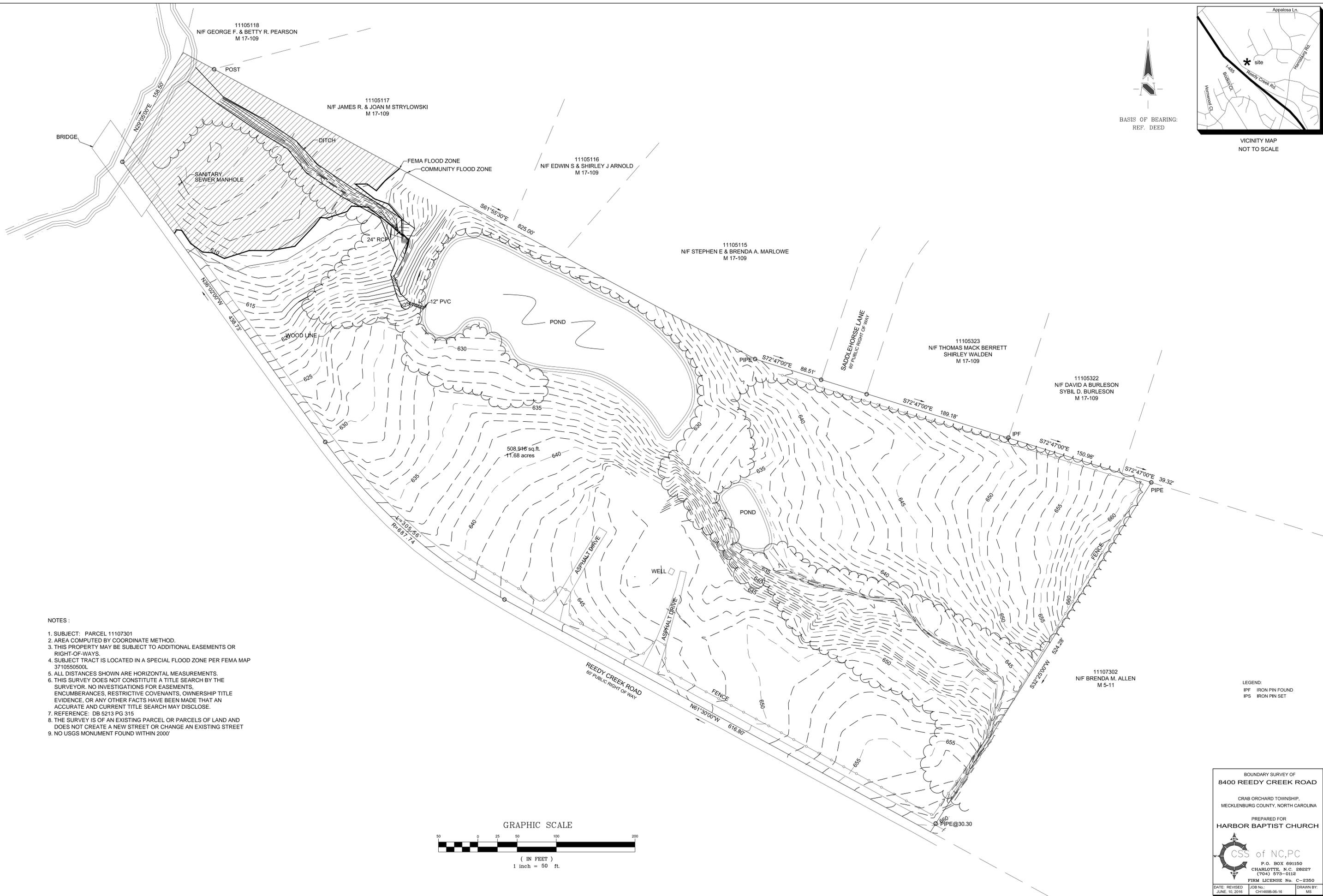


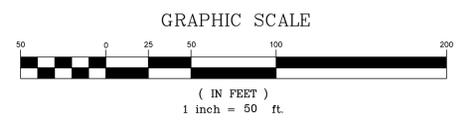
VICINITY MAP
NOT TO SCALE



BASIS OF BEARING:
REF. DEED



- NOTES :
1. SUBJECT: PARCEL 11107301
 2. AREA COMPUTED BY COORDINATE METHOD.
 3. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
 4. SUBJECT TRACT IS LOCATED IN A SPECIAL FLOOD ZONE PER FEMA MAP 371050500L.
 5. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
 6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 7. REFERENCE: DB 5213 PG 315
 8. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
 9. NO USGS MONUMENT FOUND WITHIN 2000'

