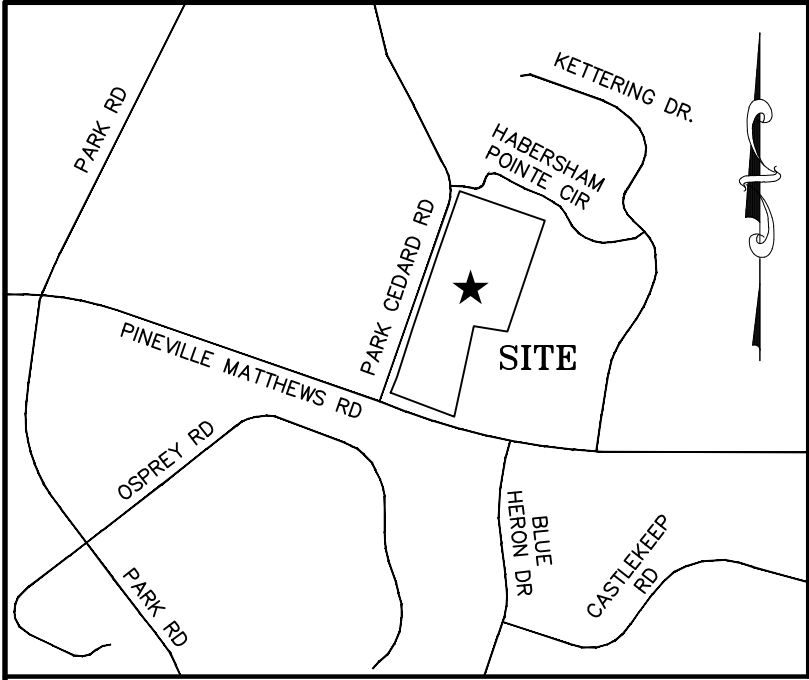
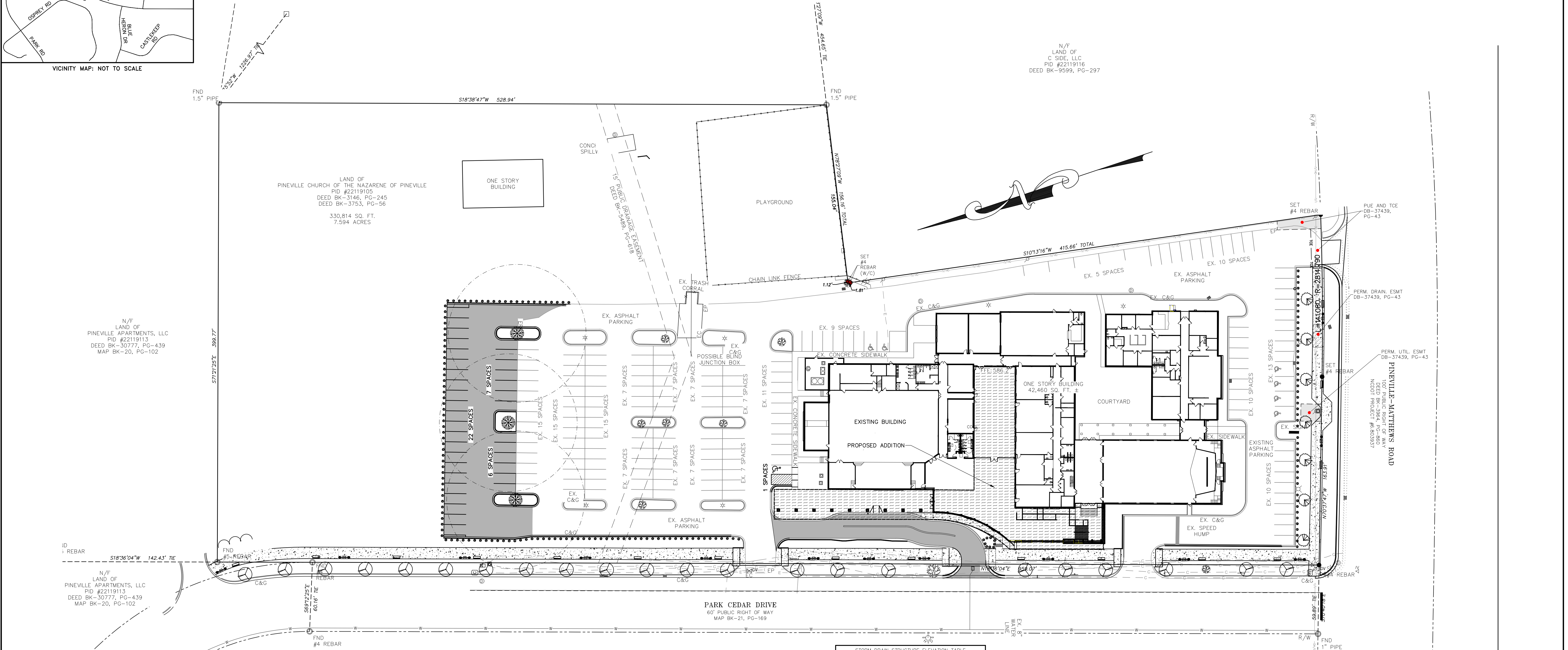




FLOOD CERTIFICATION:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 371044-4900-5, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 19, 2024 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PINEVILLE CHURCH OF THE NAZARENE

8614 PINEVILLE-MATTHEWS RD., CHARLOTTE, NC



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:
REQUIRED PARKING: (CITY OF PINEVILLE ORDINANCE, 11.508)
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-590.58'		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

ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

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

Title: **ZONING PLAN**

File #23109-FR.DWG Date: 06/20/24 Project Egr: BTU
Design By: BTU
Drawn By: CBH/WOP
Scale: 1"=40'

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

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