

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM AT <http://development.charmeck.org>

URBAN FORESTRY
TREE ORNANCE

CDOT

APPROVED
By Brandon Smith (bnsmith@charlottenc.gov) at 4:02 pm, Jan 07, 2015

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APPROVED

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1926 SUBPART "P", OR AS AMENDED.

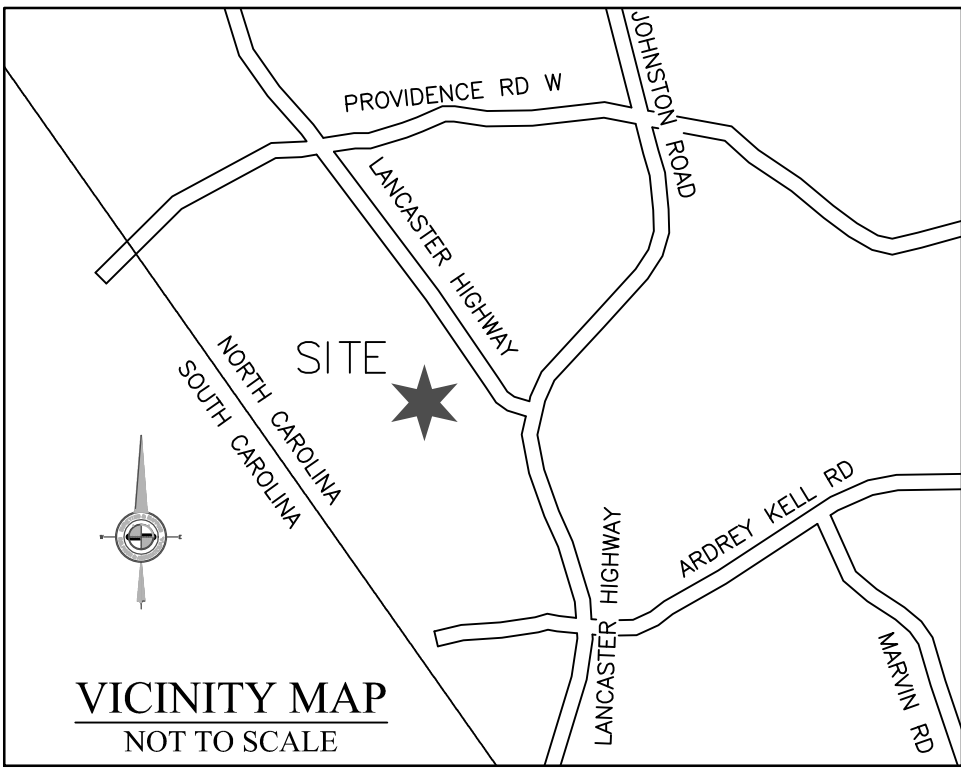
ELEVATION CHURCH

CHARLOTTE, NORTH CAROLINA

MPV PROPERTIES

521 EAST MOREHEAD STREET SUITE 400

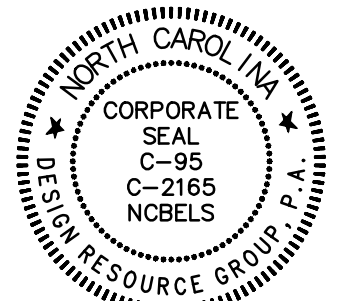
CHARLOTTE, NORTH CAROLINA 28202



design resource group

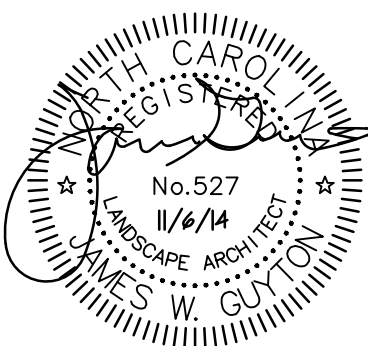
- landscape architecture
- civil engineering
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ELEVATION CHURCH
CHARLOTTE, NORTH CAROLINA
MPV PROPERTIES
521 EAST MOREHEAD STREET SUITE 400
CHARLOTTE, NC 28202