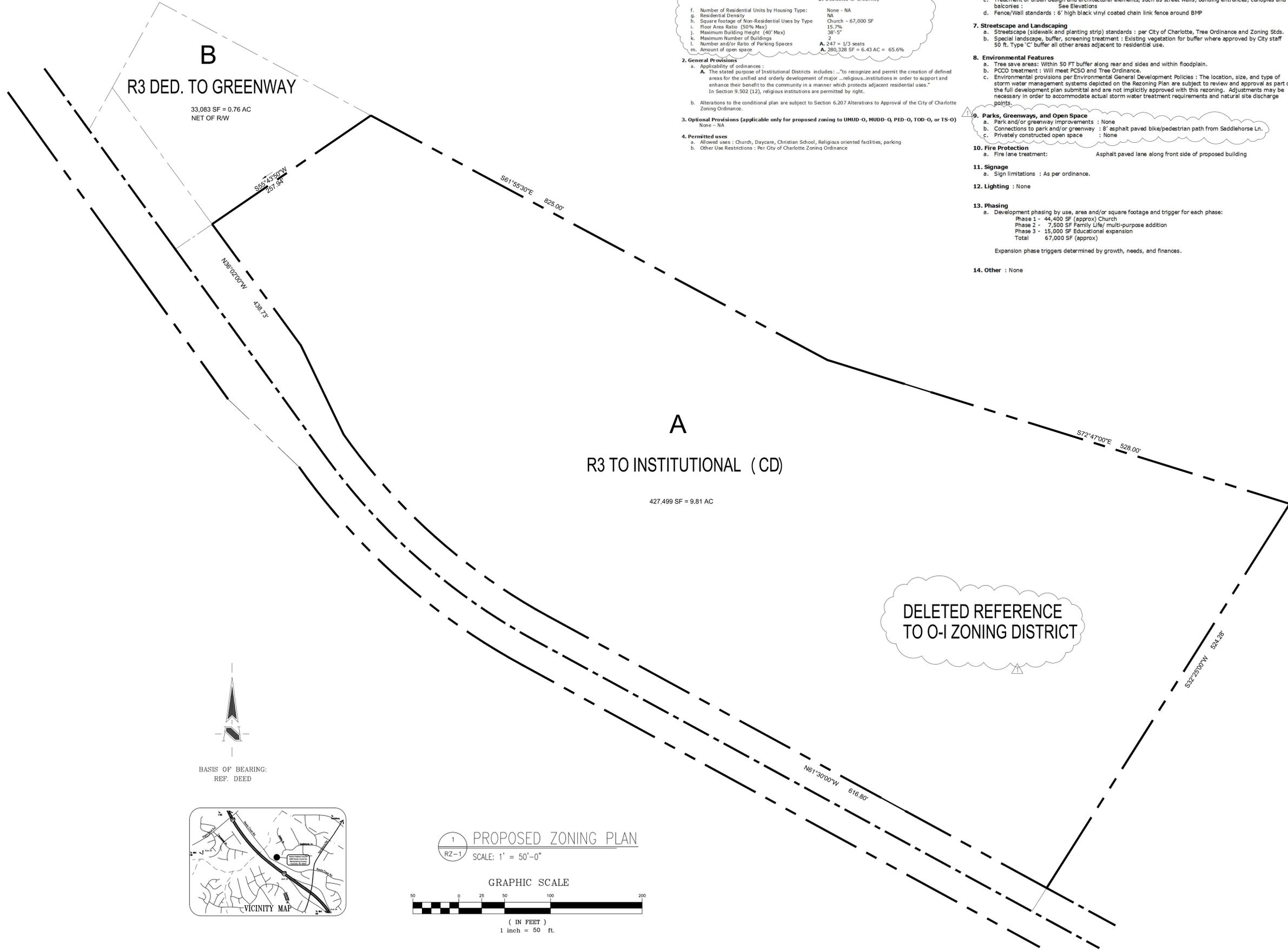


LEGEND:
IPF IRON PIN FOUND
IFS IRON PIN SET

BOUNDARY SURVEY OF
8400 REEDY CREEK ROAD
CRAB ORCHARD TOWNSHIP,
MECKLENBURG COUNTY, NORTH CAROLINA
PREPARED FOR
HARBOR BAPTIST CHURCH

P.O. BOX 691150
CHARLOTTE, N.C. 28227
(704) 573-0112
FIRM LICENSE No. C-2350

DATE: REVISED JUNE, 10, 2016	JOB No.: CH14698-06-16	DRAWN BY: MS
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DEVELOPMENT DATA TABLE

