

CONDITIONAL NOTES

1. While indicating a firm concept of development, minor adjustments to parking and circulation pattern may occur to accommodate site conditions.
2. Storm water detention shall be provided which will meet or exceed the requirements of the Charlotte Stormwater Detention Ordinance. It is anticipated that surface storage will be provided in parking areas and adjacent ponds. Discharge to adjacent properties will take existing drainage patterns into account.
3. Signage shall be allowed in accordance with applicable zoning standards.
4. This plan depicts existing right of way along Harris Boulevard as it has been established for widening project. Where this does not equal 50' from centerline, petitioner will dedicate it that width prior to issuing permits. Temporary and permanent grading easements shall be as per N.C. Department of Transportation and Owner Contract Agreement.
5. Site lighting shall be designated with a cut-off angle or shielding and shall be mounted at a height of 32'-0" maximum.
6. Pedestrian shelters may be located in parking areas as needed to provide van shuttle pick-up.

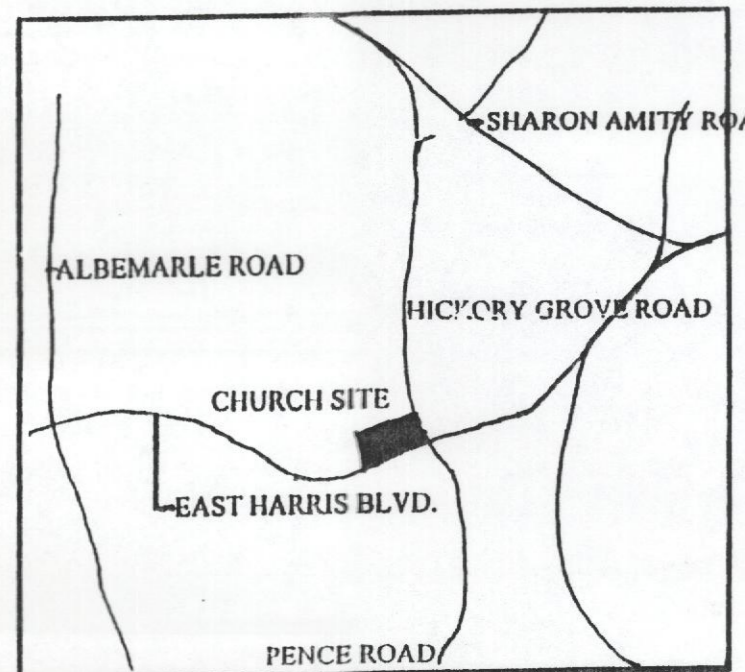
PLANTING NOTES

1. Tree planting will be in accordance with Chapter 321 of the City Code. Screening will comply with Section 1601 of the city Zoning Ordinance.
2. Tree protection barricades will be installed prior to all grading activities. A tree survey and protection plan will be submitted prior to grading.
3. No large maturing trees will be planted under overhead power lines.
4. Grading permit will be in accordance with Chapter 18 of the City Code.

ADDITIONAL DEVELOPMENT NOTES

1. The Petitioner's site has been developed in accordance with the standards of the Residential Institutional district which, after January 1, 1992, was deleted from the Charlotte Zoning Ordinance, thereby necessitating the rezoning of the site to the Institutional district. Accordingly, the Petitioner reserves the right to pursue variances from the new, more stringent standards of the institutional district for buffers and for setbacks along East W.T. Harris Blvd. and Hickory Grove Rd. in that the development proposed under this petition will not involve portions of the site where the buffers or setbacks would be affected.
 2. No access to Dogwood Place will be permitted by this site plan.
 3. The new building(s) on this site will not exceed 35 feet or 3 stories in height.
 4. No wall packs will be permitted.
 5. No new detention ponds will be located in any buffer or setback.
 6. Access points will be limited to those shown on the site plan.
 7. Screening will be provided as per Sec. 12.303 of the City Code.
 8. All dumpsters will be screened with a solid enclosure and gates.
 9. Oak trees that die along Harris Blvd. as a result of development pursuant to this site plan will be replaced.
 10. If a fire hydrant is not located within 750 feet of the most remote building, one will be provided by the Petitioner.
- 6/16/98 Amended per staff comments.

