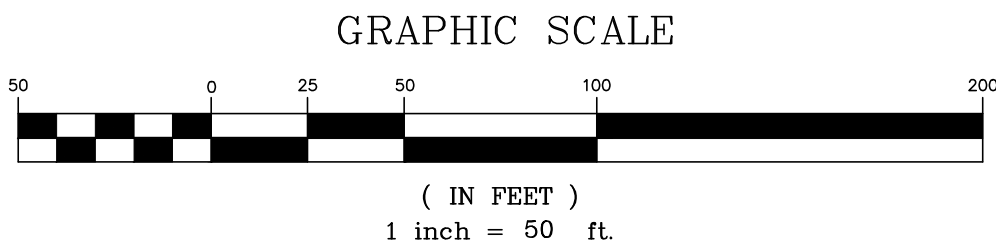


- NOTES :
1. SUBJECT: PARCEL 11107301
 2. AREA COMPUTED BY COORDINATE METHOD.
 3. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
 4. SUBJECT TRACT IS LOCATED IN A SPECIAL FLOOD ZONE PER FEMA MAP 3710505000L
 5. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
 6. THIS SURVEY DOES 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 2000'

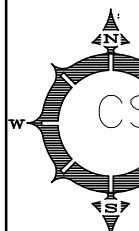


- LEGEND:
- IPF IRON PIN FOUND
 - IPS IRON PIN SET

BOUNDARY SURVEY OF
8400 REEDY CREEK ROAD

CRAB ORCHARD TOWNSHIP,
MECKLENBURG COUNTY, NORTH CAROLINA

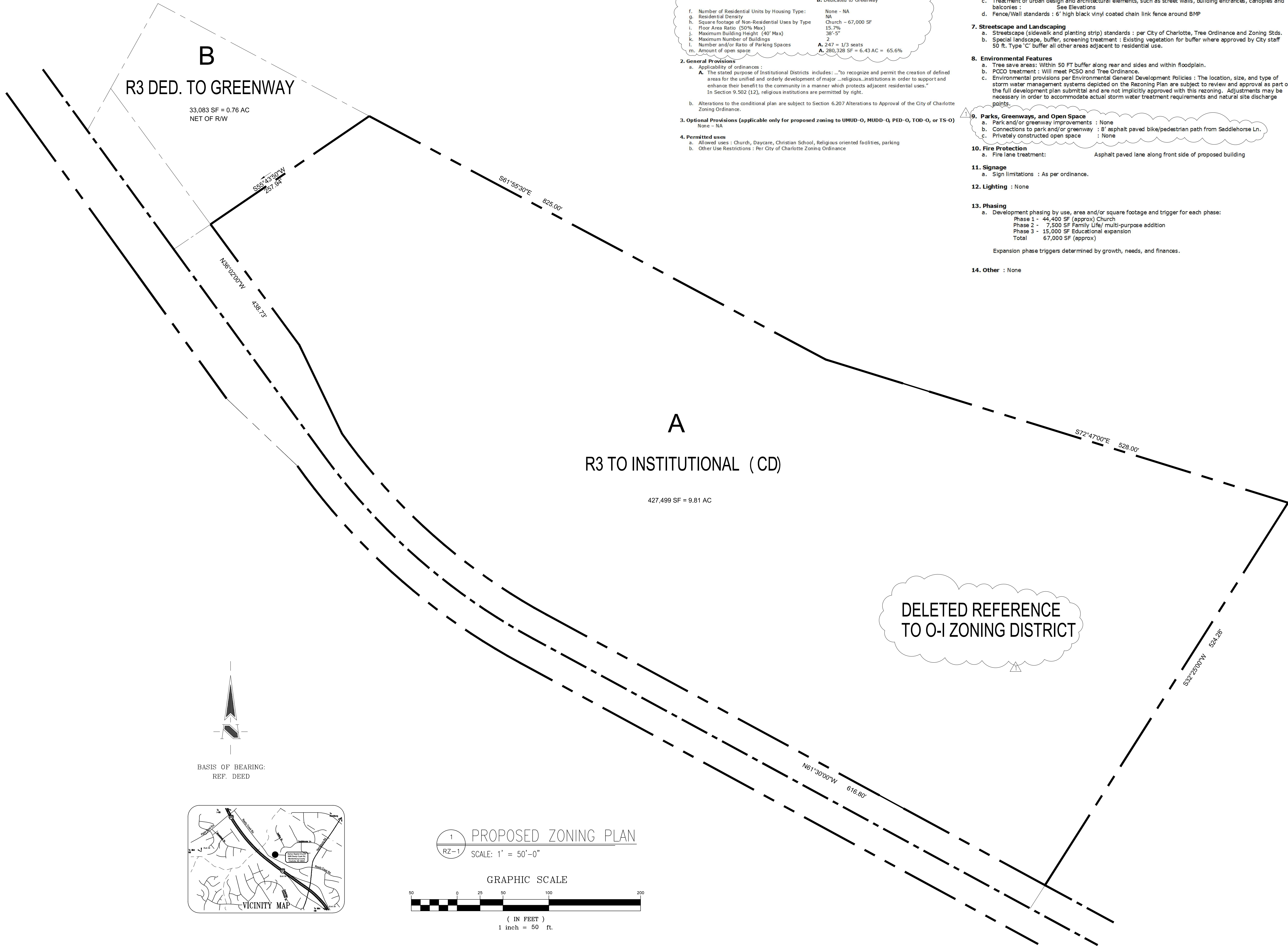
PREPARED FOR
HARBOR BAPTIST CHURCH

 of NC,PC
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



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-Q, 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 :
DELETED SADDLEHORSE LANE EXTENSION
6. Architectural Standards
