

# PROSPERITY CHURCH ROAD

Mecklenburg County

NUMBER	DIRECTION	RADIUS	LENGTH	CHORD
CT	N 00°50'53" W	341.19	164.91	163.31
CZ	N 13°07'55" E	2609.58	123.66	123.65

2 lane drive with 6' planting strip and 6' sidewalk (Phase I)

MALLARD CREEK TOWNSHIP,  
MECKLENBURG COUNTY, NORTH CAROLINA

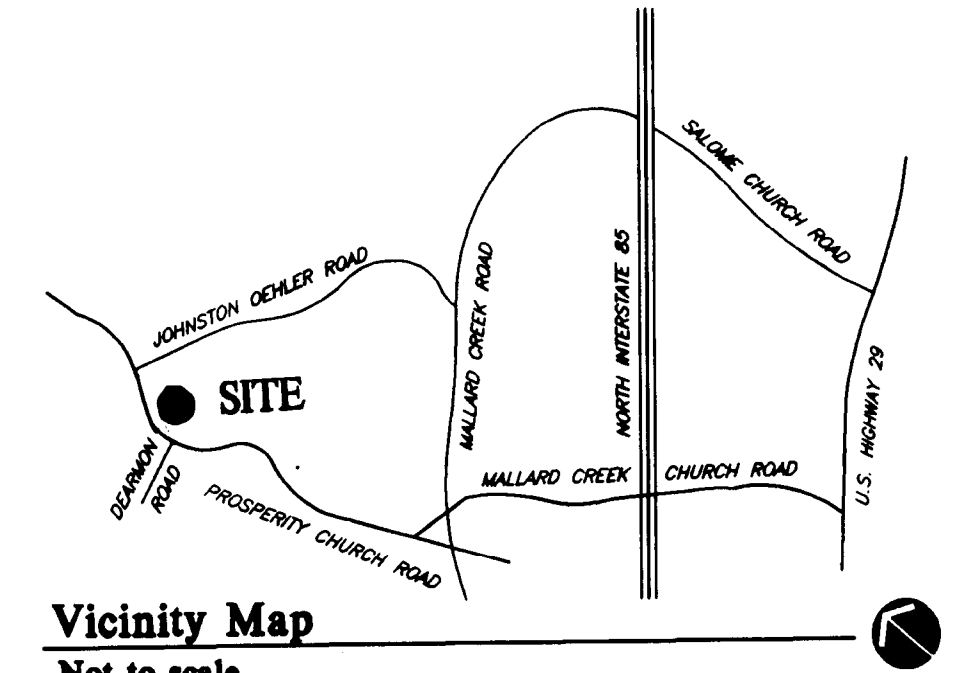
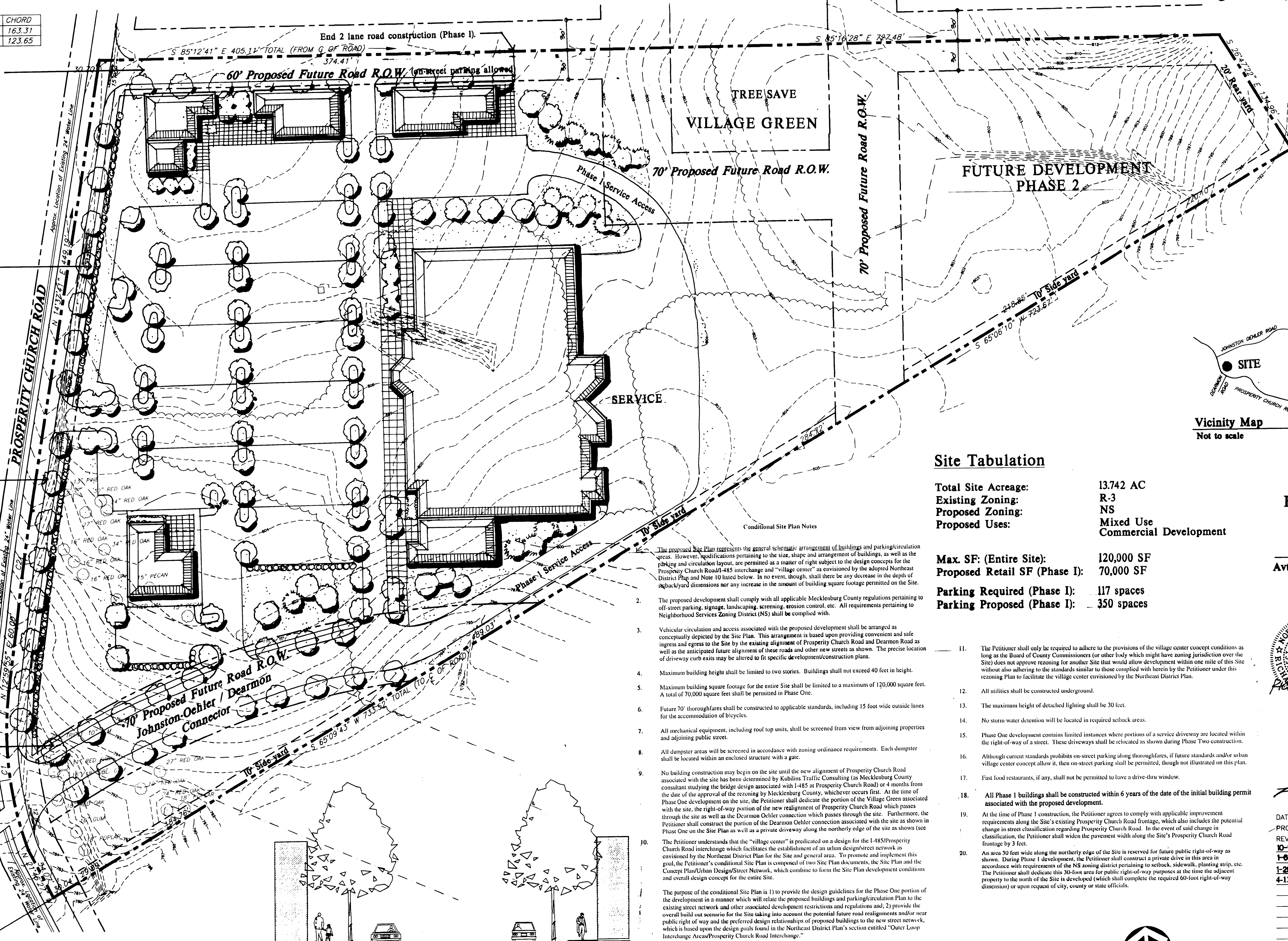
SURVEY PROVIDED BY:  
CAROLINA SURVEYORS, INC.  
PINEVILLE, N.C.  
HUGH E. WHITE, JR., NORLS  
DATA 1997-E/ACAD 1997009  
DATE: FEBRUARY 26, 1997  
DATE: JUNE 24, 1997(TOPO)

Sidewalk to be installed for Phase I.

12' setback from back of future curb (typ)

Sidewalk to be installed for Phase I.

DEARMON ROAD

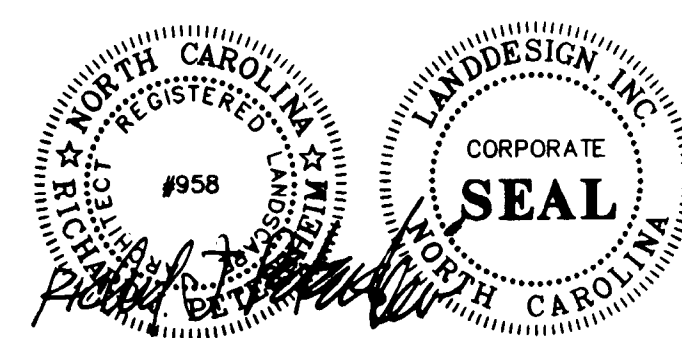


### Site Tabulation

Total Site Acreage:	13.742 AC
Existing Zoning:	R-3
Proposed Zoning:	NS
Proposed Uses:	Mixed Use Commercial Development
Max. SF: (Entire Site):	120,000 SF
Proposed Retail SF (Phase I):	70,000 SF
Parking Required (Phase I):	117 spaces
Parking Proposed (Phase I):	350 spaces

For Public Hearing  
Petition #97-51(c)

Petitioner  
Avtex Commercial Properties, Inc.  
P.O. Drawer 10287  
Greenville, South Carolina 29603



### SITE PLAN TECHNICAL DATA SHEET

DATE: July 31, 1997  
PROJECT NO: 1707

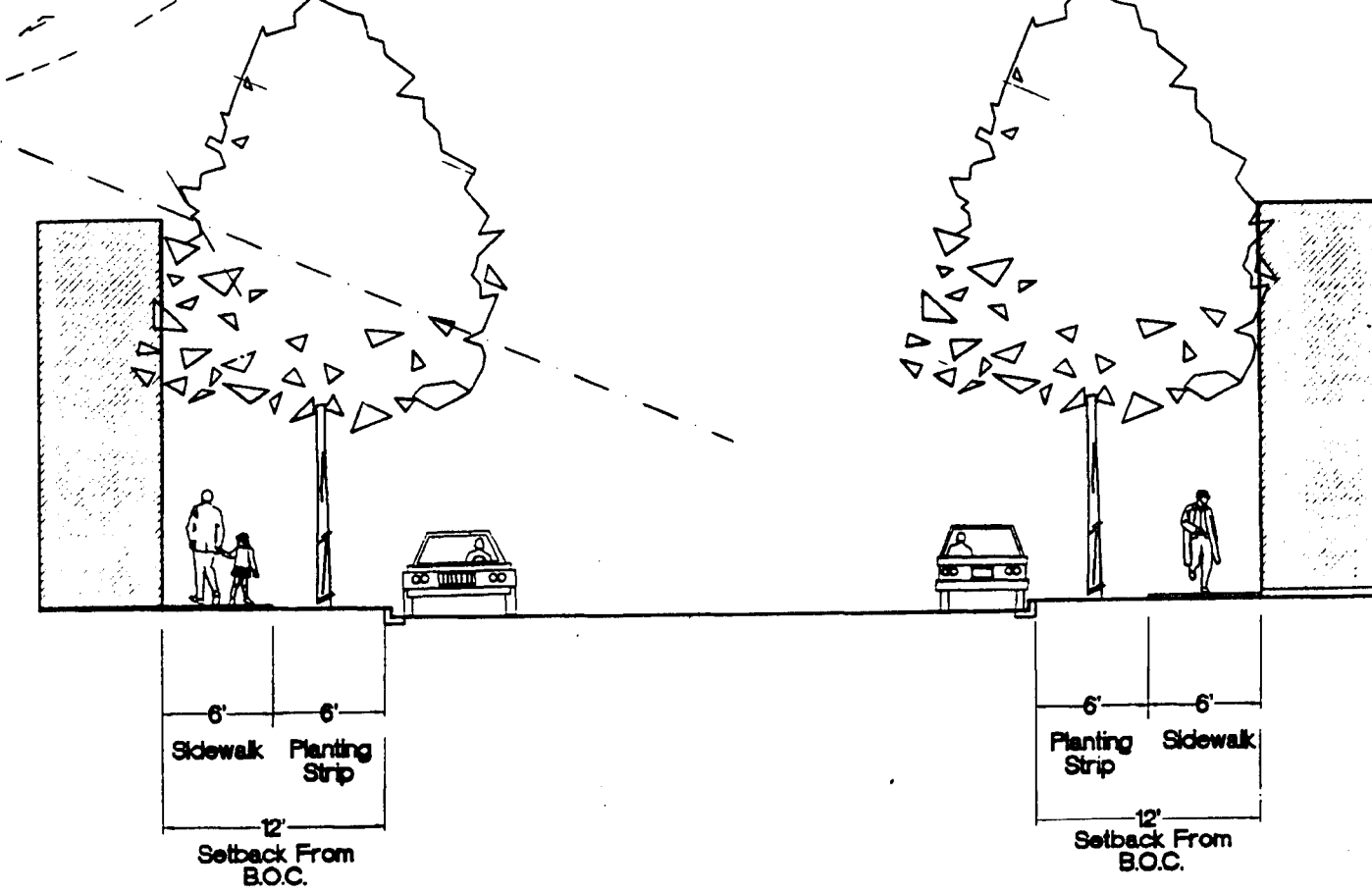
- REVISIONS:
- 10-17-97 Planning Commission Comments
  - 1-6-98 for Resubmittal
  - 1-29-98 Planning Commission Comments
  - 4-12-01 Modified Note 18

