

DEVELOPMENT DATA:

Tax Parcel ID#: Proposed Use: **Existing Zoning:** Proposed Zoning: Total Site Area: Max. Total Building Area:

029-551-07 Religious Institution INST (CD) 26.63± Ac. 200,000 sf. 40° or as allowed for in zoning ordinance

029-551-06

PARKING DATA:

Max. Building Height:

Proposed Parking:

Min. Off-street Parking Required: Short-Term Bicycle Parking: Required Parking (Based on 3,000 Seats):

1 space/4 seats 2% of Auto Parking 750 spaces 942 Spaces

REZONING NOTES:

GENERAL PROVISIONS

1. Development of this 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 per Section 6.2 of the Zoning Ordinance.

2. Existing house, located along northern property line, may remain as shown within the Class 'B' buffer. Upon rezoning approval, the house will be used as the church office (church services will not be held within this building). The existing driveway to the house may remain until conditional occupancy is given for the Phase 1 Sanctuary. At such time, the existing driveway shall be removed and the buffer planted to Class 'B' standards.

3. The proposed buildings and development will comply with all Ordinance requirements for signage, buffering, screening, and landscaping.

4. The site shall comply with all requirements of the Charlotte Tree Ordinance.

5. Building footprints and site layout shown on this plan are schematic in nature. Actual floor plans and footprints will be determined at the time of building plan submittal.

6. Ministry facilities may be used to provide short term housing/accommodations to support ministry functions.

7. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, storm water, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other

1. The total number of ingress/egress points to and from this site shall be limited to two entrances onto Salome Church Road. The exact locations may vary from those depicted based upon final design and location requirements as regulated by the transportation engineer and, where applicable, NCDOT.

1. Landscaping and screening shall, at a minimum, satisfy the requirements established in the Ordinance for the INST District.

2. Landscaping will be installed in stages in accordance with the Ordinance as the Site is

3. Trees shall be planted at 40 foot on center along Salome Church Road. Large maturing trees with a 2 inch minimum caliper are to be used, except where overhead

BUFFER AREAS

Site's northern and southern property lines. This buffer shall conform to the standards for a Class 'B' buffer per section 12.302 of the Ordinance.

In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirement on the Site, the buffer areas depicted on this plan may be reduced or eliminated accordingly.

3. Existing vegetation may be used to meet tree buffer requirements. If existing vegetation is being used, supplemental plantings may be required, as negotiated with the site inspector during construction.

4. The buffer areas shall remain as open space except to the extent necessary to accommodate grade changes and the installation and maintenance of a wall, fence, berm, landscaping, utility and/or drainage facilities and any grading associated therewith. Where existing trees and natural vegetation have been cleared to accommodate grade changes or the installation of the aforementioned items, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.

SETBACKS

1. All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard dimensions established under the Ordinance for the INST District.

PARKING

1. Off-street vehicular parking for the Site shall meet or exceed the minimum standards

The parking total indicated in the Development Data is an estimate. The final parking count may deviate from that indicated in the Development Data, provided that at the time of building permit submittal the proposed parking meets or exceeds the Ordinance

3. Bicycle parking shall be provided to meet or exceed the requirements established in

<u>LIGHTING</u>

1. All freestanding lighting and all exterior lighting will be capped so as to minimize the impacts from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 20 feet in height. No wall 'pak' type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.

SIGNAGE

1. Signage will be permitted in accordance with applicable Zoning standards.

STORM WATER

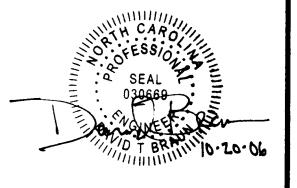
1. Storm water system for proposed site shall tie into existing systems. These existing systems shall be analyzed to ensure that they will not be taken out of standard due to the development. If it is found that this development causes the storm drainage systems to be taken out of standard, alternate methods to prevent this from occurring will be

2. Storm water controls will be used to treat the difference in storm water runoff volume leaving the project site between the pre and post development runoff conditions for the 1 year 24 hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.

3. The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio—retention, etc.) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual.

OCT 2 5 2005

2007-004



SITE PLAN FOR FREEDOM HOUSE

2732 SALOME CHURCH ROAD CHARLOTTE, NC 28262

CHURCH

PREPARED FOR:

FREEDOM HOUSE CHURCH 5806 PROSPERITY CHURCH ROAD **SUITE A2-122** CHARLOTTE, NC 28269

PREPARED BY:



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REVISIONS			
WRK	DATE	DESCRIPTION	
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Date			Job No.
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October 18, 2006			2006-0357

1" = 100'

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