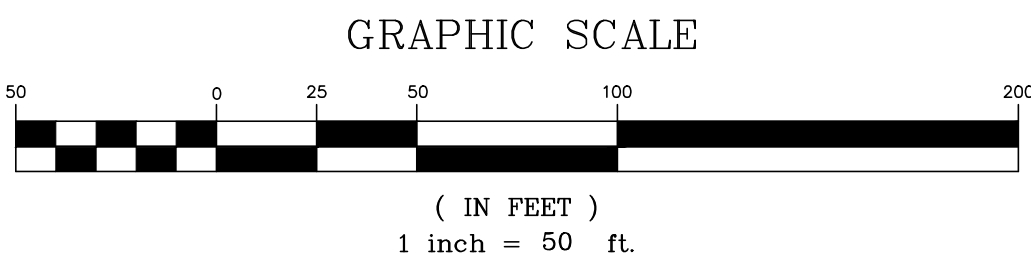


NOTES :

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 FEM A MAP 3710550500L
5. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBERANCES, 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 200'

EXISTING SITE SURVEY
SCALE: 1" = 50'-0"



LEGEND:
IPF IRON PIN FOUND
IPS IRON PIN SET

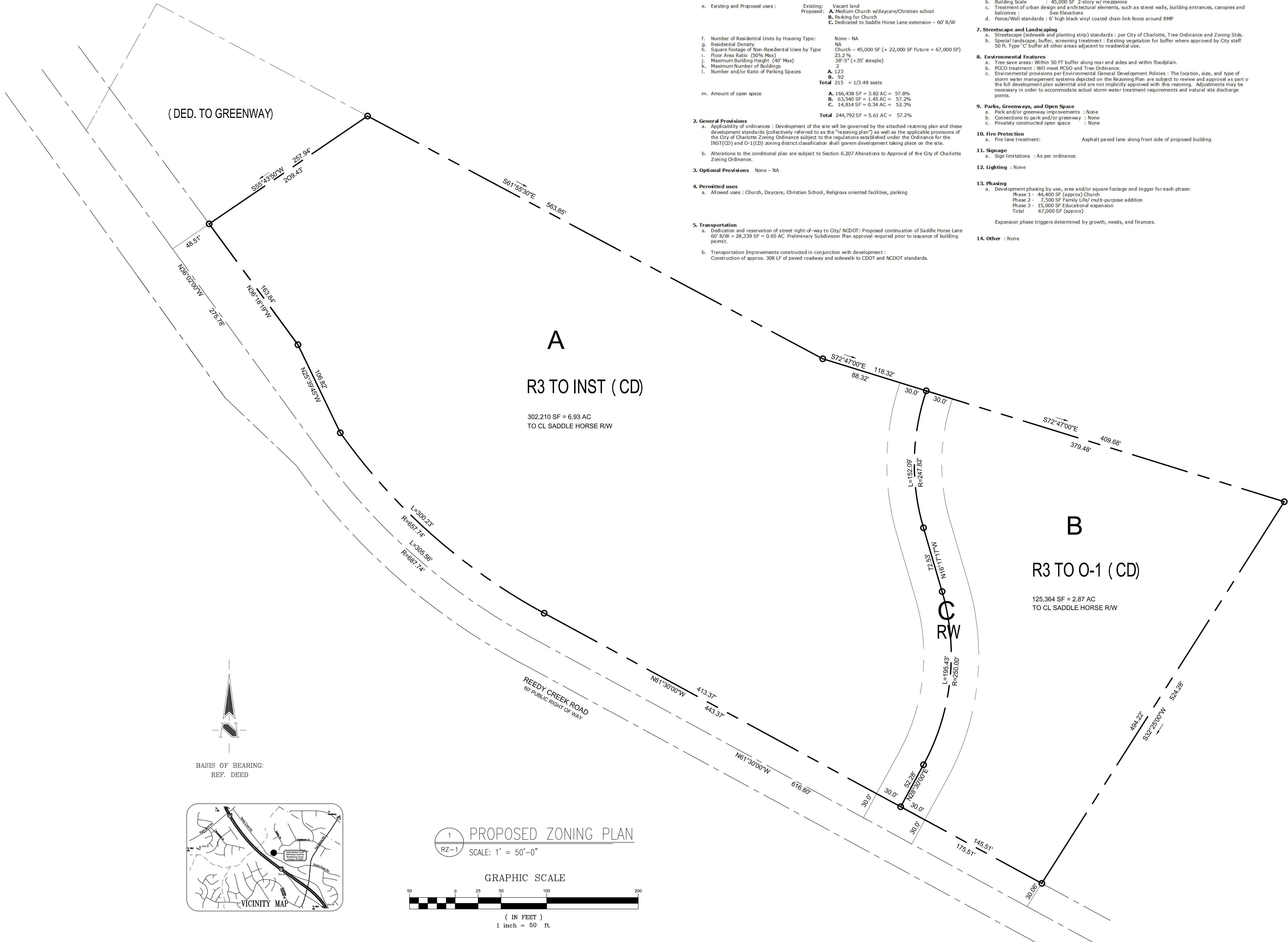
BOUNDARY SURVEY OF
8400 REEDY CREEK ROAD