0 1701 East Boulevard, Charlotte, NC 28203 754-333-0325  
0 1414 Prince Street, Alexandria, VA 22314 703-549-7784

Land Design Inc.  
Landscape Architecture Land Planning  
Urban Design

SHEET NO: 1 OF 2  
FILE NAME: 170717.dgn/17071701.dwg

- Conditional Site Plan Notes
- The proposed Site Plan represents the general schematic arrangement of buildings and parking/circulation areas. However, modifications pertaining to the size, shape and arrangement of buildings, as well as the parking and circulation layout, are permitted as a matter of right subject to the design concepts for the Prosperity Church Road/485 interchange and "village center" as envisioned by the adopted Northeast District Plan and Note 10 listed below. In no event, though, shall there be any increase in the depth of setbacks, dimensions nor any increase in the amount of building square footage permitted on the Site.
  - The proposed development shall comply with all applicable Mecklenburg County regulations pertaining to off-street parking, signage, landscaping, screening, erosion control, etc. All requirements pertaining to Neighborhood Services Zoning District (NS) shall be complied with.
  - Vehicular circulation and access associated with the proposed development shall be arranged as conceptually depicted by the Site Plan. This arrangement is based upon providing convenient and safe ingress and egress to the Site by the existing alignment of Prosperity Church Road and Dearmon Road as well as the anticipated future alignment of these roads and other new streets as shown. The precise location of driveway curb exits may be altered to fit specific development/construction plans.
  - Maximum building height shall be limited to two stories. Buildings shall not exceed 40 feet in height.
  - Maximum building square footage for the entire Site shall be limited to a maximum of 120,000 square feet. A total of 70,000 square feet shall be permitted in Phase One.
  - Future 70' thoroughfares shall be constructed to applicable standards, including 15 foot wide outside lanes for the accommodation of bicycles.
  - All mechanical equipment, including roof top units, shall be screened from view from adjoining properties and adjoining public street.
  - All dumpster areas will be screened in accordance with zoning ordinance requirements. Each dumpster shall be located within an enclosed structure with a gate.
  - No building construction may begin on the site until the new alignment of Prosperity Church Road associated with the site has been determined by Roblin Traffic Consulting (a Mecklenburg County consultant studying the bridge design associated with I-485 at Prosperity Church Road) or 4 months from the date of the approval of the rezoning by Mecklenburg County, whichever occurs first. At the time of Phase One development on the site, the Petitioner shall dedicate the portion of the Village Green associated with the site as well as the Dearmon Oehler connection which passes through the site. Furthermore, the Petitioner shall construct the portion of the Dearmon Oehler connection associated with the site as shown in Phase One on the Site Plan as well as a private driveway along the northerly edge of the site as shown in Phase One on the Site Plan.
  - The Petitioner understands that the "village center" is predicated on a design for the I-485/Prosperity Church Road interchange which facilitates the establishment of an urban design/street network as envisioned by the Northeast District Plan for the Site and general area. To promote and implement this goal, the Petitioner's conditional Site Plan is composed of two Site Plan documents, the Site Plan and the Concept Plan/Urban Design/Street Network, which combine to form the Site Plan development conditions and overall design concept for the entire Site.
  - The purpose of the conditional Site Plan is to provide the design guidelines for the Phase One portion of the development in a manner which will relate the proposed buildings and parking/circulation Plan to the existing street network and other associated development restrictions and regulations and, 2) provide the overall build-out scenario for the Site taking into account the potential future road realignments and/or new public right-of-way and the preferred design relationships of proposed buildings to the new street network, which is based upon the design goals found in the Northeast District Plan's section entitled "Outer Loop Interchange Area/Prosperity Church Road Interchange."
  - The village center is anticipated to be a compact, pedestrian-oriented place where a variety of land uses are offered. Important design concepts for the "village center" are "traditional" features which design buildings and other features at a pedestrian scale by incorporating pedestrian-friendly features, such as locating buildings closer to the street, building scale, tree-lined streets, sidewalks, building/pedestrian orientation to the street (i.e., the use of exterior doors and window displays, etc.) and the like.
  - The proposed Concept Plan/Urban Design/Street Network Plan provides the general basis for including these urban design features into the overall Plan for this Site. As such, the Concept Plan will be used as a conceptual design guidelines for the ultimate build-out scenario for the Site.
  - The Petitioner has proceeded with good faith towards the goal of accommodating the village concept and associated street network anticipated by the Northeast District Plan. The Conditional Site Plan is offered by the Petitioner, therefore, as the anticipated alignment for the potential new street network associated with the Site. This rezoning is predicated upon the approval of said Site Plan as offered by the Petitioner and it is agreed, therefore, that any future adopted plans for the area and Site will not adversely impact the ability of the Petitioner to develop the Site as shown (i.e., total square footage, imperviousness, parking, etc.) Accordingly, Phase One development shall establish this concept as depicted on the Site Plan, which will include the construction of sidewalks and planting strips as shown along Johnston Oehler and the northerly



Typical Neighborhood Services District Street Section

### CHARLOTTE - MECKLENBURG PLANNING COMMISSION INTER - OFFICE COMMUNICATION

DATE: April 26, 2001

FROM: *MR*  
Martin R. Cramton, Jr.  
Planning Director

TO: Robert Brandon  
Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 97-51(c) by Avtex Commercial Properties, Inc.

Attached is a revised sheet 1 of 2 for the above conditional rezoning. The plan has been revised to change the phasing requirement from 3 to 6-years (note 18). Please note that sheet 2 of 2 approved 2/10/98 still applies to this site. Since this change is minor and is consistent with the intent of the approved plan, I am administratively approving this request. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



## Charlotte-Mecklenburg Planning Department

**DATE:** February 16, 2016

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Ed McKinney  
Interim, Planning  
Director

**SUBJECT:** Administrative Approval for Petition No. 1997-051C Avtex Commercial Properties, INC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Modification to the proposed location of a required street.
- Relocation and modification of tree save area that has been removed.
- Building elevations for the phase two development.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the County Commissioners.

**Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.**

**Signage was note reviewed as part of this request.**





Attached to Administrative  
Approval  
*Solomon A. Fortune* SF  
Solomon A. Fortune

THIS CORNER OF THE SITE IS GOVERNED BY REZONING PETITION #2010-030 AND IS SHOWN FOR REFERENCE ONLY

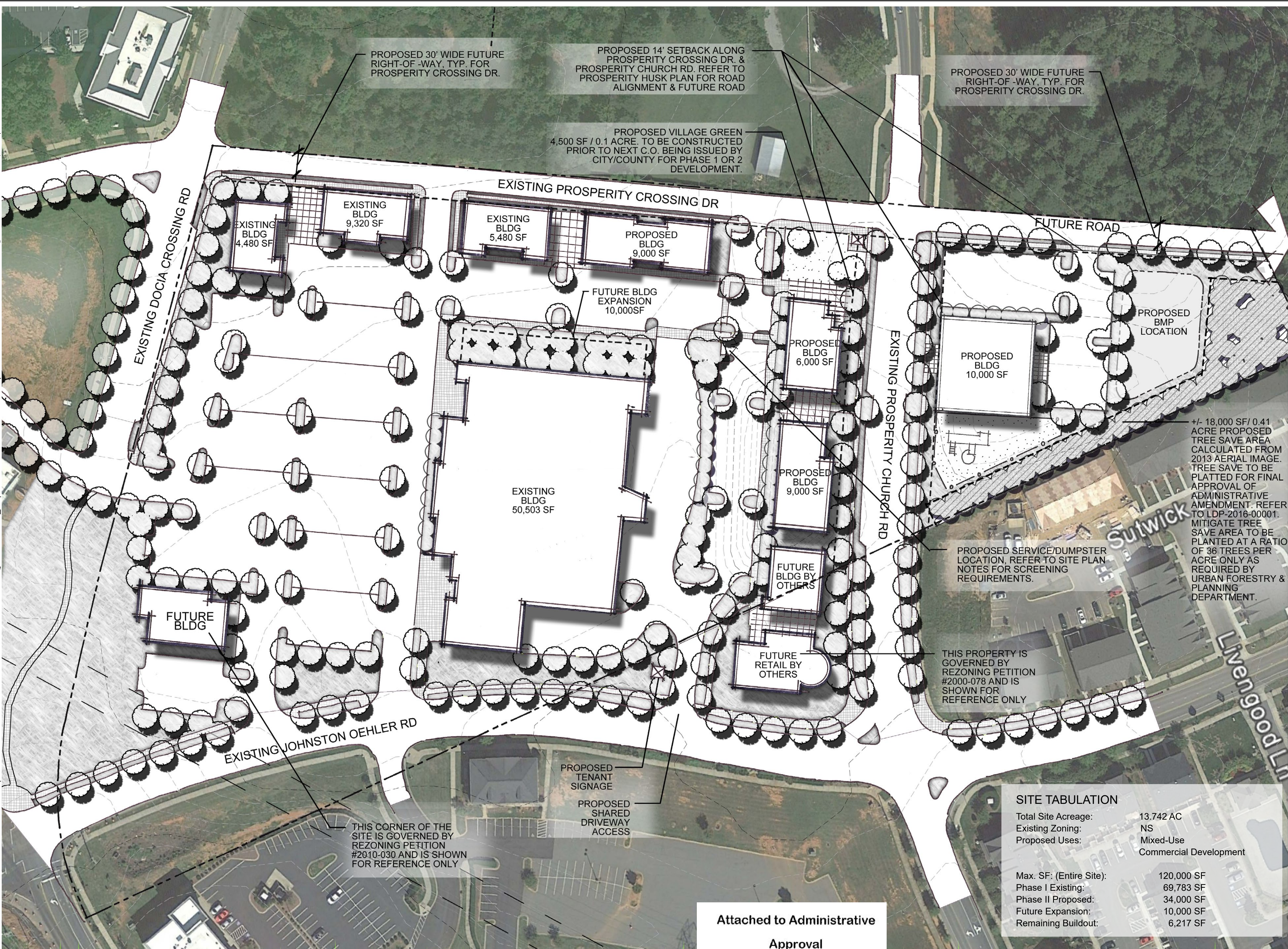
THIS PROPERTY IS GOVERNED BY REZONING PETITION #2000-078 AND IS SHOWN FOR REFERENCE ONLY



