

PROSPERITY CHURCH ROAD SITE

PETITIONER: The McApline Group LLC
1201 Kowliworth Avenue
Charlotte, NC 28204
704.362.2400

LAND PLANNER: LandDesign, Inc.
223 North Graham St.
Charlotte, North Carolina 28202
704.333.0325

SURVEYOR: Meade - Currell
Engineering & Surveying, p.c.
500-K Clanton Road
Charlotte, North Carolina 28217
704.525.2008

SITE DATA

TOTAL SITE AREA: +/- 15.4 ACRES (PROPERTY AREA)
+/- 14.3 ACRES (Area minus Road R.O.W.)

EXISTING ZONING: R-3 SINGLE FAMILY

EXISTING USES: Vacant

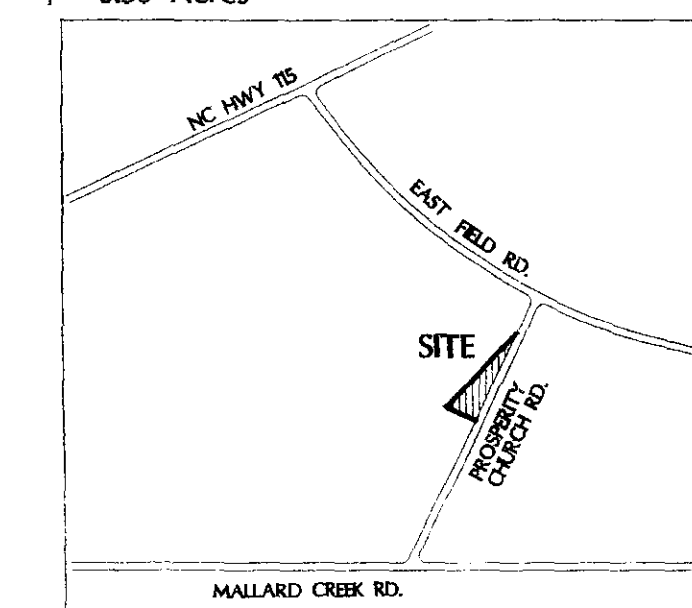
PROPOSED ZONING: R-8MF(CD) MULTIFAMILY

PROPOSED USES: TOWNHOMES FOR SALE

Max. No. of Units: 114
Overall Site Density: 7.7 DUA
Common Open Space: +/- 8.35 Acres

