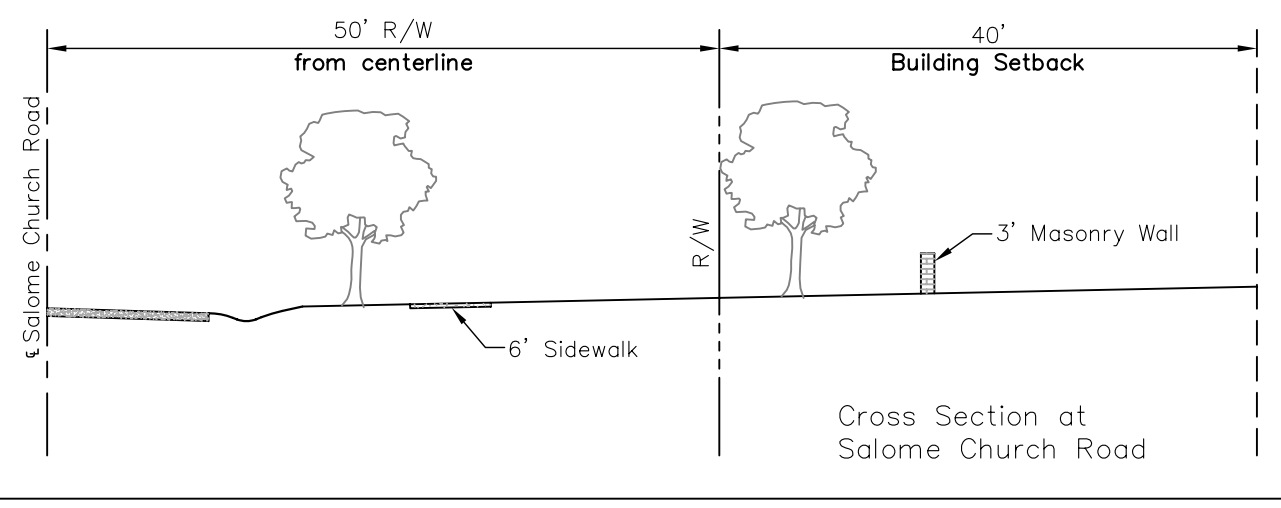
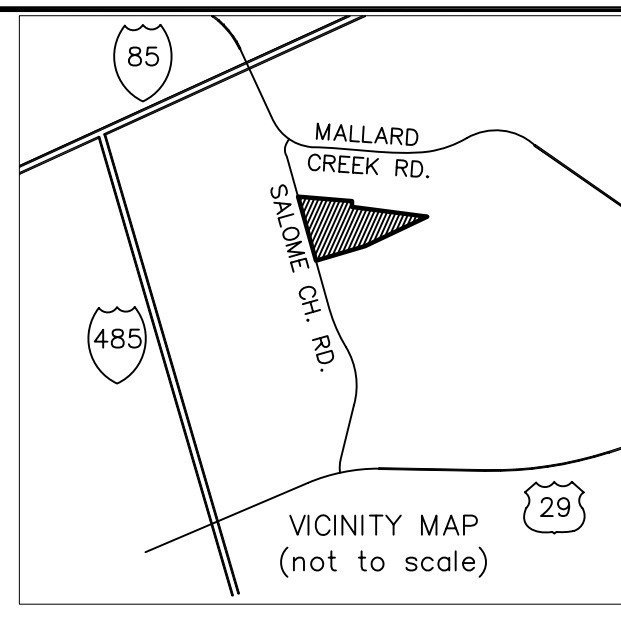


DEVELOPMENT DATA:

Tax Parcel ID#:	029-551-06
Proposed Use:	029-551-07
Existing Zoning:	Religious Institution
Proposed Zoning:	R-3
Total Site Area:	INST (CD)
Max. Total Building Area:	26,632 Ac.
Max. Building Height:	200,000 sf.
Tree Save Area:	40' or as allowed for in zoning ordinance (120' Max.)
	10% = 2.6 Ac.

PARKING DATA:

Min. Off-street Parking Required:	1 space/4 seats
Short-Term Bicycle Parking:	2% of Auto Parking
Required Parking (Based on 3,000 Seats):	750 spaces
Proposed Parking:	942 Spaces