REVISIONS:



- Conditional Site Plan Notes**
- The proposed Site Plan represents the general schematic arrangement of buildings and parking/circulation areas. However, modifications pertaining to the size, shape and arrangement of buildings, as well as the parking and circulation layout, are permitted as a matter of right subject to the design concepts for the Prosperity Church Road I-485 interchange and "village center" as envisioned by the adopted Northeast District Plan and Note 10 listed below. In no event, though, shall there be any decrease in the depth of setback/yard dimensions nor any increase in the amount of building square footage permitted on the Site.
  - The proposed development shall comply with all applicable Mecklenburg County regulations pertaining to off-street parking, signage, landscaping, screening, erosion control, etc. All requirements pertaining to Neighborhood Services Zoning District (NS) shall be completed with.
  - Vehicular circulation and access associated with the proposed development shall be arranged as conceptually depicted by the Site Plan. This arrangement is based upon providing convenient and safe ingress and egress to the Site by the existing alignment of Prosperity Church Road and Dearmon Road as well as the anticipated future alignment of the roads and other new streets as shown. The precise location of driveway curb exits may be altered to fit specific developments/construction plans.
  - Maximum building height shall be limited to two stories. Buildings shall not exceed 40 feet in height.
  - Maximum building square footage for the entire Site shall be limited to a maximum of 120,000 square feet. A total of 70,000 square feet shall be permitted in Phase One.
  - Future 70' thoroughfare shall be constructed to applicable standards, including 15 foot wide outside lanes for the accommodation of bicycles.
  - All mechanical equipment, including roof top units, shall be screened from view from adjoining properties and adjoining public street.
  - All dumpster areas will be screened in accordance with zoning ordinance requirements. Each dumpster shall be located within a masonry enclosed structure with a gate and required landscape screen.
  - No building construction may begin on the site until the new alignment of Prosperity Church Road associated with the site has been determined by Kubilins Traffic Consulting (as Mecklenburg County consultant studying the bridge design associated with I-485 at Prosperity Church Road) or 4 months from the date of the approval of the rezoning by Mecklenburg County, whichever occurs first. At the time of Phase One development on the site, the Petitioner shall dedicate the portion of the Village Green associated with the site, the right-of-way portion of the new realignment of Prosperity Church Road which passes through the site as well as the Dearmon Oehler connection which passes through the site. Furthermore, the Petitioner shall construct the portion of the Dearmon Oehler connection associated with the site as shown in Phase One on the Site Plan as well as a private driveway along the northerly edge of the site as shown (see Note 10).
  - The Petitioner understands that the "village center" is predicated on a design for the I-485/Prosperity Church Road interchange which facilitates the establishment of an urban design/street network as envisioned by the Northeast District Plan for the Site and general area. To promote and implement this goal, the Petitioner's conditional Site Plan is composed of two Site Plan documents, the Site Plan and the Concept Plan/Urban Design/Street Network, which combine to form the Site Plan development conditions and overall design concept for the entire Site. The purpose of the conditional Site Plan is 1) to provide the design guidelines for the Phase One portion of the development in a manner which will relate the proposed building and parking/circulation Plan to the existing street network and other associated development restrictions and regulations and, 2) provide the overall build out scenario for the Site taking into account the potential future road realignments and/or near public right of way and the preferred design relationships of proposed buildings to the new street network which based upon the design goals found the Northeast District Plan's section entitled "Outer Loop Interchange Areas/Prosperity Church Road Interchange." The "village center" is anticipated to be a compact, pedestrian-oriented place where a variety of land uses are offered. Important design concepts for the village center are "traditional" features which design buildings and other features at a pedestrian scale by incorporating pedestrian-friendly features, such as locating buildings closer to the street, building scale, tree-lined streets, sidewalks, buildings/pedestrian orientation to the street (i.e.) the use of exterior doors and window displays, etc. and the like. The proposed Concept Plan/Urban Design/Street Network Plan provides the general basis for including these urban design features into the overall Plan for this Site. As such, the Concept Plan will be used as conceptual design guidelines for the ultimate build-out scenario for the Site. The Petitioner has proceeded with good faith towards the goal of accommodating the village concept and associated street network anticipated by the Northeast District Plan. The Conditional Site Plan is offered by the Petitioner, therefore, as the anticipated alignment for the potential new street network associated with the Site. The rezoning is predicated upon the approval of said Site Plan offered by the Petitioner and it is agreed, therefore, that any future adopted plans for the area... impact the ability of the Petitioner to develop the Site as shown (i.e. total square footage... parking, etc.). Accordingly, Phase One development shall establish this concept as depicted in the Site Plan, which will include the construction of sidewalks and planting strips as shown along... and the northerly edge of the site.
  - The Petitioner shall only be required to adhere to the provisions of the village center concept conditions as long as the Board of County Commissioners (or other body which might have zoning jurisdiction over the Site) does not approve rezoning for another Site that would allow development within one mile of this Site without also adhering to the standards similar to those complied with herein by the Petitioner under the rezoning Plan to facilitate the village center envisioned by the Northeast District Plan.
  - All utilities shall be constructed underground.
  - The maximum height of detached lighting shall be 30 feet.
  - No storm water detention will be located in required setback areas.
  - Phase One development contains limited instances where portions of a service driveway are located within the right-of-way of a street. These driveways shall be relocated as shown during Phase Two construction.
  - Although current standards prohibits on-street parking along thoroughfares, if future standards and/or urban village center concept allow it, then on-street parking shall be permitted, though not illustrated on the plan.
  - Fast food restaurants, if any, shall not be permitted to have a drive-thru window.
  - All Phase 1 buildings shall be constructed within 3 years of the date of the initial building permit associated with the proposed development.
  - At the time of Phase 1 construction, the Petitioner agrees to comply with applicable improvement requirements along the Site's existing Prosperity Church Road frontage, which also includes the potential change in street classification regarding Prosperity Church Road. In the event of said change in classification, the Petitioner shall widen the pavement width along the Site's Prosperity Church Road frontage by 3 feet.
  - An area 30 feet wide along the northerly edge of the Site is reserved for future public right-of-way as shown. During Phase 1 development, the Petitioner shall construct a private drive in this area in accordance with requirements of the NS zoning district pertaining to setback, sidewalk, planting strip, etc. The Petitioner shall dedicate this 30-foot area for public right-of-way purposes at the time the adjacent property to the north of the Site is developed (which shall complete the required 60-foot right-of-way dimension) or upon request of city, county or state officials.



SITE TABULATION	
Total Site Acreage:	13.742 AC
Existing Zoning:	NS
Proposed Uses:	Mixed-Use Commercial Development
Max. SF: (Entire Site):	120,000 SF
Phase I Existing:	69,783 SF
Phase II Proposed:	34,000 SF
Future Expansion:	10,000 SF
Remaining Buildout:	6,217 SF

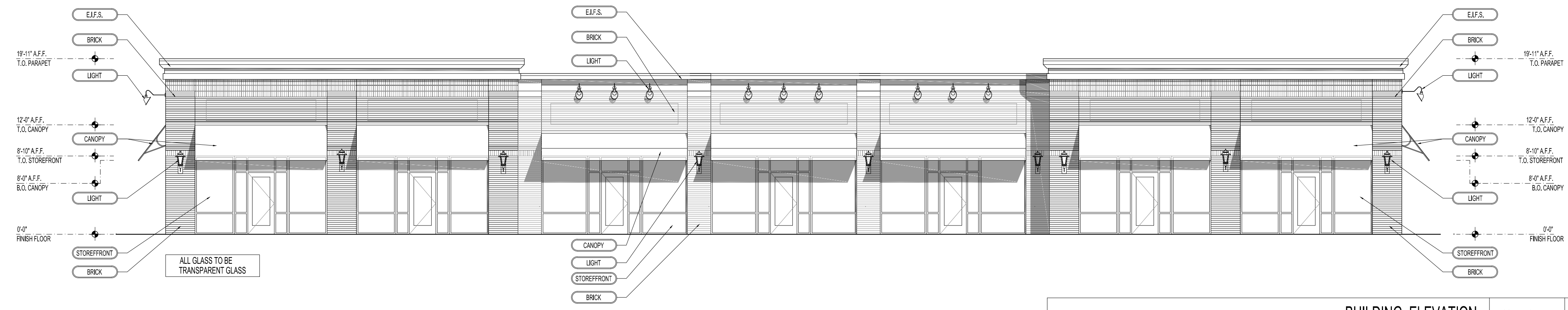
Attached to Administrative  
Approval  
*Solomon A. Fortune* SF  
Solomon A. Fortune