1. Development Data Table

a. Site Acreage: **A. 9.81 AC**
TOT. 9.81AC (0.76 AC of Parcel #11107301 deeded out to City of Charlotte for Greenway)

b. Tax Parcels included in Rezoning: Parcel # 11107301

c. Existing Zoning (including overlays and vesting): R-3

d. Proposed Zoning (including overlays and vesting): **A. Institutional (CD)**

e. Existing and Proposed uses: Existing: Vacant land
Proposed: **A. Medium Church w/daycare/Christian school**
B. Dedicated to Greenway

f. Number of Residential Units by Housing Type: None - NA

g. Residential Density: NA

h. Square footage of Non-Residential Uses by Type: Church - 67,000 SF

i. Floor Area Ratio (50% Max): 15.7%

j. Maximum Building Height (40' Max): 38'-5"

k. Maximum Number of Buildings: 2

l. Number and/or Ratio of Parking Spaces: **A. 247 = 1/3 seats**

m. Amount of open space: **A. 280,328 SF = 6.43 AC = 65.6%**

2. General Provisions

a. Applicability of ordinances:
A. The stated purpose of Institutional Districts includes: "...to recognize and permit the creation of defined areas for the unified and orderly development of major religious institutions in order to support and enhance their benefit to the community in a manner which protects adjacent residential uses." In Section 9.502 (12), religious institutions are permitted by right.

b. Alterations to the conditional plan are subject to Section 6.207 Alterations to Approval of the City of Charlotte Zoning Ordinance.

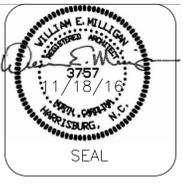
3. Optional Provisions (applicable only for proposed zoning to UMUD-O, MUDD-O, PED-O, TOD-O, or TS-O)
None - NA

4. Permitted uses

a. Allowed uses: Church, Daycare, Christian School, Religious oriented facilities, parking

b. Other Use Restrictions: Per City of Charlotte Zoning Ordinance

- 5. Transportation**
- a. Transportation Improvements constructed in conjunction with development:
~~Construction of approx 200' of paved roadway and sidewalk to 650' and 1100' standards~~
DELETED SADDLEHORSE LANE EXTENSION
- 6. Architectural Standards**
- a. Building Materials: Ground-faced concrete masonry block, EIFS, aluminum and glass windows and storefront, metal doors and frames, prefinished metal roof and coping, aluminum decorative crosses, prefinished fiberglass or aluminum steeple.
- b. Building Scale: 45,000 SF 2-story w/ mezzanine
- c. Treatment of urban design and architectural elements, such as street walls, building entrances, canopies and balconies: See Elevations
- d. Fence/Wall standards: 6' high black vinyl coated chain link fence around BMP
- 7. Streetscape and Landscaping**
- a. Streetscape (sidewalk and planting strip) standards: per City of Charlotte, Tree Ordinance and Zoning Stds.
- b. Special landscape, buffer, screening treatment: Existing vegetation for buffer where approved by City staff 50 ft. Type 'C' buffer all other areas adjacent to residential use.
- 8. Environmental Features**
- a. Tree save areas: Within 50 FT buffer along rear and sides and within floodplain.
- b. PCCO treatment: Will meet PCSO and Tree Ordinance.
- c. Environmental provisions per Environmental General Development Policies: The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- 9. Parks, Greenways, and Open Space**
- a. Park and/or greenway improvements: None
- b. Connections to park and/or greenway: 8' asphalt paved bike/pedestrian path from Saddlehorse Ln.
- c. Privately constructed open space: None
- 10. Fire Protection**
- a. Fire lane treatment: Asphalt paved lane along front side of proposed building
- 11. Signage**
- a. Sign limitations: As per ordinance.
- 12. Lighting**: None
- 13. Phasing**
- a. Development phasing by use, area and/or square footage and trigger for each phase:
Phase 1 - 44,400 SF (approx) Church
Phase 2 - 7,500 SF Family Life/ multi-purpose addition
Phase 3 - 15,000 SF Educational expansion
Total 67,000 SF (approx)
- Expansion phase triggers determined by growth, needs, and finances.
- 14. Other**: None