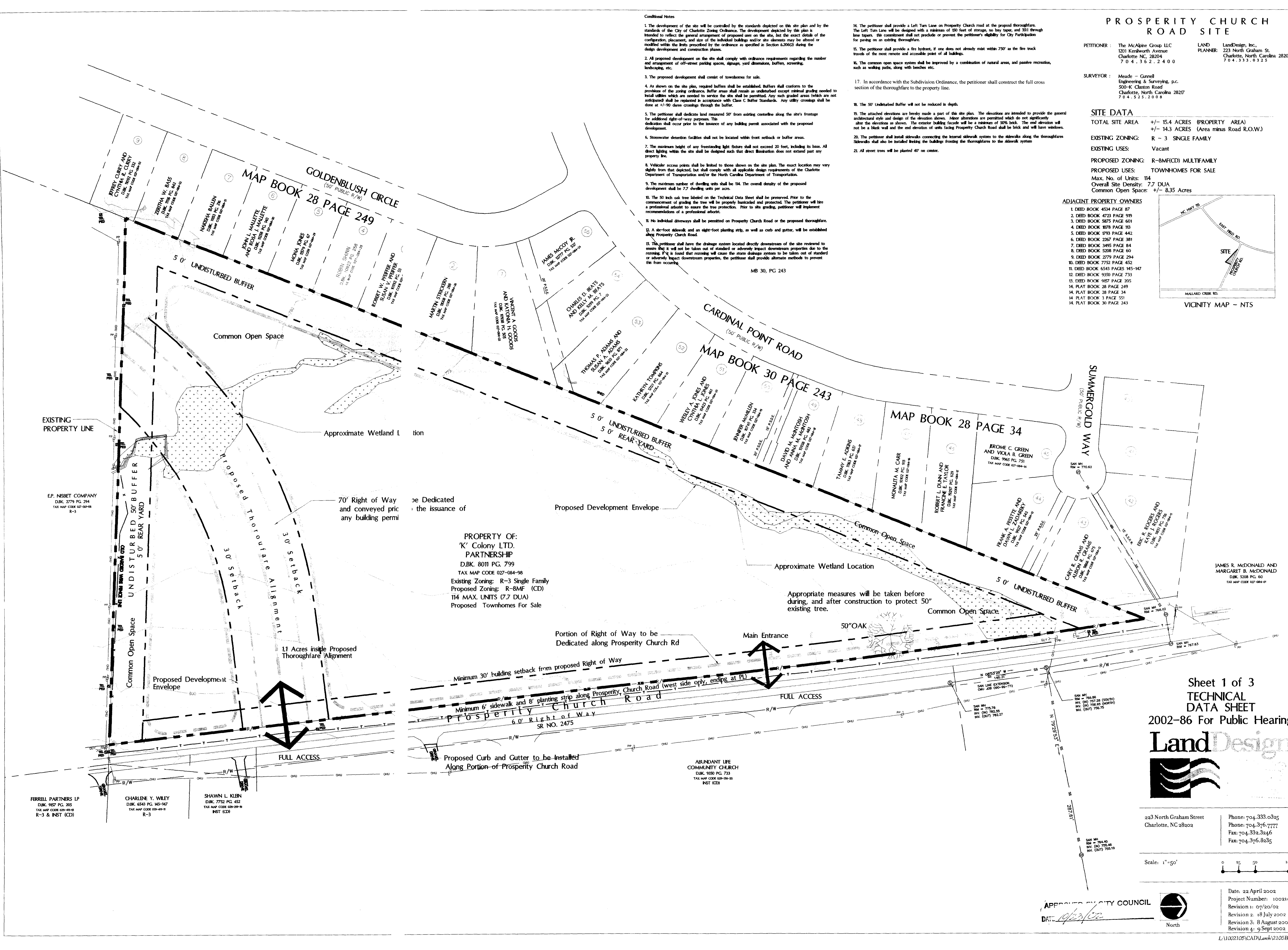
ADJACENT PROPERTY OWNERS

1. DEED BOOK 4534 PAGE 87
2. DEED BOOK 4723 PAGE 919
3. DEED BOOK 5875 PAGE 601
4. DEED BOOK 5078 PAGE 183
5. DEED BOOK 1793 PAGE 442
6. DEED BOOK 2267 PAGE 381
7. DEED BOOK 3495 PAGE 84
8. DEED BOOK 5208 PAGE 60
9. DEED BOOK 2779 PAGE 294
10. DEED BOOK 7732 PAGE 452
11. DEED BOOK 6543 PAGES 145-147
12. DEED BOOK 9350 PAGE 733
13. DEED BOOK 9167 PAGE 205
14. PLAT BOOK 28 PAGE 249
15. PLAT BOOK 28 PAGE 34
16. PLAT BOOK 3 PAGE 551
17. PLAT BOOK 30 PAGE 243



