

Burl Brady
ARCHITECT
113 YORKSHIRE DRIVE
SALISBURY, NC 28144

Fisher Harriss Development Co.
614 NORTH MAIN STREET
SALISBURY, N.C. 28144 704-633-6124

**OFFICE CONDOMINIUMS
PROSPERITY PLACE BUSINESS PARK**
Prosperity Church Road
Charlotte, NC

TECHNICAL DATA SHEET
SCALE: 1"=50'
DATE: 10/14/99
DRAWN BY: DAB
APPROVED BY: BHB

RZ-1

SITE DATA
PETITIONER FISHER-HARRISS DEVELOPMENT No. 3, LLC
614 N. MAIN ST
SALISBURY, NC 28144
EXISTING ZONING: R-3 PROPOSED ZONING: O-1(CO)
PROPOSED USE: GENERAL AND MEDICAL OFFICES
PRESENT PROPERTY AREA: 4.347 ACRES
PROPERTY AREA AFTER DEDICATION: 3.8663 ACRES
TOTAL ALLOWED BUILDING SQUARE FOOTAGE = 30,000 S.F.

Petitioner:
Fisher-Harriss Development No.3, LLC
C/o Fisher Harriss Development Company
614 N. Main Street
Salisbury, NC 28144
(704) 633-6124

DEVELOPMENT STANDARDS

- General Provisions:**
1. Development of the real estate (the "Site"), identified on the Technical Data Sheet, consisting of 3.8663 acres, more or less, and its individual components will be governed by the conditions of these Development Standards, the Technical Data Sheet and the Schematic Plans (the "Plans") and the applicable provisions of the City of Charlotte Official Zoning Ordinance (the "Ordinance").
 2. The Building configurations, placements and sizes shown on this rezoning plan are schematic in nature and may be altered and/or modified during design development and construction document phases. Parking and access points may also be modified to accommodate tree preservation, building configurations, driveway permitting concerns and Prosperity Church Road widening issues.
 3. The depiction of Prosperity Church Road is based upon plans prepared by Fresnel Associates, Inc., Consultant/Designer for the City of Charlotte.
 4. In developing the Site, all minimal requirements imposed by the Ordinance will be satisfied including parking configurations, off street parking requirements, side and rear yard requirements, setback requirements, signage requirements, lighting requirements, landscaping and screening requirements, etc.
 5. The buildings depicted on the Schematic site plan may be developed in sequences.

Permitted Uses:
All uses permitted under the ordinance in the O-1 Zoning District shall be permitted except hotel and motel uses.

- Design Guidelines:**
1. Buildings developed on the site shall be similar in nature and appearance to those depicted on Sheet RZ-2. Buildings will be constructed of brick and decorative masonry as the major building material. All buildings will be one story in height and construction.
 2. Any and all dumpster(s) shall be screened from view by way of a masonry (brick) wall which will extend to above the top of the container and will have a solid wooden gate. If one or more sides of a dumpster area adjoin a building wall, then that wall may be substituted for the wall along that side. Trash pickup shall be limited to the times between the hours of 7 a.m. and 7 p.m.

- Lighting:**
1. Detached pole mounted parking lot fixtures will be decorative in nature and may not exceed 25 ft in height and will be designed such that direct illumination does not extend past any property line.
 2. No wall pack type lighting fixtures will be allowed.
 3. Decorative, residential type fixtures shall be allowed at each building entrance.
 4. Wall mounted signage over entrance doors will not be internally illuminated (but may be externally illuminated by "goose-neck" fixtures, building accent lighting or other similar "soft" lighting methods).
 5. All lighting within the Site will be designed such that direct illumination does not extend beyond property lines.

- Right of Way Dedication:**
1. Petitioner shall dedicate the area depicted on the Technical Data Sheet as additional right of way for the purposes of widening Prosperity Church Road. This dedication shall occur prior to the issuance of any building permit.
 2. The required setback line off of Prosperity Church Road shown on these Plans is measured from the new (post dedication) right of way line.

