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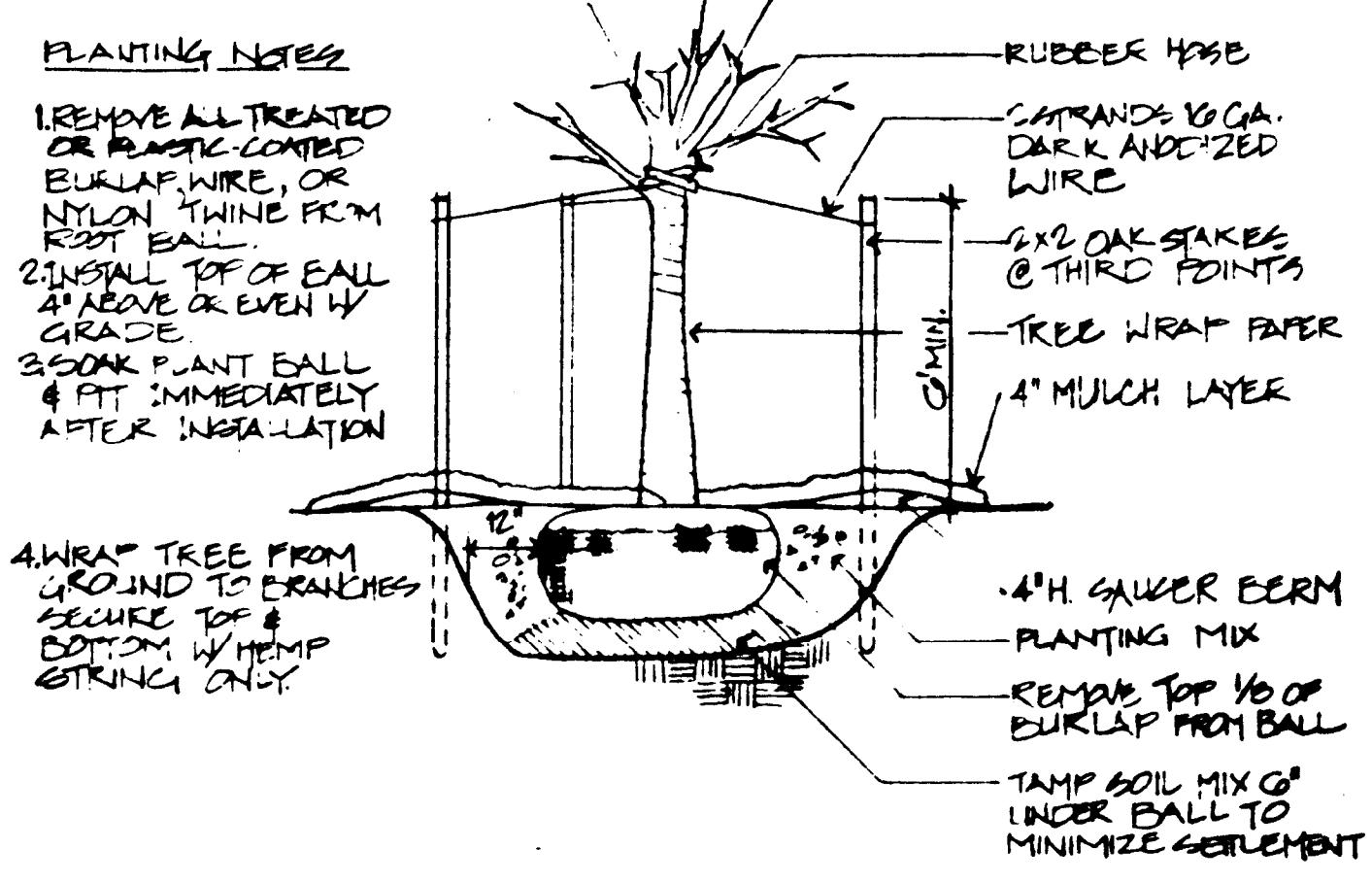
OWNER: TEMPLE ISRAEL INC.
1014 DILWORTH ROAD
CHARLOTTE, N.C.
(704)376-2796

REZONING PLAN
TEMPLE ISRAEL
CHARLOTTE, NC

DATE	4.3.91
REVISIONS	
1. ADDENDUM	1.25
2. ADDENDUM	3.21
3.	
4.	

