

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	970.00'	169.32'	169.11'	S 29°15'20" W
C2	970.00'	48.37'	48.36'	S 22°49'34" W
C3	1030.00'	69.03'	69.02'	N 23°19'28" E
C4	30.00'	47.86'	43.01'	S 20°33'15" E
C5	970.00'	313.42'	312.06'	S 78°56'33" E

LINE	BEARING	DISTANCE
L1	N 66°21'09" W	36.40'
L2	N 84°51'57" W	17.78'
L3	S 84°52'31" E	67.95'
L4	S 84°34'10" E	68.04'

LEGEND:  
 PP = Power Pole  
 OPL = Overhead Power Line  
 LP = Light Pole  
 EP = Edge of Pavement  
 EC = Edge of Concrete  
 RC = Back of Curb  
 RCP = Reinforced Concrete Pipe  
 SSMH = Sanitary Sewer Manhole  
 TP = Telephone Pole  
 PT = Power Tower  
 \* = Conifer Tree  
 PTP = Poplar Tree  
 H = Hedges  
 FES = Flared End Section

TAX PARCEL NUMBER:	051-293-17
SITE ACREAGE:	3.831 AC
CURRENT ZONING:	R-12(CD)
PROPOSED ZONING:	INST-CD

PROPOSED LAND USE:	CHURCH CAMPUS WORSHIP, OFFICE & CLASSROOMS
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SIDE YARD:	20'
FRONT SETBACK:	40'
REAR YARD:	20'

PARKING REQUIRED	75
-1 SPACE FOR EVERY 4 SEATS	
EXISTING PARKING	39 (1 HANDICAP)
PROPOSED PARKING	53 (2 HANDICAP)
TOTAL PARKING	92 (3 HANDICAP)

MAXIMUM FLOOR AREA RATIO:	0.50
MAXIMUM BUILDING HEIGHT:	40'
REQUIRED TREE SAVE:	15%
PROPOSED TREE SAVE:	50%

PROPOSED MAX. BUILDING AREA:	5,800 SF
PROP. MAX. WORSHIP SEATING CAPACITY:	300

## DEVELOPMENT SUMMARY

#9520 FAIRES FARM ROAD  
 CRAB ORCHARD TOWNSHIP, MECKLENBURG COUNTY

**Mc<sup>2</sup> ENGINEERING**  
 Mc<sup>2</sup> ENGINEERING, INC.  
 2110 BEN CRAIG DR.  
 SUITE 400  
 CHARLOTTE, NC 28262  
 PHONE 704.510.9797

**ROMANIAN BAPTIST CHURCH**  
 DEVELOPED BY:  
**ROMANIAN BAPTIST CHURCH OF CHARLOTTE**  
 8918 ARBOR CREEK DR.  
 CHARLOTTE, NC 28269

## REZONING PLAN

REVISIONS		
1	12/17/07	CITY COMMENTS
2	1/23/08	CITY COMMENTS

CAD FILE: 2007-033 REZN  
 PROJECT NO.: 2007-033  
 DESIGNED BY: JDM  
 DATE: SEPTEMBER 12, 2007

## RZ1.0

## SKETCH PLAN

## REZONING PETITION 2008-003

- 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
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- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- The proposed Access will be provided by an existing entrance onto Faires Farm Road and a proposed future entrance onto Faires Farm Road.
- 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.
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist and that proposed and future development of the site shall conform. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, 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 standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

## DEVELOPMENT STANDARDS

- Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers.
- Site will comply with Tree Ordinance.
- Existing Silos will remain on-site.
- Development shall utilize rollout trash service and will be screened from adjacent properties per zoning ordinance.
- Proposed development will comply with City of Charlotte Zoning ordinance with regards to site signage.
- Detached lights to be a maximum of 25 feet tall. All lighting will have full cut-off fixtures.
- Wall 'pak' lighting will not be utilized.
- 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 regulate streets, sidewalks, trees, storm water, post construction controls, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.
- Storm Water Quantity Control**  
 The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

