

"FOR PUBLIC HEARING" PETITION NUMBER 2010-32

SITE DEVELOPMENT DATA	
TAX ID*	1191405
EXISTING ZONING	R-4
PROPOSED ZONING	UR-C (CD)
PROPOSED USE	PARKING LOT
SETBACKS	
FRONTYARD	30'
SIDEYARD	6'
REAR YARD	20'
BUFFERS	
NONE	
LOT AREA	69,401 SF, 1.593 AC
DISTURBED AREA	65,329 SF, 1.500 AC
PARKING	1 SPACE PER 4 SEATS OF ASSEMBLY
TOTAL REQUIRED	102 SPACES (410 SEATS/4)
TOTAL PROVIDED	104 SPACES
% COMPACT	5%
H/C REQUIRED	5 SPACES
H/C PROVIDED	5 SPACES
LONG-TERM BIKE REQUIRED	2, OR 1 SPACE PER 10,000 SF
LONG-TERM BIKE PROVIDED	2 (INSIDE BUILDING)
SHORT-TERM BIKE REQUIRED	2, OR 1 SPACE PER 40,000 SF
SHORT-TERM BIKE PROVIDED	2
SOIL TYPE	Ur (URBAN LAND)
IMPERVIOUS AREAS	
EXISTING	2,793 SF
LESS: ASPHALT REMOVED	1,200 SF
NEW	37,364 SF
TOTAL (EXISTING + NEW)	38,957 SF
OPEN AREA	30,444 SF (43.9% OF SITE)
MAXIMUM HEIGHT OF LIGHTING	25.0'

PLANTING REQUIREMENTS SUMMARY

PLANTING REQUIREMENTS:

INTERNAL PLANTING:

- ONE TREE PER 10,000 SF OF IMPERVIOUS AREA MIN.
- MINIMUM LANDSCAPE AREA = 10% OF SITE.
- TREES MUST BE PLANTED SO THAT NO PARKING SPACE IS MORE THAN 60' FROM THE TREE TRUNK.
- TREE PLANTING AREA MUST BE A MINIMUM OF 274 SF FOR LARGE MATURING TREES AND 200 SF FOR SMALL MATURING TREES WITH A MINIMUM CLEAR DIMENSION OF 8'.

NEW PARKING LOT:

- 4 NEW LARGE MATURING PROPOSED

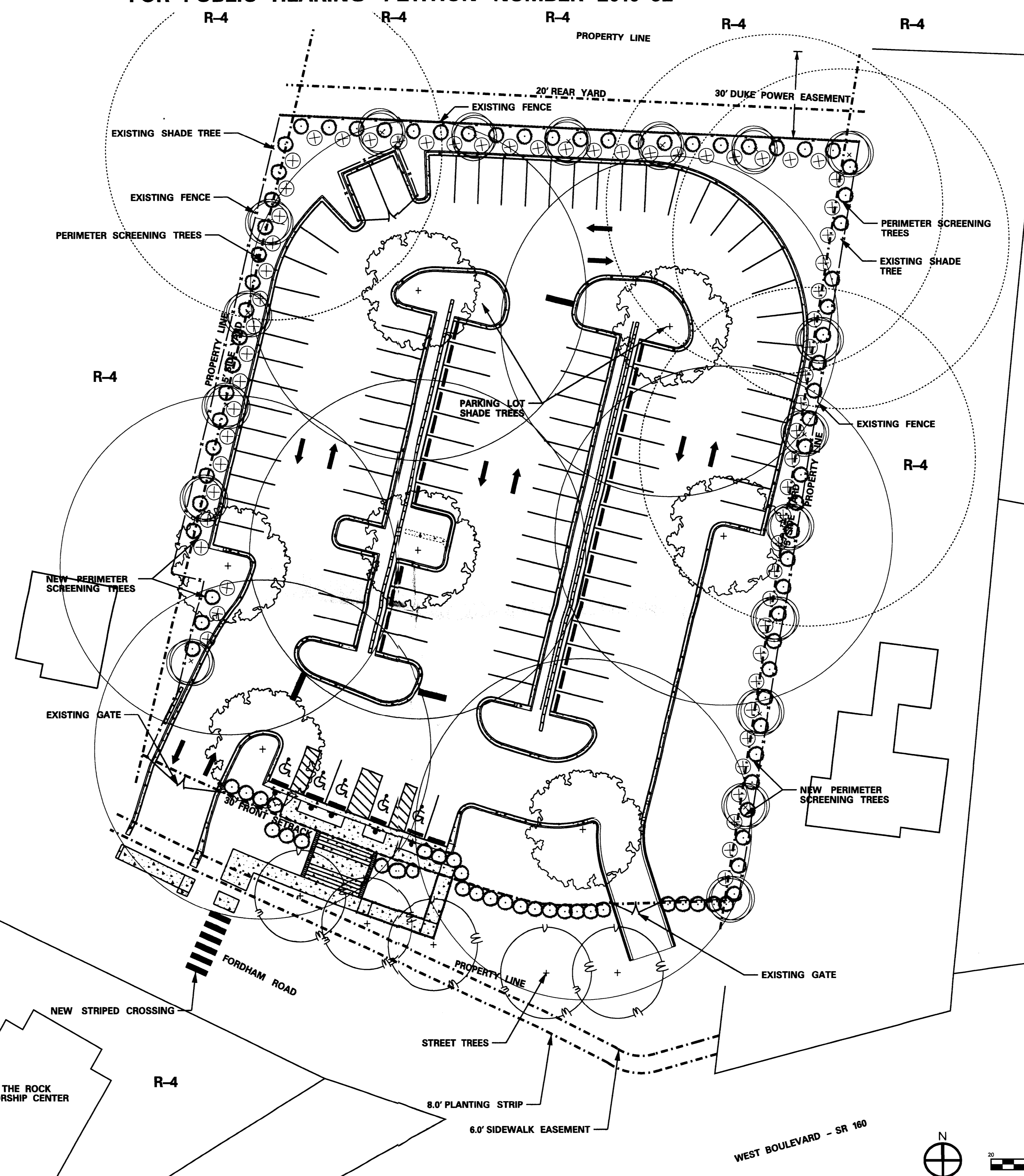
CALCULATIONS: IMPERVIOUS AREA = 58,957 SF
 LANDSCAPE AREA = 30,444 SF = 44%
 TOTAL SITE AREA = 69,401 SF

PERMETER TREE CALCULATIONS: FRONTAGE = 230'
 161 LARGE MATURING TREES @ 40' O.C.
 5 NEW TREES PROVIDED PLUS ONE EXISTING TREE

SCREENING REQUIREMENTS

- ALL SERVICE ENTRANCES, UTILITY STRUCTURES ASSOCIATED WITH A BUILDING (IE, BACKFLOW PREVENTERS), AND LOADING DOCKS AND/OR SPACES SHALL BE SCREENED FROM THE ADJUTING PROPERTY AND FROM PUBLIC VIEW FROM A PUBLIC STREET OR FROM A TRAVELWAY. SUCH SCREENING SHALL CONSIST OF A 6-FOOT WIDE PLANTING STRIP, CONSISTING OF EVERGREEN SHRUBBERY SUFFICIENT TO VISUALLY SCREEN THESE USES, OR AN ALTERNATIVE AS APPROVED BY THE PLANNING DIRECTOR.
- ALL SHRUBS USED FOR SCREENING SHALL BE EVERGREEN, AT LEAST 2 1/2 FEET TALL AND HAVE A MIN. SPREAD OF 2' AT TIME OF PLANTING WITH AN EXPECTED AVERAGE HEIGHT OF 5 TO 6 FEET AS NORMAL GROWTH WITHIN FOUR YEARS.

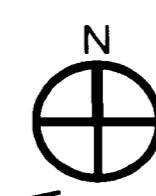
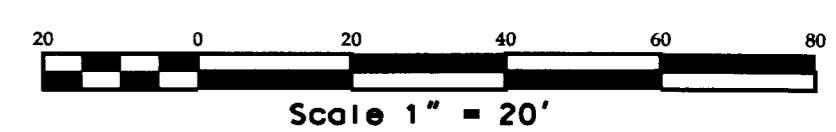
NOTE: THE SITE WILL COMPLY WITH THE POST CONSTRUCTION CONTROLS ORDINANCE AND ALL PLAN ELEMENTS AND MODIFICATIONS SHOWN ON THE REZONING SITE PLAN MUST BE SPECIFICALLY PERMITTED AND APPROVED BY THE CITY OF CHARLOTTE.



APPROVED BY
CITY COUNCIL

OCT 18 2010

AUG 23 2010



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**PRELIMINARY
NOT FOR
CONSTRUCTION**

**THE ROCK WORSHIP CENTER
PARKING LOT ADDITION
FORDHAM ROAD & WEST BOULEVARD
CHARLOTTE, NORTH CAROLINA**

PROJECT NO. 2010-023
 COB REVIEW: 12-19-2008
 REVISIONS: 20 AUGUST 2010
 DESIGNED BY: P. LEO COOPER
 REVIEWED BY: HOLLIS ELLIS, P.E.

REZONING
SITE PLAN
Z1.0
2010-023