CONSTRUCTION DOCUMENTS



PROJECT #: 397-007
DRAWN BY: MB
CHECKED BY: SK

COVER SHEET

DATE: JUNE 27, 2014

REVISIONS:
1. 09/03/14 - PER REVIEW COMMENTS
2. 11/6/14 - PER REVIEW COMMENTS

C0.00

REZONING 2013-048 DEVELOPMENT CONDITIONS

1. Development Data Table	
SITE AREA:	964,664 SQ FT / 22.1456 AC
PARCEL ID NUMBER:	223-511-01 PORTION OF 223-511-02 PORTION OF 223-511-03 223-532-01
EXISTING ZONING:	NS, R-17 MF(CD)
EXISTING USE:	SINGLE FAMILY & VACANT
PROPOSED ZONING:	O-1 (CD) PER REZONING PETITION 2013-48
PROPOSED USE:	RELIGIOUS INSTITUTION
PROPOSED SQUARE FOOTAGE:	200,000 SQ FT CHURCH OFFICE 42,000 SQ FT WORSHIP CENTER (1,600 SEATS) 22,000 SQ FT CHILDREN'S MINISTRY 264,000 SQ FT TOTAL
FLOOR AREA RATIO:	.60 MAX
FLOOR AREA RATIO PROVIDED:	264,000 SQ FT / 964,664 SQ FT = .28 F.A.R.
BUILDING HEIGHT:	WORSHIP CENTER/CHILDREN'S MINISTRY - 40' MAX, EXCLUDING A STEEPLE, IF ANY CHURCH OFFICE - 40' MAX (ALLOWED WITH 1 FOOT INCREASE FOR EVERY 2 FEET SIDE YARD IS INCREASED PER SECTION 9.705(1))
PARKING REQUIRED:	AS REQUIRED BY THE ORDINANCE
TREE SAVE:	AS REQUIRED BY THE ORDINANCE

2. General Provisions
- These development conditions form a part of the rezoning petition filed by Elevation Church ("Petitioner" or "Owner") to accommodate the development of an approximately 22 gross acre site located at the southwestern quadrant of Lancaster Highway and U.S. 521, and which is more particularly depicted on the Technical Data Sheet and Schematic Site Plan (the "Site").
 - These development conditions, the Technical Data Sheet, Schematic Site Plan (Data Sheet and Site Plan are collectively, "Site Plan"), elevations, Petitioner's Application for Rezoning ("Application") and any revisions thereof are collectively referred to as the "Rezoning Petition".
 - The Site is largely vacant, undeveloped property with 3 single family residences located thereon. In 2000, the majority of the Site was rezoned as part of a +/- 50-acre tract to R-17 Multi-Family (CD) to initially allow for 606 dwelling units and later revised to permit 603 dwelling units. Another portion of the Site was rezoned to Neighborhood Services (NS) to allow for retail use. The Site was never developed in accordance with the approved plans.
 - The proposed design, including location of access points, site configuration and location of buildings and parking area may be altered or modified during the design development/construction phases, as long as it meets the requirements of these development conditions, and Section 6.207 of the Ordinance.
 - The development of this Site will be governed by the Rezoning Petition and the applicable provisions of the City of Charlotte's Zoning Ordinance (the "Ordinance").

3. Optional Provisions N/A

4. Permitted Uses
- Site may be devoted to religious institution and office space uses associated with a religious institution and any incidental or accessory uses that are permitted under the Ordinance by right or under prescribed conditions in the O-1 Zoning District, including, but not limited to, fitness center and daycare amenities for staff and media production and broadcast studios.