- a. Building Materials: Ground-finished 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. PCO treatment : Will meet PCO 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
704-455-5581

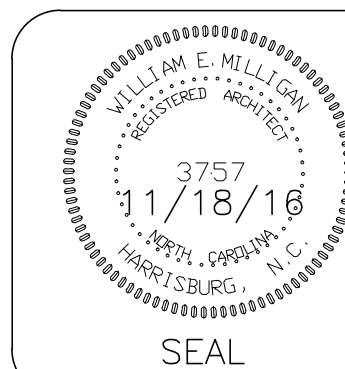
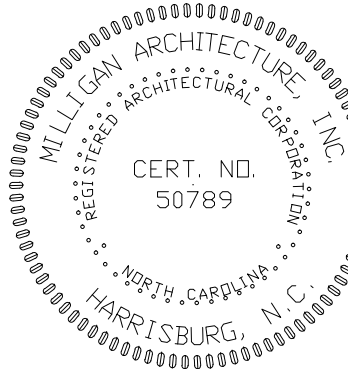
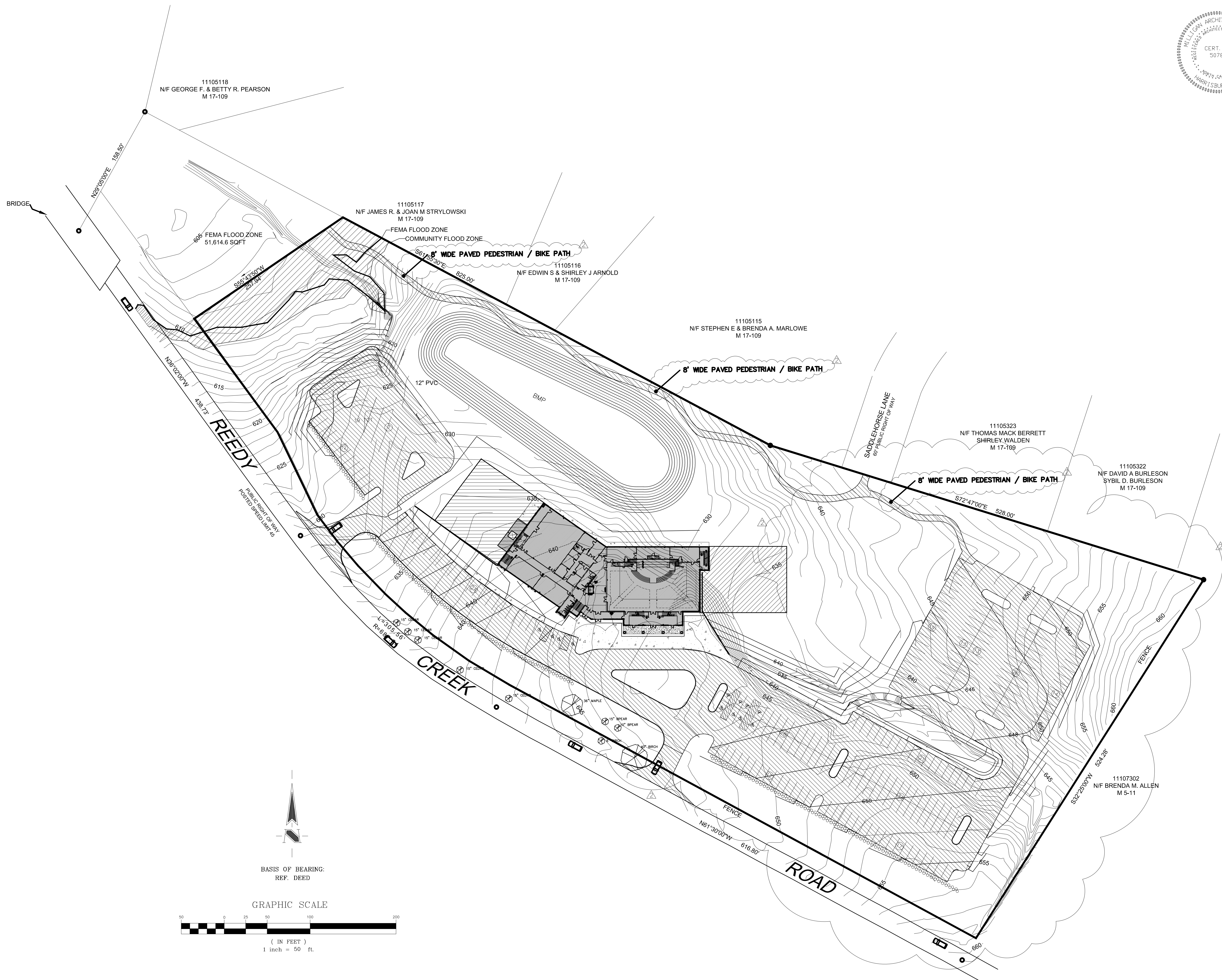
PROJECT
HARBOR BAPTIST CHURCH
8400 REEDY CREEK RD.
MECKLENBURG COUNTY
CHARLOTTE, NC 28215
PROPOSED ZONING PLAN
SHEET TITLE

