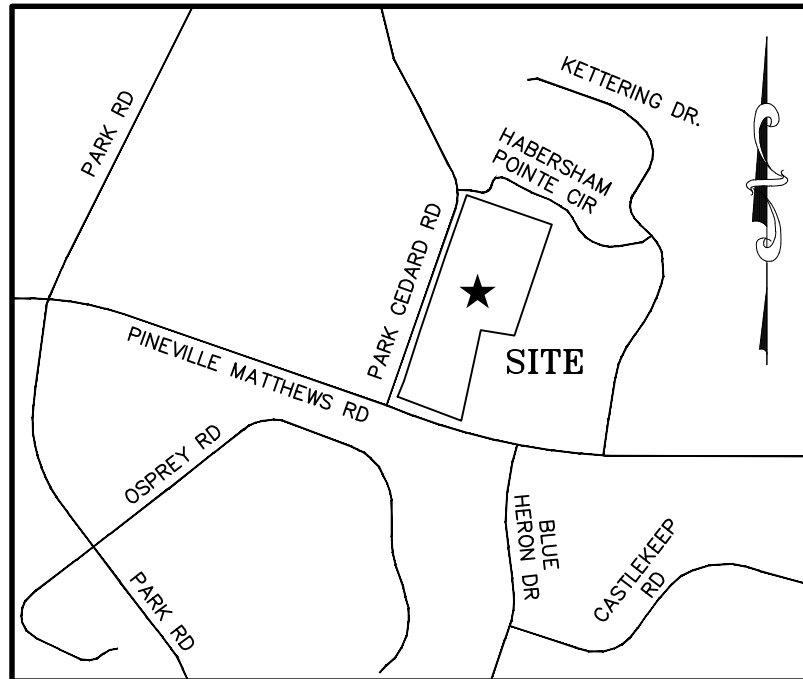


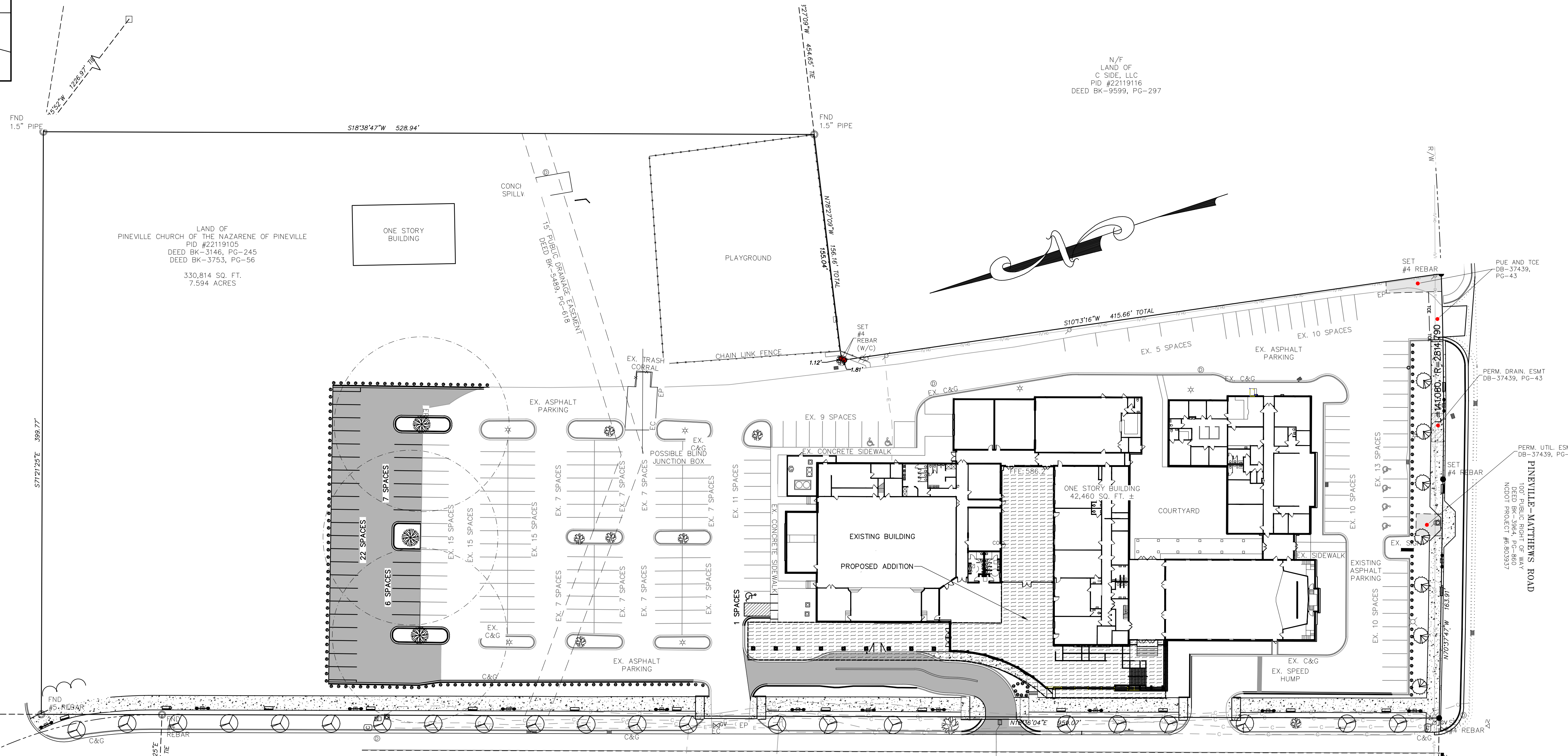
PINEVILLE CHURCH OF THE NAZARENE

8614 PINEVILLE-MATTHEWS RD., CHARLOTTE, NC



VICINITY MAP: NOT TO SCALE

ELOOD CERTIFICATION:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 371044-4900-K, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 19, 2024 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