CRAB ORCHARD TOWNSHIP,
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR
HARBOR BAPTIST CHURCH

CSS of NC, PC
P.O. BOX 681150
CHARLOTTE, N.C. 28227
(704) 573-0112
FIRM LICENSE No. C-2350

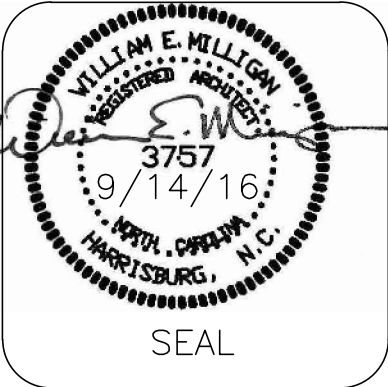
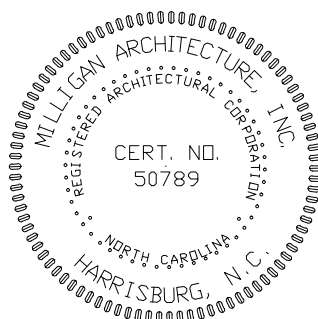
DATE: REVISED JUNE 10, 2016	JOB No.: CH14898-06-16	DRAWN BY: MS
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DEVELOPMENT DATA

1. Development Data Table	
a. Site Acreage :	A. 6.61 AC B. 2.55 AC C. 0.65A C (R/W) TOT. 9.81 AC
b. Tax Parcels included in Rezoning:	A portion of Parcel # 11107301
c. Existing Zoning (including overlays and vesting)	R-3
d. Proposed Zoning (including overlays and vesting)	A. Institutional (CD) B. O-1 (CD)
e. Existing and Proposed uses :	Existing: Vacant land Proposed: A. Medium Church w/daycare/Christian school B. Parking for Church C. Dedicated to Saddle Horse Lane extension - 60' R/W
f. Number of Residential Units by Housing Type:	None - NA
g. Residential Density	NA
h. Square footage of Non-Residential Uses by Type	Church - 45,000 SF (+ 22,000 SF Future = 67,000 SF)
i. Floor Area Ratio (50% Max)	23.2 %
j. Maximum Building Height (40' Max)	38'-5" (+35' steeple)
k. Maximum Number of Buildings	2
l. Number and/or Ratio of Parking Spaces	A. 123 B. 92 Total 215 = 1/3.48 seats
m. Amount of open space	A. 166,438 SF = 3.82 AC = 57.8% B. 63,540 SF = 1.45 AC = 57.2% C. 14,814 SF = 0.34 AC = 52.3% Total 244,792 SF = 5.61 AC = 57.2%
2. General Provisions	
a. Applicability of ordinances :	Development of the site will be governed by the attached rezoning plan and these development standards (collectively referred to as the "rezoning plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance subject to the regulations established under the Ordinance for the INST(CD) and O-1(CD) zoning district classification shall govern development taking place on the site.
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 None - NA	
4. Permitted uses	
a. Allowed uses :	Church, Daycare, Christian School, Religious oriented facilities, parking
5. Transportation	
a. Dedication and reservation of street right-of-way to City/ NCDOT: Proposed continuation of Saddle Horse Lane 60' R/W = 28,339 SF = 0.65 AC Preliminary Subdivision Plan approval required prior to issuance of building permit.	
b. Transportation Improvements constructed in conjunction with development :	Construction of approx. 308 LF of paved roadway and sidewalk to CDOT and NCDOT standards.