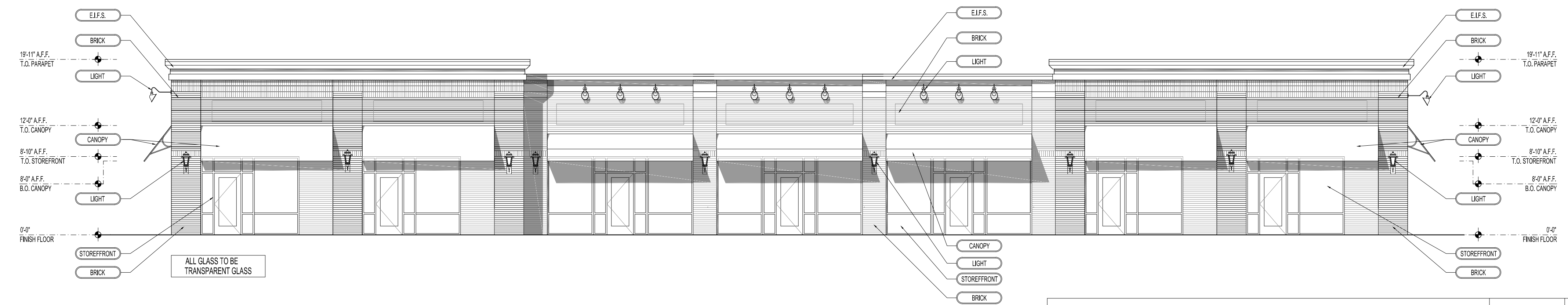


Attached to Administrative  
Approval

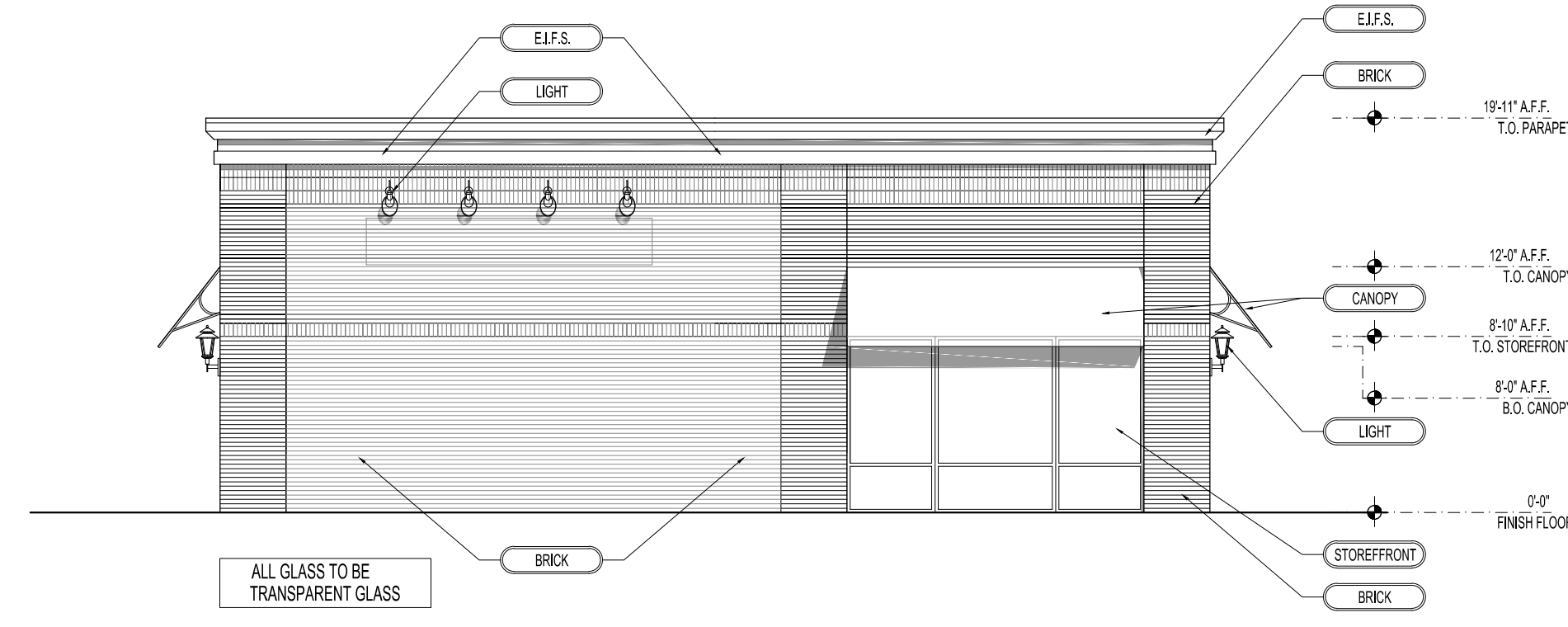
*Solomon A. Fortune*  
Solomon A. Fortune



BUILDING ELEVATION SCALE: 1/8" = 1'-0" 01



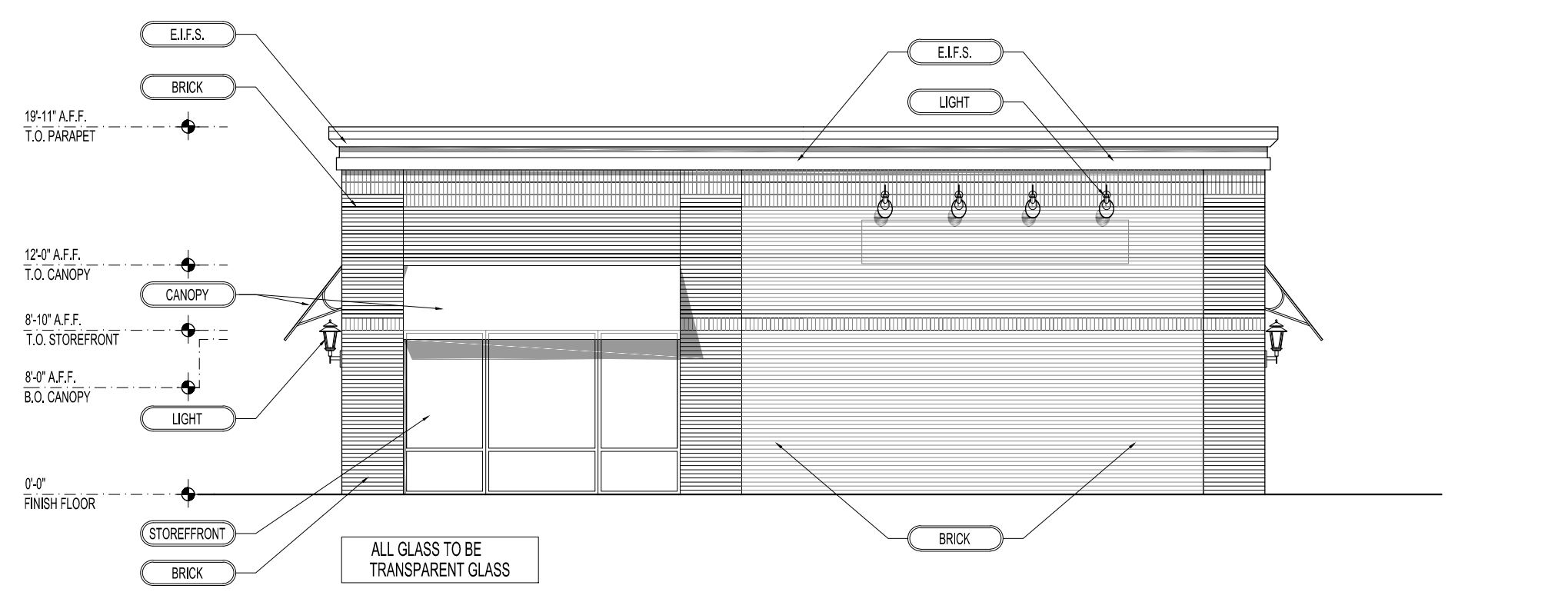
BUILDING ELEVATION SCALE: 1/8" = 1'-0" 02