5. Transportation
- Petitioner will offer for dedication the additional right of way along Lancaster Highway to comply with the Major Thoroughfare as measured 50 feet from the centerline of Lancaster Highway as generally shown on the Site Plan.
 - Petitioner intends to provide the following roadway improvements:
 - Construct a southbound right turn lane on Lancaster Highway at the proposed main access as generally depicted on the Site Plan.
 - A northbound left turn lane on Lancaster Highway at the proposed main access by remarking the existing pavement as generally depicted on the Site Plan.
 - Construct a westbound right turn lane on US 521 at the proposed right-in/right-out access as generally depicted on the Site Plan.
 - Extend the southbound right turn lane on Lancaster Highway at US 521 to provide a total of 525 feet of storage.
 - Petitioner will install pedestrian signals and highly visible cross walks on the western approach of the Lancaster Highway at US 521 intersection.
 - Petitioner is still exploring costs associated with certain off site traffic improvements. Per discussion with CDOT, Petitioner agrees to provide one of the following two roadway improvement options:
 - Extend the northbound left turn lane storage on Lancaster Highway at Providence Road West from 150 feet to 225 feet with a 150-foot bay taper*, plus (ii) re-mark the existing marked out pavement on Ardrey Kell Road at US 521 to a 2nd westbound left turn lane with 160 feet of storage and (iii) provide a 200-foot bay taper; OR
 - Provide a dedicated left turn and through right combination on the western approach to the intersection of Providence Road West and Lancaster Highway and adding additional asphalt on the eastern approach of the subject intersection to allow for a proper through lane transition across the intersection; plus (ii) re-mark the existing marked out pavement on Ardrey Kell Road at US 521 to a 2nd westbound left turn lane with 100 feet of storage and using existing bay taper.
 - Petitioner agrees to share the cost estimates with CDOT for options "6a" and "6b" above prior to submitting construction plans in order to identify the costs associated with each option. Provided that the cost to Petitioner to construct the improvements set forth in option "6b" is equivalent to the cost to construct the improvements in option "6a", Petitioner will construct the improvements set forth in option "6b". Nothing herein shall be construed as requiring Petitioner to provide both options.
 - Modify as necessary the median island noses on the west leg of Ardrey Kell Road and the north/south legs of US 521 in order to maneuver both eastbound and westbound left turn movements on Ardrey Kell Road simultaneously.

6. Architectural Standards
- Exterior building materials shall consist of metal, glass and concrete as generally shown on the attached elevations.
 - Buildings will utilize four-sided architecture on all elevations.
 - Expanse of solid wall will not exceed 20' in length.
 - The attached building elevations are intended to represent the general architectural theme and overall design of the proposed buildings to be constructed on the site.
 - Buildings will have insulated exterior walls to dampen noise transmission to the outside.
 - Petitioner reserves the right to alter the various building/design elements so long as the general overall architectural theme is preserved.

7. Streetscape and landscaping
- street trees, landscaping buffers and screening will be provided as required by the ordinance subject to these development conditions. the parking spaces shall be screened per o-1 requirements, subject to these development conditions.
 - the 75-foot class b buffer may not be reduced except to allow access to and from the site along us 521.
 - a low masonry wall and landscaping will be provided in a location as generally shown on the site plan to screen parking.
 - all loading or enclosed parking areas will be screened as generally shown on the site plan.

8. Environmental Features
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - The location of the storm water management systems will be located and shared with the adjacent R-17MF property as depicted on the Rezoning Plan. Final location and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points

9. Parks, Greenways and Open Space
- An outdoor plaza area shall be provided in the location as generally shown on the Site Plan.

10. Fire Protection N/A

11. Signage
- Signage will be as permitted by the Ordinance, subject to these development conditions.

12. Lighting
- Free standing lighting will be limited to 25 feet in height.
 - All lighting will have full cut-off lighting fixtures.
 - All lighting will comply with IESNA standards to the extent that the lighting design adheres to and complies with the Ordinance, Energy, local building codes and other applicable regulations.

13. Phasing N/A

14. Other
- Prior to approval by the City Council on Rezoning Petition 2013-48, Petitioner and owner of the property covered by Rezoning Petition 2000-02c will file an administrative amendment for Petition 2000-02c that will reduce the number of residential units currently approved to an amount that falls within the allowed density ("Administrative Amendment"). If Rezoning Petition 2013-48 is approved by City Council, the reduction in the number of allowed units on Rezoning Petition 2000-02c will be binding and may not be added back to Petition 2000-02c through the administrative amendment process. If Rezoning Petition 2012-48 is not approved by the City Council, the Administrative Amendment will automatically be null and void, and of no effect.
 - Pedestrian and vehicular connections throughout the Site will be provided in the manner generally shown on the Site Plan.
 - Internal sidewalks shall connect the entrances of the building to the sidewalk along the street.
 - Petitioner will offer for dedication additional right of way along Lancaster Highway to include a minimum 8-foot planting strip and 6-foot sidewalk, generally as depicted on the Site Plan.
 - Petitioner will provide a sidewalk easement to allow for a 6-foot sidewalk along US 521 as generally shown on the Site Plan.
 - Petitioner is requesting the abandonment of a portion of Lancaster Highway as shown on the Site Plan.