Conditional Notes

1. The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement, and size of the individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) during the design development and construction phases.
2. All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, buffers, screening, landscaping, etc.
3. The proposed development shall consist of townhomes for sale.
4. As shown on the site plan, required buffers shall be established. Buffers shall conform to the provisions of the zoning ordinance. Buffer areas shall remain as undisturbed except minimal grading needed to install utilities which are needed to service the site shall be permitted. Any such graded areas which are not undisturbed shall be replanted in accordance with Class C Buffer Standards. Any utility crossings shall be done at +/- 90 degree crossings through the buffer.
5. The petitioner shall dedicate land measured 50' from existing centerline along the site's frontage for additional light-of-way purposes. This dedication shall occur prior to the issuance of any building permit associated with the proposed development.
6. Stormwater detention facilities shall not be located within front setback or buffer areas.
7. The maximum height of any freestanding light fixture shall not exceed 20 feet, including its base. All direct lighting within the site shall be designed such that direct illumination does not extend past any property line.
8. Vehicular access points shall be limited to those shown on the site plan. The exact location may vary slightly from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
9. The maximum number of dwelling units shall be 114. The overall density of the proposed development shall be 7.7 dwelling units per acre.
10. The 50 inch oak tree labeled on the Technical Data Sheet shall be preserved. Prior to the commencement of grading the tree will be properly banded and protected. The petitioner will hire a professional arborist to assure the tree protection. Prior to site grading, petitioner will implement recommendations of a professional arborist.
11. No individual driveways shall be permitted on Prosperity Church Road or the proposed thoroughfare.
12. A six-foot sidewalk and an eight-foot planting strip, as well as curb and gutter, will be established along Prosperity Church Road.
13. The petitioner shall have the drainage system located downstream of the site reviewed to ensure that it will not be taken out of standard or adversely impact downstream properties due to the rezoning. If it is found that rezoning will cause the storm drainage system to be taken out of standard or adversely impact downstream properties, the petitioner shall provide alternate methods to prevent the from occurring.
14. The petitioner shall provide a Left Turn Lane on Prosperity Church road at the proposed thoroughfare. The Left Turn Lane will be designed with a minimum of 150 feet of storage, no bay taper, and 35ft through lane taper. This constraint shall not preclude or prevent the petitioner's eligibility for City Participation for paving on an existing thoroughfare.
15. The petitioner shall provide a fire hydrant, if one does not already exist within 750' as the fire truck travels of the most remote and accessible point of all buildings.
16. The common open space system shall be improved by a combination of natural areas, and passive recreation, such as walking paths, along with benches etc.
17. In accordance with the Subdivision Ordinance, the petitioner shall construct the full cross section of the thoroughfare to the property line.
18. The 50' Undisturbed Buffer will not be reduced in depth.
19. The attached elevations are hereby made a part of this site plan. The elevations are intended to provide the general architectural style and design of the elevation shown. Minor alterations are permitted which do not significantly alter the elevations as shown. The exterior building facade will be a minimum of 50% brick. The roof elevation will not be a black wall and the end elevation of units facing Prosperity Church Road shall be brick and will have windows.
20. The petitioner shall install sidewalks connecting the internal sidewalk system to the sidewalks along the thoroughfare. Sidewalks shall also be installed linking the buildings fronting the thoroughfare to the sidewalk system.
21. All street trees will be planted 40' on center.

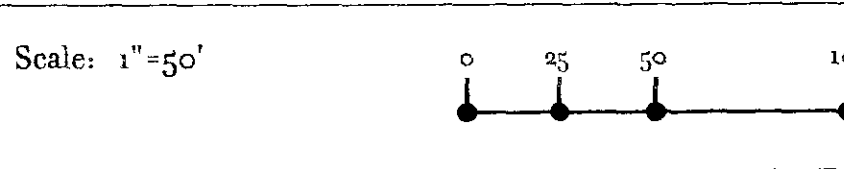


PROPERTY OF:
'K' Colony LTD.
PARTNERSHIP
D.B.K. 8011 PG. 799
TAX MAP CODE 027-084-98
Existing Zoning: R-3 Single Family
Proposed Zoning: R-8MF (CD)
114 MAX. UNITS (7.7 DUA)
Proposed Townhomes For Sale