BUILDING ELEVATION SCALE: 1/8" = 1'-0" 03



LEGEND N.T.S. 05



BUILDING ELEVATION SCALE: 1/8" = 1'-0" 04

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Project Number 1554

Issue Date 10/13/2015

SET Revisions

Sheet Name  
EXTERIOR ELEVATIONS

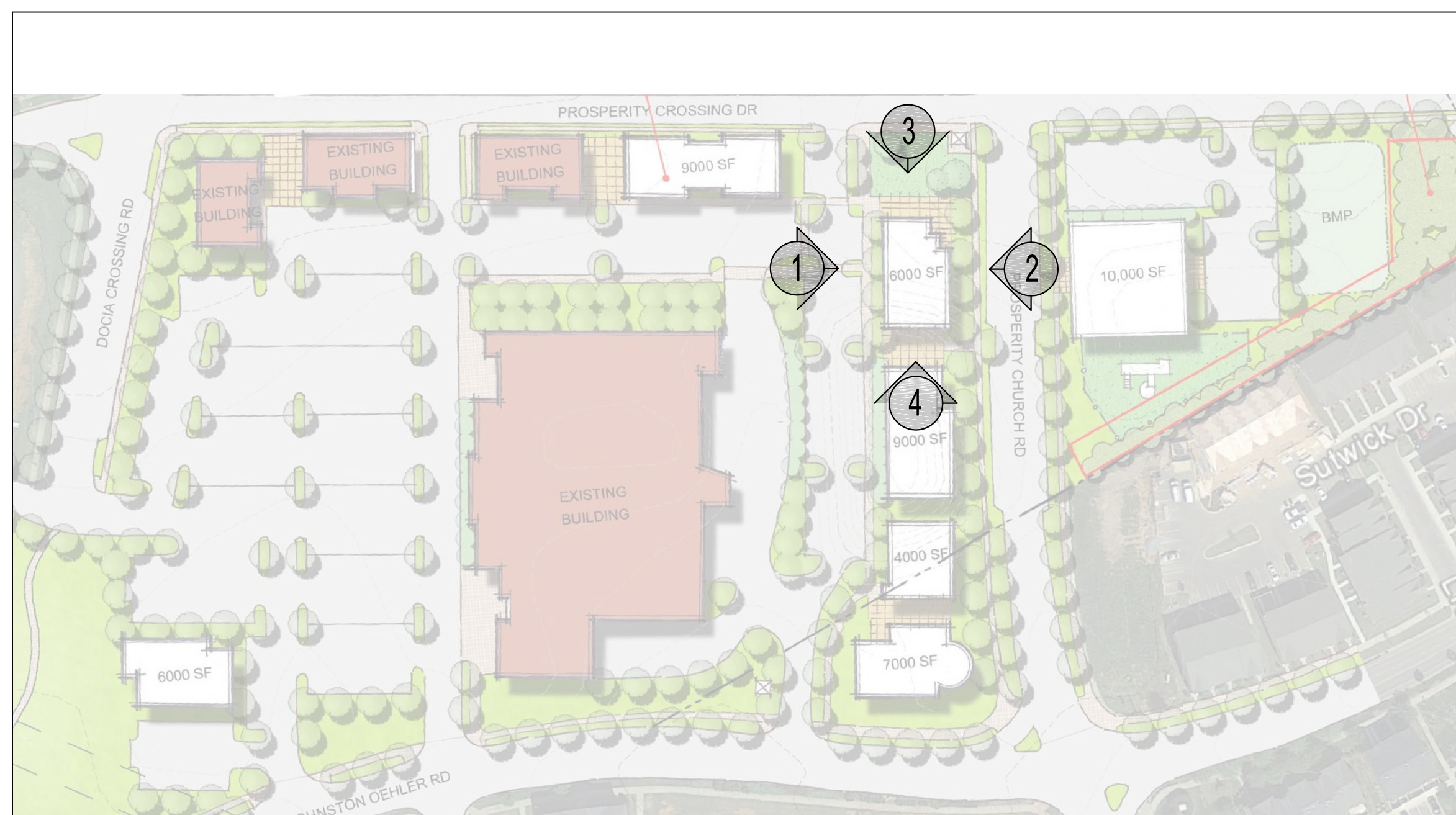
Sheet Number

AZ-1.0



Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune



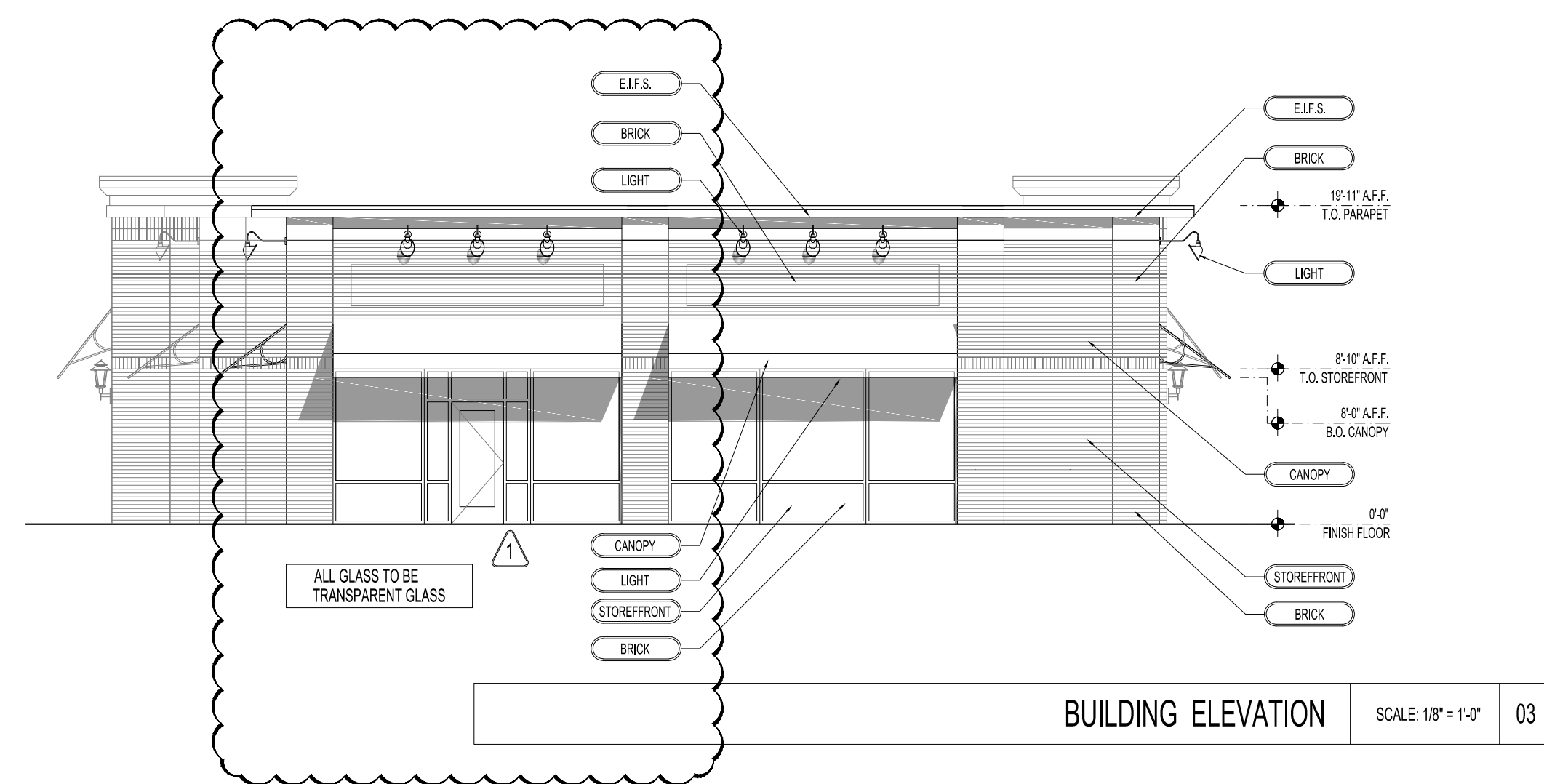
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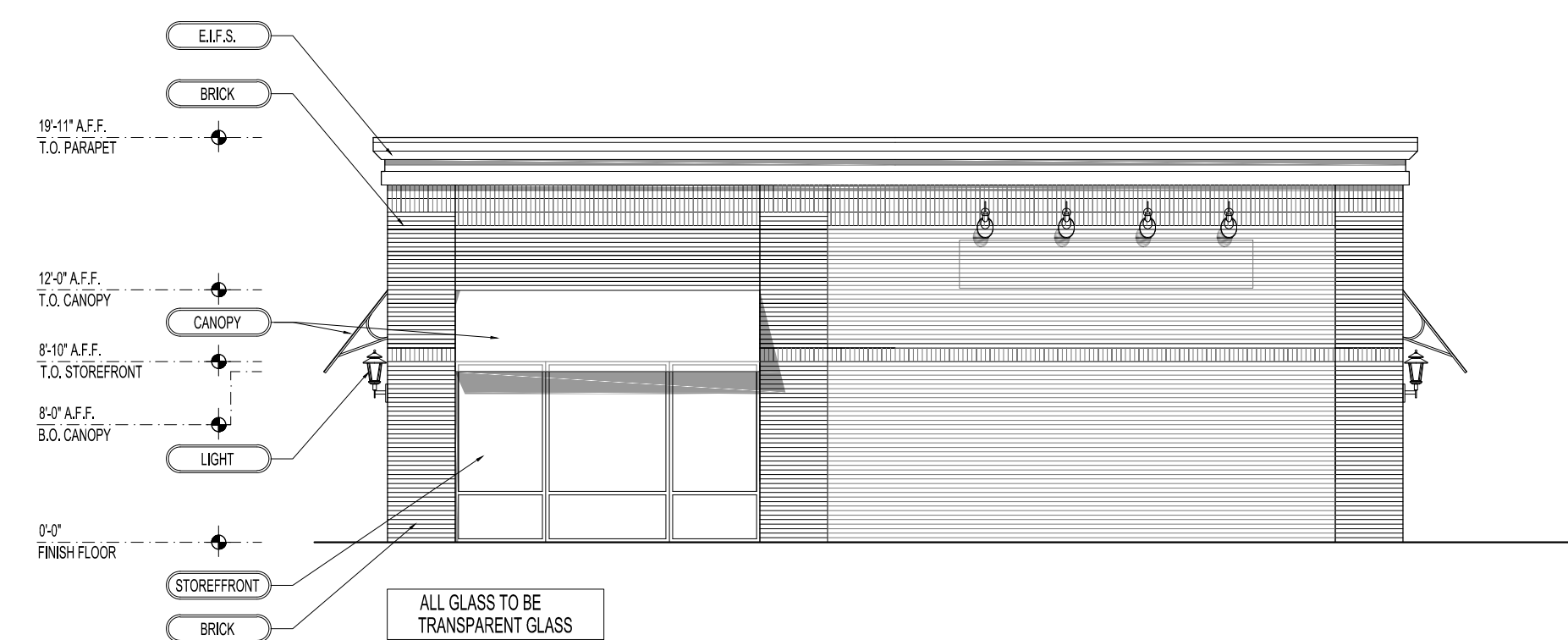
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BUILDING ELEVATION SCALE: 1/8" = 1'-0" 02



BUILDING ELEVATION SCALE: 1/8" = 1'-0" 03



BUILDING ELEVATION SCALE: 1/8" = 1'-0" 04

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Project Number 1554

Issue Date 10/13/2015

SEI Revisions  
1 Chief Comments 01.14.16

Sheet Name  
EXTERIOR ELEVATIONS

Sheet Number

AZ-1.1



Attached to Administrative  
Approval

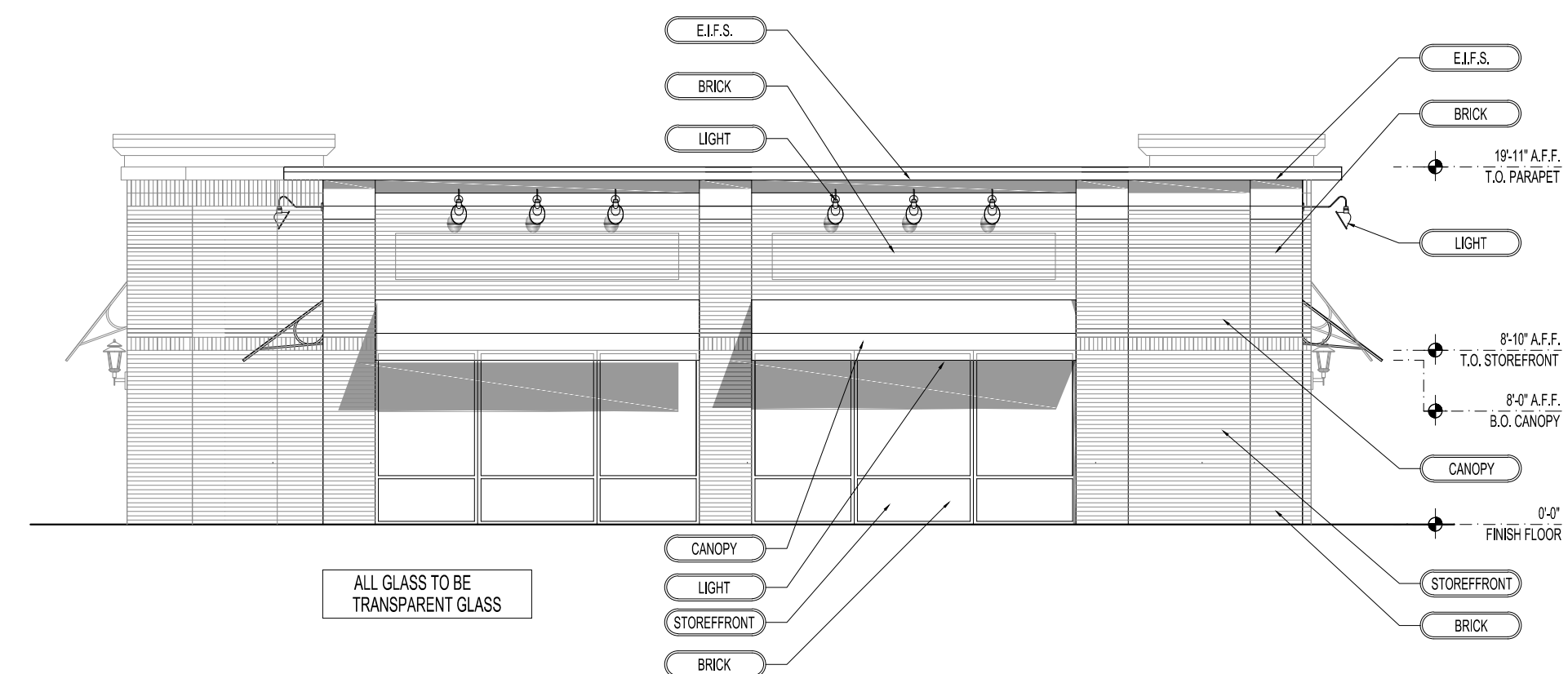
*John A. Fortune* *SA*  
Solomon A. Fortune



