

**LAND USE SPECIFICATIONS:**  
 21.417 AC GROSS  
 20.214 AC NET w/o ROAD R/W  
 185,000 SF TOTAL BUILDING AREA  
 EXISTING ZONING, R-3  
 PROPOSED ZONING, INSTITUTIONAL CD

**GENERAL NOTES:**  
 1. THE BUILDING CONFIGURATION MAY CHANGE DURING DETAILED DESIGN AND PLANNING PHASES OF THE PROJECT.  
 2. BUILDING USE SHALL BE FOR THE CHURCH AND ALL ASSASSORY FACILITIES.

**SCHEMATIC SITE PLAN**  
 SCALE 1"=60'

**LEGEND**  
 --- 800 --- EXISTING CONTOUR  
 --- NEW CONTOUR  
 --- RIGHT OF WAY LINE

**PARKING**  
 21 HANDICAPPED-21 REQUIRED  
 206 COMPACT-207 MAXIMUM  
 771 STANDARD  
 1028 TOTAL-228 REQUIRED  
 (2.24 PEOPLE/SPACE)

J.K. Grena Associates



6942 lakeland drive  
 charlotte no 28214  
 tel 704 394 6362  
 fax 704 394 6352  
 scale 1"=60'  
 file ALCCSD1  
 disk ZIP4



APPROVED BY COUNTY COMMISSION  
 DATE 11/10/97

FOR PUBLIC HEARING PETITION NO. 97-48c

ABUNDANT LIFE COMMUNITY CHURCH  
 NEW FACILITIES  
 CHARLOTTE, N.C.