Sheet 1 of 3
TECHNICAL DATA SHEET
2002-86 For Public Hearing



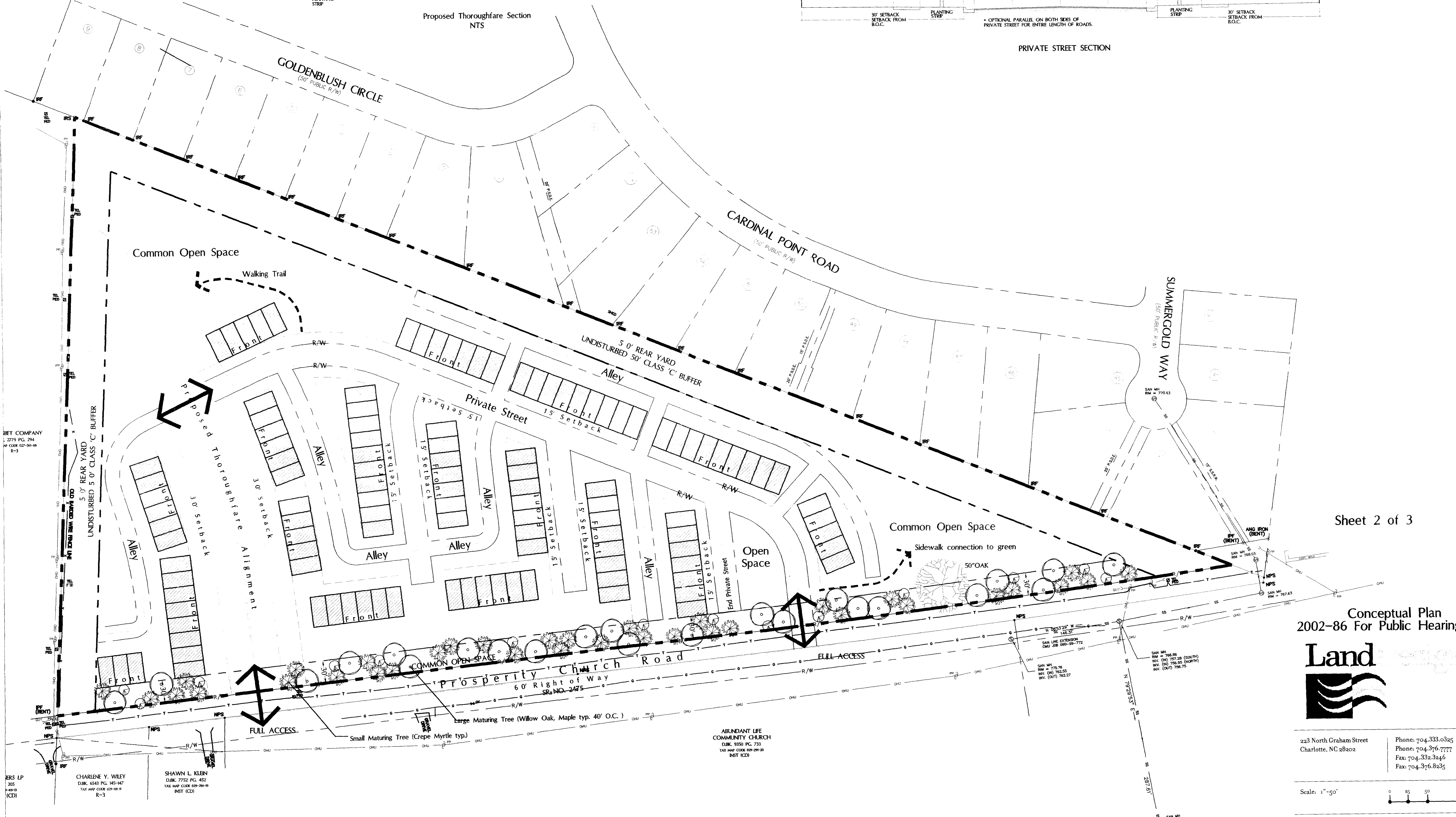
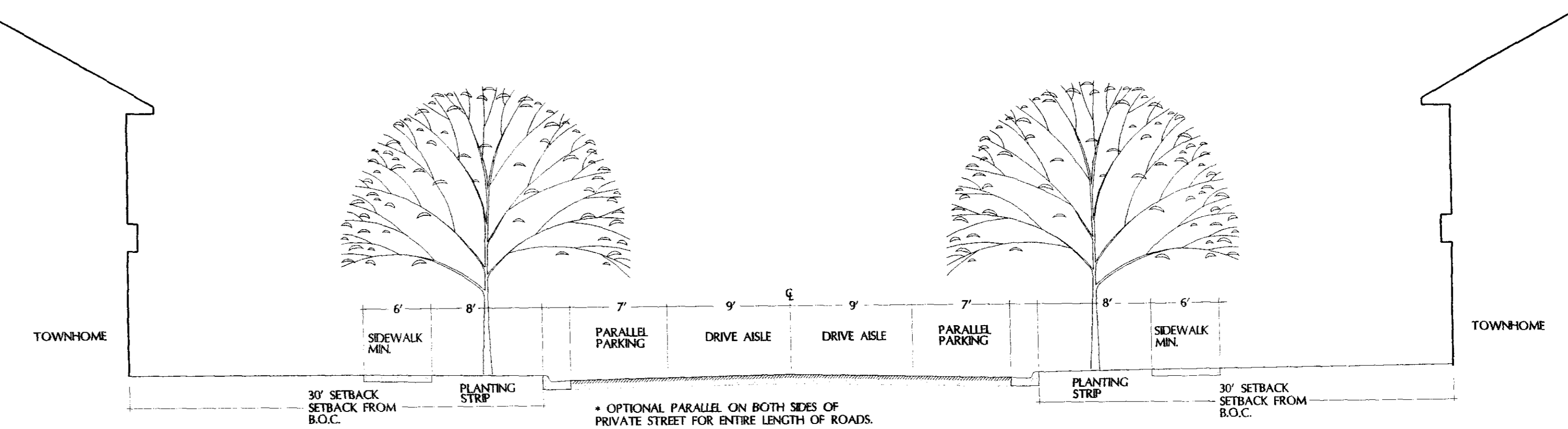
