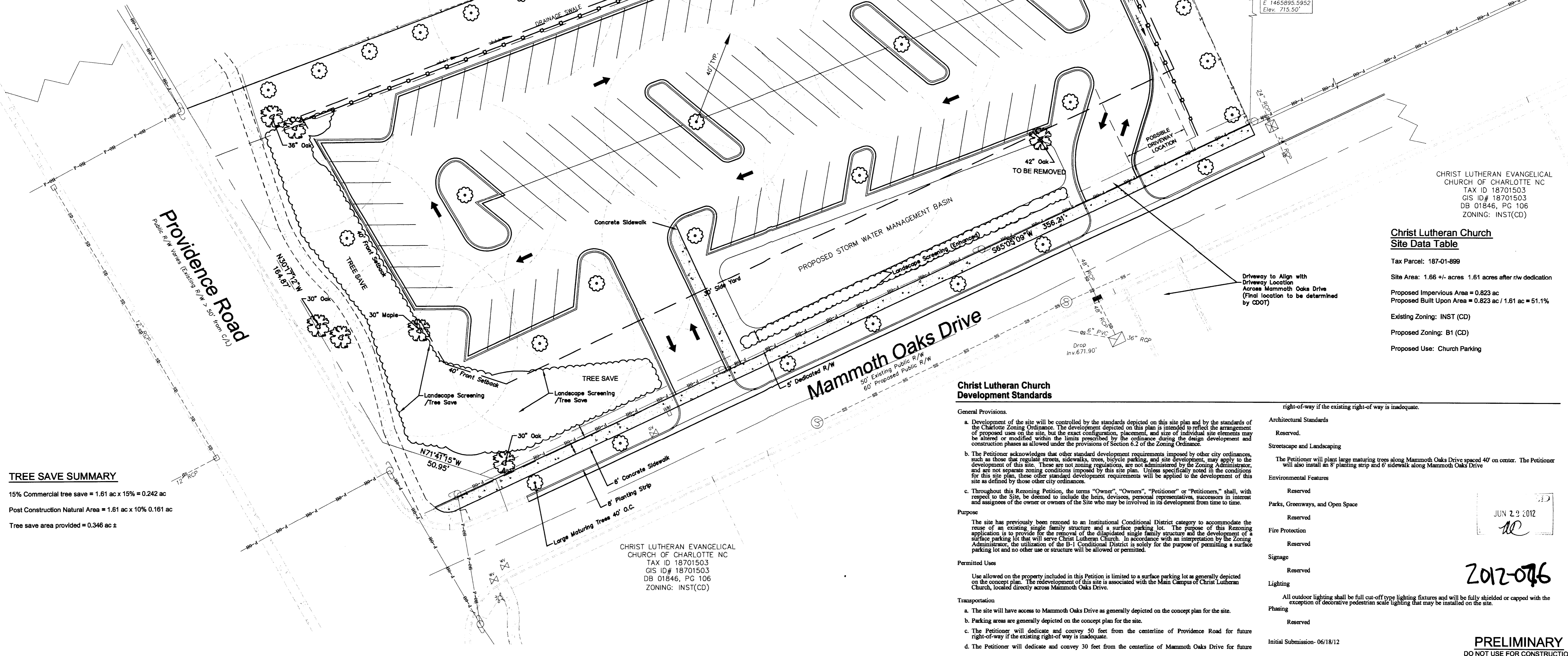


N/F
THE ESSEX CONDOMINIUMS
TAX ID#s 18701801 - 18701828
GIS ID# 18701C98
UNIT FILE 299
ZONING: R-12MF

N/F
THE ESSEX CONDOMINIUMS
TAX ID#s 18701801 - 18701828
GIS ID# 18701C98
UNIT FILE 299
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TREE SAVE SUMMARY
15% Commercial tree save = 1.61 ac x 15% = 0.242 ac
Post Construction Natural Area = 1.61 ac x 10% = 0.161 ac
Tree save area provided = 0.346 ac ±

CHRIST LUTHERAN EVANGELICAL CHURCH OF CHARLOTTE NC
TAX ID 18701503
GIS ID# 18701503
DB 01846, PG 106
ZONING: INST(CD)

Christ Lutheran Church Site Data Table
Tax Parcel: 187-01-899
Site Area: 1.66 +/- acres 1.61 acres after r/w dedication
Proposed Impervious Area = 0.823 ac
Proposed Built Upon Area = 0.823 ac / 1.61 ac = 51.1%
Existing Zoning: INST (CD)
Proposed Zoning: B1 (CD)
Proposed Use: Church Parking

Christ Lutheran Church Development Standards

- General Provisions.
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- Purpose
- The site has previously been rezoned to an Institutional Conditional District category to accommodate the reuse of an existing single family structure and a surface parking lot. The purpose of this Rezoning application is to provide for the removal of the dilapidated single family structure and the development of a surface parking lot that will serve Christ Lutheran Church. In accordance with an interpretation by the Zoning Administrator, the utilization of the B-1 Conditional District is solely for the purpose of permitting a surface parking lot and no other use or structure will be allowed or permitted.
- Permitted Uses
- Use allowed on the property included in this Petition is limited to a surface parking lot as generally depicted on the concept plan. The redevelopment of this site is associated with the Main Campus of Christ Lutheran Church, located directly across Mammoth Oaks Drive.
- Transportation
- The site will have access to Mammoth Oaks Drive as generally depicted on the concept plan for the site.
 - Parking areas are generally depicted on the concept plan for the site.
 - The Petitioner will dedicate and convey 50 feet from the centerline of Providence Road for future right-of-way if the existing right-of-way is inadequate.
 - The Petitioner will dedicate and convey 30 feet from the centerline of Mammoth Oaks Drive for future right-of-way if the existing right-of-way is inadequate.
- Architectural Standards
- Reserved.
- Streetscape and Landscaping
- The Petitioner will plant large maturing trees along Mammoth Oaks Drive spaced 40' on center. The Petitioner will also install an 8' planting strip and 6' sidewalk along Mammoth Oaks Drive
- Environmental Features
- Reserved
- Parks, Greenways, and Open Space
- Reserved
- Fire Protection
- Reserved
- Signage
- Reserved
- Lighting
- All outdoor lighting shall be full cut-off type lighting fixtures and will be fully shielded or capped with the exception of decorative pedestrian scale lighting that may be installed on the site.
- Phasing
- Reserved
- Initial Submission- 06/18/12

JUN 29 2012
[Signature]

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY

CADD	NAME	DATE
DESIGNED BY	GDM	06/12
DRAWN BY	GDM	06/12
CHECKED BY	CTB	06/12
APPROVED BY	CTB	06/12

BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5850 Fairview Rd. • Suite 100 • Charlotte, NC 28210
(704) 553-8881 • Fax (704) 553-8860
Firm License #1557

SITE PLAN FOR PUBLIC HEARING PETITION: 2012-
CHRIST LUTHERAN CHURCH PARKING CHARLOTTE, NORTH CAROLINA

PROJECT NO:	07-0378.000
DATE:	06/20/2012
SCALE:	AS SHOWN
SHEET	RZ1.00