

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.

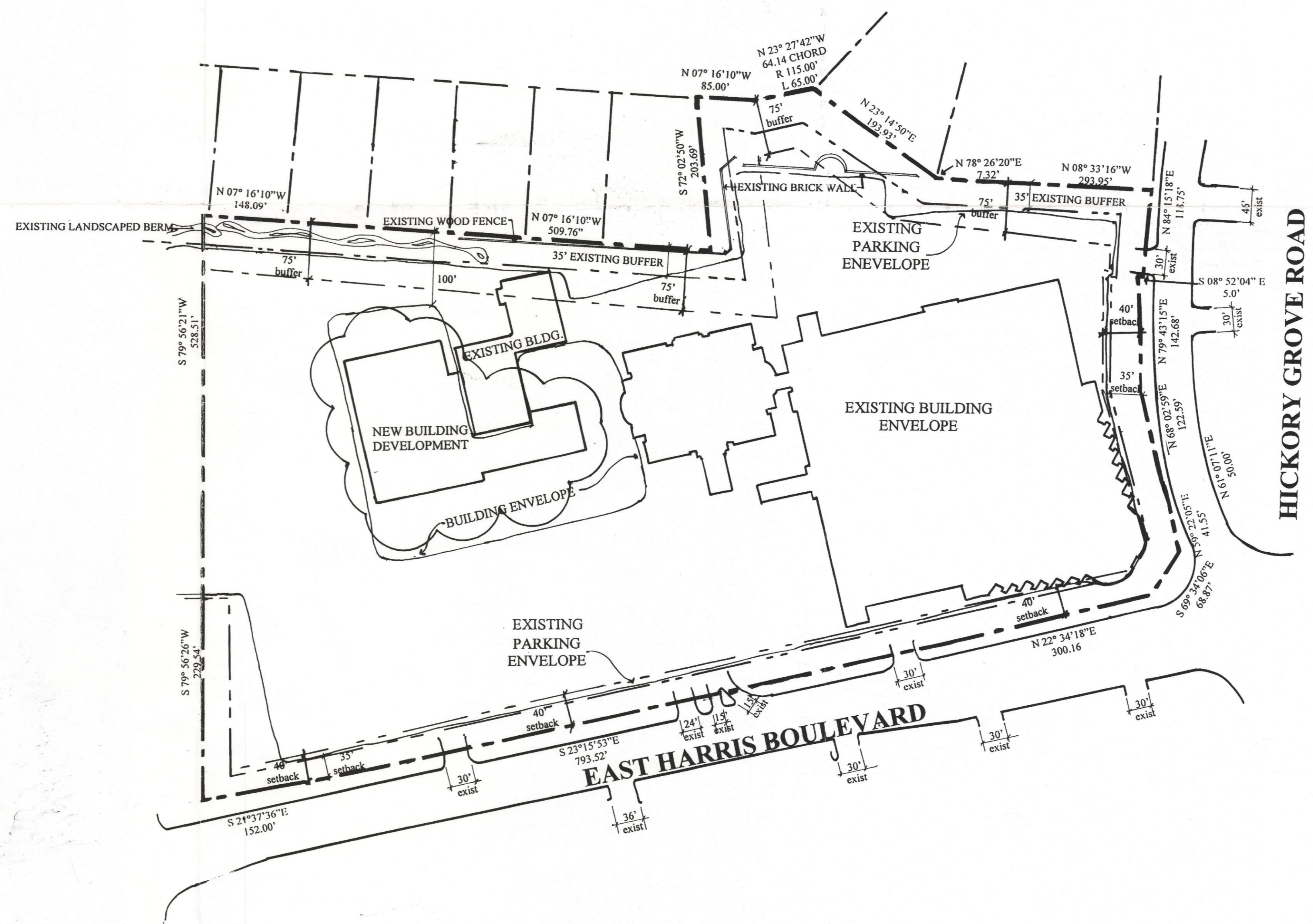
ADDITIONAL DEVELOPMENT NOTES

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.