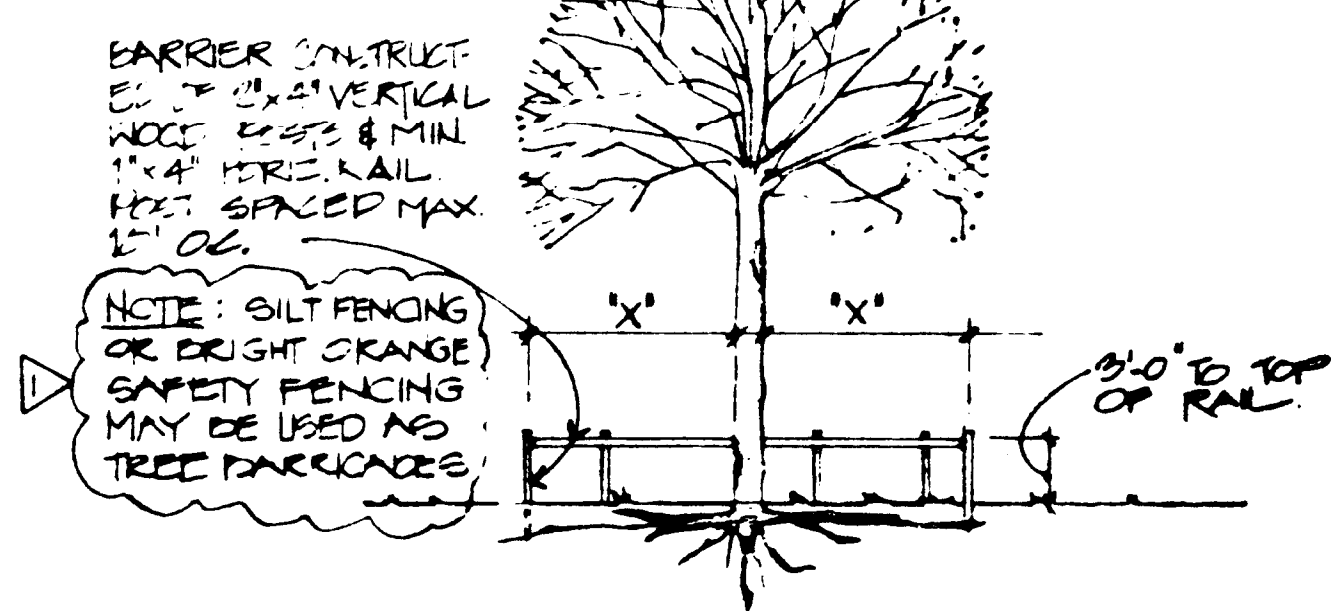
FOR PUBLIC HEARING

LATEST REVISION 5/17/91
SITE PLAN 91-35
PROJECT NUMBER
APPROVED BY CITY COUNCIL
DATE July 15, 1991



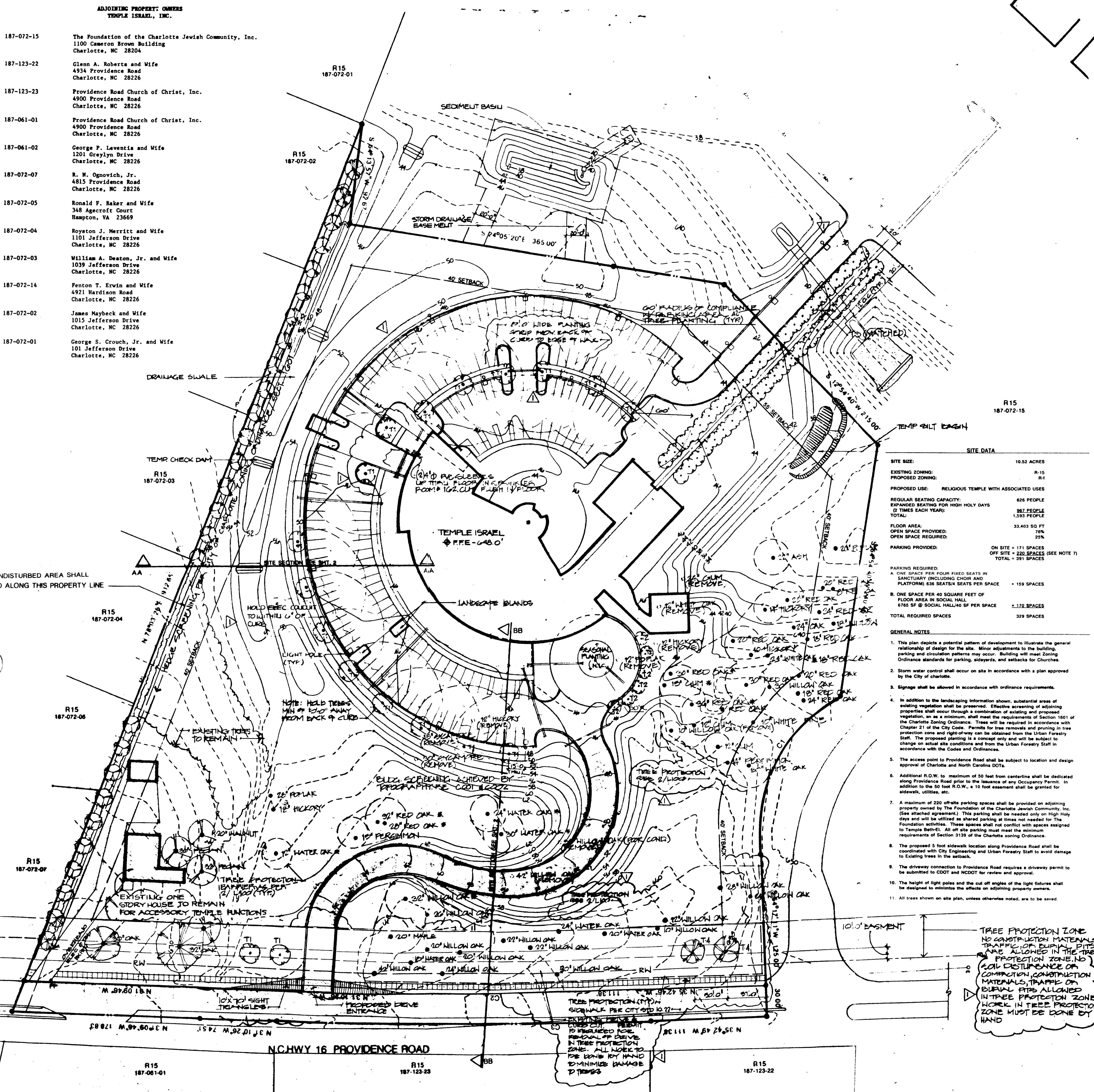
3 TREE PLANTING DETAIL - NO SCALE

PROTECTION BARRIERS MUST BE ERRECTED AROUND TREES TO BE RETAINED AS SHOWN IN PLAN OR AS NECESSITATED BY CONTRACTOR'S ACTIVITY UNTIL BARRIERS UNTIL FINAL (1) ISERECTED BY (UNION) LABORERS. BARRIERS SHALL BE 5' ENCRACHED UPAL UP 24" SETING UNDER DRIP LINE



2 DETAIL OF TREE PROTECTION - NO SCALE

TREE PROTECTION BARRIERS MUST MEET OR EXCEED CITY STD. 40.10 CHARLOTTE-MECKLENBURG LAND DEVELOPMENT SIDS. MANUAL TREE PROTECTION BARRIERS MUST BE ERRECTED BEFORE ANY GRADING CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY LIMAN FOR BESTER. BARRIERS CAN BE GROUPED AS INDICATED ON PLAN.



