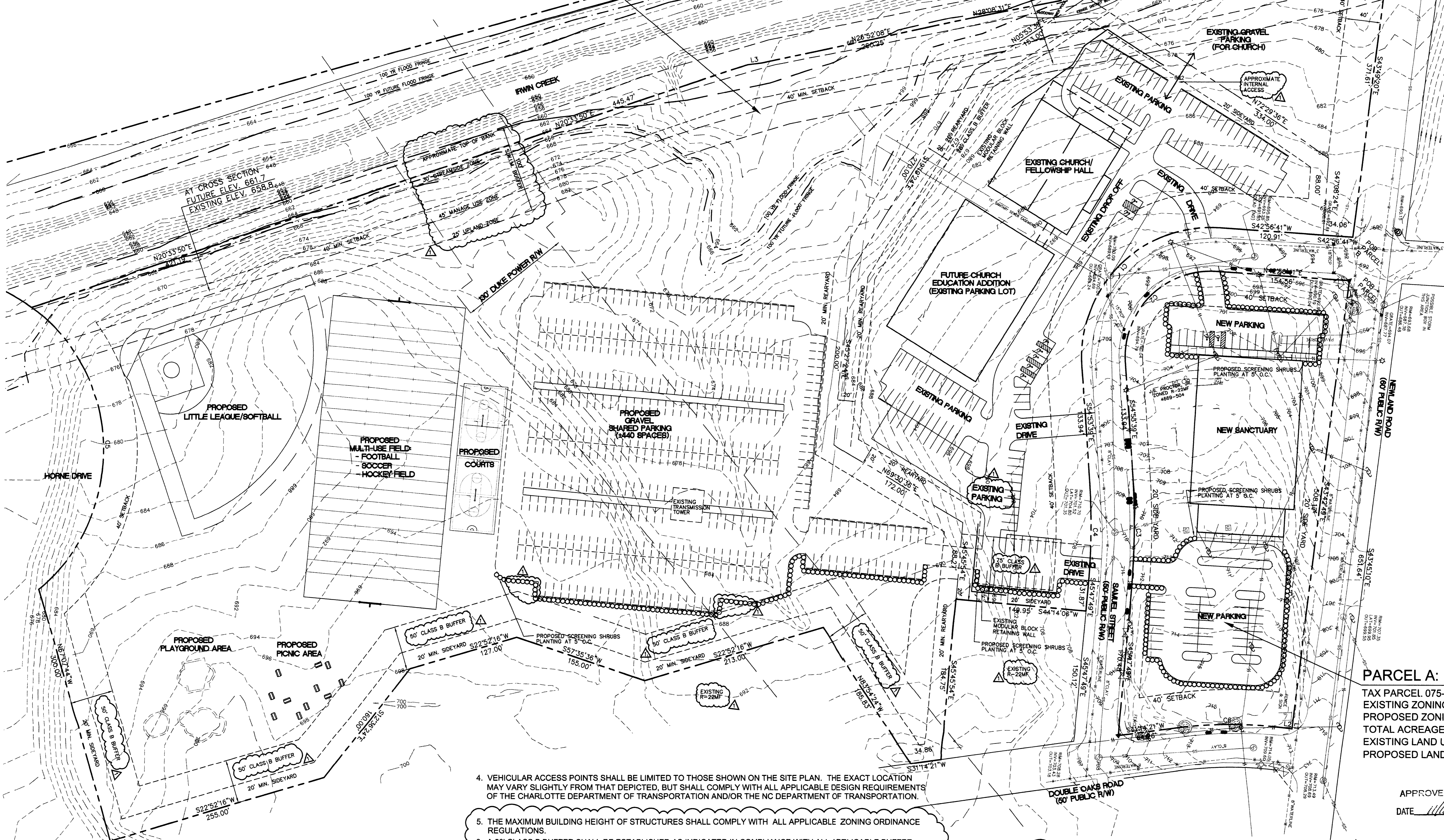


PARCEL B:
 TAX PARCEL 075-123-03
 EXISTING ZONING: R-22 MF
 PROPOSED ZONING: INST. (CD)
 TOTAL ACREAGE: 19.816 ACRES
 EXISTING LAND USE: CHURCH/VACANT
 PROPOSED LAND USE: -CHURCH ADDITION: 4.404 ACRES
 -COUNTY PARK: 15.412 ACRES



PARCEL A:
 TAX PARCEL 075-122-01
 EXISTING ZONING: R-22 MF
 PROPOSED ZONING: INST. (CD)
 TOTAL ACREAGE: 2.590 ACRES
 EXISTING LAND USE: DUPLEX RESIDENTIAL
 PROPOSED LAND USE: 2500 SEAT SANCTUARY

APPROVED BY CITY COUNCIL
 DATE 11/12/02

CONDITIONAL NOTES:

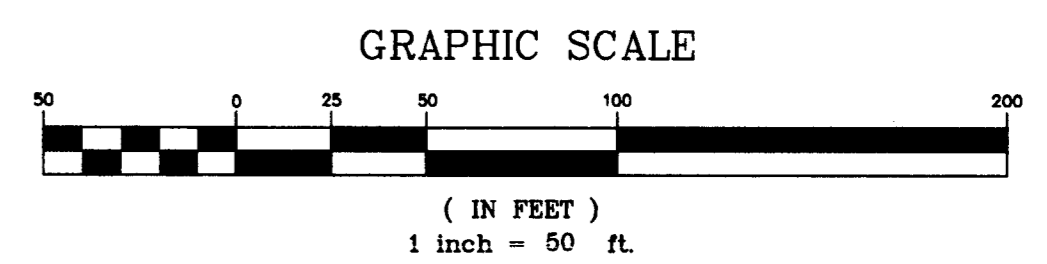
1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDING AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206 (2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THE PROPOSAL IS INTENDED TO ENABLE THE EXPANSION OF AN EXISTING CHURCH AND THE DEVELOPMENT OF A COUNTY PARK/PLAYGROUND ON PARCEL B AND A NEW SANCTUARY ON PARCEL A.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
3. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.

4. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NC DEPARTMENT OF TRANSPORTATION.
5. THE MAXIMUM BUILDING HEIGHT OF STRUCTURES SHALL COMPLY WITH ALL APPLICABLE ZONING ORDINANCE REGULATIONS.
6. A 50' CLASS B BUFFER SHALL BE ESTABLISHED AS INDICATED IN COMPLIANCE WITH ALL APPLICABLE BUFFER STANDARDS AND REGULATIONS (SEE #9 BELOW).
7. THE PETITIONER AND THE PARK AND RECREATION COMMISSION HAVE AGREED TO JOINTLY DEVELOP THE PROPOSED MULTI-USE FIELD AND ASSOCIATED SHARED GRAVEL PARKING LOT. THE TERMS OF THE AGREEMENT ARE OUTLINED IN A LETTER FROM MR. FRED HUDSON ON BEHALF OF NEW LIFE FELLOWSHIP CENTER AND ON FILE IN THE OFFICE OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.
8. THE PETITIONER SHALL ESTABLISH A PEDESTRIAN PATHWAY SYSTEM WHICH WILL CONNECT THE PROPOSED GRAVEL SHARED PARKING LOT TO THE NEW SANCTUARY.
9. THE PETITIONER HAS APPLIED TO THE CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT FOR FOUR (4) VARIANCES ASSOCIATED WITH THE PROPOSED DEVELOPMENT. THE FOUR (4) VARIANCES PERTAIN TO: (1) MORE THAN 50% OF THE REQUIRED OFF-STREET PARKING OFF-SITE; (2) A PORTION OF THE REQUIRED BUFFER WILL NOT BE ESTABLISHED DUE TO AN EXISTING PARKING LOT; (3) VARIOUS EXISTING PARKING/CIRCULATION AREAS ARE LOCATED WITHIN THE REQUIRED 40 FOOT SETBACK AND (4) REDUCTION OF 75' CLASS B BUFFER TO 50' CLASS B BUFFER.
10. THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH S.W.I.M. BUFFER REGULATIONS, WHERE APPLICABLE.
11. THE PETITIONER SHALL INSTALL A FIRE HYDRANT AS REQUIRED BY NORMAL FIRE DEPARTMENT REGULATIONS WITHIN THE 750 FEET OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL NEW BUILDINGS AS THE FIRETRUCK TRAVELS, IF SUCH HYDRANT DOES NOT ALREADY EXIST.

12. THE EXISTING GRAVEL PARKING LOT AT THE NORTHERLY CORNER OF THE SITE ADJACENT TO NEWLAND ROAD WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

LINE	LENGTH	BEARING
L1	7.75	N43°42'48"W
L2	10.82	N45°17'11"E
L3	15.90	S31°24'23"W

CURVE	CENTRAL ANGLE	RADIUS	TANGENT	CHORD	CHORD BEARING	LENGTH
C1	97°50'32"	146.91	168.53	221.48	S05°58'23"E	250.87
C2	97°50'32"	96.91	111.17	146.10	S05°58'23"E	165.49
C3	9°05'50"	778.96	61.97	123.55	N50°20'44"W	123.68
C4	9°05'50"	728.96	57.99	115.62	N50°20'44"W	115.74
C5	104°32'16"	203.63	263.17	322.10	N52°30'17"W	371.53
C6	15°02'50"	479.21	63.29	125.49	S38°45'45"W	125.85



PETITION # 2002-115 REVISED FOR PUBLIC HEARING

NEW LIFE FELLOWSHIP CHURCH
 1337 SAMUEL STREET
 CHARLOTTE NC 28206

CONDITIONAL REZONING REQUEST
 ILLUSTRATIVE SITE PLAN

Project No.	51056
Checked by	TLH
Drawn by	MTB, FLH
Date Drawn	7/22/02
Revisions	
1	9/20/02 REVISED FOR PUBLIC HEARING
2	10/31/02 ADDED NOTE #12 PER STAFF ANALYSIS
Sheet	RZ-1

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Surveying • Landscape Architecture • Civil Engineering

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