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Interim
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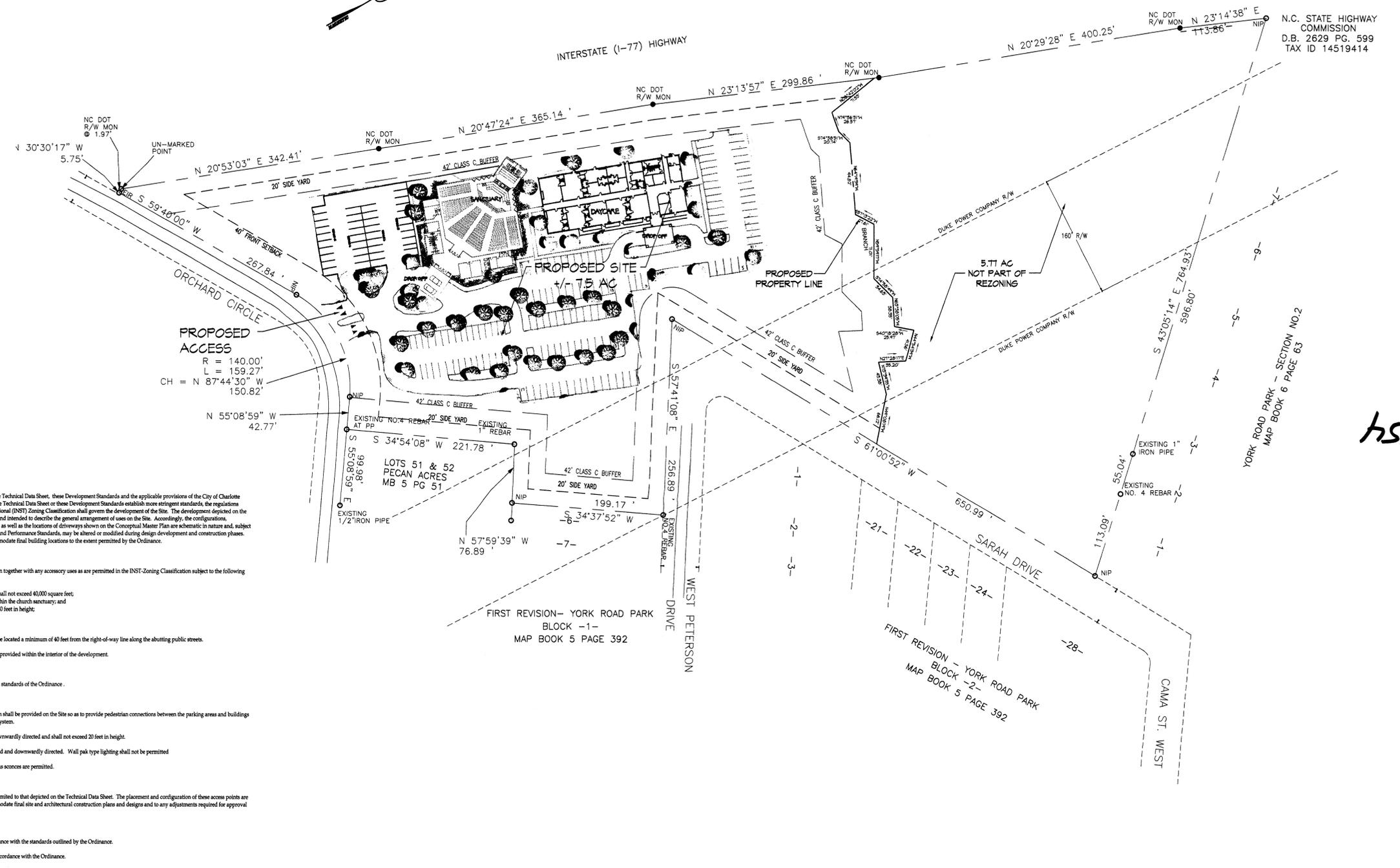
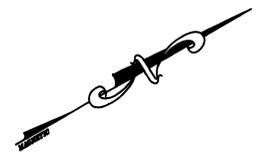
Proposed Rezoing for:
 Community Outreach
 Christian Ministries

DATE:
 August 25, 2005
 REVISIONS:

PROJECT NUMBER
 03-187
 DRAWN BY:
 JDC
 CHECKED BY:
 TW

Technical Data
 Sheet

TD-1



Handwritten note: 1-51-5002

SITE DATA TABLE

Acres: 7.5
Existing Zoning: R-22MF
Proposed Zoning: INST (CO)
Proposed Use: Church

DEVELOPMENT STANDARDS

General Provisions
 Development of the Site will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Institutional (INST) Zoning Classification shall govern the development of the Site. The development depicted on the Conceptual Master Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements, and sizes of the building footprints, as well as the locations of driveways shown on the Conceptual Master Plan are schematic in nature and, subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during design development and construction phases. Parking layouts may also be modified to accommodate final building locations to the extent permitted by the Ordinance.

1. Permissible Development
 The Site may be devoted to a religious institution together with any accessory uses as are permitted in the INST-Zoning Classification subject to the following limitations:
 • The total building square footage on the Site shall not exceed 40,000 square feet;
 • No more than 600 seats shall be permitted within the church sanctuary; and
 • Buildings located on the Site shall not exceed 40 feet in height;

2. Setbacks, Side Yards and Rear Yards
 A. Building and parking areas on the Site shall be located a minimum of 40 feet from the right-of-way line along the abutting public streets.
 B. Side and/or rear yards are not required to be provided within the interior of the development.

3. Buffers
 Buffers shall be provided in accordance with the standards of the Ordinance.

4. Design and Performance Standards
 A. Internal sidewalks of at least five feet in width shall be provided on the Site so as to provide pedestrian connections between the parking areas and buildings on the Site and to the abutting public sidewalk system.
 B. All detached lighting shall be capped and downwardly directed and shall not exceed 20 feet in height.
 C. Lighting attached to a building shall be capped and downwardly directed. Wall pak type lighting shall not be permitted.
 D. Wall-mounted decorative light fixtures such as sconces are permitted.

5. Vehicular Access
 The number of vehicular access points shall be limited to that depicted on the Technical Data Sheet. The placement and configuration of these access points are subject to any modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

6. Parking
 A. Off-street parking will be provided in accordance with the standards outlined by the Ordinance.
 B. Bicycle parking spaces shall be provided in accordance with the Ordinance.

7. Storm Water Management
 Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte and the Charlotte-Mecklenburg Storm Water Design Manual. Surface level storm water detention, if required to be provided, shall not be located in the setback.

The following agencies must be contacted prior to construction regarding wetland and water quality permits if determined to be applicable during the design development phase of the project:
 Section 401 Permit NCDEHNR-Raleigh Office
 Section 404 Permit US Army Corps of Engineers

8. Fire Protection
 Adequate fire protection in the form of fire hydrants and other fire protection devices and measures as required by code will be provided to the Charlotte Fire Marshal's specifications.

9. Amendments to Rezoning Plan
 Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the tract or tracts within the Site involved in accordance with the provisions of the Ordinance.

10. Binding Effect of the Rezoning Documents and Definitions
 A. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 B. Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

01 TECHNICAL DATA PLAN

SCALE: 1" = 60'

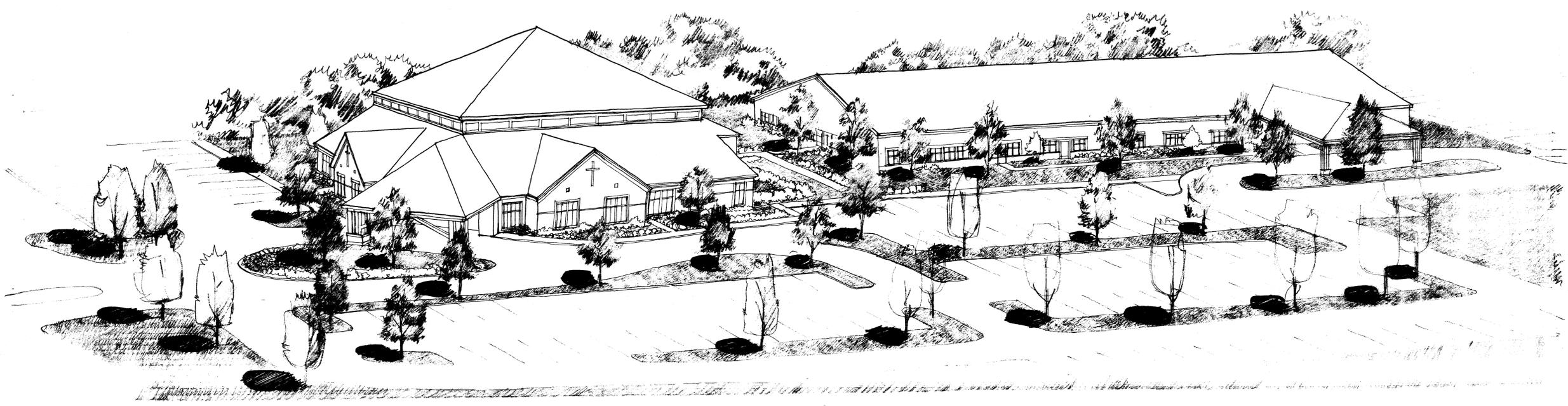
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COMMUNITY OUTREACH CHURCH · CHARLOTTE, N.C.



Nov. 14/09

01 Site Perspective

Technical Data
 Sheet

TD-2

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