5. Transportation	
a. Dedication and reservation of street right-of-way to City/ NCDOT: Proposed continuation of Saddle Horse Lane 60' R/W = 28,339 SF = 0.65 AC Preliminary Subdivision Plan approval required prior to issuance of building permit.	
b. Transportation Improvements constructed in conjunction with development :	Construction of approx. 308 LF of paved roadway and sidewalk to CDOT and NCDOT standards.
c. New ROW must be dedicated and platted prior to Certificate of Occupancy.	
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. PCDD 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 :	None
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
704-455-5581

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

BLB	07/23/16
DRAWN BY:	DATE:
09/14/16	

MA JOB NO.	14-031
SHEET NO.	RZ-1
OF	8

REVISIONS PER STAFF COMMENTS

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11105182
CITY OF CHARLOTTE
M 17-109

11105118
GEORGE F. & BETTY R. PEARSON
M 17-109

11105117
JAMES R. & JOAN M STRYLOWSKI
M 17-109

11105116
CHRISTINA BURNS & DANIEL BURNS
M 17-109

11105115
STEPHEN E & BRENDA A. MARLOWE
M 17-109

11105323
THOMAS MACK BERRETT
SHIRLEY WALDEN
M 17-109

11105322
DAVID A BURLESON
SYBIL D. BURLESON
M 17-109

11105321
KEITH W JR KING
KELLI W KING
M 17-109

11107302
BRENDA M. ALLEN
M 5-11

11107411-416
NC D.O.T.
M 5-11

PROPOSED IMPERVIOUS COVERAGE		
PROPOSED LOT AREA (NET OF R/W)	PROPOSED IMPERVIOUS	%
A. 288,129 SF / 6.61 AC	121,691 SF / 2.79 AC	42.2%
B. 111,117 SF / 2.55 AC	47,577 SF / 1.09 AC	42.8%
C. 28,339 SF / 0.65 AC	13,525 SF / 0.31 AC	47.7%
D. 33,083 SF / 0.76 AC	0 (GREENWAY)	0%

SITE NOTES

OWNER: HARBOR BAPTIST CHURCH
8400 REEDY CREEK ROAD
CHARLOTTE, NC 28215

PID: 11107301
AREA: 10.56 ACRES
DB 29407 PG 474
ZONING: R-3

PROPOSED ZONING : INST(CD) - O-1(CD)

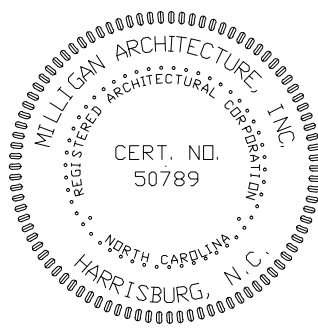
DIMENSIONAL STANDARDS
MIN LOT SIZE - 15,000 SF - 15,000 SF
MAX FLOOR AREA RATIO - 0.5 - 0.6
MIN STREET FRONTAGE - 30' - 30'
MIN LOT WIDTH - 80' - 80'
MAX BUILDING HT - 40' - 40'

BUILDING SETBACKS *
FRONT - INST. 40' / O-1 32'
SIDE - 20' / 20'
REAR - 20' / 45'
* CLASS 'C' BUFFER ADJACENT TO RESIDENTIAL

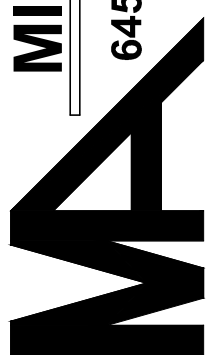
IMPERVIOUS AREA
BUILDING & PARKING - 180,774 SF (4.15 AC)

BUFFER YARDS - C CLASS - 50' MIN. WIDTH

REQUIRED PARKING
RELIGIOUS INSTITUTION
AUTO PARKING - 1 SPACE PER 4 SEATS
REQUIRED - 750 SEATS/4 = 188
PROVIDED - 215 SPACES TOTAL W/12
HC VAN ACCESSIBLE SPACES
SHORT TERM BICYCLE - 2% OF AUTO
REQUIRED - 6
PROVIDED - 6



