

CONDITIONAL NOTES

1. While indicating a firm concept of development, minor adjustments to building shape, side 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; 20' 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 planting where necessary to accomplish effective screening. New evergreen planting shall be large-maturing evergreen shrubs or small trees such as Burford Holly, Photinia, Osmanthus, Laurel, Nellie Stevens Holly. At planting, 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.

Seal

Project number

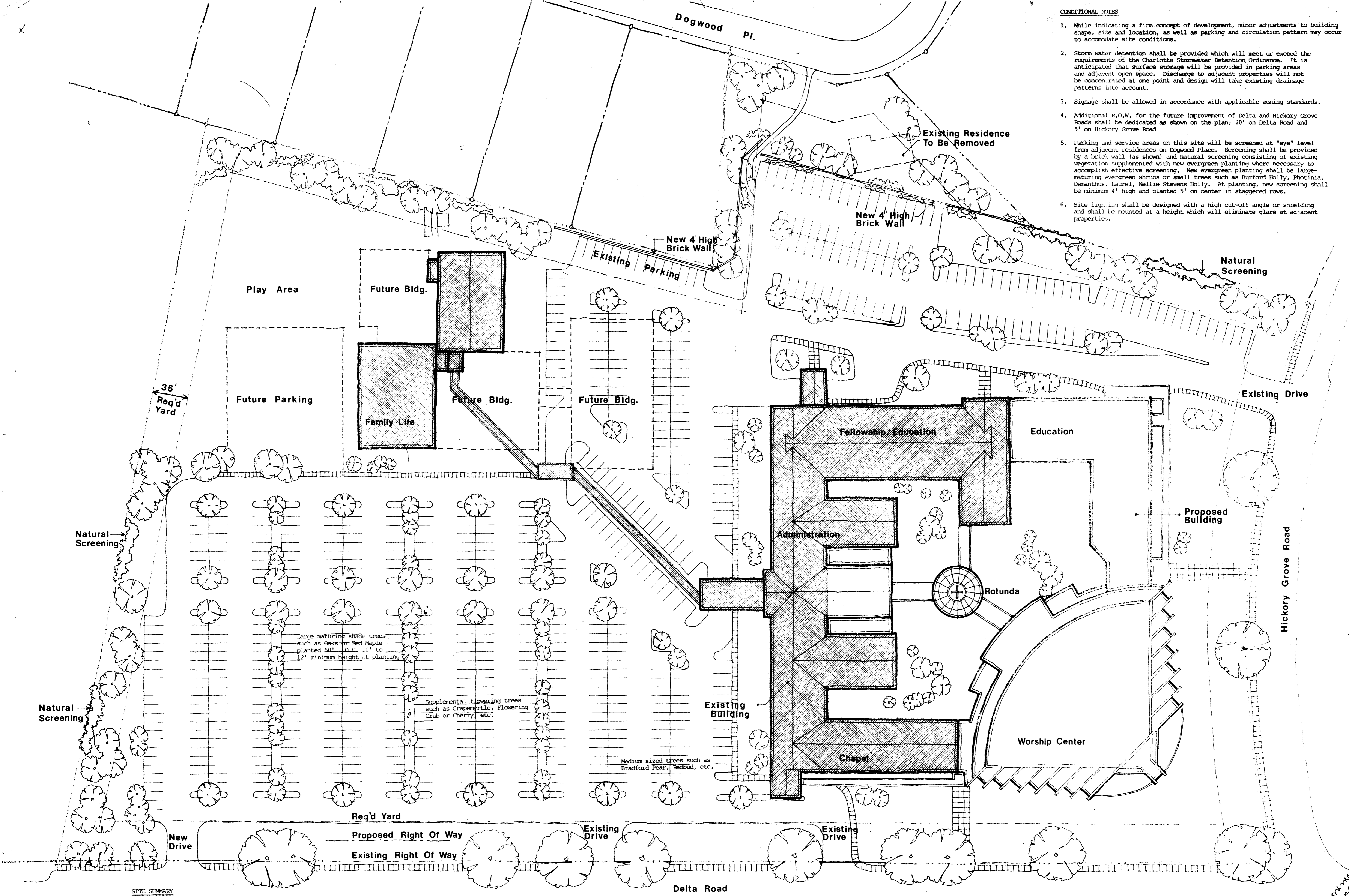
**Atkinson
Dyer Architects, p.a.**
5101 Monroe Road Charlotte, N.C. 28205 704 568 5382

Date

Revision

Sheet number

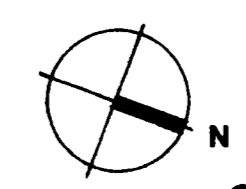
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SITE SUMMARY

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: 668 Spaces
 Area used for building and parking: 52%
 Area used for landscaping and open space: 48%
 Maximum height of building excluding steeple: 64'-0"
 Landscaping in parking area: 22%
 Maximum office square footage: Less than 25% of total floor area

**HICKORY GROVE BAPTIST CHURCH
REZONING PLAN**



1986-39

APPROVED BY CITY COUNCIL

DATE 5-19-86

*see administrative approval
dated 11/22/87 for revised plan
by MARION E. CLAWSON JALF*

*Recommended
for approval
4/21/86*