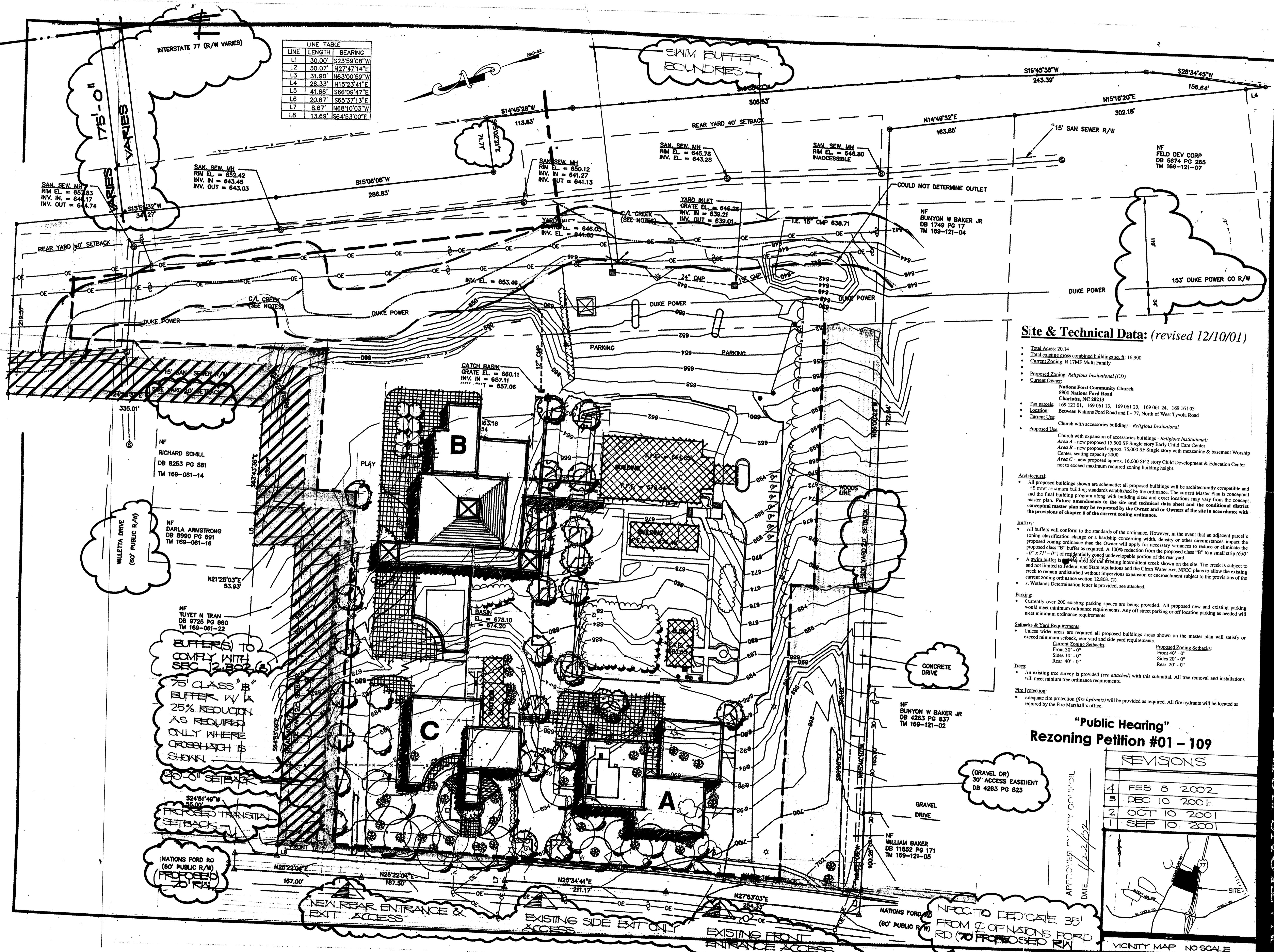


LINE	LENGTH	BEARING
L1	30.07	S23°59'08"W
L2	30.07	N27°47'14"E
L3	31.90	N63°00'59"W
L4	26.33	N15°23'41"E
L5	41.66	S66°09'47"E
L6	20.67	S65°37'13"E
L7	8.67	N68°10'03"W
L8	13.69	S64°53'00"E