PROJECT NUMBER ALCC  
 ISSUE DATE 08.01.97 FOR REVIEW  
 09.19.97 PER REV. COMMENTS

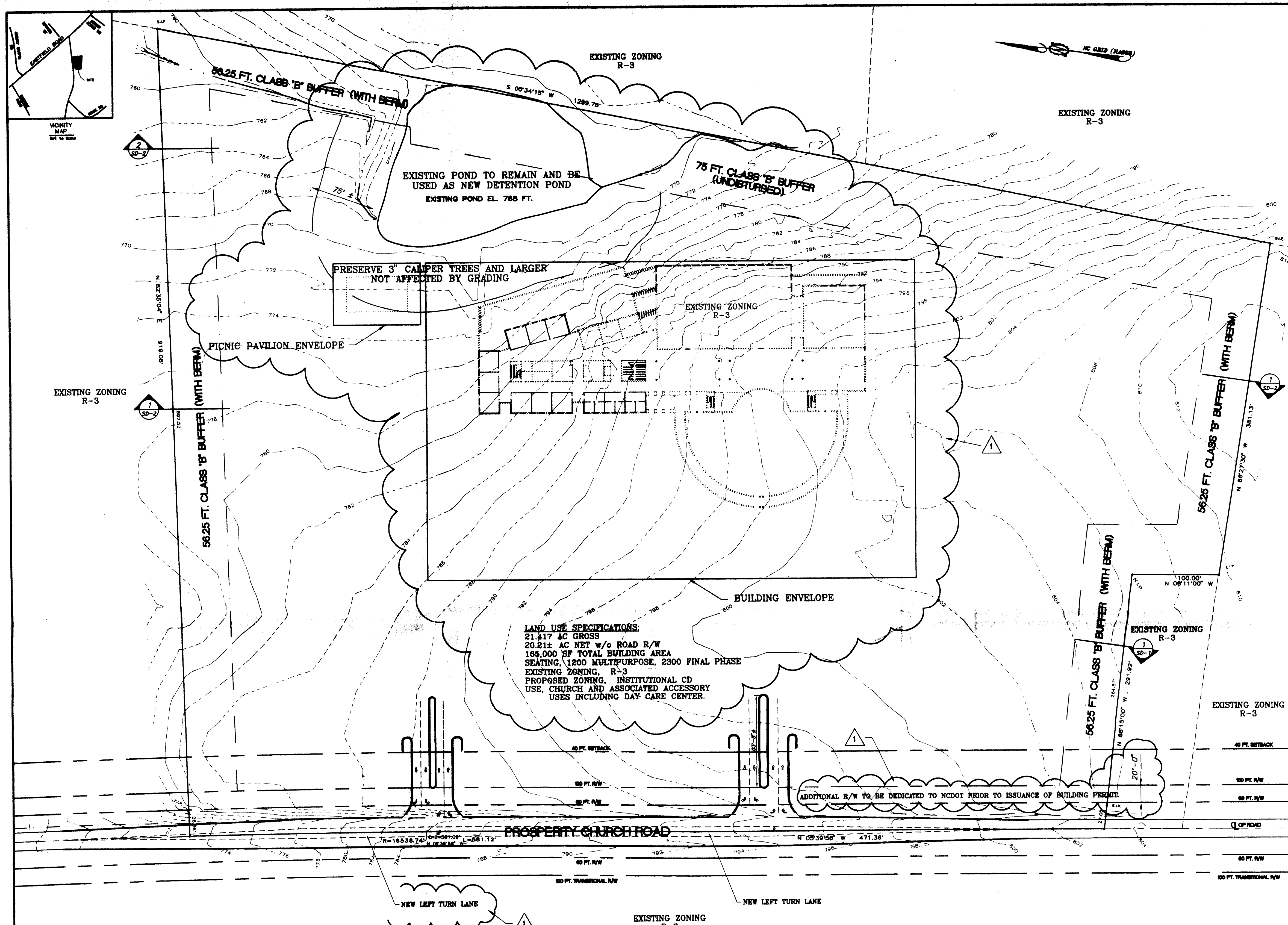
SHEET TITLE  
 SCHEMATIC SITE PLAN

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SHEET NUMBER

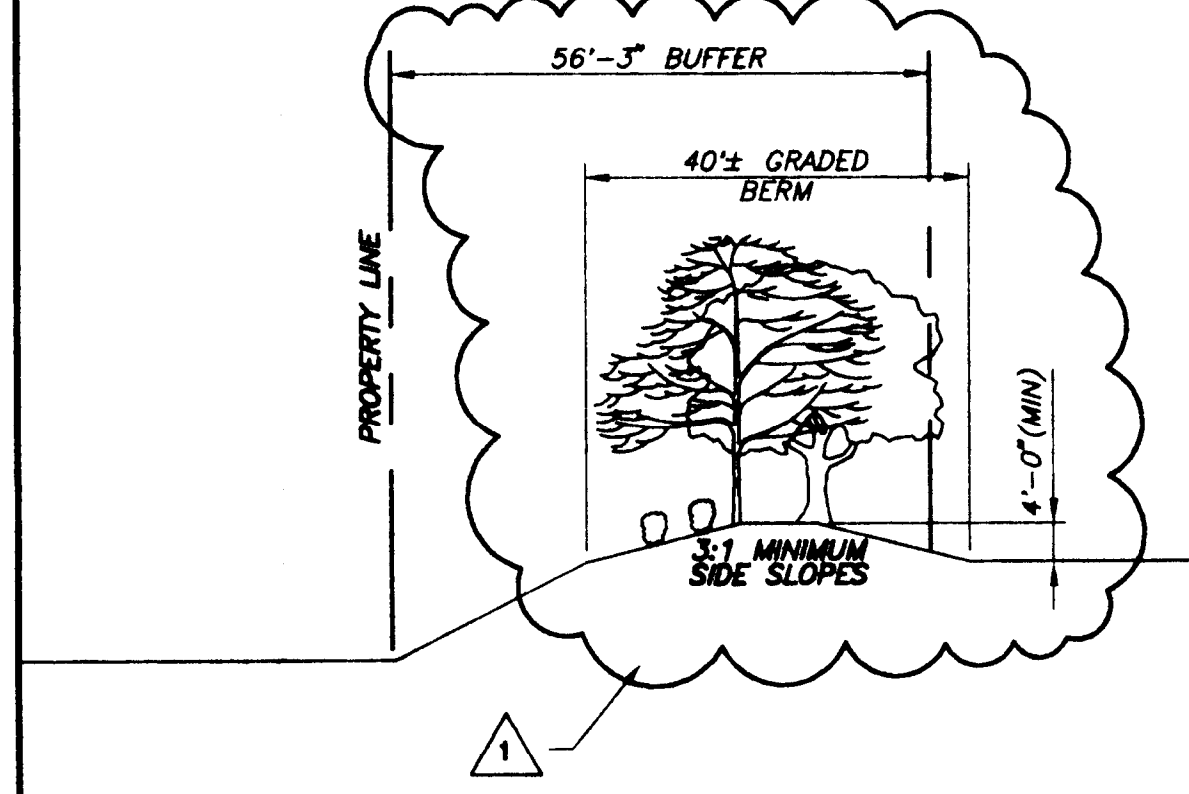
SD-1



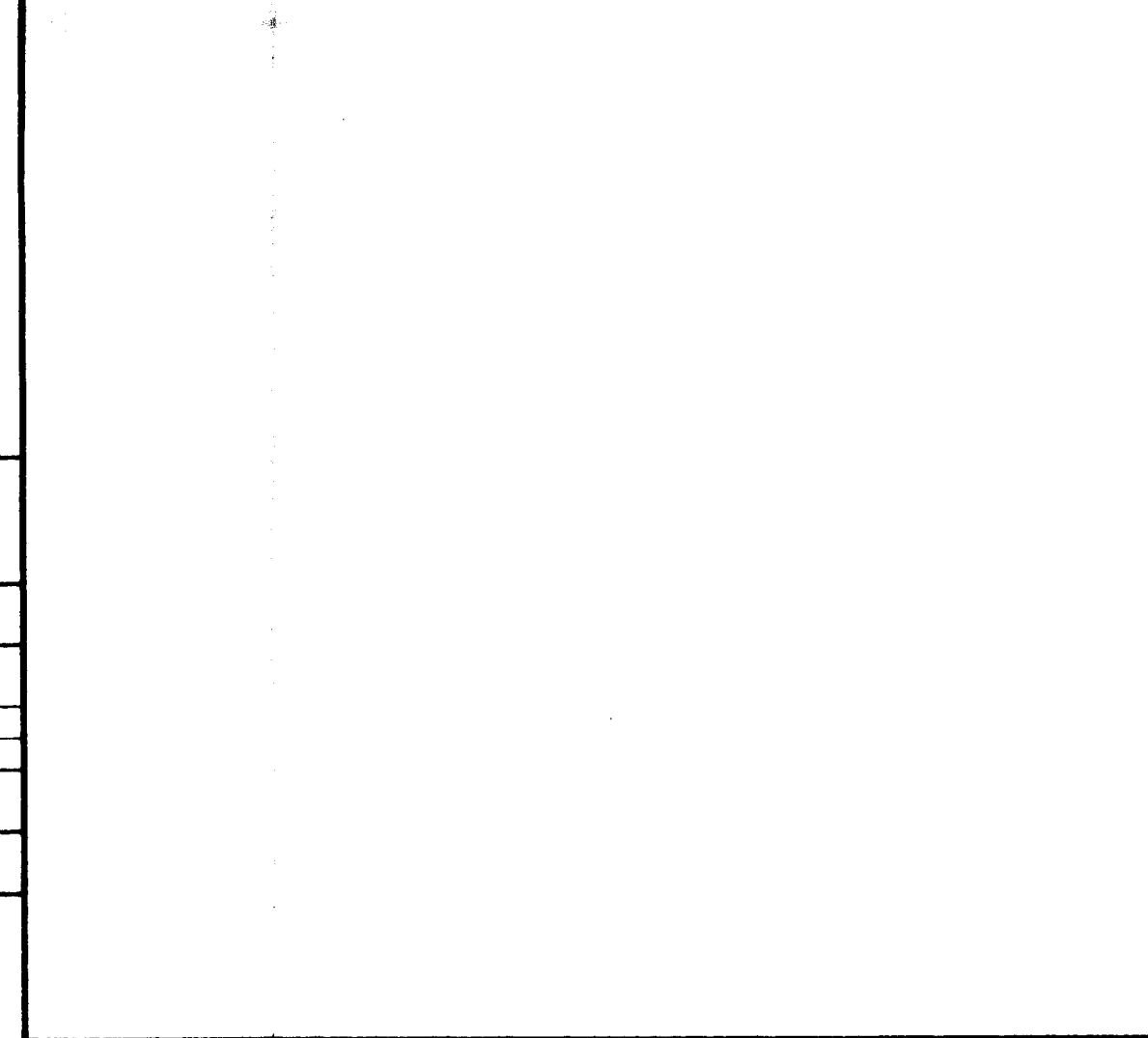


**LAND USE SPECIFICATIONS:**  
 21,417 AC GROSS  
 20,21± AC NET w/o ROAD R/W  
 164,000 SF TOTAL BUILDING AREA  
 SEATING 1200 MULTIPURPOSE, 2300 FINAL PHASE  
 EXISTING ZONING, R-3  
 PROPOSED ZONING, INSTITUTIONAL CD  
 USE, CHURCH AND ASSOCIATED ACCESSORY  
 USES INCLUDING DAY CARE CENTER.

**1 SECTION THROUGH BERM**  
 SD-2 SCALE 1"=20'



**2 SECTION THROUGH BERM BELOW LAKE**  
 SD-2 SCALE 1"=20'



**DEVELOPMENT STANDARDS**  
 PROSPERITY CHURCH ROAD SITE

**GENERAL PROVISIONS**  
 Development of the real estate identified on the Technical Data Sheet consisting of 21,417 acres, more or less (the "Site"), will be governed by these Development Standards and the Technical Data Sheet.

**PERMITTED DEVELOPMENT WITHIN THE SITE**  
 The Site may only be used for Church purposes and associated accessory uses (including a day care center) which are permitted under the Ordinance by right or under prescribed conditions in an Institutional District.

The total gross floor area of all buildings constructed on the Site may not exceed, in the aggregate, 150,000 square feet.

**PARKING**

- Off street parking will, at a minimum, satisfy the standards established under the Ordinance.
- No parking areas may be constructed within buffer areas or setback areas, side yards or rear yards.