GENERAL NOTES:

- SURVEY INFORMATION OBTAINED BY R.B. PHARR & ASSOCIATES, P.A. DATED 10/13/14, 10/23/14, AND 10/23/14.
- ARCHITECTURAL DIMENSIONS TO BE VERIFIED BY SURVEYOR. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THE SITE PLAN AGAINST ANY SITE DEVELOPMENT REQUIREMENTS SPECIFIED BY THE SITE PLAN TO THE OWNER, LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO ANY ACTUAL CONSTRUCTION.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT LANCASTER HIGHWAY, JOHNSTON ROAD, PROVIDENCE ROAD WEST, AND ARDREY KELL ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND NCDOT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CMDS# 50.05 (9" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG LANCASTER HIGHWAY, JOHNSTON ROAD, PROVIDENCE ROAD WEST, AND ARDREY KELL ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- BE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, BE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SHALL BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- NONSTANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
- PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- ALL CONSTRUCTION TO CONFORM TO CHARLOTTE / MECKLENBURG LAND DEVELOPMENT STANDARDS.
- FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE CITY FIRE MARSHALL DURING THE BUILDING PERMIT PROCESS.

ENGINEER'S NOTES:

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INTERPRETATIONS FOR ANY QUESTIONS REGARDING THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR ORDERING OF MATERIALS AND SHALL BEAR THE COST OF ALL REWORK IF NOT PROPERLY COORDINATED.
- CONTRACTOR SHALL PROVIDE ENGINEER RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, LAWS AND REGULATIONS.
- CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE PER AGENCY STANDARDS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION SHOWN HEREON. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WORK DONE WITHOUT PROPER NOTIFICATION AND COORDINATION.
- THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
- PRIVATE WATER AND SANITARY SEWER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH N.C.D.E.N.R. REGULATIONS IN THE PRESENCE OF THE ENGINEER. RECEIPT OF FINAL ACCEPTANCE SHALL BE REQUIRED PRIOR TO ACTIVATION OF FACILITIES.
- EXISTING SANITARY SEWER AND WATER SYSTEM SHOWN PER PROVIDED SURVEY AND CMUD REFERENCE DRAWINGS. EXISTING PUBLIC UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY. EXISTING SIZES, INVERTS AND LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND THE ORDERING OF MATERIALS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT FROM DAMAGE DURING INSTALLATION. THE EXPENSE OF REPAIR OR REPLACEMENT OF ANY SUBSTRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
- A LICENSED UTILITY CONTRACTOR WILL INSTALL THE TAPS AND METERS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TAPS AND METERS TO CMUD STANDARDS AND REGULATIONS.
- SANITARY YARD HYDRANTS SHALL NOT BE 'STOP AND DRAIN', 'STOP AND WASTE', OR 'WEEP HOLE' TYPE HYDRANTS.
- IF CONTRACTOR OPTS TO INSTALL PRECAST STRUCTURES, CONTRACTOR SHALL VERIFY RIM ELEVATIONS AND LAYOUT OF ALL PIPES, INCLUDING SIZE AND INVERTS OF EXISTING FACILITIES, PRIOR TO THE ORDERING OF MATERIALS.
- IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO ADJUST ALL PRECAST STRUCTURES TO FINISHED GRADE IN ACCORDANCE WITH AGENCY SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADJUSTING FACILITIES TO FINISHED GRADE.
- FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS.
- FDC LOCATIONS SHALL BE IN ACCORDANCE W/ CFD REQUIREMENTS.
- FIRE SPRINKLER SIZING AND FDC CONNECTIONS TO BE SIZED AND LOCATED PER THE RECOMMENDATIONS OF THE FIRE SPRINKLER CONSULTANT. ALL REFERENCES SHOWN HEREON ARE FOR SCHEMATIC PURPOSES ONLY.

Amendments to Rezoning Plan:
Future amendments to this Site Plan and these development conditions may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Petition:
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these development conditions and the Site Plan, will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns, throughout these development conditions, the terms Petitioner and Owner(s) 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.