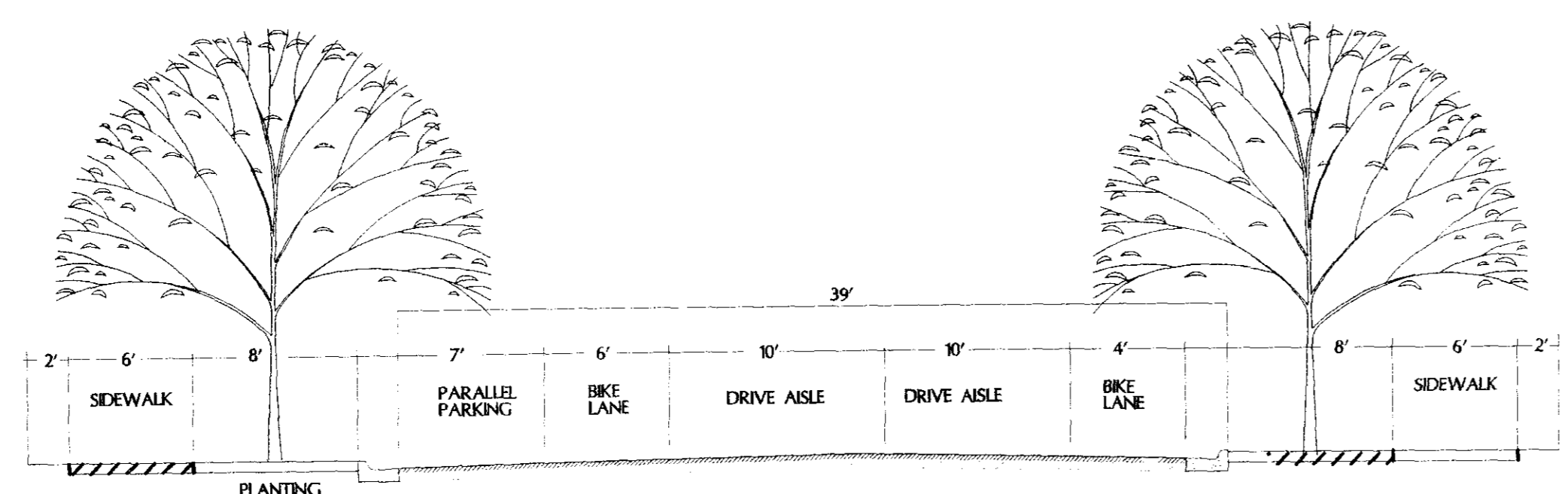
223 North Graham Street
Charlotte, NC 28202
Phone: 704-333-0345
Phone: 704-376-7777
Fax: 704-333-3246
Fax: 704-376-8235



