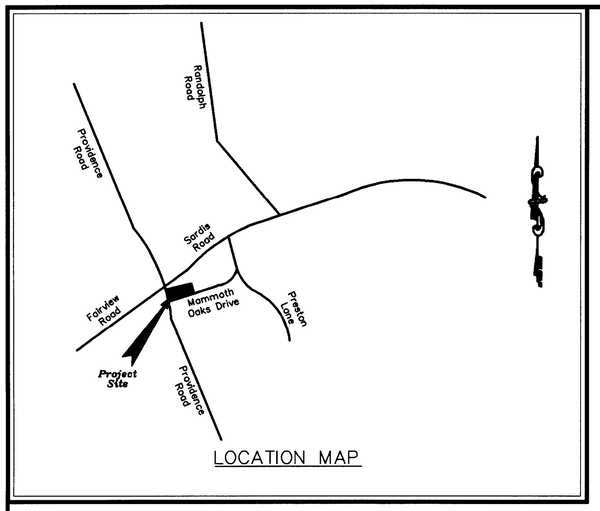

LOCATION MAP

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

20' Side Yard
18' Class C Buffer
18' Class C Buffer
20' Rear Yard

Generalized tree location from tree survey (typ)

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

N69°43'11"E 411.08'

S24°37'50"E 155.84'

TREE SAVE

EXISTING 2 Story Brick Duplex 4429 SF

Proposed Drop Off Area

PROPOSED STORM WATER MANAGEMENT BASIN

Landscape Screening (Enhanced)

S65°09'09"W 356.24'

Driveway to Align with Driveway Location Across Mammoth Oaks Drive

30' Side Yard

Concrete Sidewalk

40' Front Setback

Landscape Screening

40' Front Setback

Providence Road
Public R/W Varies (Existing R/W > 50' from c/L)

N30°57'12"W 164.87'

N71°51'15"W 90.95'

Mammoth Oaks Drive
50' Existing Public R/W
60' Proposed Public R/W

5' Dedicated R/W

Driveway to Align with Driveway Location Across Mammoth Oaks Drive

6' Concrete Sidewalk

8' Planting Strip

Large Maturing Trees 40' O.C.

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

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⚠ Tree Save Area = 0.363 acres +/-

Christ Lutheran Church
Site Data Table

Tax Parcel: 187-01-999

Site Area: 1.66 +/- acres

Existing Zoning: R-12MF

Proposed Zoning: INST (CD)

Existing Building Area: 4257 SF

Existing Building Height: Two stories

⚠ **Proposed Use: Reuse of house for a religious institution, parking and associated uses**

Christ Lutheran Church
Development Standards

1. 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 6.207 of the Zoning Ordinance.

⚠ 2. The use of the site will be for the reuse of the existing duplex home for a religious institution, parking and associated uses under the Institutional district standards and the conditions of this site plan.

3. The redevelopment of this site is associated with the Main Campus of Christ Lutheran Church, located directly across Mammoth Oaks Drive. The existing structure will remain on the site.

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

5. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.

6. Surface parking located along Providence Road will be screened with landscaping. The exact configuration and composition of the screening will comply with the provisions of the Zoning ordinance.

7. 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. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.

8. Access will be provided by driveway connections to Mammoth Oaks Drive as generally depicted on this plan. There will not be access to the property from Providence Road.

9. 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.

10. All dumpsters, if any, shall be screened with a solid enclosure with gates. It is anticipated that all trash and recycling facilities will be handled through the main campus of the Church.

11. The development of the site pursuant to this site plan will comply with the adopted post construction ordinance. The proposed location of the feature is schematic but is located generally at the low point of the site. The feature will be screened or designed as part of the landscaping for the site.

12. 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.

13. 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.

14. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, 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.

15. 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.

Initial submission: March 21, 2008

Revised submission: June 23, 2008

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE	REVISIONS	REVISED BY	CHECKED BY
6/23/08	⚠1 Revisions per review comments	JEB	JEB
7/25/08	⚠2 Revisions per review comments	JEB	JEB

WARNING
0 ½ 1
IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

CADD	NAME	DATE
DESIGNED BY	JEB	04/08
DRAWN BY	MAF	04/08
CHECKED BY	JEB	04/08
APPROVED BY	JEB	04/08

FILE: 07-0378 RZ1.0.dwg

Dyer, Riddle, Mills & Precourt, Inc.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
7508 East Independence Blvd., Suite 105 - Charlotte, NC 28227

SITE PLAN
PETITION: 2008-108
CHRIST LUTHERAN CHURCH PARKING
CHARLOTTE, NORTH CAROLINA

PROJECT NO: 07-0378.000
DATE: 7/25/2008
SCALE: AS SHOWN
SHEET RZ1.00

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