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

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

RESUBMITTED TO SINGLE ZONING DISTRICT

THIS DRAWING IS THE PROPERTY OF MILLIGAN ARCHITECTURE, INC. THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART. THIS DRAWING OR THE INFORMATION HEREUPON IS NOT TO BE USED ON ANY OTHER PROJECT AND MUST BE RETURNED TO MILLIGAN ARCHITECTURE, INC. UPON REQUEST. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



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

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

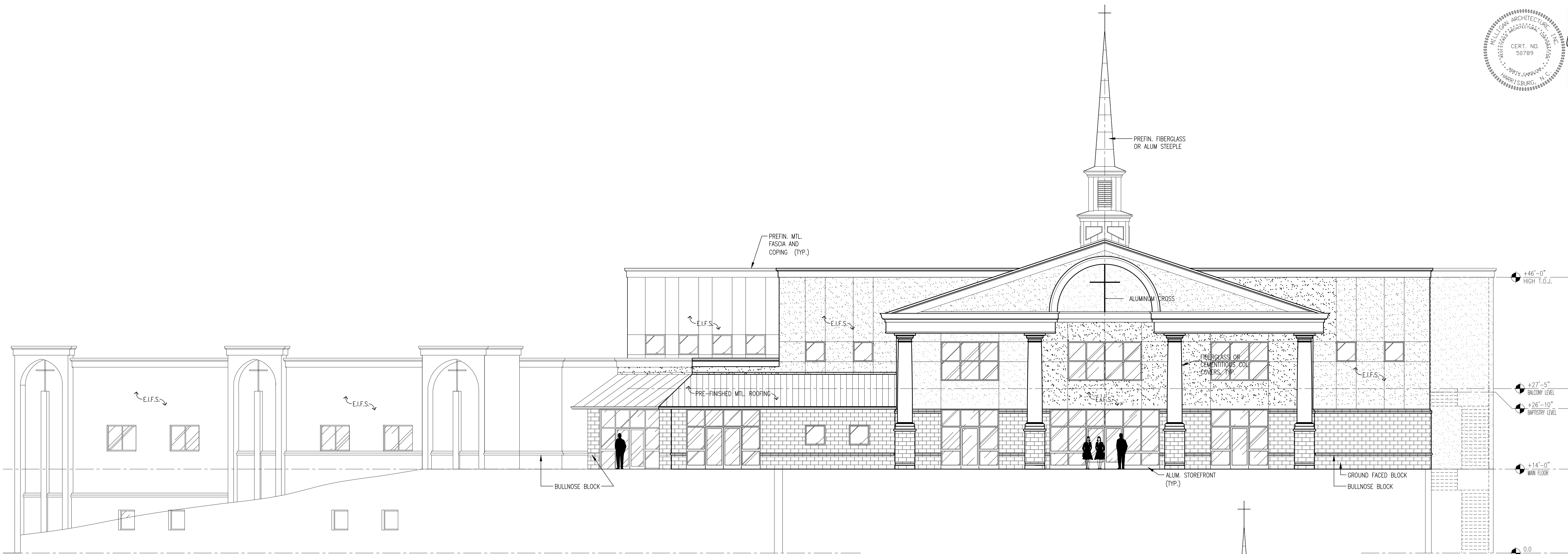
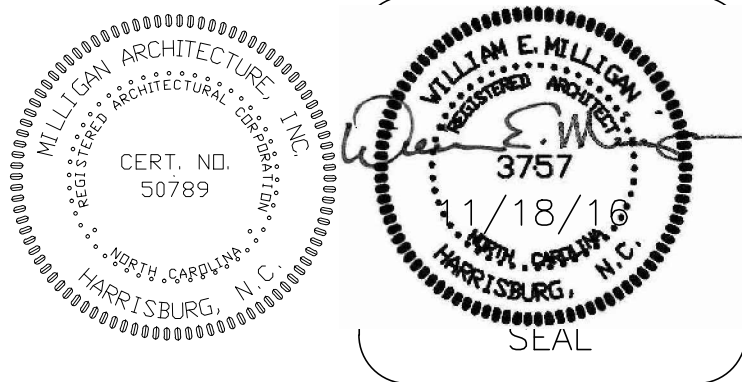
BLB 07/23/16
DRAWN BY: DATE:
09/09/16
11/18/16