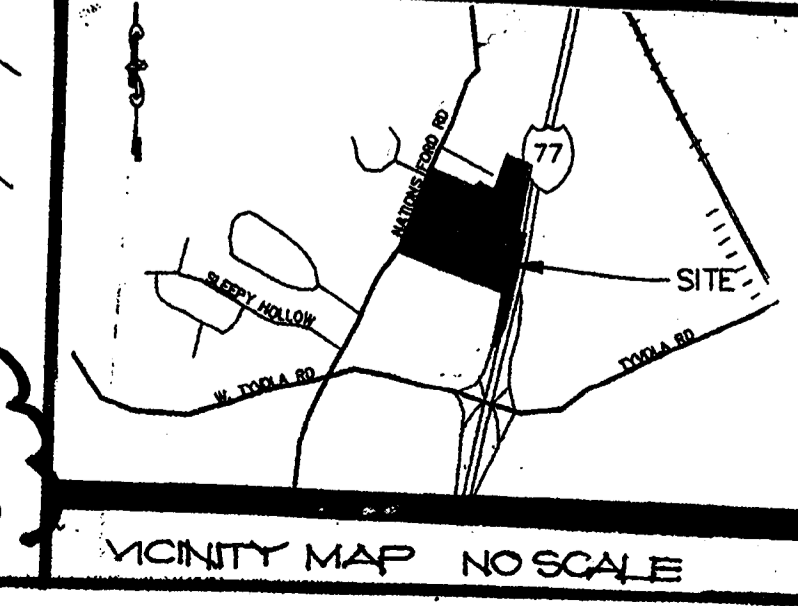


Site & Technical Data: (revised 12/10/01)

- Total Acres: 20.14
 - Total existing gross combined buildings sq. ft.: 16,900
 - Current Zoning: R 17MF Multi Family
 - Proposed Zoning: Religious Institutional (CD)
 - Current Owner: Nations Ford Community Church, 5901 Nations Ford Road, Charlotte, NC 28213
 - Tax parcels: 169 121 01, 169 061 13, 169 061 23, 169 061 24, 169 161 03
 - Location: Between Nations Ford Road and I-77, North of West Tyvola Road
 - Current Use: Church with accessories buildings - Religious Institutional
 - Proposed Use: Church with expansion of accessories buildings - Religious Institutional.
 - Area A - new proposed 15,500 SF Single story Early Child Care Center
 - Area B - new proposed approx. 75,000 SF Single story with mezzanine & basement Worship Center, seating capacity 2000
 - Area C - new proposed approx. 16,000 SF 2 story Child Development & Education Center not to exceed maximum required zoning building height.
- Architectural:**
- All proposed buildings shown are schematic; all proposed buildings will be architecturally compatible and meet minimum building standards established by the ordinance. The current Master Plan is conceptual and the final building program along with building sizes and exact locations may vary from the concept master plan. Future amendments to the site and technical data sheet and the conditional district conceptual master plan may be requested by the Owner and or Owners of the site in accordance with the provisions of chapter 6 of the current zoning ordinance.
- Buffers:**
- All buffers will conform to the standards of the ordinance. However, in the event that an adjacent parcel's zoning classification change or a hardship concerning width, density or other circumstances impact the proposed zoning ordinance than the Owner will apply for necessary variances to reduce or eliminate the proposed class "B" buffer as required. A 100% reduction from the proposed class "B" to a small strip (6'0" x 71' - 0") of residentially zoned undevelopable portion of the rear yard.
 - A swim buffer is required for the existing intermittent creek shown on the site. The creek is subject to and not limited to Federal and State regulations and the Clean Water Act. NFCC plans to allow the existing creek to remain undisturbed without impervious expansion or encroachment subject to the provisions of the current zoning ordinance section 12.803. (2).
 - Wetlands Determination letter is provided, see attached.
- Parking:**
- Currently over 200 existing parking spaces are being provided. All proposed new and existing parking would meet minimum ordinance requirements. Any off street parking or off location parking as needed will meet minimum ordinance requirements.
- Setbacks & Yard Requirements:**
- Unless wider areas are required all proposed buildings areas shown on the master plan will satisfy or exceed minimum setback, rear yard and side yard requirements.
- | Current Zoning Setbacks: | Proposed Zoning Setbacks: |
|--------------------------|---------------------------|
| Front 30' - 0" | Front 40' - 0" |
| Sides 10' - 0" | Sides 20' - 0" |
| Rear 40' - 0" | Rear 20' - 0" |
- Trees:**
- An existing tree survey is provided (see attached) with this submittal. All tree removal and installations will meet minimum tree ordinance requirements.
- Fire Protection:**
- Adequate fire protection (fire hydrants) will be provided as required. All fire hydrants will be located as required by the Fire Marshall's office.

"Public Hearing" Rezoning Petition #01 - 109

REVISIONS	
4	FEB 8 2002
3	DEC 10 2001
2	OCT 10 2001
1	SEP 10 2001



BUFFERS TO COMPLY WITH SEC 12.802 (2)

75' CLASS "B" BUFFER W/ A 25% REDUCTION AS REQUIRED ONLY WHERE CROSSHATCH IS SHOWN.

NATIONS FORD RD (60' PUBLIC R/W) PROPOSED 70' R/W

NEW REAR ENTRANCE & EXIT ACCESS

EXISTING SIDE EXIT ONLY ACCESS

EXISTING FRONT ENTRANCE ACCESS

(GRAVEL DR) 30' ACCESS EASEMENT DB 4263 PG 823

APPROVED BY CITY COUNCIL DATE 12/2/02

NATIONS FORD COMMUNITY CHURCH Master Plan