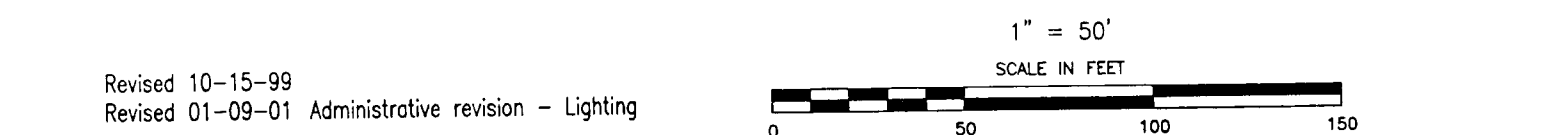
- Access:**
1. The placement and configuration of each access point and driveway within the Site are subject to any modifications required to accommodate final site and architectural/engineering construction plans and designs and are further subject to approval by CDOT and NCDOT.
 2. Adequate sight distance triangles will be reserved at the entrances. No tree, berm, wall, fence and/or sign will interfere with the sight distance requirements at the entrances.
 3. The alignment of the sidewalk to the adjacent property owner to the North is subject to change depending on final site plan designs for both this Site and the adjacent property.
 4. In reference to the sidewalks depicted between the western most building and the to-be-constructed sidewalk which will run parallel to Prosperity Church Road, the Petitioner reserves the right to either:
 1. Construct the sidewalks immediately after the completion of the sidewalk adjacent to Prosperity Church Road, or
 2. Place into escrow with the City the cost of constructing these sidewalks so that they may be constructed by the City simultaneously with the construction of the sidewalk adjacent to Prosperity Church Road.
 The final decision to be agreed to by the project manager for the Prosperity Church Road widening project.

Tree Protection Area:
All existing trees 8 inches in caliper or greater situated within the tree protection zone which do not interfere with proposed driveways, sidewalks and utilities shall be preserved in accordance with Section 21-45 of the Charlotte Tree Ordinance.

- Buffers:**
1. Trees within the Buffer areas will not be removed except where necessary due to the placement or location of driveways, utilities, drainage pipes or channels, the limits of construction as shown on these Plans, sight triangles, monument signs and sidewalk connections.
 2. In the event that the adjoining property to the North should incur a change in use or zoning that would change or eliminate the Buffer requirements, the Buffer requirements and the building envelope for this area will be modified or eliminated accordingly for the sole purpose of creating thirty (30) additional parking spaces. Existing trees beyond the limit of the additional parking will not be removed.
 3. Planting of the Buffer area along the property line of the adjoining multifamily development will be accomplished as part of the initial development of the site, even if the portion of the site adjacent to the multi-family development is not immediately occupied by a building.
 4. Buffer areas established on the site to the provisions of Section 12.302 and to the provisions of Paragraphs 1, 2 and 3 of this section.

Landscaping:
The Site will comply with Chapter 21 of the Charlotte City Code. The proposed planting shown on the Plan is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.

- Storm Water Management:**
1. Petitioner agrees to provide storm water detention for the 25, 50, and 100 year storm events such that post development runoff rates do not exceed what would have been produced by development under the current zoning for this Site (R-3).
 2. Storm water detention ponds shall not be allowed within any setback area or buffer area.
 3. The size and location of the storm water detention facility shown on the plan is schematic in nature and may be altered and/or modified during design development and construction document phases.



Revised 10-15-99
Revised 01-09-01 Administrative revision - Lighting
FOR PUBLIC HEARING PETITION NO. 99-117

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: January 25, 2001
 BY: MARTIN R. CRAMTON, JR.