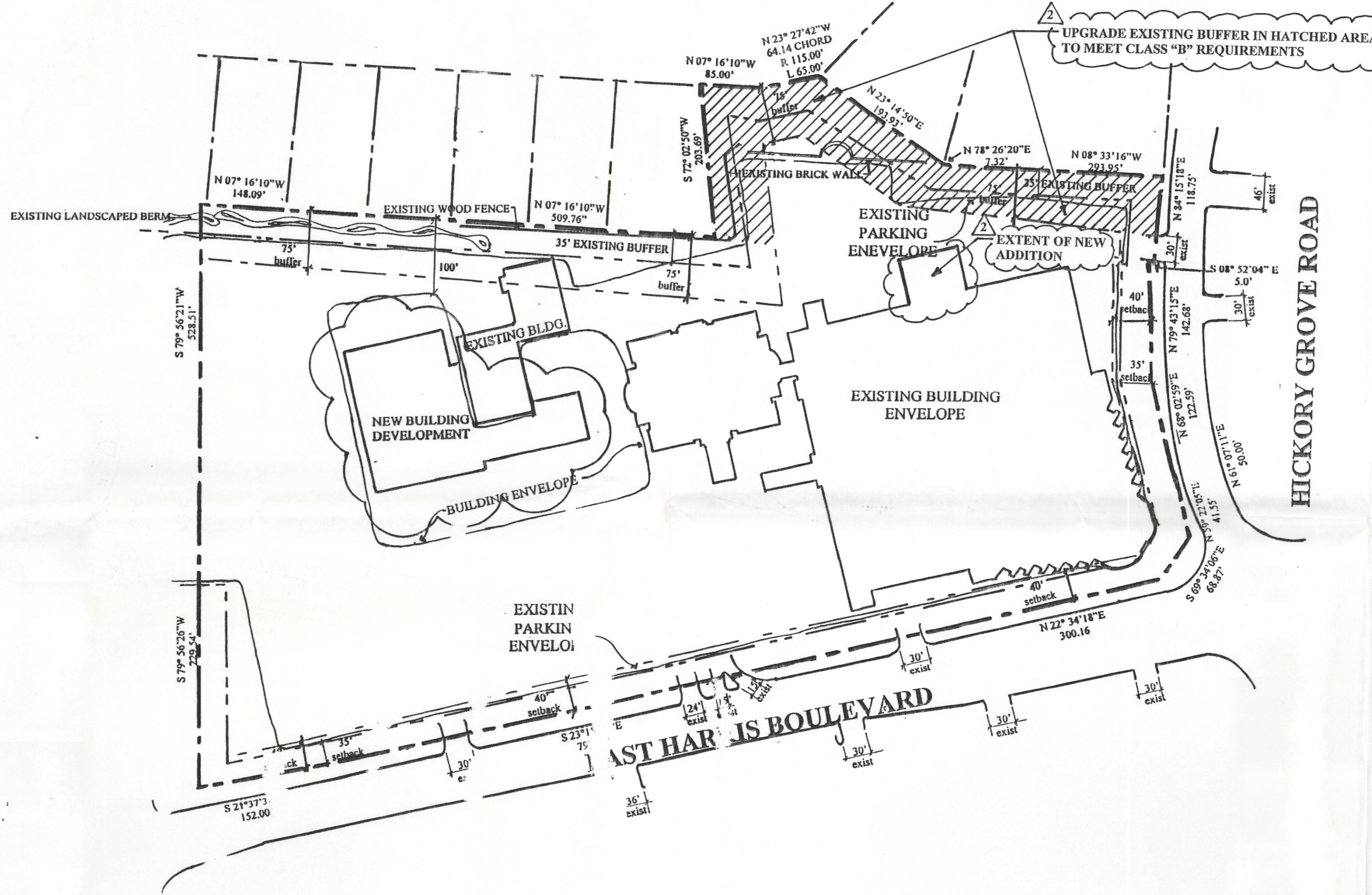
11. At the direction of the City Department of Transportation, the Petitioner agrees to maintain internal circulation through the site, and the existing drive between the buildings on the site will remain open unless and until another means for internal circulation is provided. (7/27/98)



VICINITY MAP

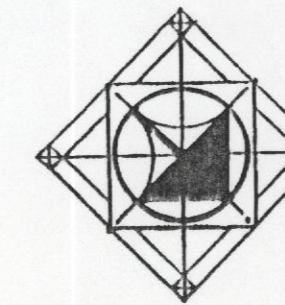
SITE SUMMARY

Existing zoning: R-1 19.927 acres
 Proposed zoning: INST.(CD) 19.927 acres
 Proposed use: Religious Institution and accessory uses.
 Size of new addition: 75,000 Sq. Ft.
 Main auditorium seating capacity: 2,700 Seats
 Parking: Will be provided as required by zoning ordinance.



HICKORY GROVE BAPTIST CHURCH

CHARLOTTE, NORTH CAROLINA



**CHARLOTTE - MECKLENBURG
 PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION**

TO: Robert Brandon
 Zoning Administrator

DATE: May 30, 2002

FROM: *MR*
 Martin R. Cramton, Jr.
 Planning Director

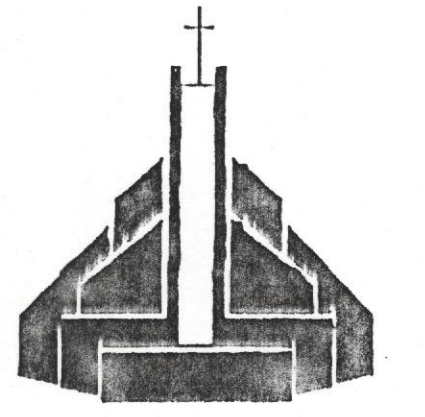
SUBJECT: Administrative Approval for Petition No. 98-73, Hickory Grove Baptist Church.

Attached is a revised site plan for the above petition showing a small expansion to the existing building envelope and an upgrade to the existing buffer along the southwestern property line. This approval will also clarify that the height limitations and building square footage limitation only apply to the area labeled "New building development" on the southeastern portion of the site. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



Architects, p.a.

Alkinson/Dyer/Watson Architects, p.a.
 1401 West Morehead Street, Suite 100
 Charlotte, North Carolina 28208
 704/379-1919
 FAX 704/379-1920



HICKORY GROVE BAPTIST CHURCH

103-211-01 po
 103-211-25

APPROVED BY CITY COUNCIL
 DATE 9-23-98

REZONING PETITION

98-73
 For Public Hearing

ATTACHED TO ADMINISTRATIVE APPROVAL

DATE: May 30, 2002
 BY: MARTIN R. CRAMTON, JR.

DATE	JOB NO 850
REVISIONS	
Revision: June 15, 1998 - Staff comments	
Revision: May 28, 2002	

SHEET NUMBER	
OF Total	