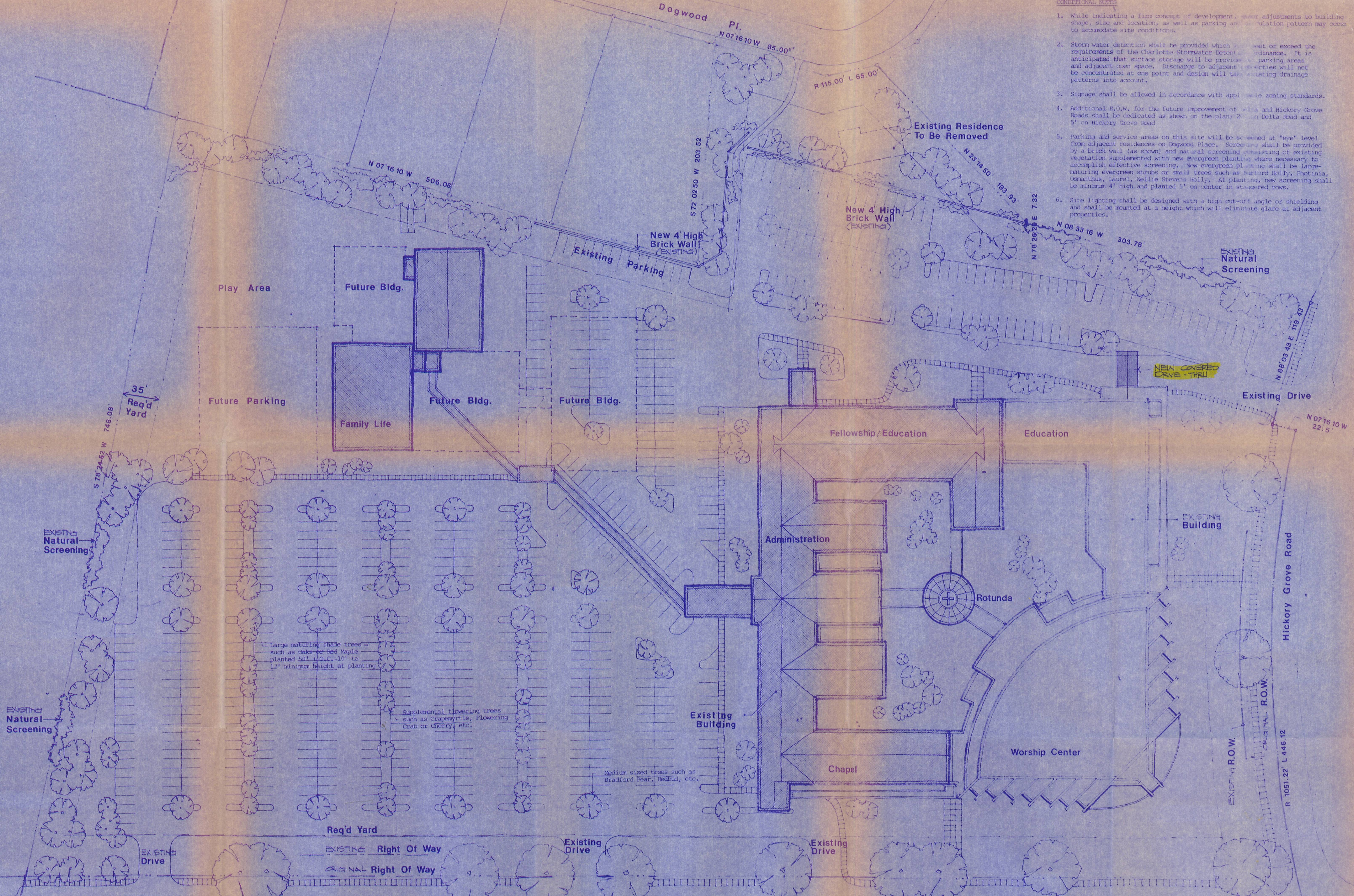


CONDITIONAL NOTES

1. While indicating a firm concept of development, minor adjustments to building shape, size and location, as well as 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 open space. Discharge to adjacent properties will not be concentrated at one point and design will take existing drainage patterns into account.
3. Signage shall be allowed in accordance with applicable zoning standards.
4. Additional R.O.W. for the future improvement of Delta and Hickory Grove Roads shall be dedicated as shown on the plan: 2' on Delta Road and 5' on Hickory Grove Road.
5. Parking and service areas on this site will be screened at "eye" level from adjacent residences on Dogwood Place. Screening shall be provided by a brick wall (as shown) and natural screening consisting of existing vegetation supplemented with new evergreen plantings where necessary to accomplish effective screening. New evergreen plantings shall be incorporating evergreen shrubs or small trees such as Starburst Holly, Plectranthus, Osmanthus, Laurel, Nellie Stevens Holly. At planters, new screening shall be minimum 4' high and planted 5' on center in staggered rows.
6. Site lighting shall be designed with a high cut-off angle or shielding and shall be mounted at a height which will eliminate glare at adjacent properties.



SITE SUMMARY
 Area: 17.31 Acres
 Existing Zoning: R-12
 Proposed Zoning: Residential Institutional
 Proposed Use: Church
 Main Auditorium Seating Capacity: 2,550 Seats
 Parking Required: 637 Spaces
 Parking Provided: 669 Spaces
 Area used for building and parking: 525
 Area used for landscaping and open space: 484
 Maximum height of building excluding steeple: 64'-0"
 Landscaping in parking area: 225
 Maximum office square footage: Less than 25% of total floor area

HICKORY GROVE BAPTIST CHURCH

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: November 22, 1989
 TO: Robert Brandon
 Zoning Administrator
 FROM: *Martin R. Cranston, Jr.*
 Martin R. Cranston, Jr.
 Planning Director

SUBJECT: Hickory Grove Baptist Church administrative approval to add a covered drive-through. Tax Parcel No. 103-211-07,10,25

Attached is a revised plan for petition number 86-39 by Hickory Grove Baptist Church. The plan has been revised to add a covered drive-through. Since this addition does not intensify the site and is a minor change I am administratively approving this change. Please use this plan when evaluating requests for building permits.

MRCjr:KHM:cin
 Attachment

ATTACHED TO ADMINISTRATIVE APPROVAL DATED 11/22/89 BY MARTIN R. CRANSTON, JR./LF