**Storm Water Quality Treatment** - Source: BMP recommendation taken from "Post-Construction Ordinance Stakeholders' Group Final Report"

For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the Mecklenburg County BMP Design Manual, July 2007 or North Carolina Division of Water Quality Stormwater Best Management Practices Manual, July 2007. (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

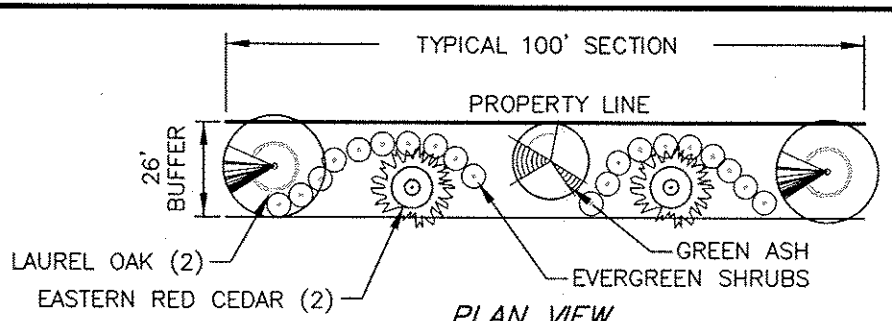
**Volume and Peak Control** - Source: Volume Control and Peak Control Downstream Analysis taken from "Post-Construction Ordinance Stakeholders' Group Final Report".

For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.

For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr. and 25-yr. 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Residential" shall be defined as "A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit."

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr. 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

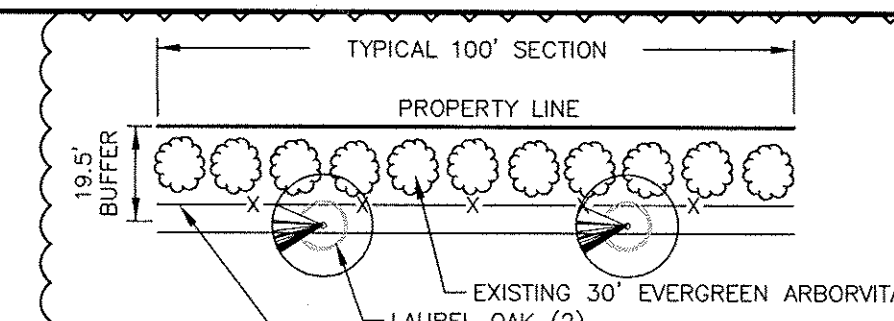
For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.



**BUFFER PLANTING SCHEDULE**  
 5 TREES/100 LF  
 20 SHRUBS/100 LF  
 40% OF TREES TO BE LARGE MATURING  
 25% OF TREES TO BE EVERGREEN  
 100% OF SHRUBS TO BE EVERGREEN