APPROVED BY CITY COUNCIL
DATE: 10/2/02

North

Date: 22 April 2002
Project Number: 1002105
Revision 1: 07/20/02
Revision 2: 18 July 2002
Revision 3: 8 August 2002
Revision 4: 9 Sept 2002

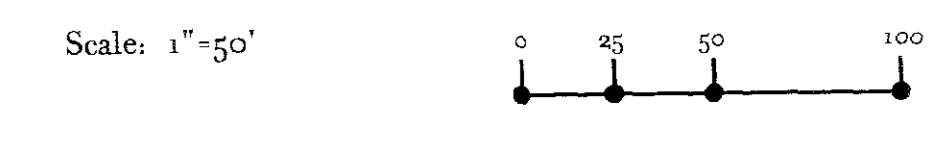


Sheet 2 of 3

Conceptual Plan
2002-86 For Public Hearing



223 North Graham Street
Charlotte, NC 28202
Phone: 704.333.0325
Phone: 704.376.7777
Fax: 704.332.3246
Fax: 704.376.8235



Date: 22 April 2002
Project Number: 1002105
Revision 1: 06/20/02
Revision 2: 18 July 2002
Revision 3: 8 August 2002

Note: This Plan is Conceptual in Nature and Subject to change.

APPROVED BY CITY COUNCIL
Date: 10/23/02

BET COMPANY
2279 PG. 294
BY CODE 02-28-08
R-3

ERS LP
205
48-0
(CD)

CHARLENE Y. WILEY
D.B.K. 6543 P.L. 145-147
TAX MAP CODE 029-08-01
R-3

SHAWN L. KLEIN
D.B.K. 7752 PG. 452
TAX MAP CODE 029-29-19
INST. (CD)

ABUNDANT LIFE
COMMUNITY CHURCH
D.B.K. 9350 PG. 733
TAX MAP CODE 029-29-20
INST. (CD)