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

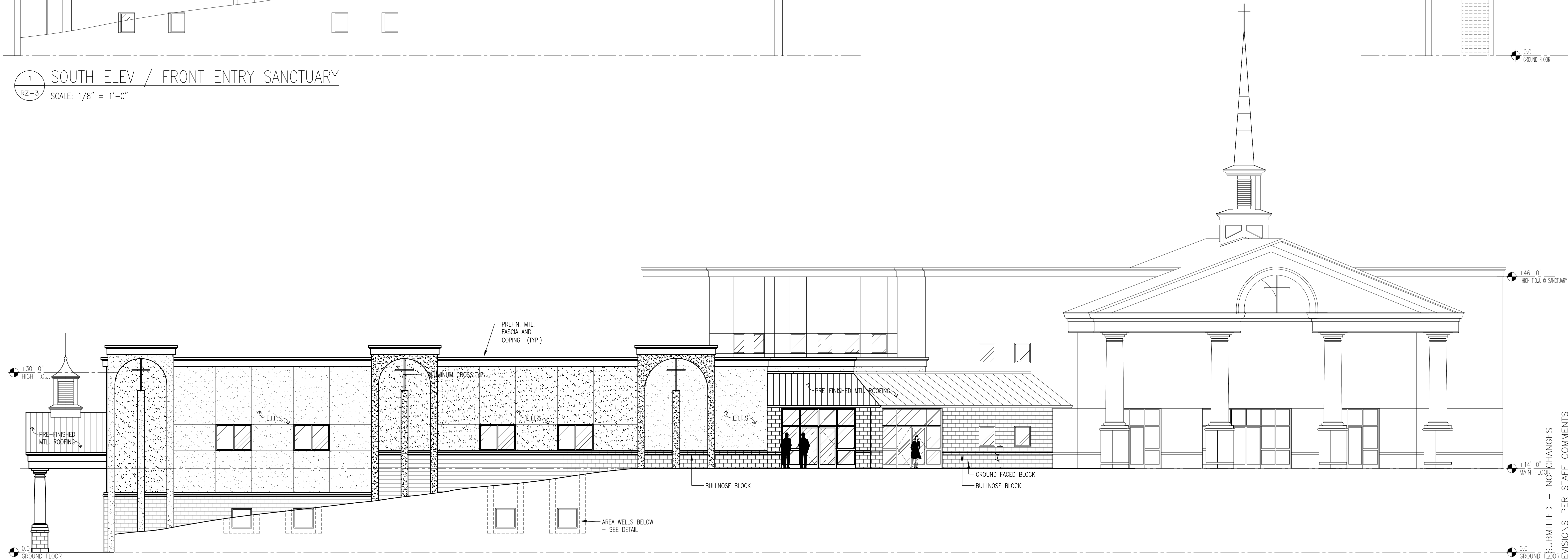
RESUBMITTED TO SINGLE REZONING DISTRICT

REVISIONS PER STAFF COMMENTS

THIS DRAWING IS THE PROPERTY OF MILLIGAN ARCHITECTURE, INC. THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART. THIS DRAWING OR THE INFORMATION HERE UPON IS NOT TO BE USED ON ANY OTHER PROJECT AND MUST BE RETURNED TO MILLIGAN ARCHITECTURE, INC. UPON REQUEST. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



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

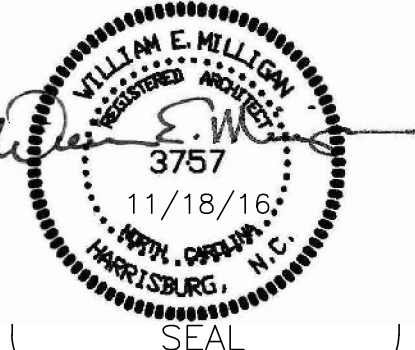
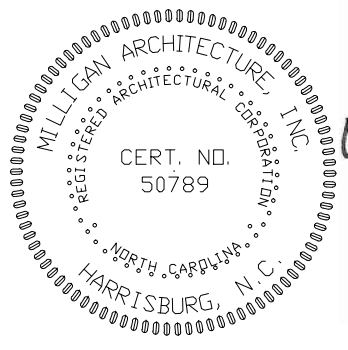
PROJECT
HARBOR BAPTIST CHURCH
8400 REEDY CREEK RD. MECKLENBURG COUNTY CHARLOTTE, NC 28215
PROPOSED FRONT ELEVATIONS
SHEET TITLE

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
REVISIONS PER STAFF COMMENTS

THIS DRAWING IS THE PROPERTY OF MILLIGAN ARCHITECTURE, INC. THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART. THIS DRAWING OR THE INFORMATION HEREUPON IS NOT TO BE USED ON ANY OTHER PROJECT AND MUST BE RETURNED TO MILLIGAN ARCHITECTURE, INC. UPON REQUEST. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