SITE DATA

SITE SIZE:	10.52 ACRES
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-1
PROPOSED USE:	RELIGIOUS TEMPLE WITH ASSOCIATED USES
REGULAR SEATING CAPACITY:	626 PEOPLE
EXPANDED SEATING FOR HIGH HOLY DAYS (2 TIMES EACH YEAR):	967 PEOPLE
TOTAL:	1,593 PEOPLE
FLOOR AREA:	33,403 SQ FT
OPEN SPACE PROVIDED:	75%
OPEN SPACE REQUIRED:	25%
PARKING PROVIDED:	ON SITE = 171 SPACES OFF SITE = 228 SPACES (SEE NOTE 7) TOTAL = 399 SPACES
PARKING REQUIRED:	A. ONE SPACE PER FOUR FIXED SEATS IN SANCTUARY (INCLUDING CHOR AND PLATFORM) 436 SEATS/4 SEATS PER SPACE = 109 SPACES B. ONE SPACE PER 40 SQUARE FEET OF FLOOR AREA IN SOCIAL HALL 6765 SF @ SOCIAL HALL/160 SF PER SPACE = 42.3 SPACES TOTAL REQUIRED SPACES = 329 SPACES

- GENERAL NOTES:**
- This plan depicts a potential pattern of development to illustrate the general relationship of design for the site. Minor adjustments to the building, parking and circulation patterns may occur. Building with meet Zoning Ordinance standards for parking, sidewalks, and setbacks for Churches.
 - Storm water control shall occur on site in accordance with a plan approved by the City of Charlotte.
 - Signage shall be allowed in accordance with ordinance requirements.
 - In addition to the landscaping information shown, substantial areas of existing vegetation shall be preserved. Effective screening of adjoining properties shall occur through a combination of existing and proposed vegetation, as a minimum shall meet the requirements of Section 1601 of the Charlotte Zoning Ordinance. Trees will be required in accordance with Chapter 21 of the City Code. Permits for tree removals and pruning in tree protection zone and right-of-way can be obtained from the Urban Forestry Staff. The proposed planting is a concept only and will be subject to change on actual site conditions and from the Urban Forestry Staff in accordance with the Codes and Ordinances.
 - The access point to Providence Road shall be subject to location and design approval of Charlotte and North Carolina DOTs.
 - Additional R.O.W. to maximum of 50 feet from centerline shall be dedicated along Providence Road prior to the issuance of any Occupancy Permit. In addition to the 50 foot R.O.W., a 10 foot easement shall be granted for sidewalk, utilities, etc.
 - A maximum of 250 off-site parking spaces shall be provided on adjoining property owned by The Foundation of the Charlotte Jewish Community, Inc. (See attached agreement). This parking shall be needed only on High Holy Days and will be utilized as shared parking at times not needed for the Foundation activities. These spaces shall not conflict with spaces assigned to Temple Israel. All off-site parking must meet the minimum requirements of Section 31.08 of the Charlotte Zoning Ordinance.
 - The proposed 5 foot sidewalk location along Providence Road shall be coordinated with City Engineering and Urban Forestry Staff to avoid damage to existing trees in the sidewalk.
 - The driveway connection to Providence Road requires a driveway permit to be submitted to CDDT and NCDOT for review and approval.
 - The height of light poles and the cut off angles of the light fixtures shall be designed to minimize the effects on adjoining property owners.
 - All trees shown on site plan, unless otherwise noted, are to be saved.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DATA
C1	180.00'	181.11'	99.20'	173.36'	S 83°02'41" W	87.3833'
C2	4512.50'	357.55'	178.87'	357.45'	S 33°26'37" E	04.3922'
C3	4542.50'	358.82'	180.00'	358.84'	S 31°29'57" E	04.3833'

1 SITE PLAN - NO SCALE

EXISTING TREES
NEW TREES

1 TREE SURVEY INFORMATION

PLOTTED BY SAN MALONE & ASSOC.
FIELD SURVEY BY SAN MALONE & ASSOC.
FIELD SURVEY BY SAN MALONE & ASSOC.
FIELD SURVEY BY SAN MALONE & ASSOC.
FIELD SURVEY BY SAN MALONE & ASSOC.

1 IRRIGATION NOTES: (FUTURE SYSTEM)

4" SCHEDULE 40 PVC SLEEVES TO BE PLACED BY GC UNDER PAVED/IMPERVIOUS AREAS AS SHOWN BY SYMBOLS. SLEEVES ARE TO HAVE THREADED CAPS ON EACH END AND MARKED WITH UTILITY BURIAL TAPE.