Conceptual Plan
2002-86 For Public Hearing

LandDesign



223 North Graham Street
Charlotte, NC 28202

Phone: 704.333.0325

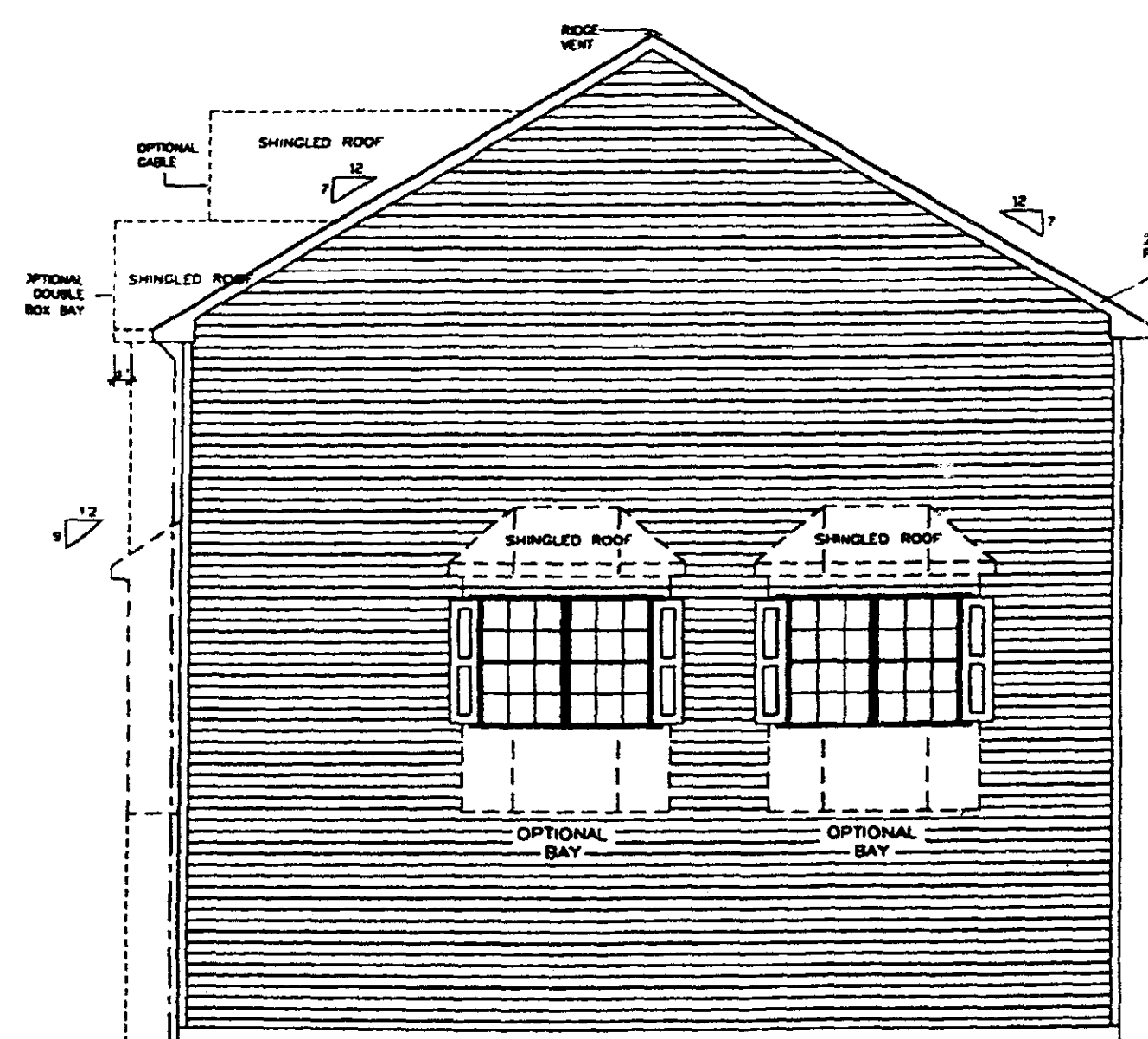
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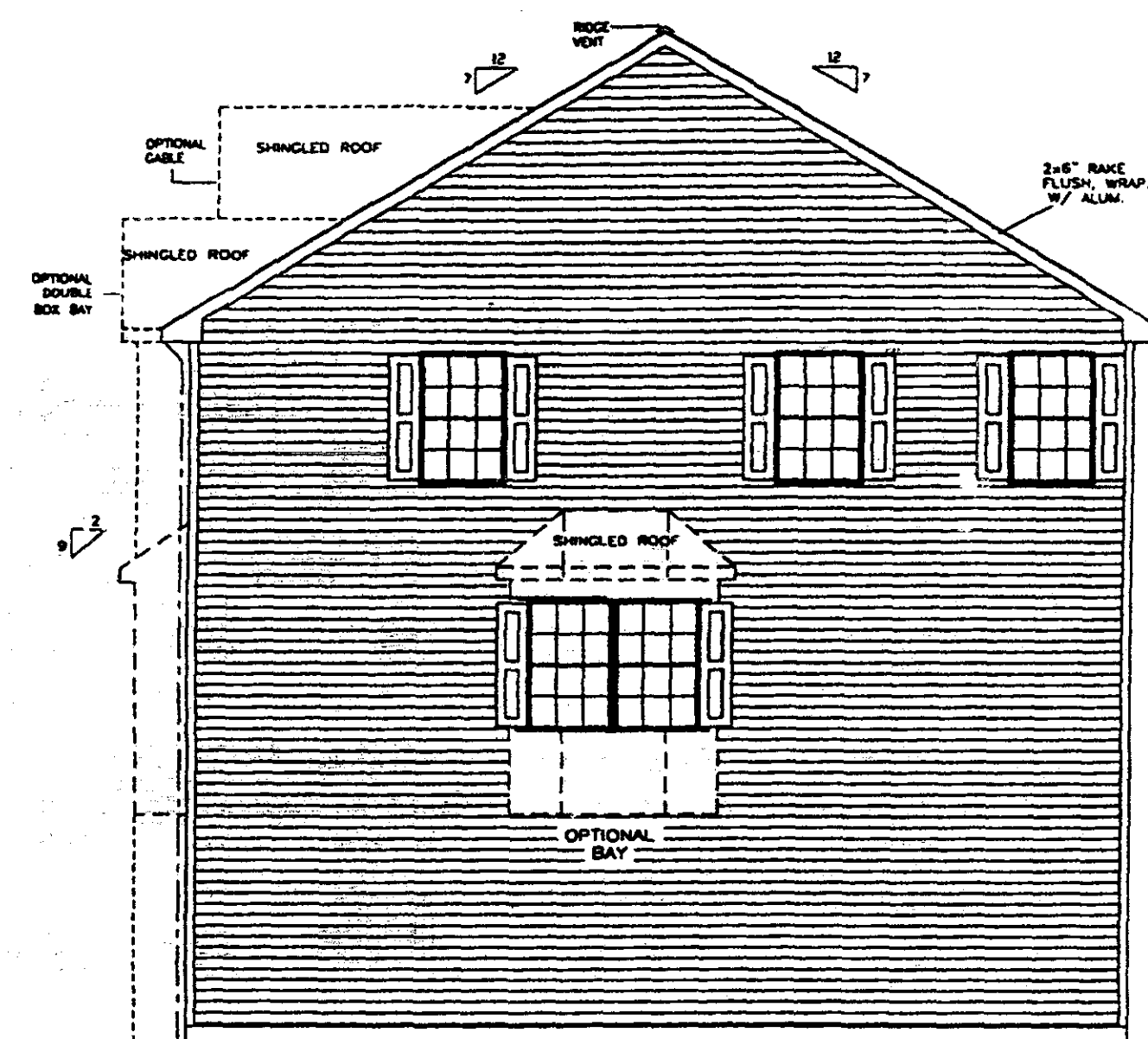
Fax: 704.376.8235

Avondale

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END UNIT ELEVATION
Kitchen Front Condition



END UNIT ELEVATION
Kitchen Rear Condition

Sheet 3 of 3

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