MILLIGAN ARCHITECTURE, INC.
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704-455-5581



PROJECT
HARBOR BAPTIST CHURCH

CHARLOTTE, NC 28215

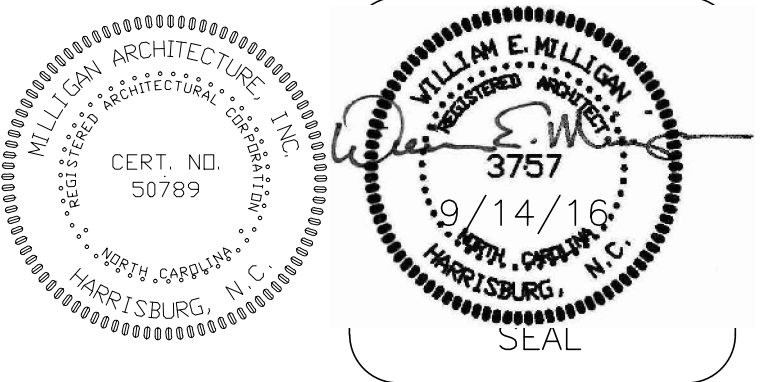
MECKLENBURG COUNTY

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09/14/16

MA JOB NO.
14-031
SHEET NO.
RZ-2
OF 8

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

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

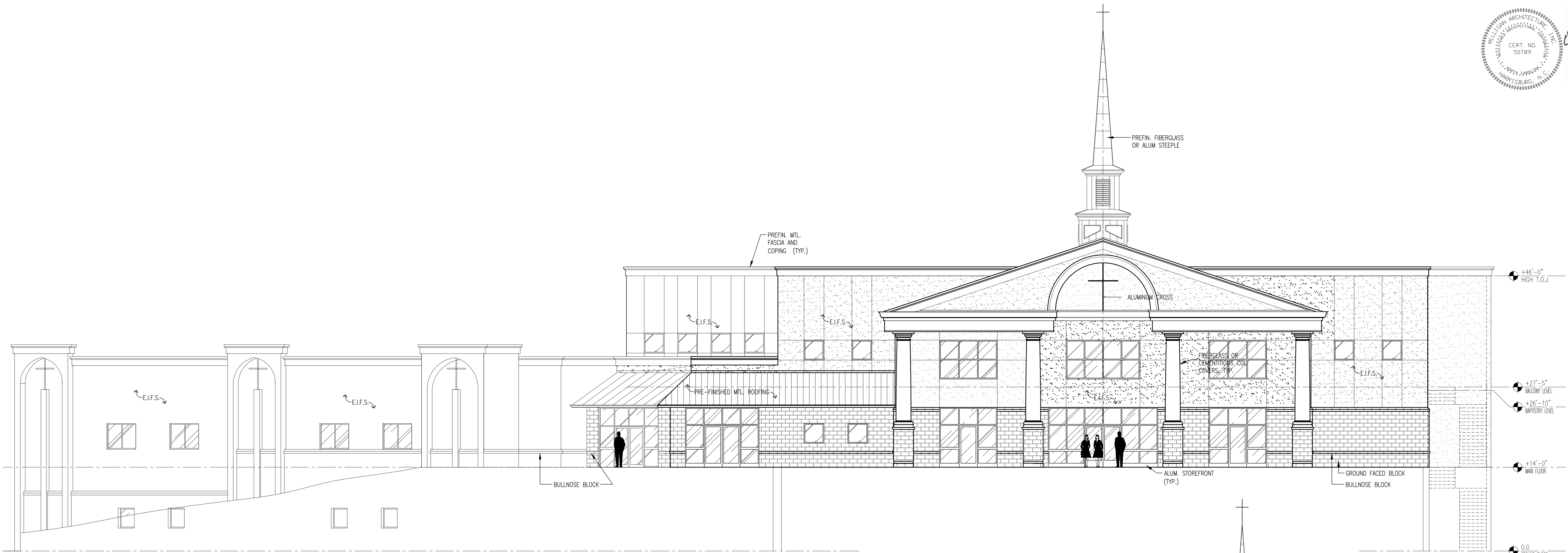
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SHEET NO.
RZ-3
OF 8