MILLIGAN ARCHITECTURE, INC.
6451 MOREHEAD RD. HARRISBURG, N.C. 28075
MA
704-455-5581

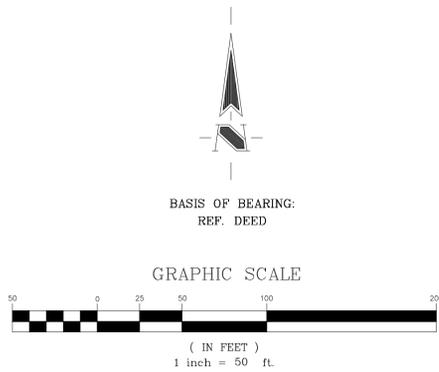
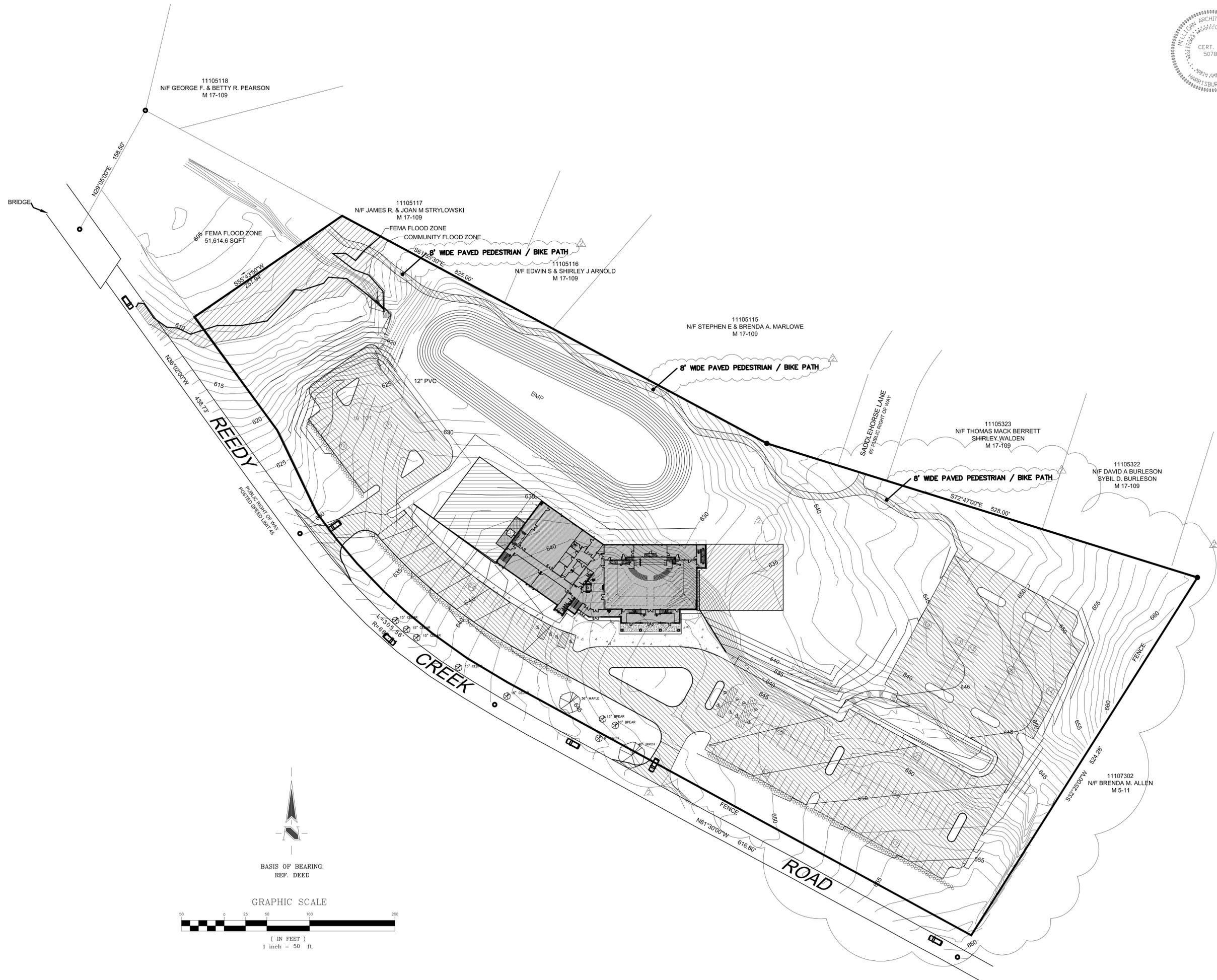
PROJECT
HARBOR BAPTIST CHURCH
8400 REEDY CREEK RD. MECKLENBURG COUNTY CHARLOTTE, NC 28215
PROPOSED ZONING PLAN
SHEET TITLE

RESUBMITTED TO SINGLE ZONING DISTRICT

BLB 07/23/16
DRAWN BY: DATE:
11/18/16

MA JOB NO.
14-031
SHEET NO.
RZ-1
OF 6

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MILLIGAN ARCHITECTURE, INC.
6451 MOREHEAD RD. HARRISBURG, N.C. 28075
704-455-5581