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

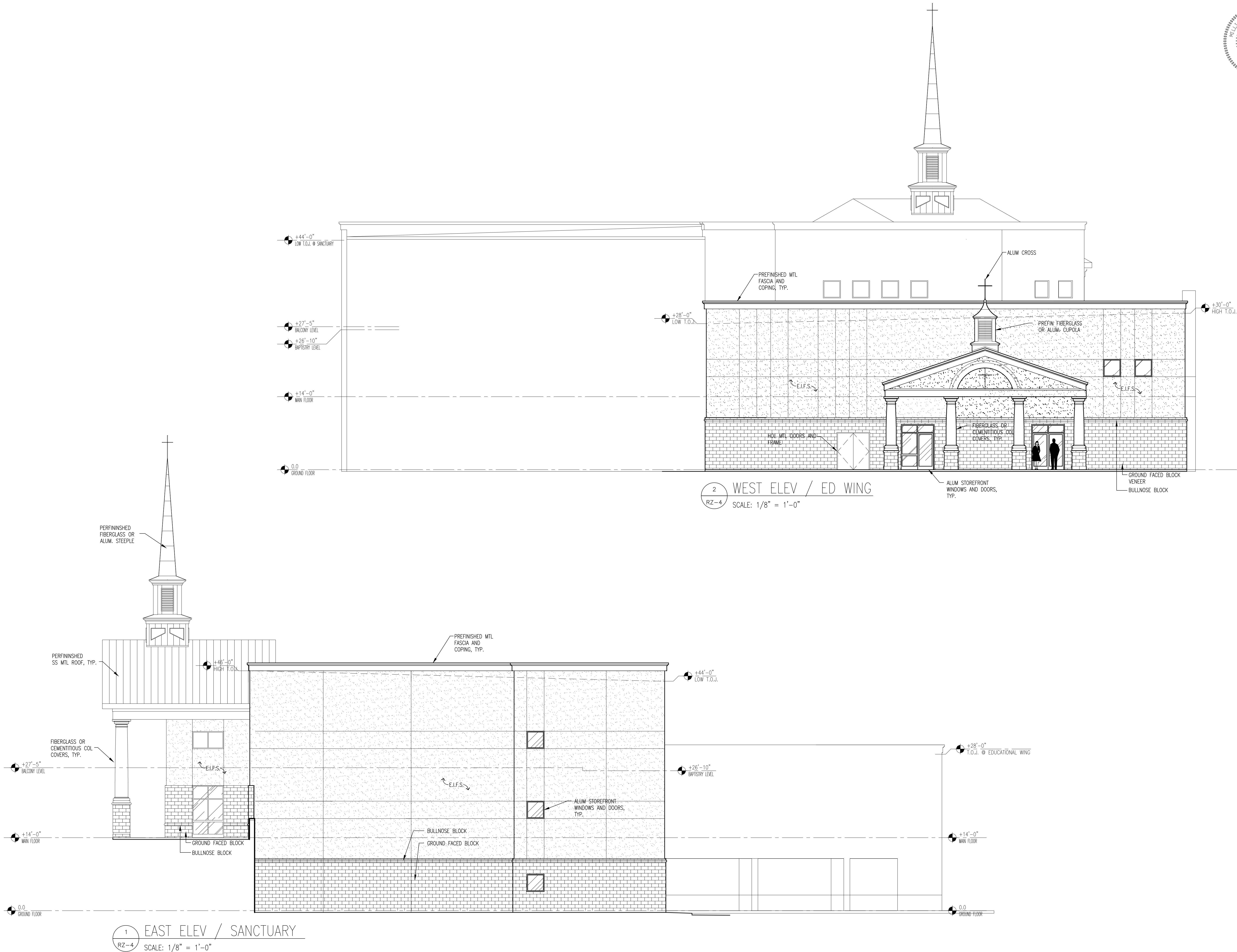
HARBOR BAPTIST CHURCH
8400 REEDY CREEK RD. MECKLENBURG COUNTY, NC 28215
PROPOSED SIDE ELEVATIONS

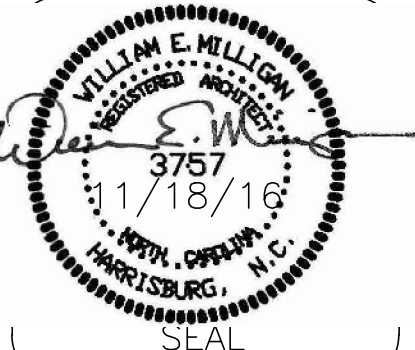
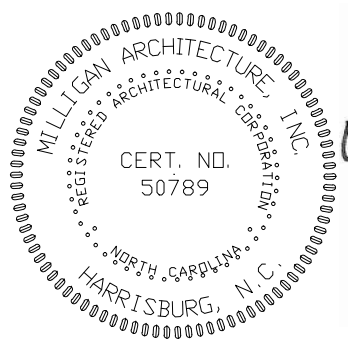
JS/BLB 07/23/16
DRAWN BY: DATE:
09/09/16
11/18/16

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

RESUBMITTAL - NO CHANGES
REVISIONS PER STAFF COMMENTS

THIS DRAWING IS THE PROPERTY OF MILLIGAN ARCHITECTURE, INC. THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART. THIS DRAWING OR THE INFORMATION HEREUPON IS NOT TO BE USED ON ANY OTHER PROJECT AND MUST BE RETURNED TO MILLIGAN ARCHITECTURE, INC. UPON REQUEST. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.