- REZONING NOTES:**
- GENERAL PROVISIONS:**
- Development of this 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 per Section 6.2 of the Zoning Ordinance.
 - Existing house, located along northern property line shall comply with the buffer requirements. The house may remain as shown if a variance is granted to allow for a reduction of the required Class 'B' Buffer. Upon rezoning approval, the house will be used as the church office (church services will not be held within this building). The existing driveway to the house may remain until conditional occupancy is given for the Phase 1 Sanctuary. At such time, the existing driveway shall be removed and the buffer planted to Class 'B' standards.
 - The proposed buildings and development will comply with all Ordinance requirements for signage, buffering, screening, and landscaping.
 - The site shall comply with all requirements of the Charlotte Tree Ordinance.
 - Building footprints and site layout shown on this plan are schematic in nature. Actual floor plans and footprints will be determined at the time of building plan submittal.
 - Ministry facilities may be used for other accessory church uses to support ministry functions, as allowed by Zoning Ordinance.
 - The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, storm water, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
 - Predominate building materials will be brick and stone with other materials; front facings of buildings will not be steel.
- ACCESS/TRANSPORTATION**
- The total number of ingress/egress points to and from this site shall be limited to two entrances onto Salome Church Road. The exact locations may vary from those depicted based upon final design and location requirements as regulated by CDOT and, where applicable, NCDOT.
 - Left-turn lanes will be provided at all driveways to Salome Church Road prior to the certificate of occupancy for the phase 1 sanctuary.
 - The developer will construct the following improvements based on the following phasing plan, as identified in the traffic study prepared for this rezoning:
 - On or before 20% development
 - A northbound right-turn lane on Salome Church Road into Driveway 2
 - On or before 55% development
 - A northbound right-turn lane on Salome Church Road at Mallard Creek Road
 - At greater than 55% development
 - An eastbound right-turn lane on Mallard Creek Road at Salome Church Road
 - A westbound left-turn lane on Mallard Creek Road at Salome Church Road
- LANDSCAPING**
- Landscaping and screening shall, at a minimum, satisfy the requirements established in the Ordinance for the INST District.
 - Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed.
 - Trees shall be planted at 40 foot on center along Salome Church Road. Large maturing trees with a 2 inch minimum caliper are to be used, except where overhead power lines exist.
- BUFFER AREAS**
- As depicted on the rezoning plan, a Class 'B' buffer shall be established along the Site's northern and southern property lines. This buffer shall conform to the standards for a Class 'B' buffer per section 12.302 of the Ordinance. A privacy fence will be designed and constructed using materials (such as vinyl, cedar, or similar low maintenance material) that will complement or enhance the buildings constructed on this site.
 - In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirement on the Site, the buffer areas depicted on this plan may be reduced or eliminated accordingly.
 - Existing vegetation may be used to meet tree buffer requirements. If existing vegetation is being used, supplemental plantings may be required, as negotiated with the site inspector during construction.
 - The buffer areas shall remain as open space except to the extent necessary to accommodate grade changes and the installation and maintenance of a wall, fence, berm, landscaping, utility and/or drainage facilities and any grading associated therewith. Where existing trees and natural vegetation have been cleared to accommodate grade changes or the installation of the aforementioned items, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.
- SETBACKS**
- All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard dimensions established under the Ordinance for the INST District.
- PARKING**
- Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance.
 - The parking total indicated in the Development Data is an estimate. The final parking count may deviate from that indicated in the Development Data, provided that at the time of building permit submittal the proposed parking meets or exceeds the Ordinance requirements.
 - Bicycle parking shall be provided to meet or exceed the requirements established in the Ordinance.
- LIGHTING**
- All freestanding lighting and all exterior lighting will be capped so as to minimize the impacts from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 20 feet in height. No wall 'pak' type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.
 - Pedestrian scale lighting shall be installed along Salome Church Road as part of Phase 2 of this development.
- SIGNAGE**
- Signage will be permitted in accordance with applicable Zoning standards.
- SIDEWALK**
- An internal system of sidewalk shall be provided to connect all buildings to the public sidewalk along Salome Church Road.
 - An 8-foot planting strip and 6-foot sidewalk will be constructed along the entirety of the site's Salome Church Road frontage.
- STORM WATER**
- Storm water system for proposed site shall tie into existing systems. These existing systems shall be analyzed to ensure that they will not be taken out of standard due to the development. If it is found that this development causes the storm drainage systems to be taken out of standard, alternate methods to prevent this from occurring will be provided.
 - Location, size, and type of any Stormwater Management Systems depicted on rezoning site plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
 - Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DENHR. For 404 permits contact the Army Corps of Engineers.
- STORM WATER QUALITY TREATMENT**
- For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMP's) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMP's must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.
- VOLUME AND PEAK CONTROL**
- For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
 - For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.
 - For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.
- STREAM BUFFERS**
- The S.W.I.M. Stream Buffer requirements apply described in the City of Charlotte-Zoning Ordinance, Chapter 12. In addition, intermittent and perennial streams within the project boundary shall be delineated by a certified professional using U.S. Army Corps of Engineers and N.C. Division of Water Quality methodology and shall be shown in the site plan submittal along with all buffer areas.
 - All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbed area must be re-vegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual.
 - All streams draining greater than or equal to 50 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including stream side and upland. Streams draining greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including stream side, managed use and upland.
 - Streams draining greater than or equal to 640 acres shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3) zones, including stream side, managed use and upland.
 - All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones as described in the S.W.I.M. Stream Buffer requirements in the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. ordinance shall apply (except buffer widths).

Van Horn Hoover
& Associates, Inc.

CIVIL ENGINEERING
LAND USE PLANNING
GPS/GIS CONSULTANTS

P.O. BOX 621524
CHARLOTTE, NC 28262
(704) 454-7007

www.VanHornHoover.com
E-Mail: Info@VanHornHoover.com

PREPARED FOR:
FREEDOM HOUSE CHURCH
5806 PROSPERITY CHURCH ROAD
SUITE A2-122
CHARLOTTE, NC 28269

SITE PLAN FOR
FREEDOM HOUSE CHURCH
2732 SALOME CHURCH ROAD
CHARLOTTE, NC 28262

REZONING PLAN

REVISIONS	
MARK	DESCRIPTION

PLOTS SCALE: 1:1

DRAWN: RMG CHECKED: DTB

DRAWING SCALE: 1"=100'

DATE: 2/1/11

JOB NUMBER: 2:\PROJECTS\9369\Rezoning\Rezoning-2-1-11.dwg

SHEET NUMBER: 1/1