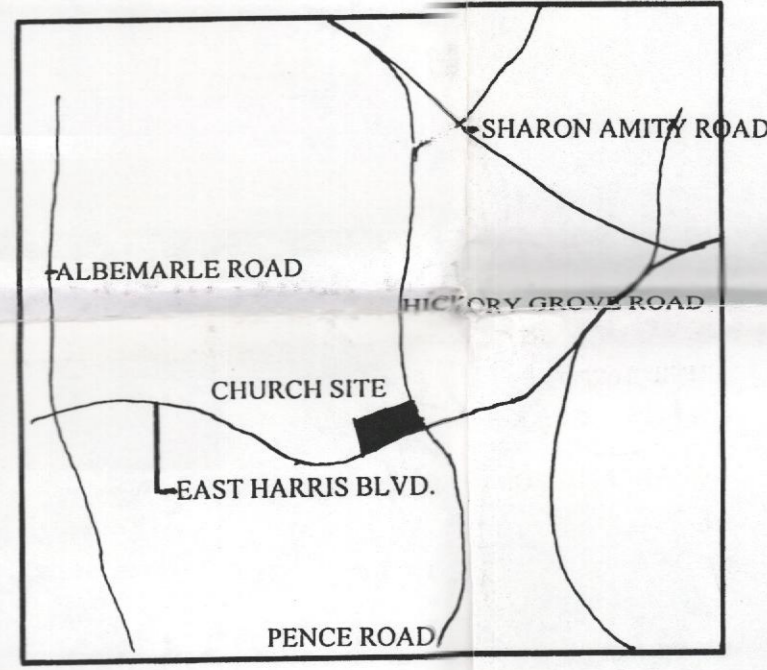
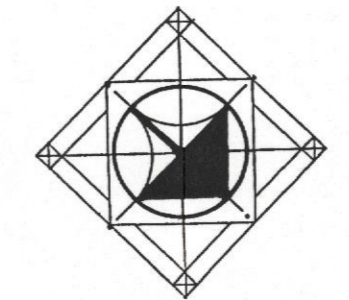
6/16/98 Amended per staff comments.

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)



HICKORY GROVE BAPTIST CHURCH

CHARLOTTE, NORTH CAROLINA



VICINITY MAP

SITE SUMMARY

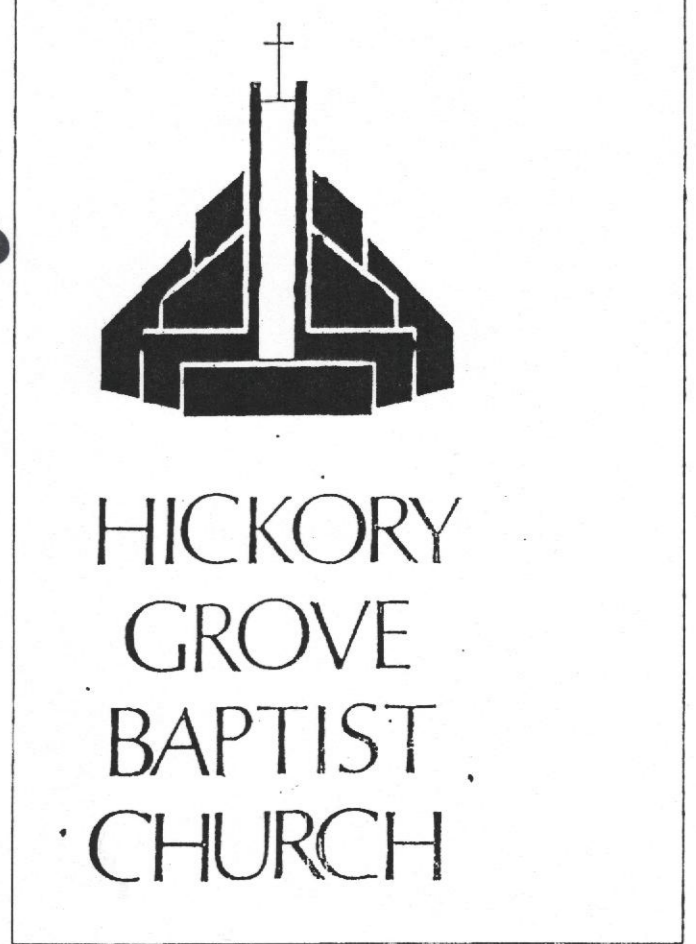
Existing zoning: R-1 19.927 acres
 Proposed zoning: INST.(CD) 19.927 acres
 Proposed use: Religious Institution and accessory uses.
 Size of new addition: 75,000 Sq. Ft.
 Main auditorium seating capacity: 2,700 Seats
 Parking: Will be provided as required by zoning ordinance.



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103-211-01 po
 103-211-25

APPROVED BY CITY COUNCIL
 DATE 9-23-98



REZONING PETITION
 98-73
 For Public Hearing

DATE JOB NO 850
 REVISIONS
 (Revision: June 15, 1998- Staff comments)

SHEET NUMBER
 -- OF -- Total