**LANDSCAPING AND SCREENING**

- Landscaping and screening shall meet or exceed the requirements of the standards and treatments specified in Sections 12.208 and 12.209 of the Ordinance.
- The petitioner agrees in the presence of lines having a slope of 8 inches or greater within the building setback area off of Prosperity Church Road which are located outside the lot lines and within the perimeter of the Site, that landscaping and screening shall include intensity, color, color, energy efficiency and shading of sources of light, the intent being to eliminate glare toward Prosperity Church Road and adjacent properties.
- The maximum height of any outside lighting fixture, including its base, shall not exceed 20 feet in height.

**ARCHITECTURAL CONTROLS**

- No building constructed on the Site may exceed 3 stories or 60 feet in height.
- Each building area will be enclosed on all four sides by a wood fence or brick wall with one side being a higher grade. If one or more sides border a rear yard of a building, the rear yard may be substituted for the fence or wall along such side.

**STORM WATER MANAGEMENT**

Storm water runoff from the Site will be managed through proven techniques that prevent erosion and sedimentation from leaving the Site.

**UTILITIES**

- Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees and, to the extent possible, both shall be such utility lines shall be installed with pipe materials which are the same or similar to the lines of materials that are in place within the buffer area.
- In accordance with the provisions of Section 12.304 of the Ordinance, the petitioner reserves the right to seek approval from the Planning Commission for an alternative buffer treatment and for the right to install a plastic barrier within the general area of the pond which exists along the rear portion of the property. The non-removal barrier shall be generally depicted on the Technical Data Sheet and, in the event such approval is not forthcoming, to the line and easement of the Ordinance.
- If a plastic barrier is installed to meet the buffer requirements of the Ordinance, the petitioner agrees to provide a means for the barrier to be removed or replaced with a permanent barrier if the barrier is found to be unsatisfactory.

**ACCESS POINTS**

- The number of access points to the Site shall be limited to two as depicted on the Technical Data Sheet.
- Access points will be located within the general area depicted on the Technical Data Sheet, subject, however, to the right of the owner from time to time to make minor adjustments to accommodate land use and architectural construction plans and designs and subject to the approval of, and any adjustments that may be specified by, the North Carolina Department of Transportation and the Mecklenburg County Planning Department.
- Petitioner agrees to dedicate the additional land within the site necessary to provide a 20-foot wide right-of-way on the eastern side of the centerline for Prosperity Church Road prior to the issuance of any building permit.
- The Petitioner agrees to install at its expense left turn lanes along Prosperity Church Road leading into the site at each of the two access points depicted on the Technical Data Sheet, at all intersections with NCDOT and Mecklenburg County Engineering standards.

**SETBACKS**

If a setback has not been installed along the eastern margin of the site below, the petitioner agrees to install at its expense curb and gutter and a 5 foot wide sidewalk with a 5 foot planting strip between the sidewalk and the back curb along the eastern margin of Prosperity Church Road in accordance with County Engineering Standards contemporaneously with the commencement of construction of the last phase of development permitted by the Planning Plan.

**AGREEMENT TO RECORD PLAT**

Future amendments to the Technical Data Sheet may be applied for by the then owner of the Site in accordance with the Ordinance.

**BINDING EFFECT OF THE RECORDING APPLICATION**

- Upon approval of the Petitioner's Recording Application, the development program established under this Technical Data Sheet shall, unless provided in the manner provided under the Ordinance, be binding upon and hung to the benefit of the petitioner and the owner of the Site (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.
- Throughout this Recording Application, the terms "Petitioner" and "Owner" shall be deemed to include the respective heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site from time to time who may be involved in any future development thereof.

**TECHNICAL DATA SHEET**  
 SCALE 1"=60'

**LEGEND**

- 800 --- EXISTING CONTOUR
- 800 --- NEW CONTOUR
- 800 --- RIGHT OF WAY LINE

**PARKING**

21 HANDICAPPED-21 REQUIRED  
 298 COMPACT-287 MAXIMUM  
 525 TOTAL-508 REQUIRED  
 (2.24 PEOPLE/SPACE)

**J.K. Grenga Associates**  
 engineers

**66**

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 charlotte nc 28214  
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 fax 704 394 6352  
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**NORTH CAROLINA**  
 PROFESSIONAL ENGINEER  
 J.K. GRENGA  
 12890  
 2/1/97  
 MECKLENBURG

**FOR PUBLIC HEARING PETITION NO. 97-48c**

**ABUNDANT LIFE COMMUNITY CHURCH NEW FACILITIES**

CHARLOTTE, N.C.

PROJECT NUMBER	ALCC
08.01.97	FOR REVIEW
08.21.97	FOR REVIEW
09.19.97	PER REV. COMMENTS
11.10.97	PER REV. COMMENTS

**SHEET TITLE**  
**TECHNICAL DATA SHEET**

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**SHEET NUMBER**  
**SD-2**