## 26' CLASS "C" BUFFER

-NTS-



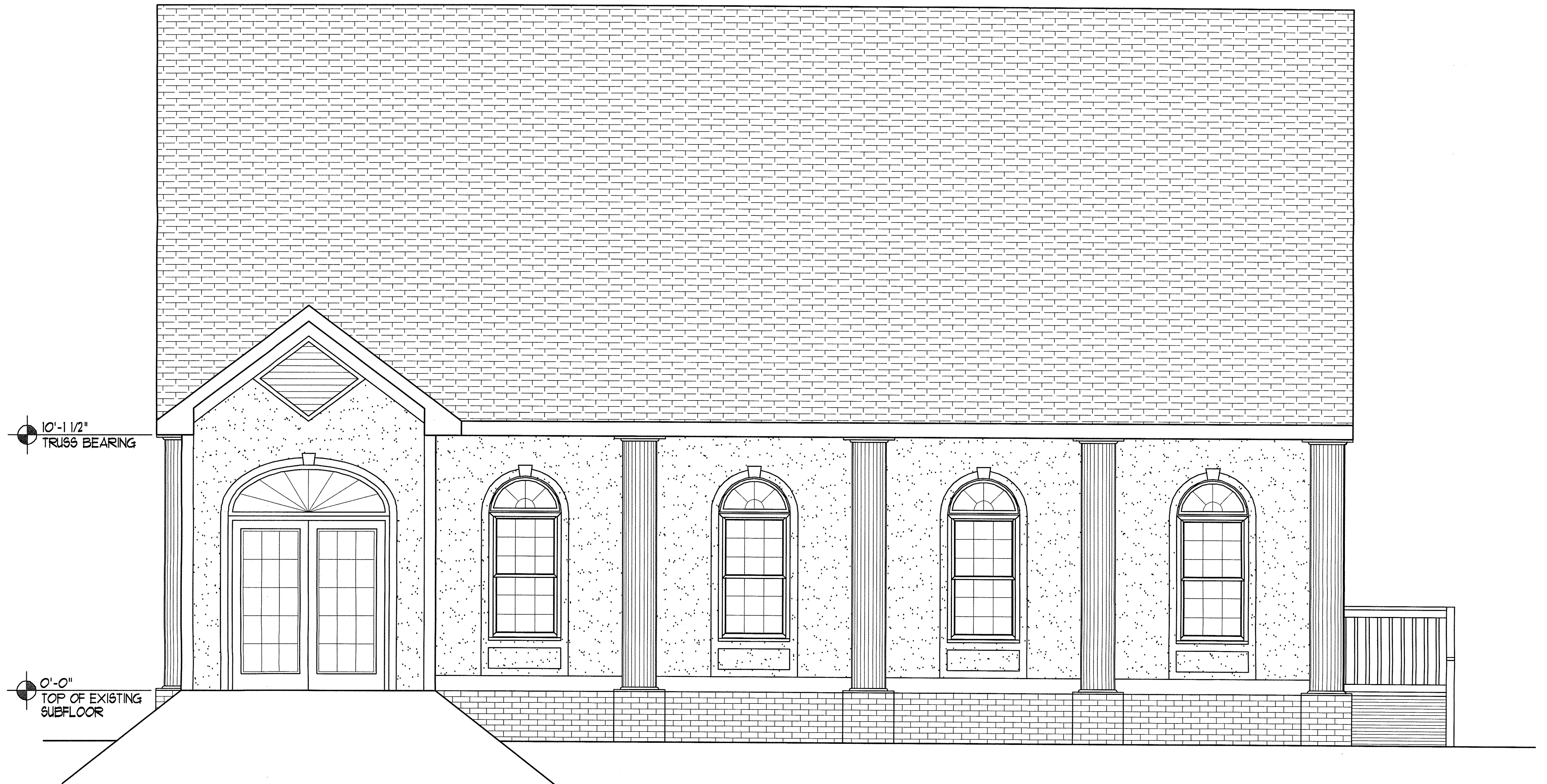
**BUFFER PLANTING SCHEDULE**  
 11 TREES/100 LF (REQUIRED)  
 11 TREES/100 LF (PROVIDED)  
 0 SHRUBS/100 LF  
 40% OF TREES TO BE LARGE MATURING  
 25% OF TREES TO BE EVERGREEN