SITE DATA

TAX PARCEL ID NUMBERS:	223-511-01 (PORTION OF) 223-511-02 (PORTION OF) 223-511-03 223-532-01 0-1 (CD) 2013-048
ZONING:	22.145 AC. (964,659 S.F.)
REZONING PETITION NO:	RELIGIOUS INSTITUTION 1,600 SEATS
SITE AREA:	57,000 S.F. FIRST FLOOR 14,000 S.F. SECOND FLOOR 71,000 S.F. TOTAL
PROPOSED USE:	0.60 F.A.R. MAXIMUM 0.07 F.A.R.
PROPOSED SEATING:	WORSHIP CENTER/CHILDREN'S MINISTRY 40' MAX EXCLUDING STEEPLE (IF ANY) 40' TO TOP OF PARAPET
PROPOSED SQUARE FEET:	1 SPACE/ 4 SEATS = 400 SPACES 988 REGULAR SPACES 22 ACCESSIBLE SPACES 1,010 TOTAL
FLOOR--AREA RATIO:	
FLOOR--AREA RATIO PROPOSED:	
BUILDING HEIGHT:	
BUILDING HEIGHT PROPOSED:	
PARKING REQUIRED:	
PARKING PROVIDED:	
BIKE PARKING REQUIRED:	SHORT TERM FOR 2% OF PARKING = 20 BIKE SPACES NO LONG TERM SPACES REQUIRED
BIKE PARKING PROVIDED:	21 BIKE SPACES 20' FROM R.O.W.
SETBACK:	75' CLASS B BUFFER
BUFFER:	EQUAL TRASH AND RECYCLING
TRASH & RECYCLING PICK UP REQUIRED:	144 S.F. TRASH AND 144 S.F. RECYCLING
TRASH & RECYCLING PICK UP PROVIDED:	

FIRE NOTES

BUILDING CONSTRUCTION:	II-B
BUILDINGS SPRINKLERED:	NFPA 13
BUILDING AREA:	71,000 SQ. FT. FIRST FLOOR: 57,000 SQ. FT. SECOND FLOOR: 14,000 SQ. FT.
TOTAL:	71,000 SQ. FT.
FIRST FLOOR:	57,000 SQ. FT.
SECOND FLOOR:	14,000 SQ. FT.

NOTES: SEE WATER PLAN SHEET C5.0 FOR FDC LOCATIONS HYDRANT FLOW TEST FLOW TEST RESULTS

SITE ACCESSIBILITY NOTES

- ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE STATED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED THAT CONFORM TO THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT", "FAIR HOUSING STANDARDS", ICC ANSI A117.1-209 AND GOVERNING STATE HANDICAP CODE STANDARDS.

THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:

MAXIMUM WALK SLOPE = 1:20
MAXIMUM RAMP SLOPE = 1:12 WITH RAILING
MAXIMUM CROSS SLOPE = 1/4" PER FOOT (2%)
ALL WALKS TO BE BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS
MAXIMUM ACCESSIBLE ROUTE LENGTH (NC) = 200'