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

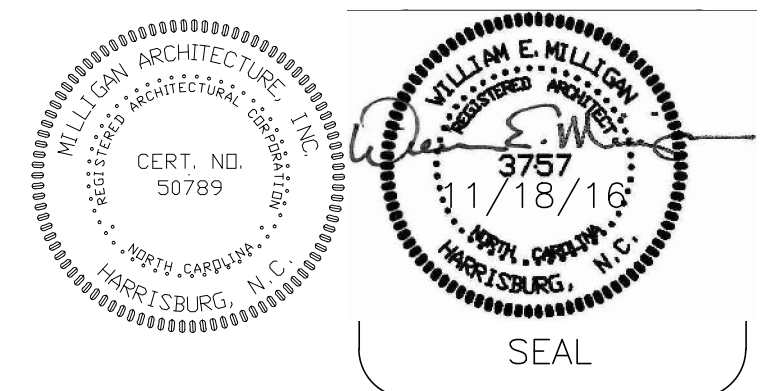
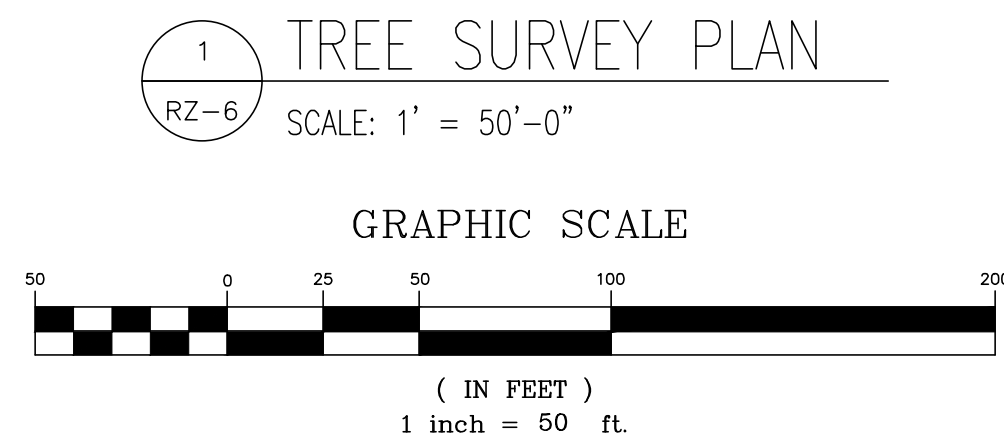
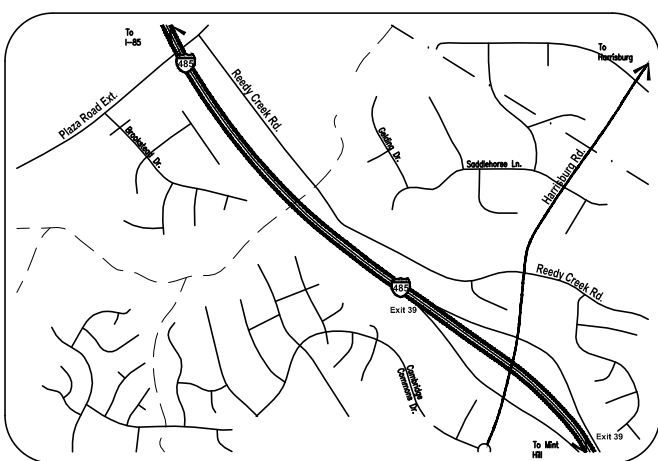
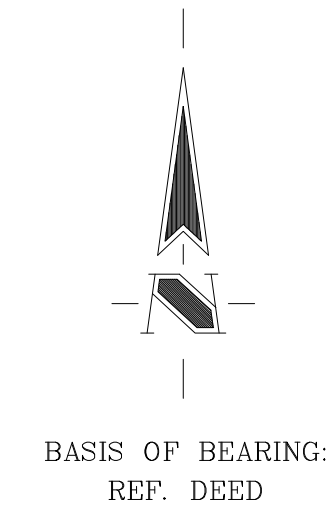
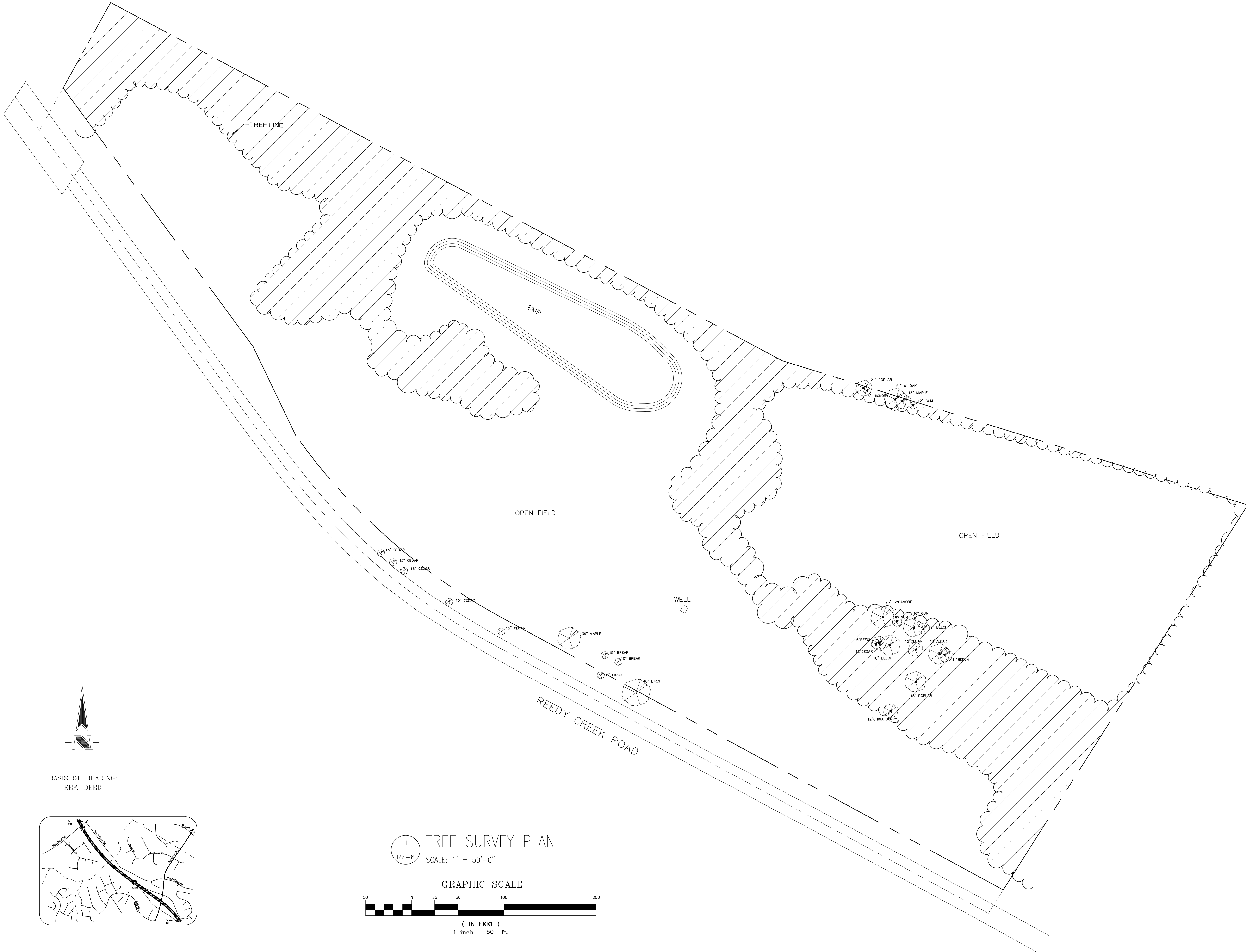
HARBOR BAPTIST CHURCH
8400 REEDY CREEK RD. MECKLENBURG COUNTY CHARLOTTE, NC 28215
PROPOSED REAR ELEVATIONS
SHEET TITLE

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

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

RESUBMITTED - NO CHANGES
REVISIONS PER STAFF COMMENTS

THIS DRAWING IS THE PROPERTY OF MILLIGAN ARCHITECTURE, INC. THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART. THIS DRAWING OR THE INFORMATION HEREUPON IS NOT TO BE USED ON ANY OTHER PROJECT AND MUST BE RETURNED TO MILLIGAN ARCHITECTURE, INC. UPON REQUEST. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



MA

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

SHEET TITLE

TREE SURVEY IN R/W

BLB

07/23/16

DRAWN BY:

DATE:

11/18/16

MA JOB NO.

14-031

SHEET NO.

RZ-6

OF

6

RESUBMITTED - NO CHANGES

THIS DRAWING IS THE PROPERTY OF MILLIGAN ARCHITECTURE, INC. THIS DRAWING IS NOT TO BE COPIED IN WHOLE OR IN PART. THIS DRAWING OR THE INFORMATION HEREUPON IS NOT TO BE USED ON ANY OTHER PROJECT AND MUST BE RETURNED TO MILLIGAN ARCHITECTURE, INC. UPON REQUEST. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.