## 19.5' CLASS "C" BUFFER

-NTS-

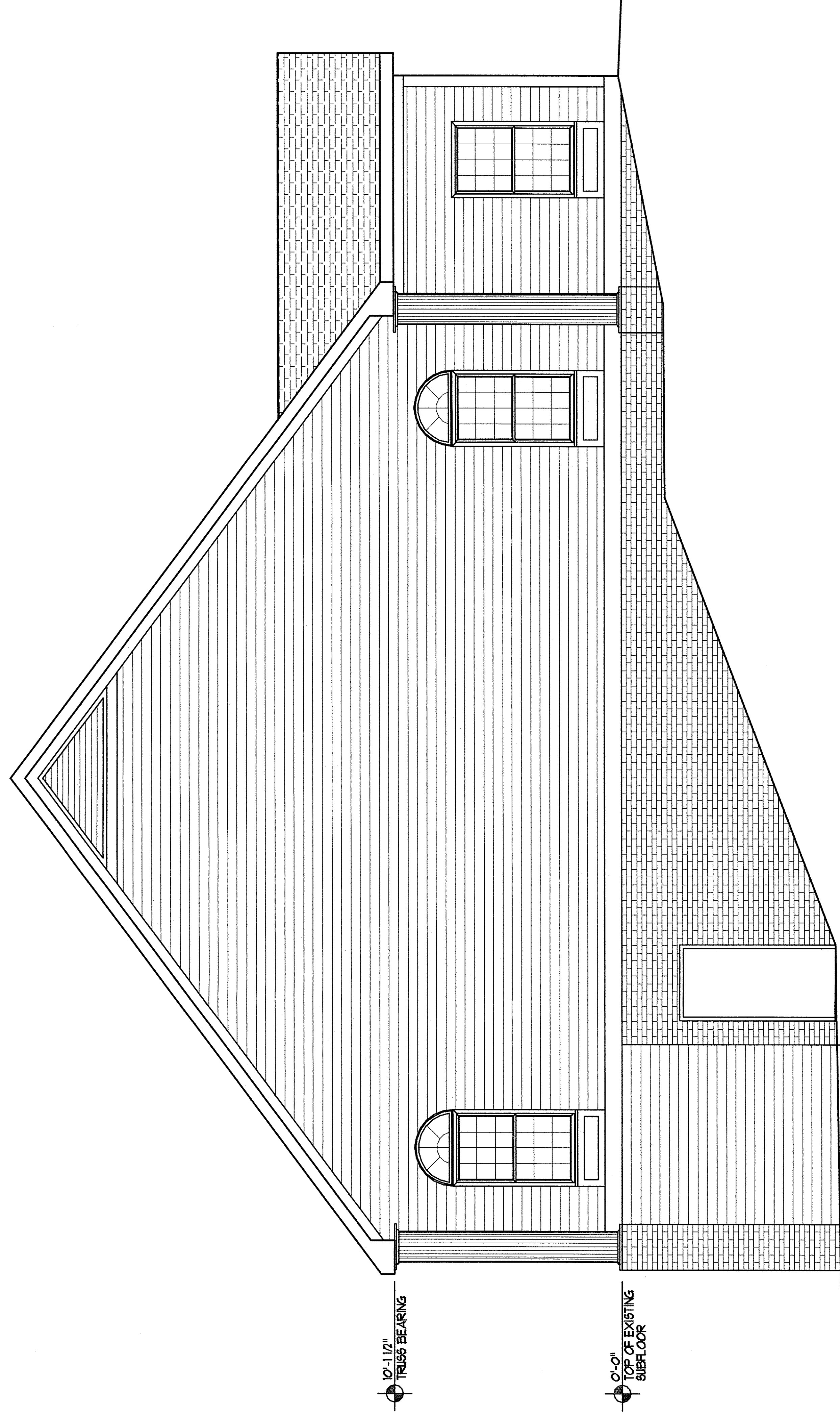
PETITIONER RESERVES THE RIGHT TO REQUEST A VARIANCE FROM THE ZBA TO ALLOW THE EXISTING TO STAY IN PLACE AS IS ON THE PROPERTY LINE AND TO QUALIFY AS A PRIVACY FENCE AS ALLOWED IN THE ZONING ORDINANCE 12.302 (8).





1 NEW FRONT ELEVATION

1/4"=1'-0"



10'-1 1/2"  
TRUSS BEARING

0'-0"  
TOP OF EXISTING  
SUBFLOOR

NEW SIDE ELEVATION

1

1/4"=1'-0"