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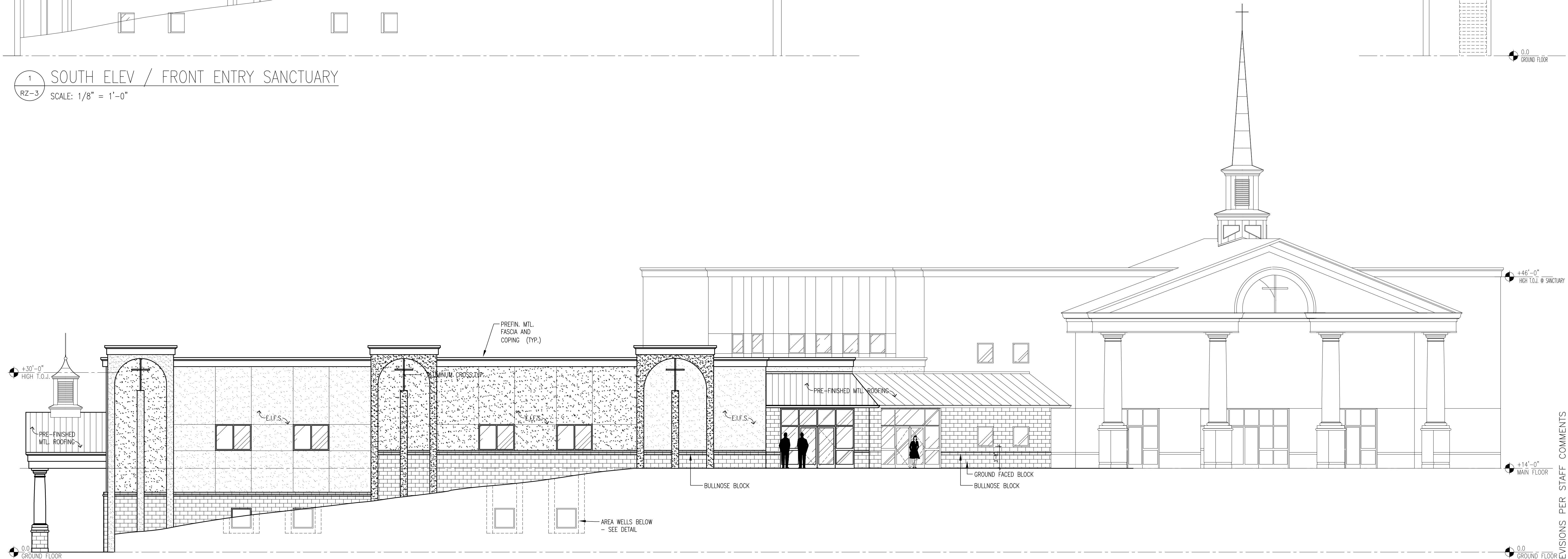
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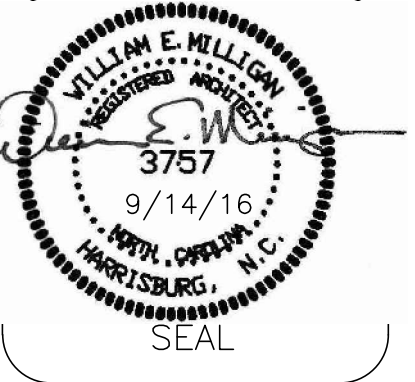
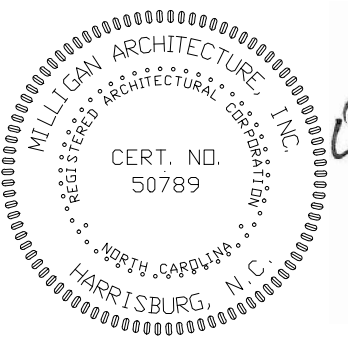
SHEET TITLE
PROPOSED FRONT ELEVATIONS



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"