PROJECT
HARBOR BAPTIST CHURCH
8400 REEDY CREEK RD.
MECKLENBURG COUNTY
CHARLOTTE, NC 28215

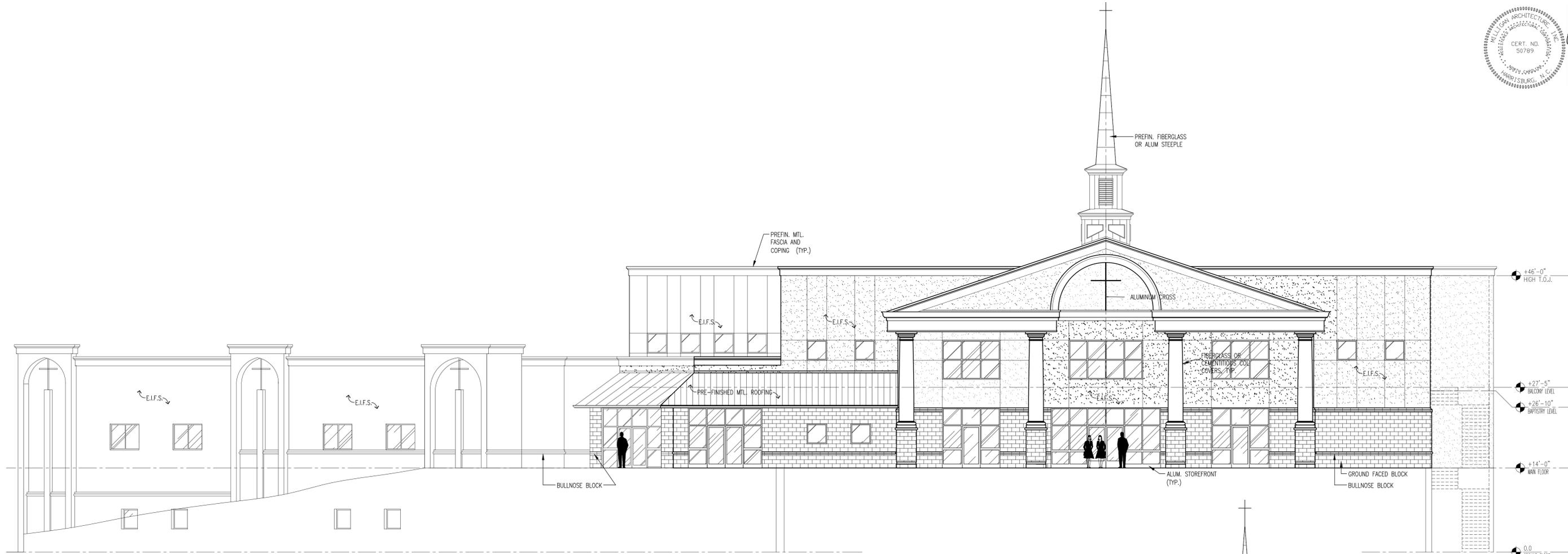
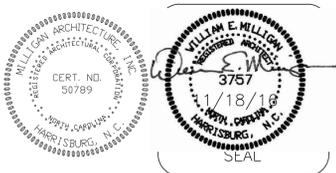
SITE PLAN
SHEET TITLE

BLB	07/23/16
DRAWN BY:	DATE:
09/09/16	
11/18/16	

MA JOB NO.	14-032
SHEET NO.	RZ-2
OF	6

RESUBMITTED TO SINGLE REZONING DISTRICT
REVISIONS PER STAFF COMMENTS

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1 SOUTH ELEV / FRONT ENTRY SANCTUARY
 RZ-3 SCALE: 1/8" = 1'-0"



2 SOUTH ELEV / EDUCATIONAL WING
 RZ-3 SCALE: 1/8" = 1'-0"

MILLIGAN ARCHITECTURE, INC.
 6451 MOREHEAD RD. HARRISBURG, N.C. 28075
 704-455-5581

HARBOR BAPTIST CHURCH
 MECKLENBURG COUNTY CHARLOTTE, NC 28215
 8400 REEDY CREEK RD.
PROPOSED FRONT ELEVATIONS
 SHEET TITLE

PROJECT: JS/BLB 07/23/16
 DRAWN BY: DATE:
 09/09/16
 11/18/16

MA JOB NO. 14-032
 SHEET NO. RZ-3
 OF 6

RESUBMITTED - NO CHANGES
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HARBOR BAPTIST CHURCH
 MECKLENBURG COUNTY CHARLOTTE, NC 28215
 8400 REEDY CREEK RD.
PROPOSED SIDE ELEVATIONS
 SHEET TITLE