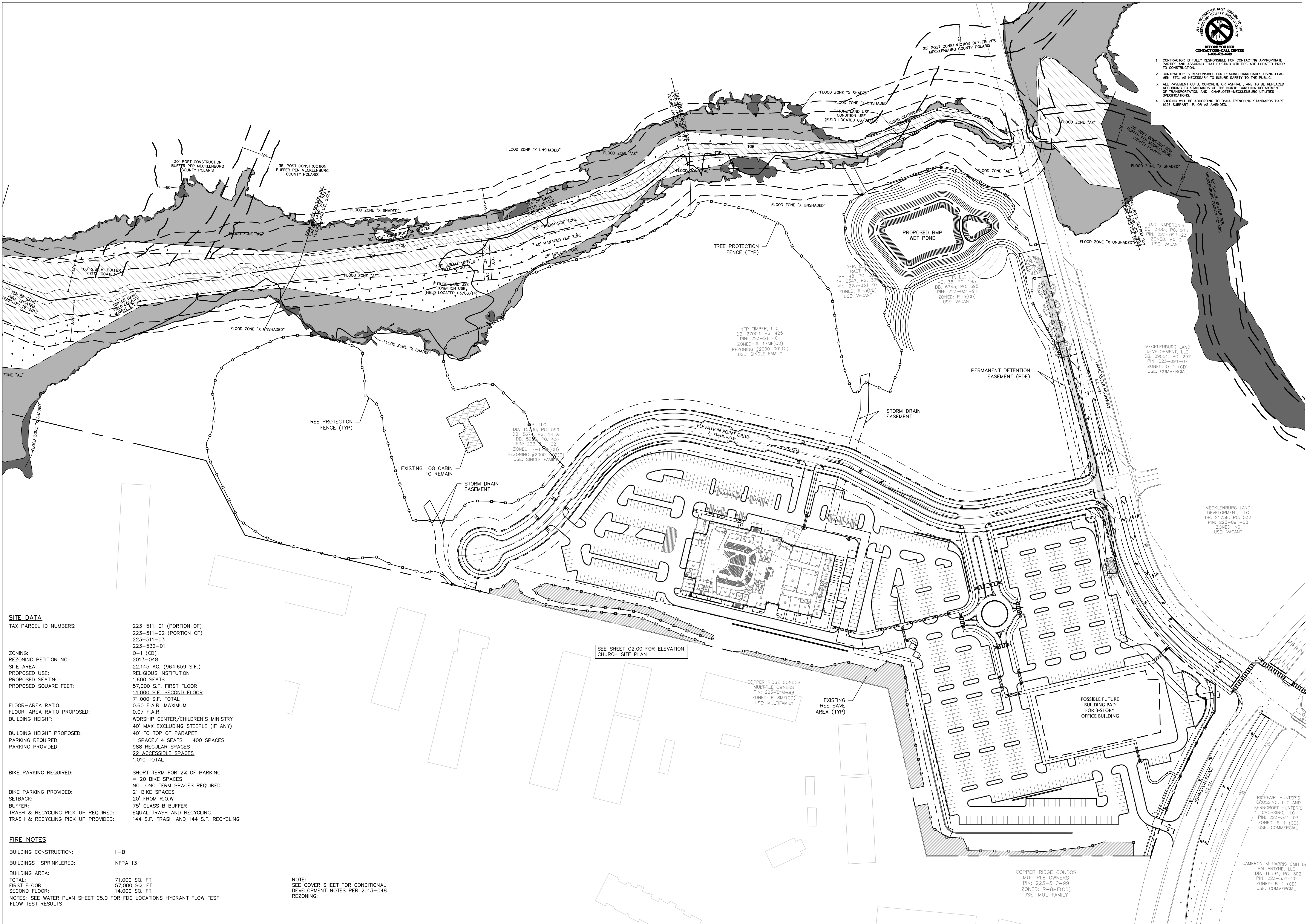
- THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
- CONTRACTOR TO CONTACT DESIGN RESOURCE GROUP FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.

ADDITIONAL ACCESSIBLE ROUTE NOTES FOR ACCESSIBILITY COMPLIANCE WITH ICC/ANSI A117.1-2009, AND 2010 ADA STANDARDS.

- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2009 SECTION 307.2, INCLUDING:
 - PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
 - POST MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
 - REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY SECTIONS 307.2 AND 307.3, AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.
- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA SECTION 307, INCLUDING:
 - 2010 ADA SECTION 307.2: OBJECTS PROJECTING FROM WALLS
 - 2010 ADA SECTION 307.4: MINIMUM CLEAR HEADROOM
- FLOOR AND GROUND SURFACES IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTION 302.
- FLOOR AND GROUND SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH 2010 ADA SECTION 302.
- CHANGES IN LEVEL IN COMMON USE AREAS SHALL COMPLY WITH ANSI 2009 SECTION 303, INCLUDING:
 - ANSI 2009 SECTION 303.2: VERTICAL
 - ANSI 2009 SECTION 303.3: BEVELED
 - ANSI 2009 SECTION 303.4: RAMPS
- CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
 - 2010 ADA SECTION 303.2: VERTICAL
 - 2010 ADA SECTION 303.3: BEVELED
 - 2010 ADA SECTION 303.4: RAMPS
- IF TREES OR OTHER PLANTING OVERHANG ALONG THE CIRCULATION ROUTES AT THE SIDEWALK WITHOUT PROTECTION AT 27" A.F.F. OR LOWER, ASSURE THEY DO NOT EXTEND GREATER THAN 4" INTO CIRCULATION ROUTE AT A HEIGHT OF 80" ABOVE GRADE OR LOWER. (1986 ANSI, SECTION 4.4.1)
- THE CONTROLS AT ANY ADDITIONAL COMMON USE ELEMENT SUCH AS THE GATE HARDWARE, FIRE PIT, POOL SHOWER, ETC. WHICH ARE INTENDED TO BE USED BY THE RESIDENTS AND THEIR GUESTS ARE LOCATED ON AN ACCESSIBLE ROUTE, WITHIN THE REQUIRED REACH RANGE OF 15"-48" A.F.F. AND ARE OPERABLE WITH ONE HAND USING 5LB MAXIMUM PRESSURE, WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (1986 ANSI, SECTION 4.2.5 & ANSI 2009, SECTION 308)