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

PROPOSED SIDE ELEVATIONS

SHEET TITLE

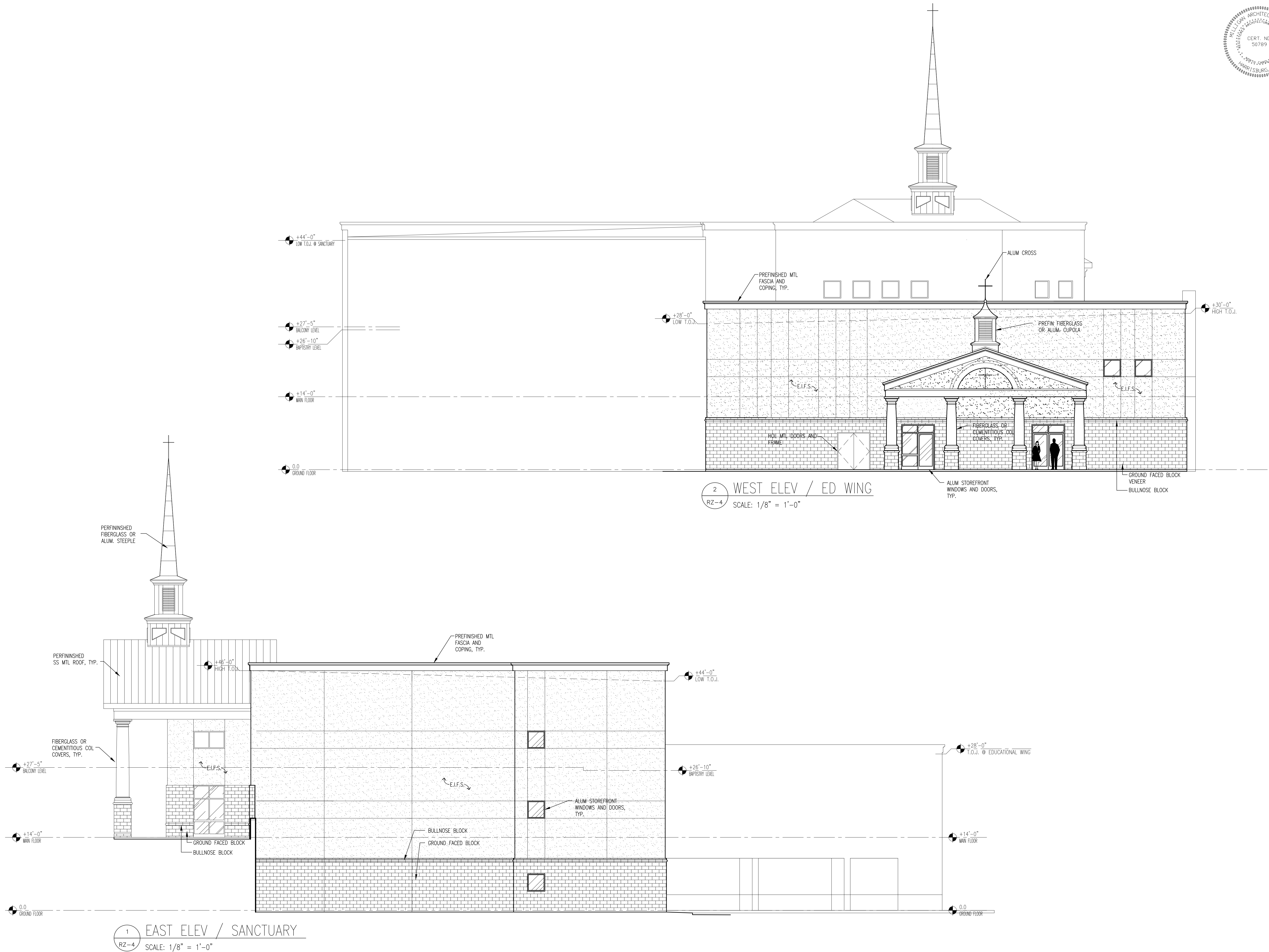
PROJECT

JS/BLB 07/23/16
DRAWN BY: DATE:
09/14/16

MA JOB NO.
14-032
SHEET NO.
RZ-4
OF 8

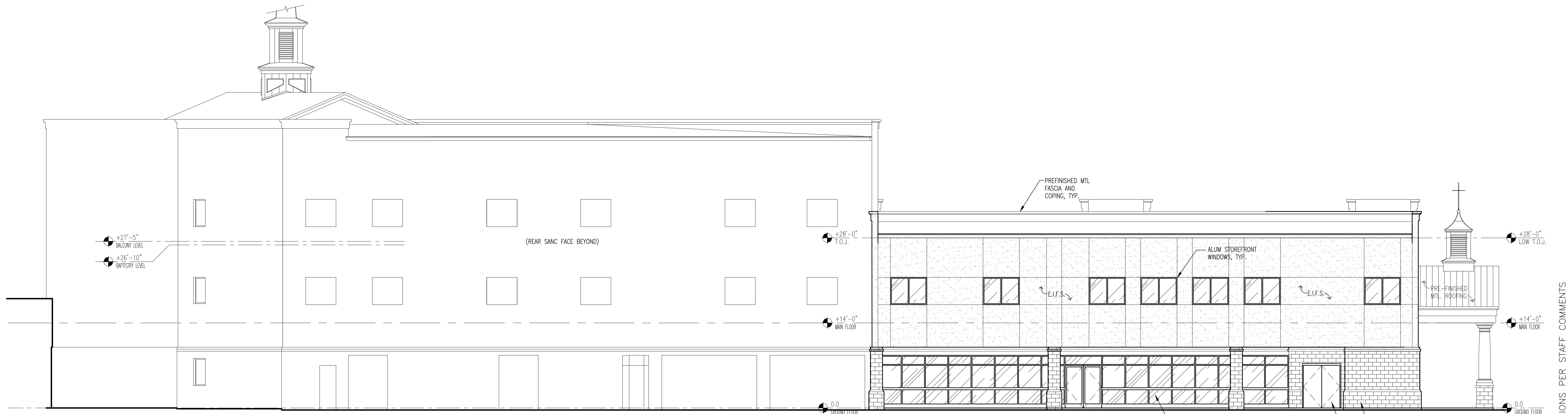
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1 NORTH ELEV / SANCTUARY REAR
RZ-5 SCALE: 1/8" = 1'-0"



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

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

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

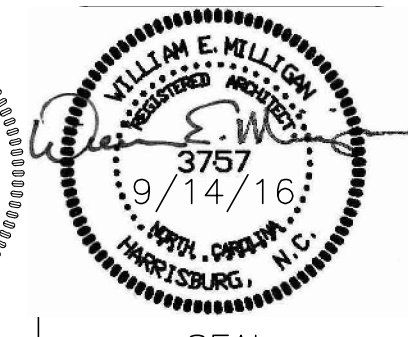