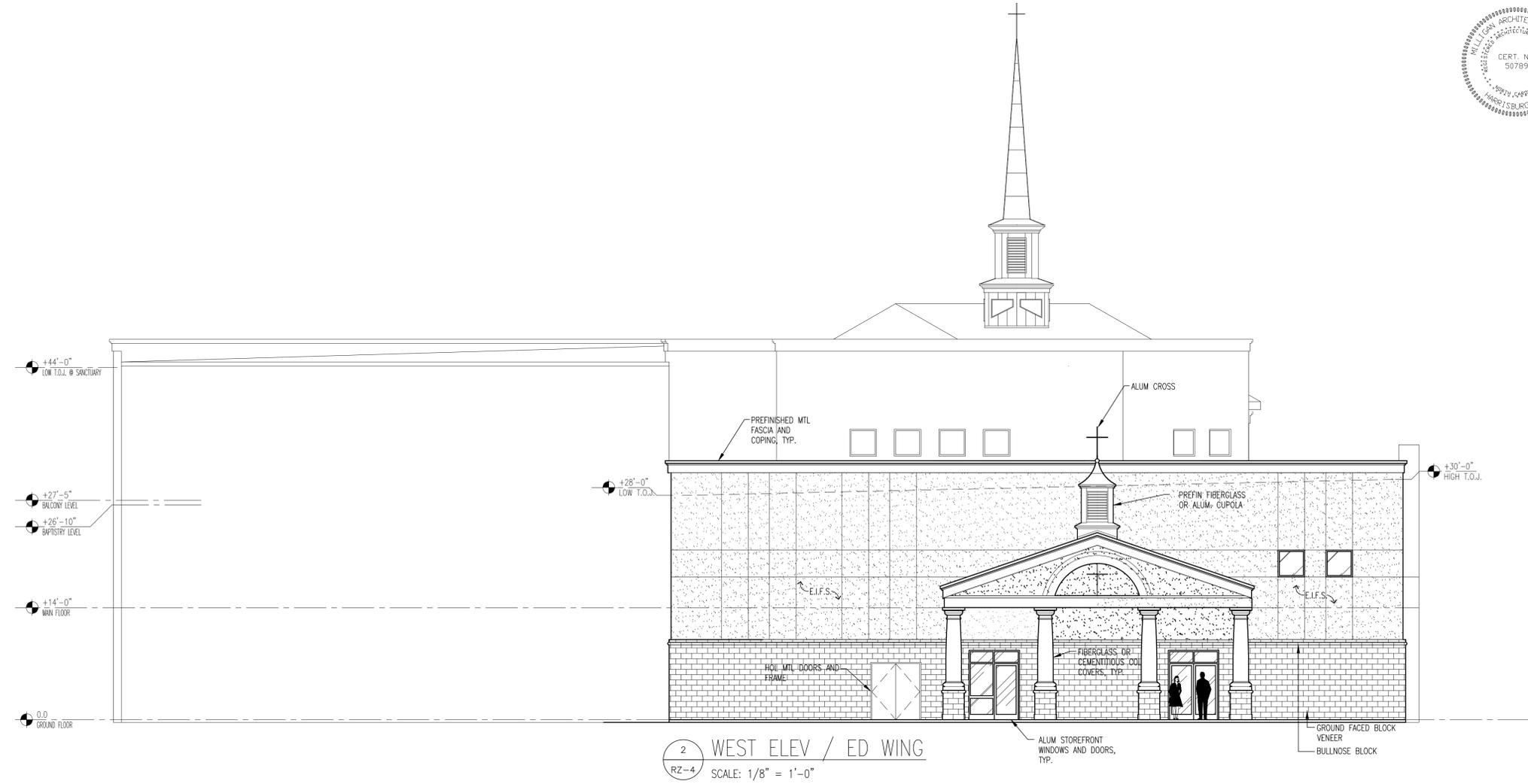
PROJECT: HARBOR BAPTIST CHURCH
 MECKLENBURG COUNTY CHARLOTTE, NC 28215
 8400 REEDY CREEK RD.

RESUBMITTAL - NO CHANGES
 REVISIONS PER STAFF COMMENTS

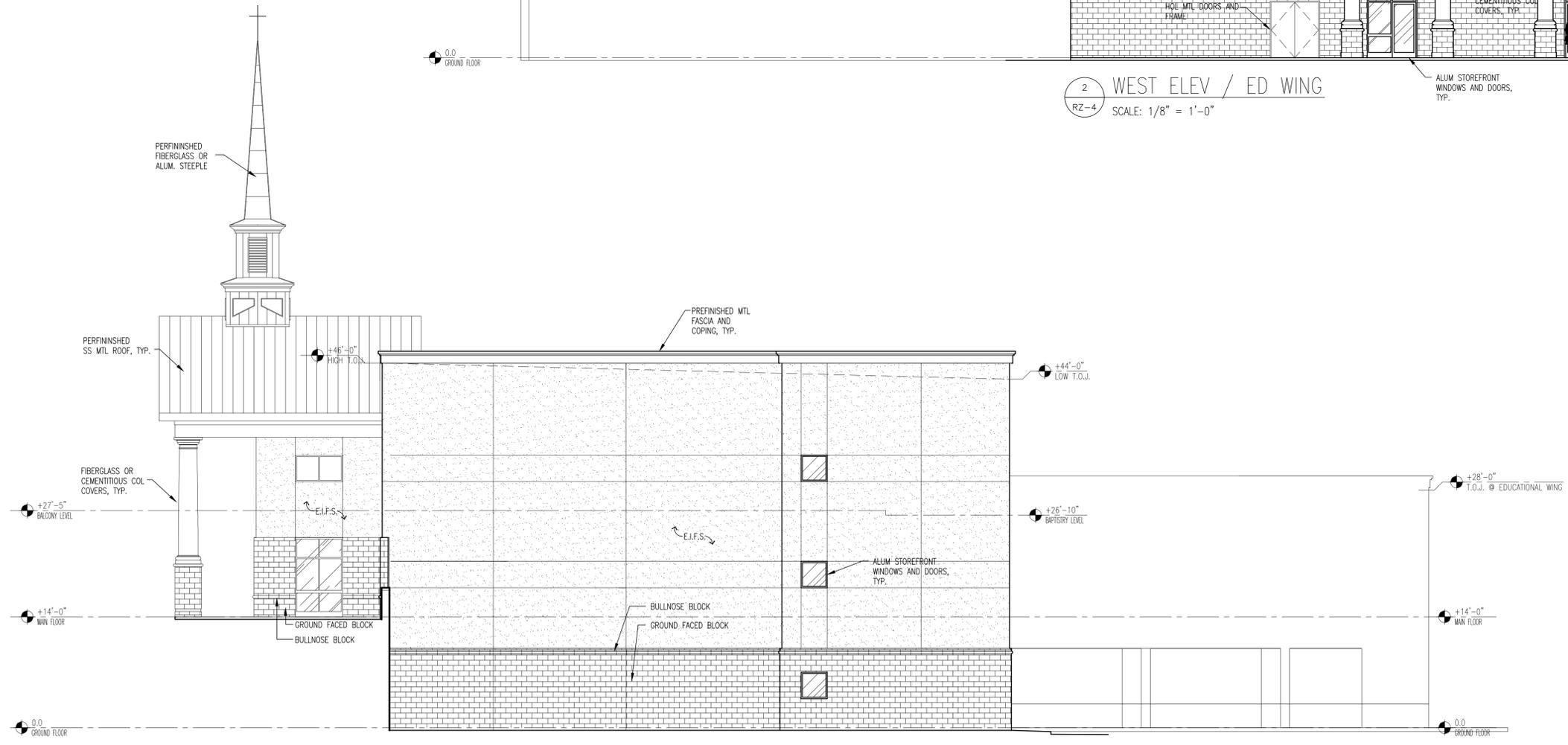
JS/BLB	07/23/16
DRAWN BY:	DATE:
▲ 09/09/16	
▲ 11/18/16	