* FIRE DEPARTMENT - SEE NOTES, CALCULATIONS, AND FIRE HYDRANT INFORMATION ON SHEETS C5.0

SHEET SCHEDULE	
C0.00 COVER SHEET	
C1.00 SURVEY	
C1.01 SURVEY	
C1.02 SURVEY	
C1.03 DEMOLITION PLAN	
C2.00 SITE PLAN	
C2.01 OVERALL SITE PLAN	
C2.02 VEHICULAR MANEUVERING PLAN	
C2.03 PHOTOMETRICS PLAN	
C3.00 OVERALL EROSION CONTROL PLAN - PHASE I	
C3.01 EROSION CONTROL PLAN - PHASE I	
C3.02 EROSION CONTROL PLAN - PHASE I	
C3.03 EROSION CONTROL PLAN - PHASE I	
C3.04 OVERALL EROSION CONTROL PLAN - PHASE II	
C3.05 EROSION CONTROL PLAN - PHASE II	
C3.06 EROSION CONTROL PLAN - PHASE II	
C3.07 EROSION CONTROL PLAN - PHASE II	
C4.00 OVERALL GRADING PLAN	
C4.01 GRADING PLAN - WEST	
C4.02 GRADING PLAN - NORTHEAST	
C4.03 GRADING PLAN - SOUTHEAST	
C4.10 STORM DRAIN PLAN	
C4.11 DRAINAGE AREAS PLAN	
C4.12 DRAINAGE AREA AND STORM DRAINAGE CHART	
C4.13 PCOO WET POND BMP DETAILS	
C4.14 STORM WATER MANAGEMENT PLAN	
C5.00 UTILITY PLAN	
C6.00 REQUIRED PLANTING PLAN	
C6.01 WET POND PLANTING AND NOTES	
C7.00 ELEVATION POINT DRIVE PLAN, PROFILE AND PAVEMENT MARKINGS	
C7.01 ELEVATION POINT DRIVE PLAN, PROFILE AND PAVEMENT MARKINGS	
C7.02 OVERALL ROAD IMPROVEMENTS PLAN	
C7.03 PROVIDENCE ROAD WEST IMPROVEMENT PLAN	
C7.04 PROVIDENCE ROAD WEST PAVEMENT MARKING PLAN	
C7.05 PROVIDENCE ROAD WEST CROSS SECTIONS	
C7.06 PROVIDENCE ROAD WEST CROSS SECTIONS	
C7.07 PROVIDENCE ROAD WEST CROSS SECTIONS	
C7.08 NOT USED	
C7.09 NOT USED	
C7.10 NOT USED	
C7.11 PROVIDENCE ROAD WEST DETOUR PLAN	
C7.12 PROVIDENCE ROAD WEST TRAFFIC CONTROL PLAN	
C7.13 JOHNSTON ROAD AND LANCASTER HWY ROAD IMPROVEMENT PLAN	
C7.14 LANCASTER HWY. AND JOHNSTON ROAD PAVEMENT MARKING PLAN	
C7.15 LANCASTER HWY ISD PLAN AND PROFILE	
C7.16 JOHNSTON ROAD ISD PLAN AND PROFILE	
C7.17 LANCASTER HWY CROSS SECTIONS	
C7.18 LANCASTER HWY CROSS SECTIONS	
C7.19 LANCASTER HWY CROSS SECTIONS	
C7.20 LANCASTER HWY CROSS SECTIONS	
C7.21 LANCASTER HWY CROSS SECTIONS	
C7.22 LANCASTER HWY CROSS SECTIONS	
C7.23 JOHNSTON ROAD CROSS SECTIONS	
C7.24 JOHNSTON ROAD CROSS SECTIONS	
C7.25 JOHNSTON ROAD CROSS SECTIONS	
C7.26 JOHNSTON ROAD TRAFFIC CONTROL PLAN	
C7.27 LANCASTER HWY TRAFFIC CONTROL PLAN	
C7.28 LANCASTER HWY TRAFFIC CONTROL PLAN	
C7.29 TRAFFIC CONTROL NOTES	
C7.30 ARDREY KELL ROAD AND LANCASTER HWY IMPROVEMENT PLAN	
C7.31 ARDREY KELL ROAD AND LANCASTER HWY PAVEMENT PLAN	
C7.32 ARDREY KELL ROAD CROSS SECTIONS	
C7.33 ARDREY KELL ROAD CROSS SECTIONS	
C7.34 ARDREY KELL ROAD TRAFFIC CONTROL PLAN	
C7.35 VEHICULAR ROAD MANEUVERING PLANS	
C7.36 PAVEMENT MARKING DETAILS	
C7.37 ROUNDABOUT DETAIL PLAN	
C8.00 SITE DETAILS	
C8.01 SITE DETAILS	
C8.02 SITE DETAILS	
C8.03 SITE DETAILS	
C8.04 SITE DETAILS	
C8.05 SITE DETAILS	
C9.00 EROSION CONTROL DETAILS	
C9.01 EROSION CONTROL DETAILS	
C9.02 EROSION CONTROL DETAILS	
C9.03 DRAINAGE DETAILS	
C9.04 UTILITY DETAILS	