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

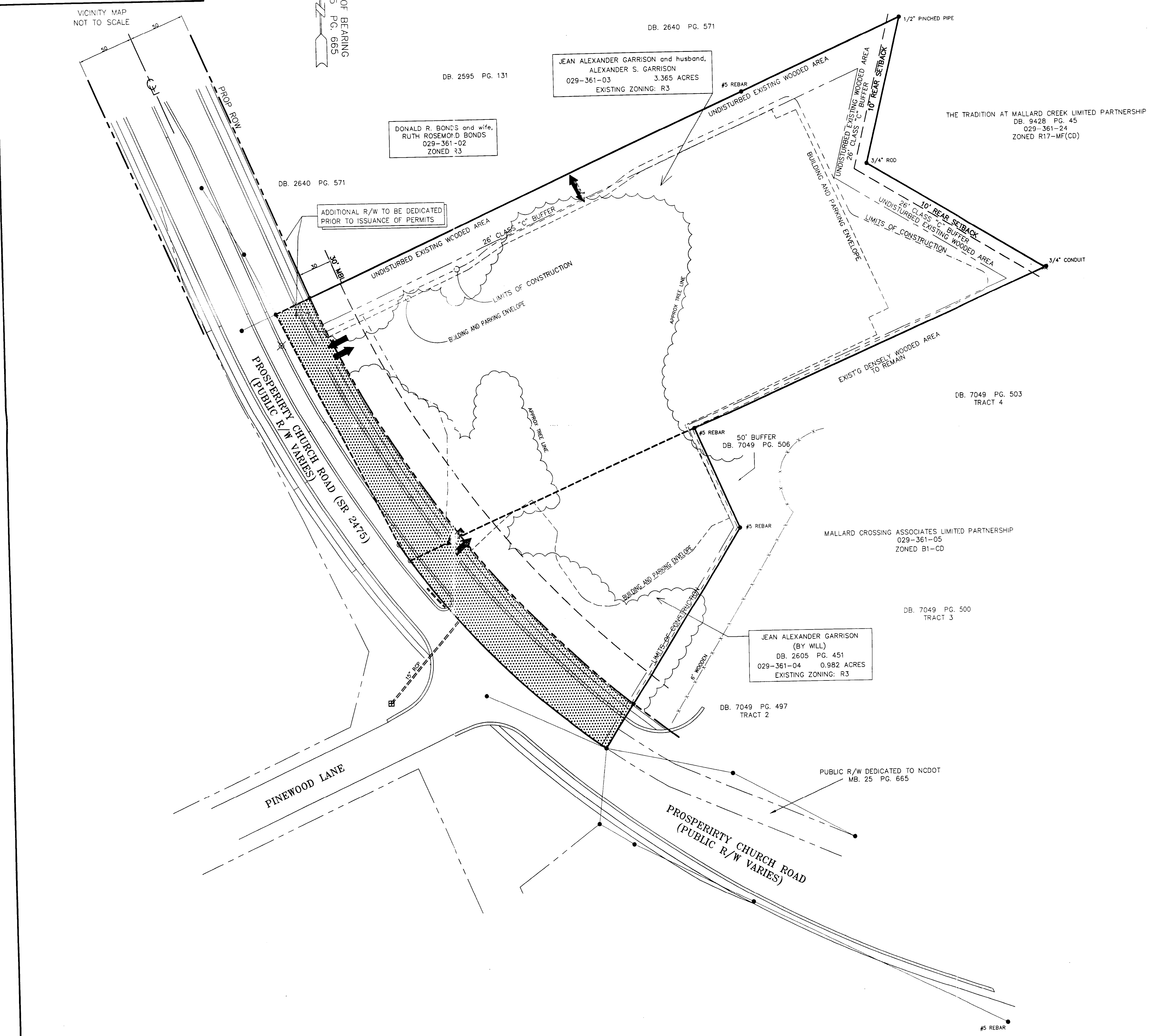
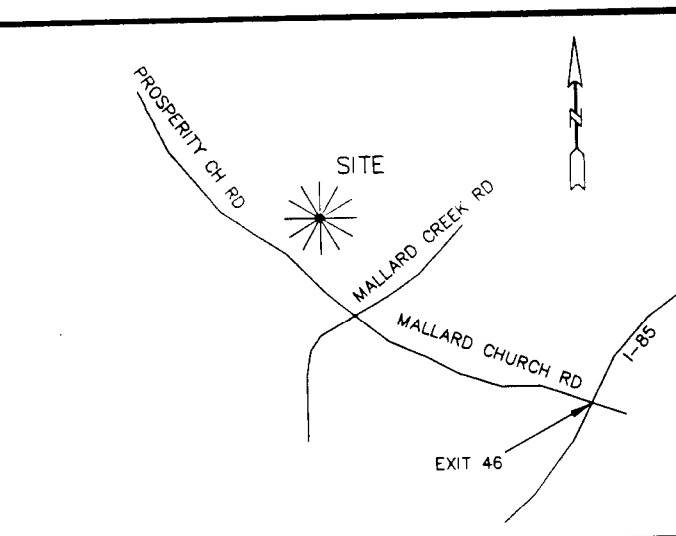
DATE: January 25, 2001

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 99-117 by Fisher Harriss Development Co.

Attached is a revised conditional plan for the above petition. Specifically Note 1 under lighting has been revised to remove the 16-foot height restriction along the eastern portion of the site to allow two 25-foot high lights, which the adjoining neighbor is in agreement to. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy. **Note all other ordinance requirements still apply to this site.**



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