MA JOB NO. 14-032
 SHEET NO. RZ-4
 OF 6

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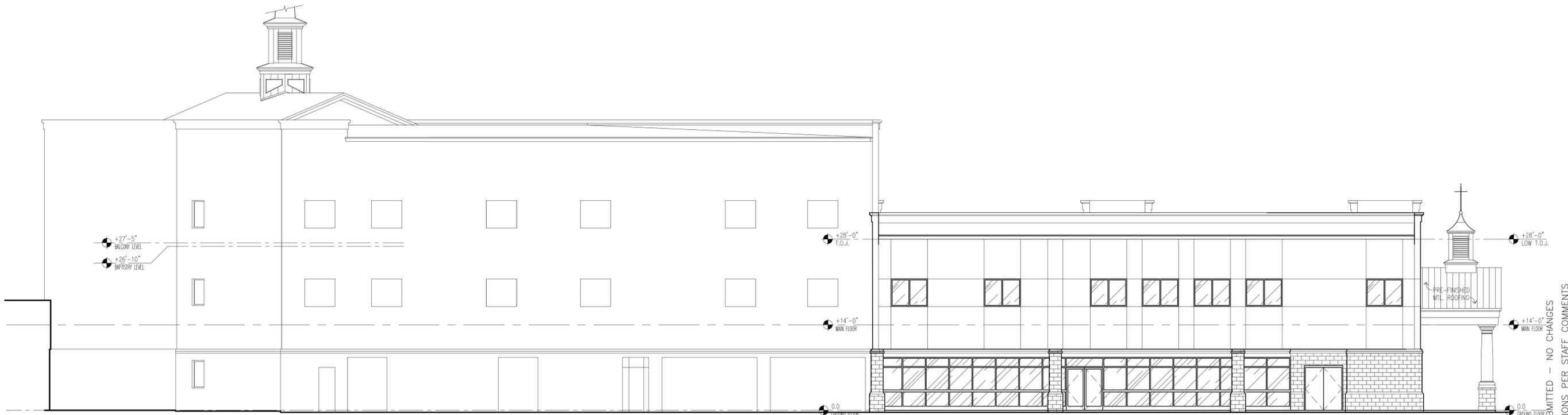
2 WEST ELEV / ED WING
 RZ-4 SCALE: 1/8" = 1'-0"



1 EAST ELEV / SANCTUARY
 RZ-4 SCALE: 1/8" = 1'-0"



1 NORTH ELEV / SANCTUARY REAR
RZ-5 SCALE: 1/8" = 1'-0"



2 NORTH ELEV / ED WING REAR
RZ-5 SCALE: 1/8" = 1'-0"

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6451 MOREHEAD RD. HARRISBURG, N.C. 28075
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HARBOR BAPTIST CHURCH
MECKLENBURG COUNTY CHARLOTTE, NC 28215
8400 REEDY CREEK RD.