SITE DATA
TAX PARCEL ID NUMBERS:
223-511-01 (PORTION OF)
223-511-02 (PORTION OF)
223-511-03
223-532-01
0-1 (CD)
2013-048
22,145 AC. (964,659 S.F.)
RELIGIOUS INSTITUTION
1,600 SEATS
57,000 S.F. FIRST FLOOR
14,000 S.F. SECOND FLOOR
71,000 S.F. TOTAL
0.60 F.A.R. MAXIMUM
0.07 F.A.R.
WORSHIP CENTER/CHILDREN'S MINISTRY
40' MAX EXCLUDING STEEPLE (IF ANY)
40' TO TOP OF PARAPET
PARKING REQUIRED:
1 SPACE/ 4 SEATS = 400 SPACES
988 REGULAR SPACES
22 ACCESSIBLE SPACES
1,010 TOTAL
BIKE PARKING REQUIRED:
SHORT TERM FOR 2% OF PARKING
= 20 BIKE SPACES
NO LONG TERM SPACES REQUIRED
21 BIKE SPACES
BIKE PARKING PROVIDED:
SEIBACK:
75' CLASS B BUFFER
TRASH & RECYCLING PICK UP REQUIRED:
TRASH & RECYCLING PICK UP PROVIDED:
144 S.F. TRASH AND 144 S.F. RECYCLING

FIRE NOTES
BUILDING CONSTRUCTION: II-B
BUILDINGS SPRINKLERED: NFPA 13
BUILDING AREA:
TOTAL: 71,000 SQ. FT.
FIRST FLOOR: 57,000 SQ. FT.
SECOND FLOOR: 14,000 SQ. FT.
NOTES: SEE WATER PLAN SHEET C5.0 FOR FDC LOCATIONS HYDRANT FLOW TEST FLOW TEST RESULTS

NOTE:
SEE COVER SHEET FOR CONDITIONAL
DEVELOPMENT NOTES PER 2013-048
REZONING:

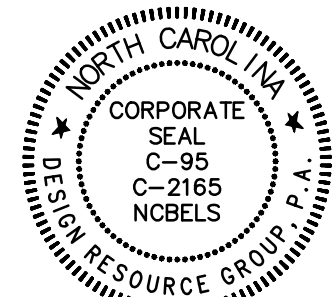
- ALL CONSTRUCTION MUST COMPLY TO THE
UNDERGROUND UTILITY PROTECT TO THE
MECKLENBURG COUNTY POLARIS
CONTACT ONE-CALL CENTER
1-800-455-4545
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
 - ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
 - SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

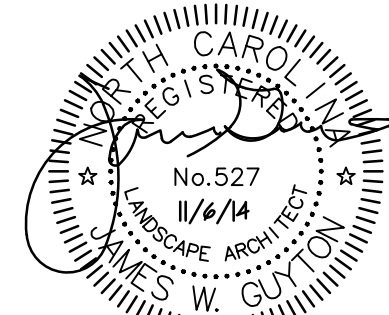
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p 704.343.0608 f 704.358.3093
www.drgrp.com



ELEVATION CHURCH
CHARLOTTE, NORTH CAROLINA

MPV PROPERTIES
521 EAST MOREHEAD STREET SUITE 400
CHARLOTTE, NC 28202

CONSTRUCTION
DOCUMENTS



SCALE: 1" = 100'

PROJECT #: 397-007
DRAWN BY: MB
CHECKED BY: SK

OVERALL SITE
PLAN

DATE: JUNE 27, 2014

REVISIONS:
1. 09/03/14 - PER REVIEW COMMENTS
2. 11/6/14 - PER REVIEW COMMENTS

C2.01