PROPOSED REAR ELEVATIONS
SHEET TITLE

PROJECT: JS/BLB 07/23/16
DRAWN BY: DATE:
09/14/16


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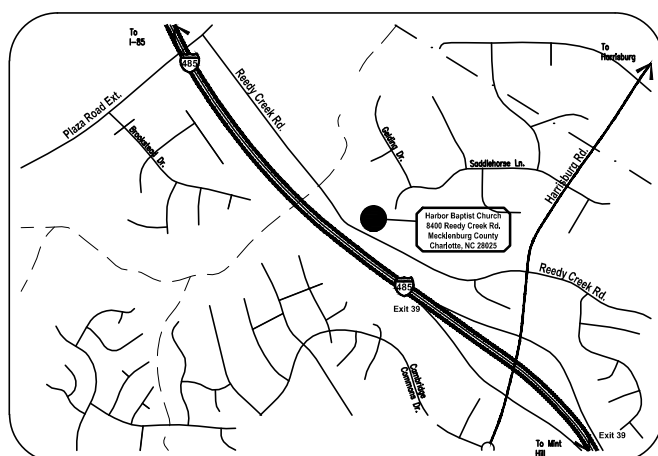
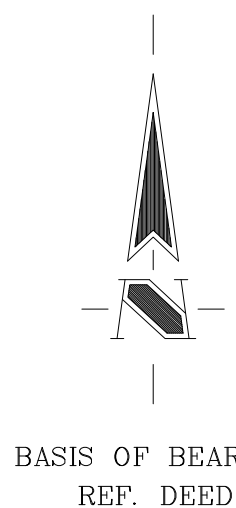


HARBOR BAPTIST CHURCH
8400 REEDY CREEK RD. MECKLENBURG COUNTY CHARLOTTE, NC 28215
TREE SURVEY IN R/W

JS/BLB	07/23/16
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 09/14/16	

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14-031
SHEET NO.
RZ-6
05 8

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1 TREE SURVEY PLAN
RZ-6 SCALE: 1' = 50'-0"