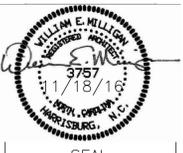
PROPOSED REAR ELEVATIONS
SHEET TITLE

RESUBMITTED - NO CHANGES
REVISIONS PER STAFF COMMENTS

BLB 07/23/16
DRAWN BY: DATE:
09/09/16
11/18/16

MA JOB NO.
14-032
SHEET NO.
RZ-5
OF 8

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SEAL

MILLIGAN ARCHITECTURE, INC.
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704-455-5581

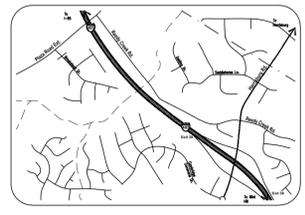
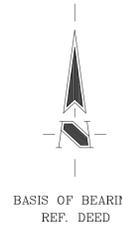
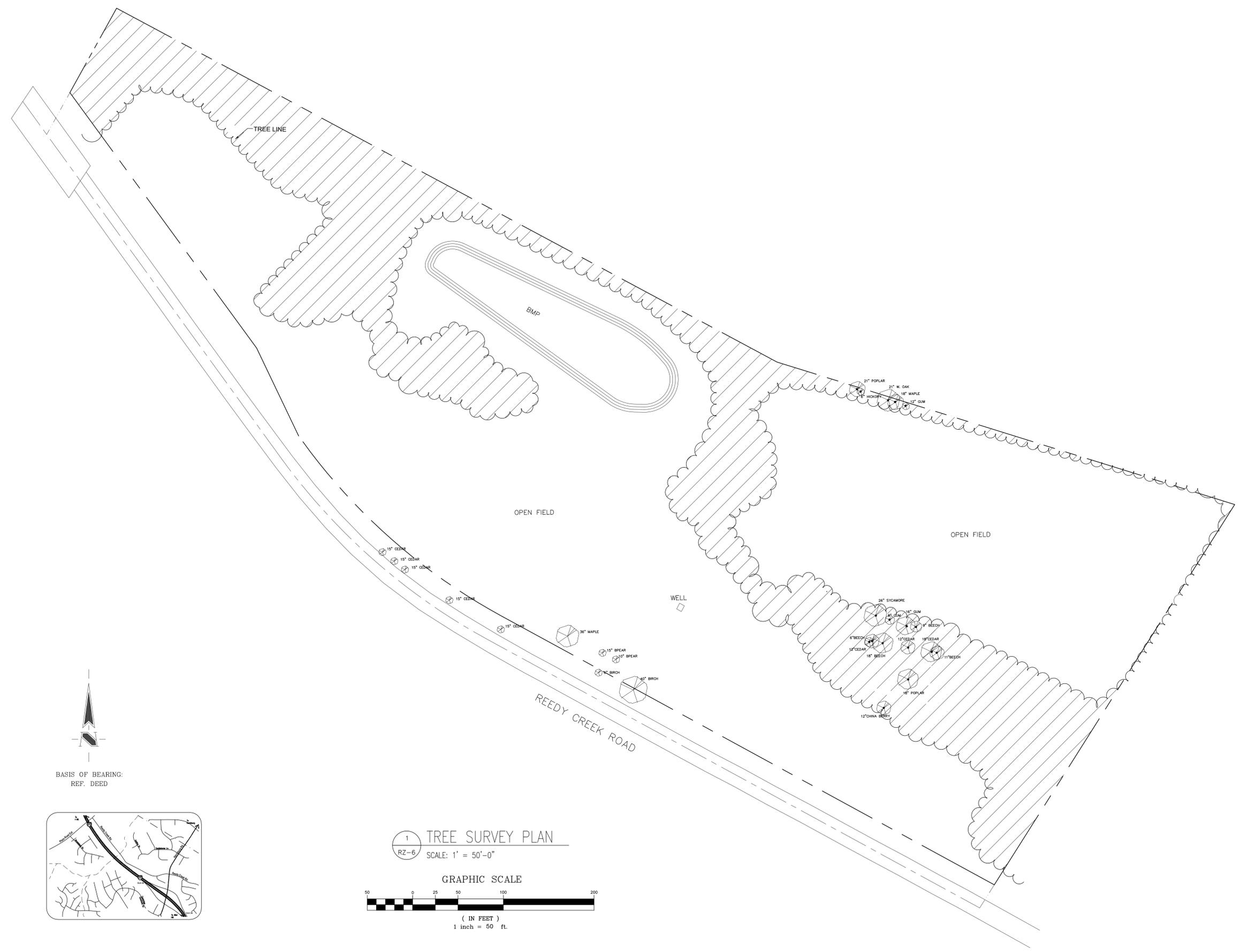
PROJECT
HARBOR BAPTIST CHURCH
8400 REEDY CREEK RD. MECKLENBURG COUNTY, CHARLOTTE, NC 28215
TREE SURVEY IN R/W
SHEET TITLE

BLB 07/23/16
DRAWN BY: DATE:
11/18/16

MA JOB NO.
14-031
SHEET NO.
RZ-6
OF 6

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1 TREE SURVEY PLAN
RZ-6

SCALE: 1' = 50'-0"

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.