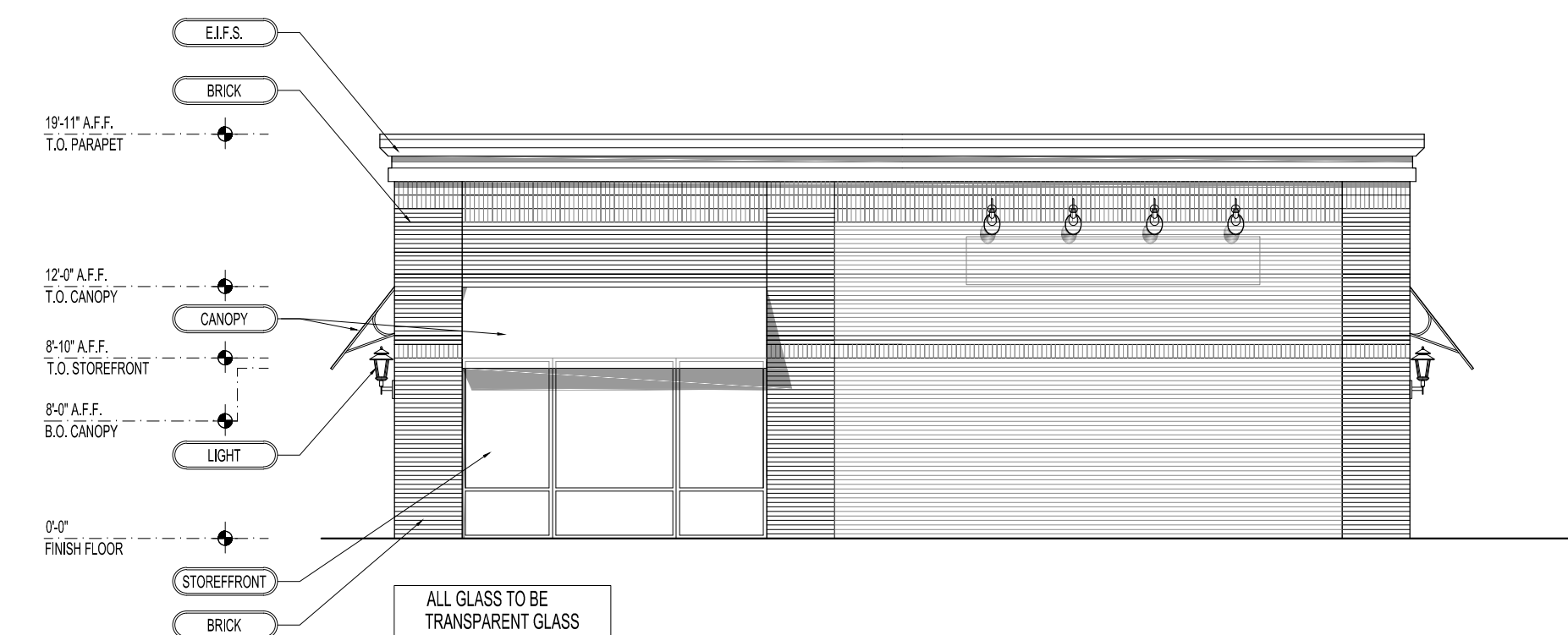
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BUILDING ELEVATION SCALE: 1/8" = 1'-0" 02



BUILDING ELEVATION SCALE: 1/8" = 1'-0" 03



BUILDING ELEVATION SCALE: 1/8" = 1'-0" 04



LEGEND N.T.S. 05

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Project Number 1554

Issue Date 10/13/2015

SET Revisions

Sheet Name  
EXTERIOR ELEVATIONS

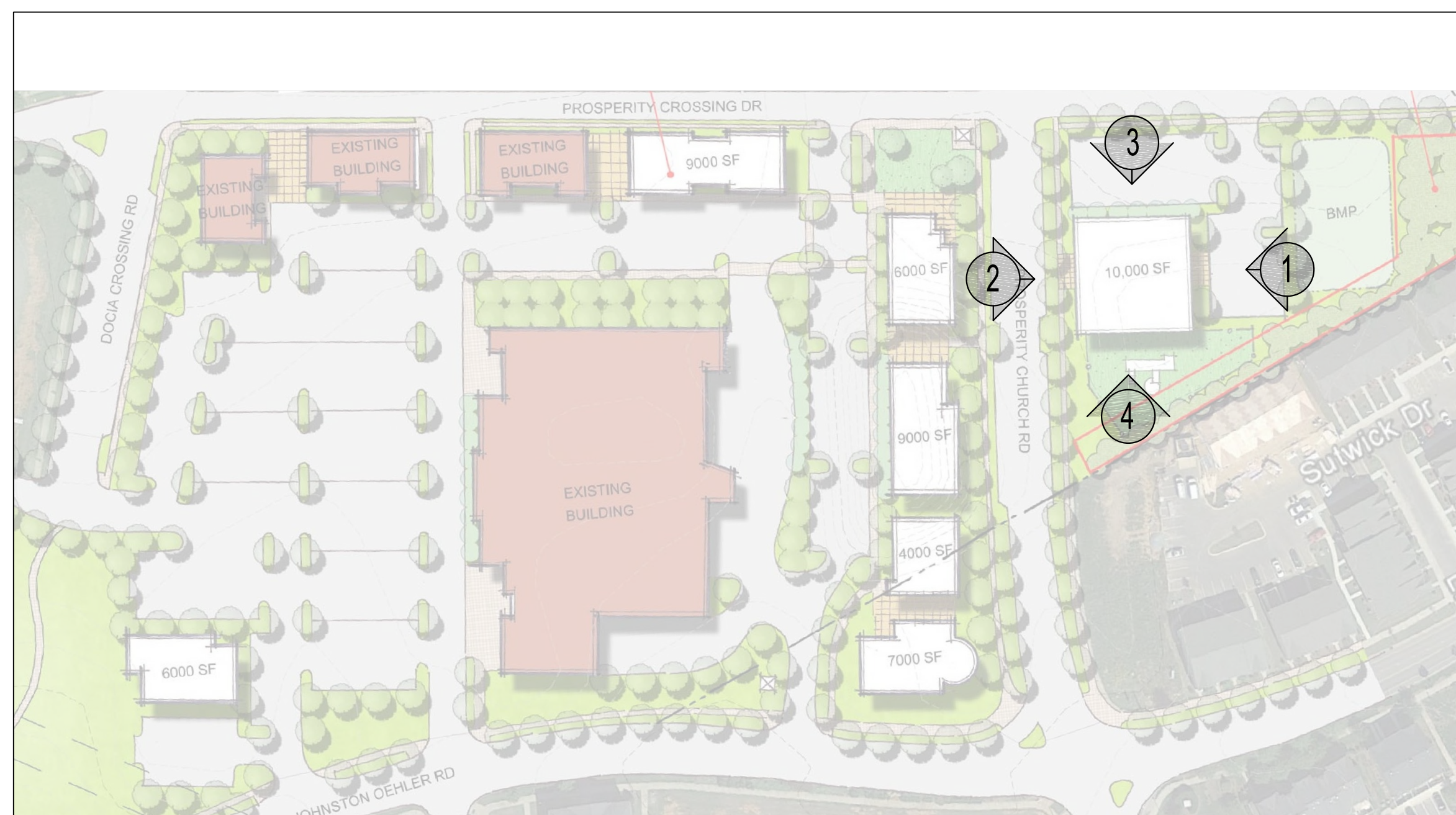
Sheet Number

AZ-1.2

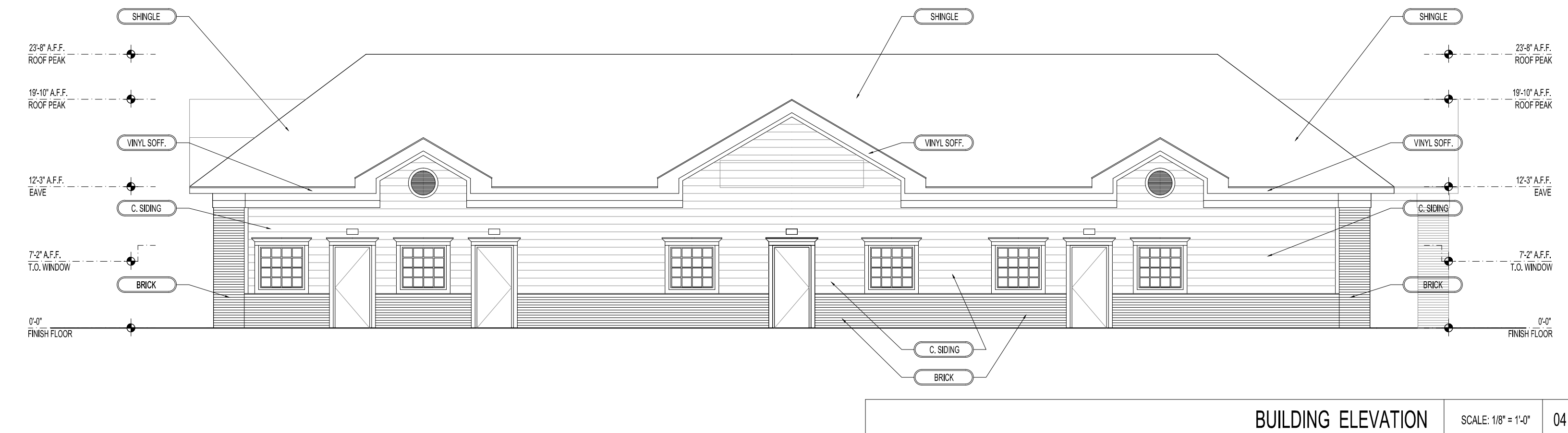
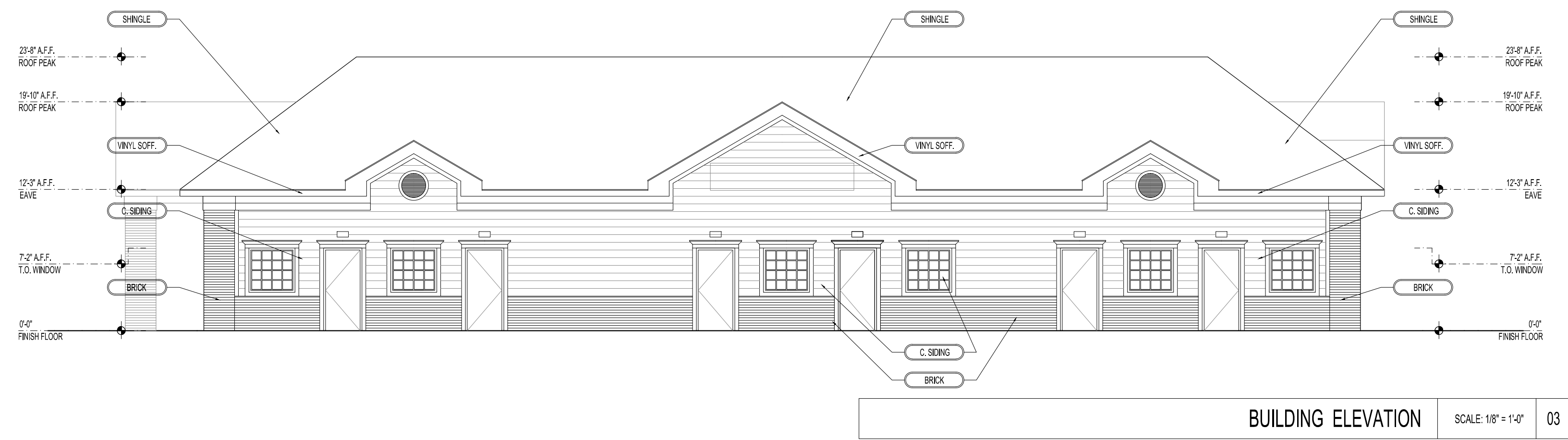
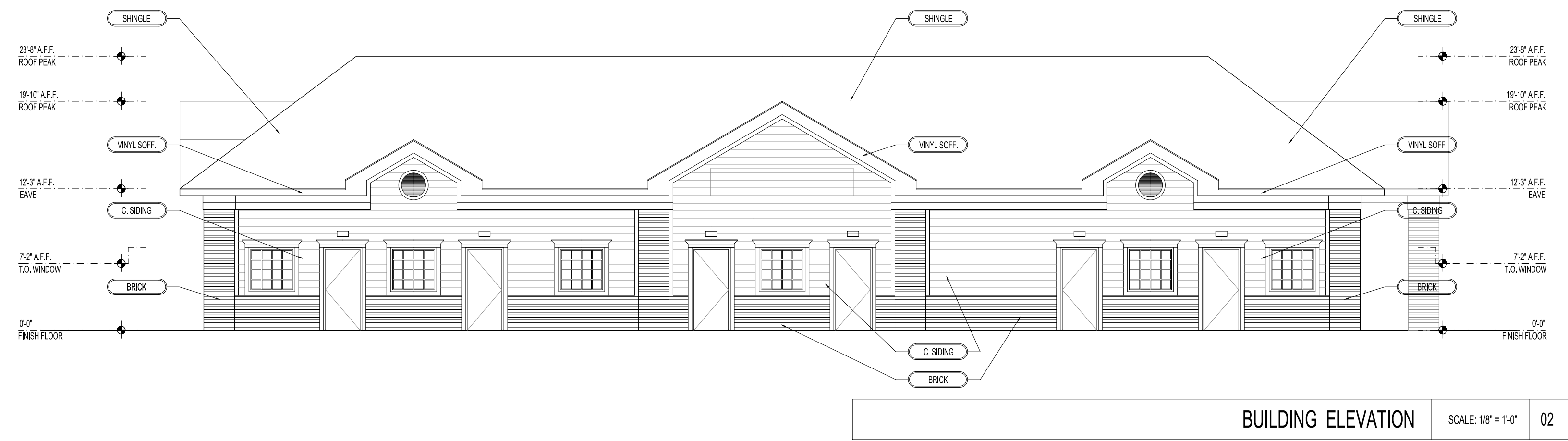
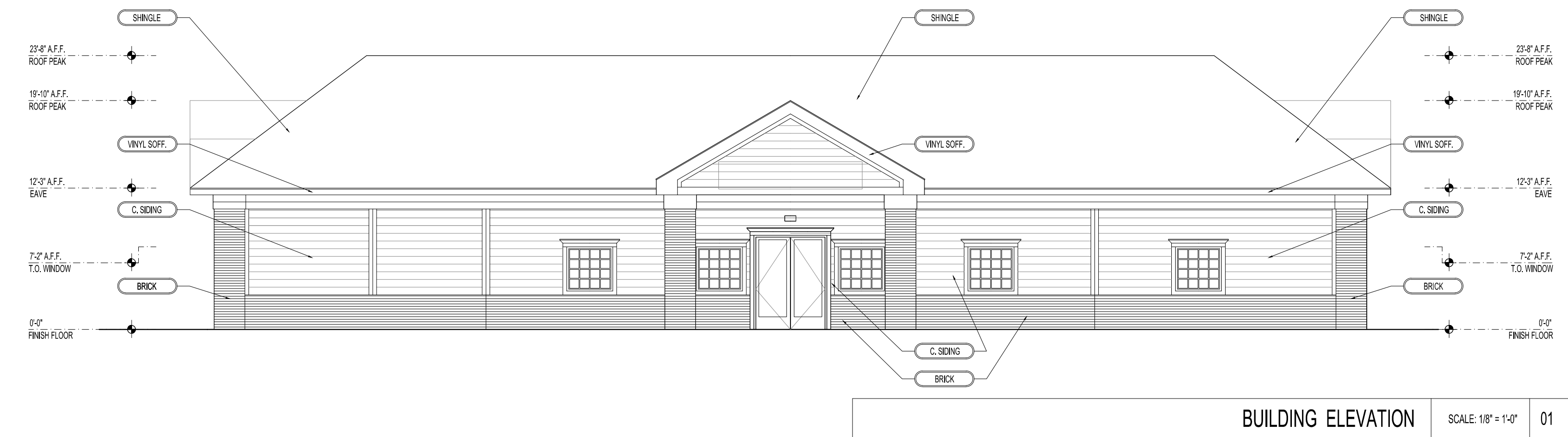