LAND OF PINEVILLE CHURCH OF THE NAZARENE OF PINEVILLE
PID #22119105
DEED BK-3146, PG-245
DEED BK-3753, PG-56
330,814 SQ. FT.
7.594 ACRES

N/F LAND OF PINEVILLE APARTMENTS, LLC
PID #22119113
DEED BK-30777, PG-439
MAP BK-20, PG-102

N/F LAND OF PINEVILLE APARTMENTS, LLC
PID #22119113
DEED BK-30777, PG-439
MAP BK-20, PG-102

N/F LAND OF LIDD TOWER PLACE, LLC
PID #22119201
DEED BK-32828, PG-949

ZONING CODE SUMMARY

PROJECT NAME: PINEVILLE CHURCH OF THE NAZARENE RENOVATION
PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
ZONING: B-4(CORRIDOR OVERLAY DISTRICT)
TAX PARCEL NUMBER: 22119105
JURISDICTION: CITY OF PINEVILLE
TOTAL PARCEL SIZE: 330,814/7.594 SQ. FEET/ACRES
EXISTING IMPERVIOUS AREA: 143,199/3.287 SQ. FEET/ACRES
IMPERVIOUS AREA REMOVED: 20,136/0.462 SQ. FEET/ACRES
PROPOSED IMPERVIOUS AREA: 40,684/0.934 SQ. FEET/ACRES
TOTAL IMPERVIOUS AREA: 163,747/3.759 SQ. FEET/ACRES (49.4%)
EXISTING USE: CHURCH/PLACE OF WORSHIP
PROPOSED USES: CHURCH/PLACE OF WORSHIP
BLDG AREA: 2,650 SQ. FEET
STREET YARD REQUIREMENTS:
SIDE(L): 0 FT. SIDE(R): 0 FT. REAR YARD: 0 FT.
REQUIRED PARKING: (CITY OF PINEVILLE ORDINANCE, 11.506)
CHURCH/PLACE OF WORSHIP: ONE (1) SPACE PER FOUR (4) SEATS, EVERY TWO (2) FEET OF BENCH AREA SHALL BE CONSIDERED A SEAT FOR MAIN CHAPEL OR SANCTUARY SPACE. ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET SHALL BE USED FOR ALL OTHER SQUARE FEET.
PARKING REQUIRED: 486 SEATS * 1 SPACE/4 SEATS=122 SPACES PLUS 1 SPACE/300 SF, 41,461 SF/300=138 SPACES
TOTAL PARKING REQUIRED: 260 SPACES INCLUDING 6 EX + 1 PROP ACCESSIBLE SPACES.
PROVIDED: 205 SPACES(169 SPACES EXIST. SPACES PLUS 36 PROP. SPACES)

LEGEND

- PROPOSED PAVEMENT
- PROPOSED BUILDING ADDITION
- PROPOSED STREET LIGHT
- PROPOSED BENCH
- EXISTING TREE
- PROPOSED LARGE MATURING TREE
PRINCETON ELM "Ulmus americana 'Princeton'"
(3" MINIMUM DIAMETER AT PLANTING)
- PROPOSED LARGE MATURING TREE
WILLOW OAK/QUERCUS PHELLOS
(3" MINIMUM DIAMETER AT PLANTING)
- PROPOSED LARGE MATURING TREE
WIRELESS/SCHMIDLOW ZELKOVA
(3" MINIMUM DIAMETER AT PLANTING)
- PROPOSED BURFORD HOLLY (2'x2' AT PLANTING)

STORM DRAIN STRUCTURE ELEVATION TABLE			
NO.	ELEVATION	INV. IN	INV. OUT
1	RIM-572.33'	567.77'	568.05'-2
2	TOP-573.69'		570.02'
3	TC-573.69'	581.15'-4	581.27'-5
4	RIM-590.84'		583.01'
5	TC-585.45'		581.38'
6	INV-574.68'		
7	RIM-584.23'		582.51'
8	RIM-584.94'	583.53'-6"	583.31'-12"
9	TC-590.98'		584.83'-BOTTOM
10	RIM-588.87'		585.80'
11	TC-590.23'	586.26'-12	586.17'-14
12	RIM-590.05'		587.07'
13	RIM-591.91'		587.66'
14	RIM-589.80'		586.67'
15	RIM-589.51'		584.78'
16	TC-589.94'		586.22'-BOTTOM
17	RIM-586.17'		582.80'-BOTTOM

PRELIMINARY FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION

Project: PINEVILLE CHURCH OF THE NAZARENE RENOVATION
8614 PINEVILLE-MATTHEWS RD., CHARLOTTE, NC 28226
Title: ZONING PLAN

File #2309-FR00 Date: 06/20/24 Project Egr: BTU
Design By: BTU
Drawn By: CBH/MOP
Scale: 1"=40'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

RZ1.0