Attached to Administrative  
Approval

*Solomon A. Fortune* SF  
Solomon A. Fortune



LEGEND N.T.S. 05



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Project Number 1554

Issue Date 10/13/2015

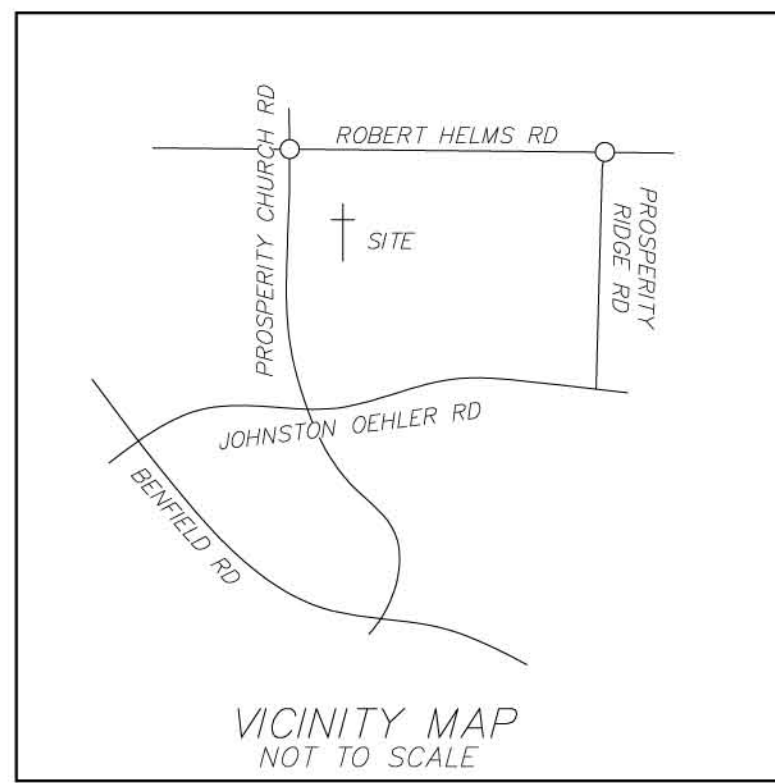
SET Revisions

Sheet Name  
EXTERIOR ELEVATIONS

Sheet Number

AZ-1.3





**"FOR REFERENCE ONLY"**  
**REFER TO APPROVED  
RECORDED PLAT FOR FINAL  
TREE SAVE LOCATION.**

Attached to Administrative  
Approval

*Solomon A. Fortune* \$  
**Solomon A. Fortune**

~NOW OR FORMERLY~  
PROSPERITY SHOPPING PLAZA, LLC  
DB: 21669 PG 417  
P.L. 02932164

PROSPERITY CHURCH ROAD  
80' RIGHT OF WAY  
(PER NCDOT PROJECT NO.  
34410.2.25-R-2248E)

~NOW OR FORMERLY~  
PROSPERITY SHOPPING PLAZA, LLC  
DB: 21669 PG 417  
P.L. 02932164  
~1.968 ACRES~  
(85,745 SF)

PROSPERITY PLACE SUBMISSION  
MAP BOOK 32 PAGE 716

~NOW OR FORMERLY~  
ROBERT S HELMS JR  
& AGREEMENT OF ROBERT S HELMS JR  
& HELEN M HELMS  
DB: 18810 PG 154  
P.L. 02932107

21 NCAC 56 1604: MAP CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

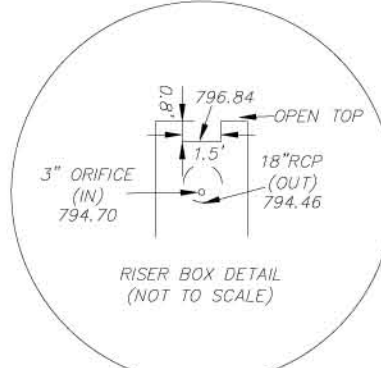
PROFESSIONAL LAND SURVEYOR

DATE	REVISIONS:	SCALE: 1" = 30'
12/22/15	TOPOGRAPHICAL/TREE SURVEY	1997/PROSPERITY/MARKET
		1997/E/PROSPERITY
		DRAWN BY: MB
		CHECKED BY: HW
		FIELD WORK: RV/GH
		MARCH 13, 2015

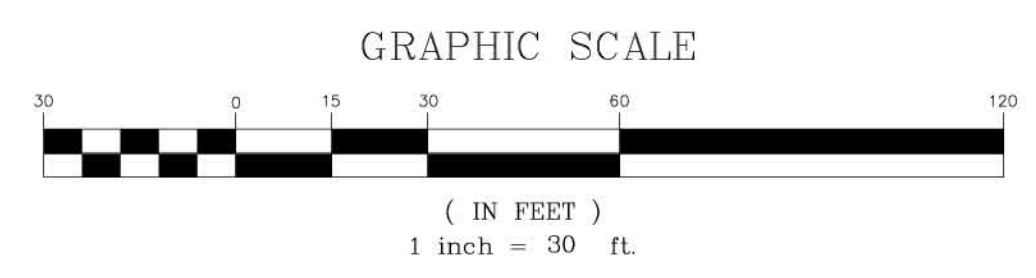
DOUBLE DI  
GRATE: 80.5.99  
INV IN: 797.259  
INV OUT: 797.09

RIGHT OF WAY MONUMENT

RIGHT OF WAY MONUMENT



- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - PROPERTY ZONED: NS (SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
  - TAX PARCEL NUMBER 02932164.
  - DEED REFERENCE: DB 21669 PG 417.
  - DEED REFERENCE FOR HIGHWAY RIGHT OF WAY: DB 27953 PG 787.
  - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
  - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710456900J, WITH A DATE OF IDENTIFICATION OF 03/02/2005.
  - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
  - AREA COMPUTED BY COORDINATED METHOD.
  - NO NCGS MONUMENT FOUND WITHIN 2000'.
  - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.

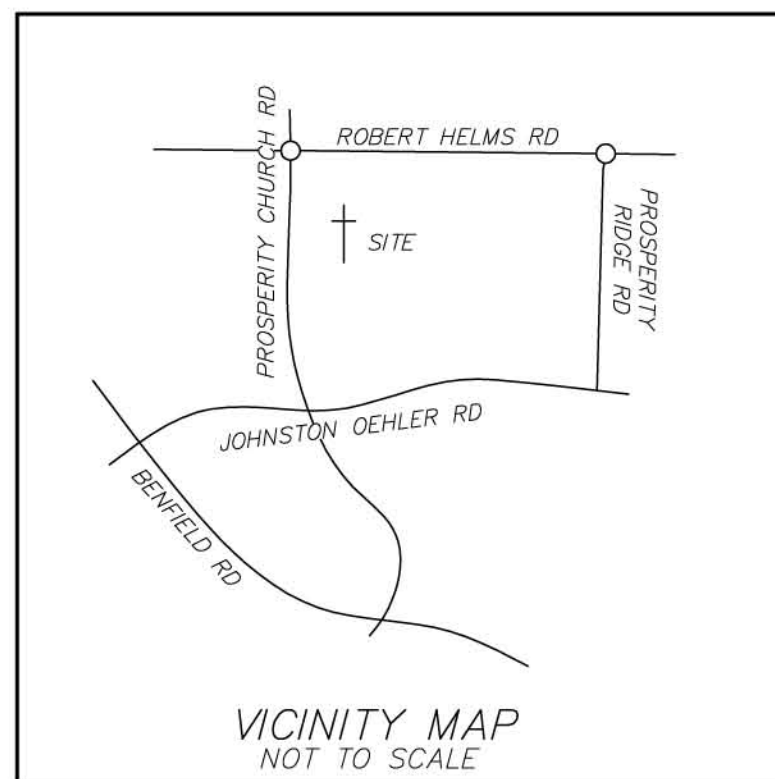


- SIP SET IRON PIN
- EIP EXISTING IRON PIN
- CP CALCULATED POINT
- GV GAS VALVE
- WV WATER VALVE
- MB MAIL BOX
- WM WATER METER
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- LOCATED TREE/SHRUB
- LP LIGHT POLE
- TELECOMMUNICATION BOX
- TELECOMMUNICATIONS PEDESTAL
- PP POWER POLE
- BFP BACK FLOW PREVENTOR
- GW GUY WIRE
- CB CATCH BASIN
- DI DROP INLET
- CHAIN LINK FENCE
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE
- UNDERGROUND GAS
- UNDERGROUND TELECOMMUNICATIONS
- STORM DRAIN PIPE

CAROLINA SURVEYORS, INC.  
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267  
HUGH E. WHITE, JR., MCRLS & SCLS #889-7601  
CERTIFICATE OF AUTHORIZATION #60-124 80100

A TOPOGRAPHICAL & BOUNDARY SURVEY OF PROPERTY ON  
**PROSPERITY CHURCH ROAD**  
(NEAR THE INTERSECTION OF JOHNSTON OEHLER RD)  
SURVEYED FOR: EQUITY MANAGEMENT, LLC  
AREA: 1.968 ACRES TOTAL  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA





Attached to Administrative

Approval

*Solomon A. Fortune* \$F  
Solomon A. Fortune

THE PURPOSE OF THIS PLAT IS TO DESCRIBE AND SHOW TREE SAVE AREAS AS SHOWN

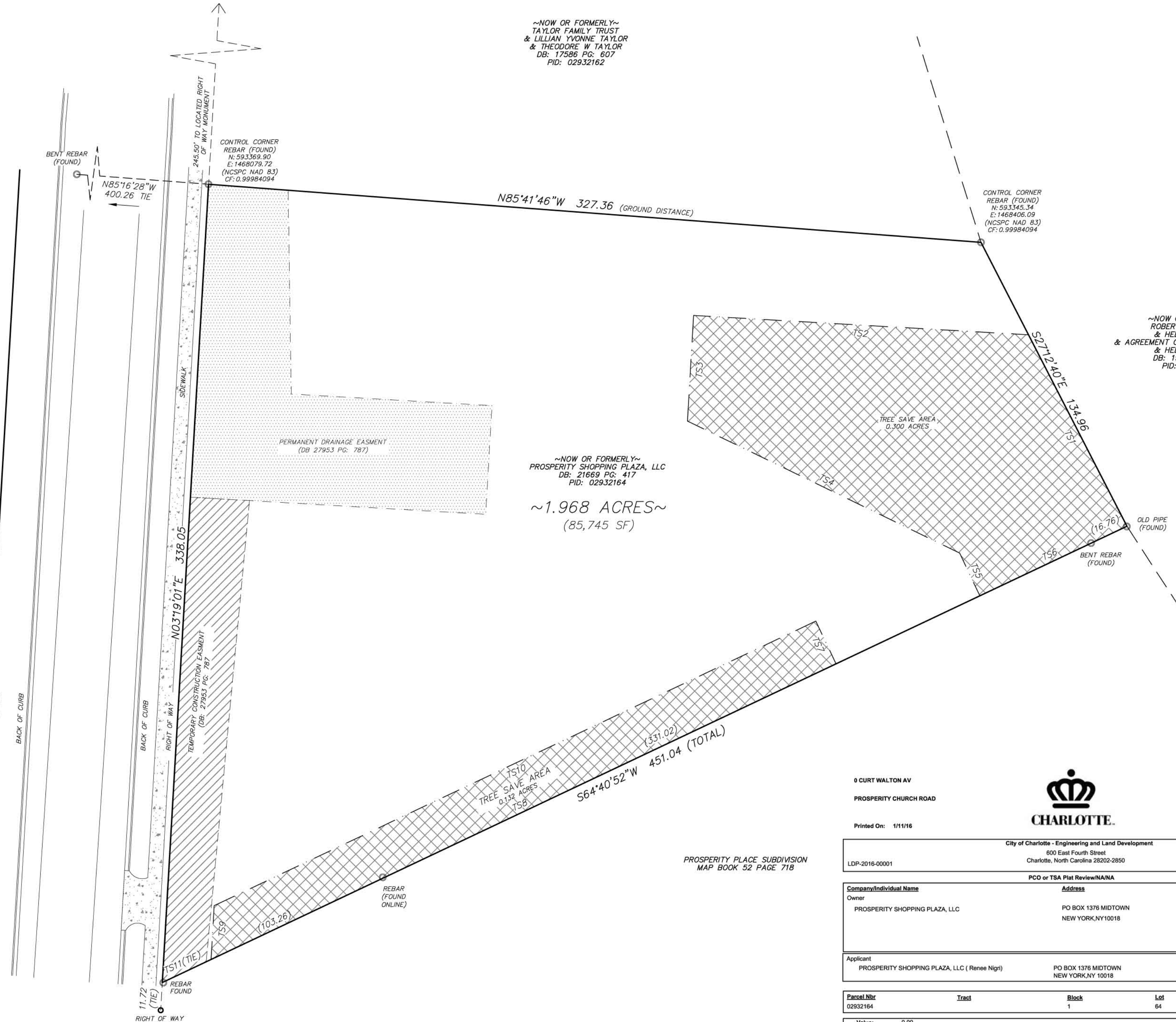
"FOR REFERENCE ONLY"

REFER TO APPROVED RECORDED PLAT FOR FINAL TREE SAVE LOCATION.

- SIP SET IRON PIN
- EIP EXISTING IRON PIN
- CP CALCULATED POINT
- BOUNDARY LINE
- TIE LINE
- RIGHT OF WAY
- ADJOINING LINE (NOT SURVEYED)
- TREE SAVE

~NOW OR FORMERLY~  
PROSPERITY SHOPPING PLAZA, LLC  
DB: 21669 PG. 417  
PID: 02932164

PROSPERITY CHURCH ROAD  
80' RIGHT OF WAY  
(PER NCDOT PROJECT NO. 34410.2.25~R-2248E)



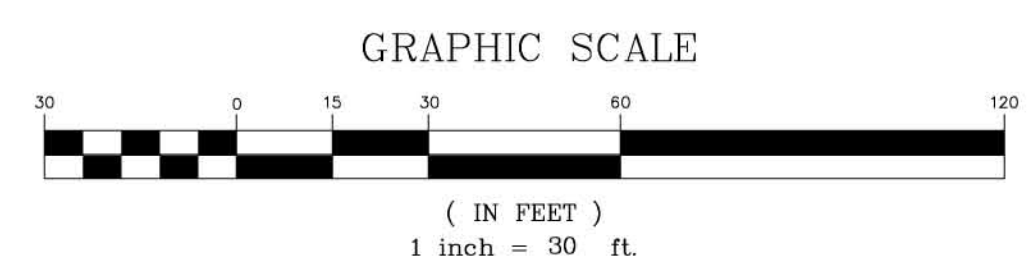
I, THOMAS E. WHITE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, ETC.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:\_\_\_\_\_ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS DAY OF \_\_\_\_\_ 2015.

THIS IS TO CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

NCPLS # 4689

DATE	REVISIONS:
12/22/15	TOPOGRAPHICAL/TREE SURVEY
1/18/16	TREE SAVE PLAT
	1997 PROSPERITY MARKET
	1997 LE PROSPERITY
	DRAWN BY: NB
	CHECKED BY: HW
	FIELD WORK: RW/JH
	MARCH 13, 2015

- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - PROPERTY ZONED: NS (SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
  - TAX PARCEL NUMBER 02932164.
  - DEED REFERENCE: DB 21669 PG 417.
  - DEED REFERENCE FOR HIGHWAY RIGHT OF WAY: DB 27953 PG 787.
  - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
  - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710458900L, WITH A DATE OF IDENTIFICATION OF 03/02/2009.
  - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
  - AREA COMPUTED BY COORDINATED METHOD.
  - NO NCGS MONUMENT FOUND WITHIN 2000'.
  - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
  - TREE SAVE AREA PER CITY TREE ORDINANCE. ALL TREE SAVE AREAS SHOWN ARE UNDISTURBED NATURAL AREAS PER PCO.
  - TO THE BEST OF THE SURVEYORS KNOWLEDGE NO DEMOLITION LANDFILL OR DEVELOPMENTAL STUMP HOLES WERE DESIGNED OR OBSERVED ON THE SUBJECT TRACT.



9 CURT WALTON AV  
PROSPERITY CHURCH ROAD

Printed On: 1/15/16

City of Charlotte - Engineering and Land Development  
600 East Fourth Street  
Charlotte, North Carolina 28202-2850  
Permit Status: In Progress  
Status Date: 11-Jan-2016

LDP-2016-00001

PCO or TSA Plat Review/NANA

Comments/Individual Name	Address	Phone
Owner PROSPERITY SHOPPING PLAZA, LLC	PO BOX 1378 MIDTOWN NEW YORK, NY 10018	2125754700
Applicant PROSPERITY SHOPPING PLAZA, LLC (Renae Nigl)	PO BOX 1378 MIDTOWN NEW YORK, NY 10018	

Parcel No.	Tract	Block	Lot
02932164		1	64

Value: 0.00

Application Information  
Plat Type: TSA Plat

Application Table Information

Comments	Amount
Tree Save Plat	

Task	Assign To	Status	Status By	Date	Comments
Task Hls Received					
Driveway Review Subtasks					
SubTask	Assign To	Status	Status By	Date	Comments

LINE	BEARING	LENGTH
TS1	N27°12'40"W	91.01
TS2	N86°40'59"W	141.79
TS3	S03°19'01"W	44.75
TS4	S64°07'32"E	127.86
TS5	S25°15'26"E	20.00
TS6	N64°40'52"E	68.79
TS7	S25°19'08"E	20.00
TS8	S64°40'52"W	292.22
TS9	N03°19'01"E	22.79
TS10	N64°40'52"E	281.30
TS11	S64°40'52"W	22.79

CAROLINA SURVEYORS, INC.  
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0287  
HUGH E. WHITE, JR., NCRLS & SCRLS 889-7601  
CERTIFICATE OF AUTHORIZATION NC-C-1242 SC-886

A TREE SAVE PLAT SHOWING PROPERTY ON  
PROSPERITY CHURCH ROAD  
(NEAR THE INTERSECTION OF JOHNSTON DEHLER RD)  
OWNER: PROSPERITY SHOPPING PLAZA, LLC  
AREA: 1.968 ACRES TOTAL  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA