

EASTFIELD VILLAGE

City of Charlotte
Mecklenburg County, North Carolina



1043 East Morehead Street • Suite 202 704/333-2393
Charlotte, North Carolina 28204 Fax: 704/333-2394

TECHNICAL DATA LEGEND

- PROPOSED OPEN SPACE & GREEN WAY
- MX2 ZONING BOUNDARIES - TOWNHOMES 1 & 2
- MX2 ZONING BOUNDARIES - SINGLE FAMILY 1 & 2
- NS ZONING BOUNDARIES - OFFICE / RETAIL
- ASSUMED EXISTING EASTFIELD & PROSPERITY CHURCH ROAD CENTER LINE
- PROPOSED RIGHT OF WAY
- SETBACK
- EXISTING POND EDGE

CALL TABLE

COURSE	BEARING	DISTANCE
L1	N 07°07'04"W	28.42'
L2	N 07°58'11"W	100.74'
L3	N 41°25'31"E	100.00'
L4	N 42°36'31"E	100.00'
L5	N 44°17'31"E	100.00'
L6	N 45°03'11"E	100.00'
L7	N 45°40'31"E	82.50'
L8	N 46°55'28"E	218.56'
L9	N 35°39'12"E	65.00'
L10	S 60°14'43"W	78.02'
L11	N 60°13'46"E	144.91'
L12	S 08°59'00"W	109.68'
L13	S 08°52'05"W	35.27'
L14	S 56°20'11"W	67.53'
L15	N 45°10'07"W	41.47'
L16	S 70°18'38"W	75.62'

GENERAL NOTES:

- PRELIMINARY BOUNDARY SURVEY IS BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED IN FIELD ON DATE OF SURVEY.
- BEARING BASIS IS NORTH CAROLINA STATE PLANE GRID (NAD 83).
- VERTICAL DATUM IS BASED ON CITY OF CHARLOTTE GEODETIC STATION "639". PUBLISHED ELEVATION IS 804.72 FT.
- BOUNDARY SURVEY OF SUBJECT PARCELS IS PRELIMINARY AND SUBJECT TO LATER REVISIONS. AREA OF SUBJECT PARCELS AS SHOWN HEREON IS ALSO PRELIMINARY.
- RIGHT-OF-WAY LIMITS FOR EASTFIELD ROAD AND PROSPERITY CHURCH ROAD HAVE NOT YET BEEN DETERMINED.
- MINIMUM BUILDING & PARKING SETBACKS ON PROSPERITY CHURCH ROAD & EASTFIELD ROAD SHALL BE 14'-0" FROM BACK OF CURB (EXCEPT SHALL NOT ENCR OACH STREET RIGHT-OF-WAY).

SITE SUMMARY

PROPOSED ZONING: NS AND MX-2 INNOVATIVE

LAND SUMMARY:

GROSS SITE AREA:	58.5 ACRES
ROW DEDICATION AREA:	3.1 ACRES
NET SITE AREA:	55.4 ACRES

LANDUSE SUMMARY:

LANDUSE	SITE AREA	BUILDING AREA
NEIGHBORHOOD SERVICE:	13.7 ACRES	SEE BELOW
OFFICE:		5,000 SF
DAYCARE:		200 STUDENTS
TOWNHOME:		10 UNITS
RETAIL:		79,000 SF
MX-2		
TOWNHOME:	12.6 ACRES	135 UNITS
SINGLE FAMILY RESIDENTIAL:	18.5 ACRES	60 UNITS
OPEN SPACE:	10.6 ACRES	

TOTAL SITE AREA: 55.4 ACRES

FOR PUBLIC HEARING

TECHNICAL DATA SHEET
ZONING PETITION NO. 2002-89

LandDesign



Childrey Robinson Associates & Walter Fields Group

APPROVED BY CITY COUNCIL

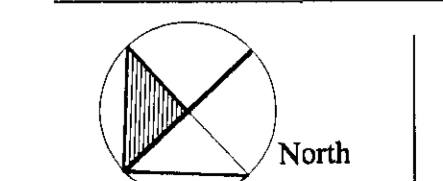
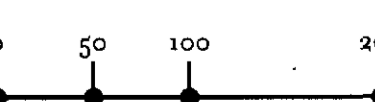
DATE 4/18/02

223 North Graham Street
Charlotte, NC 28202

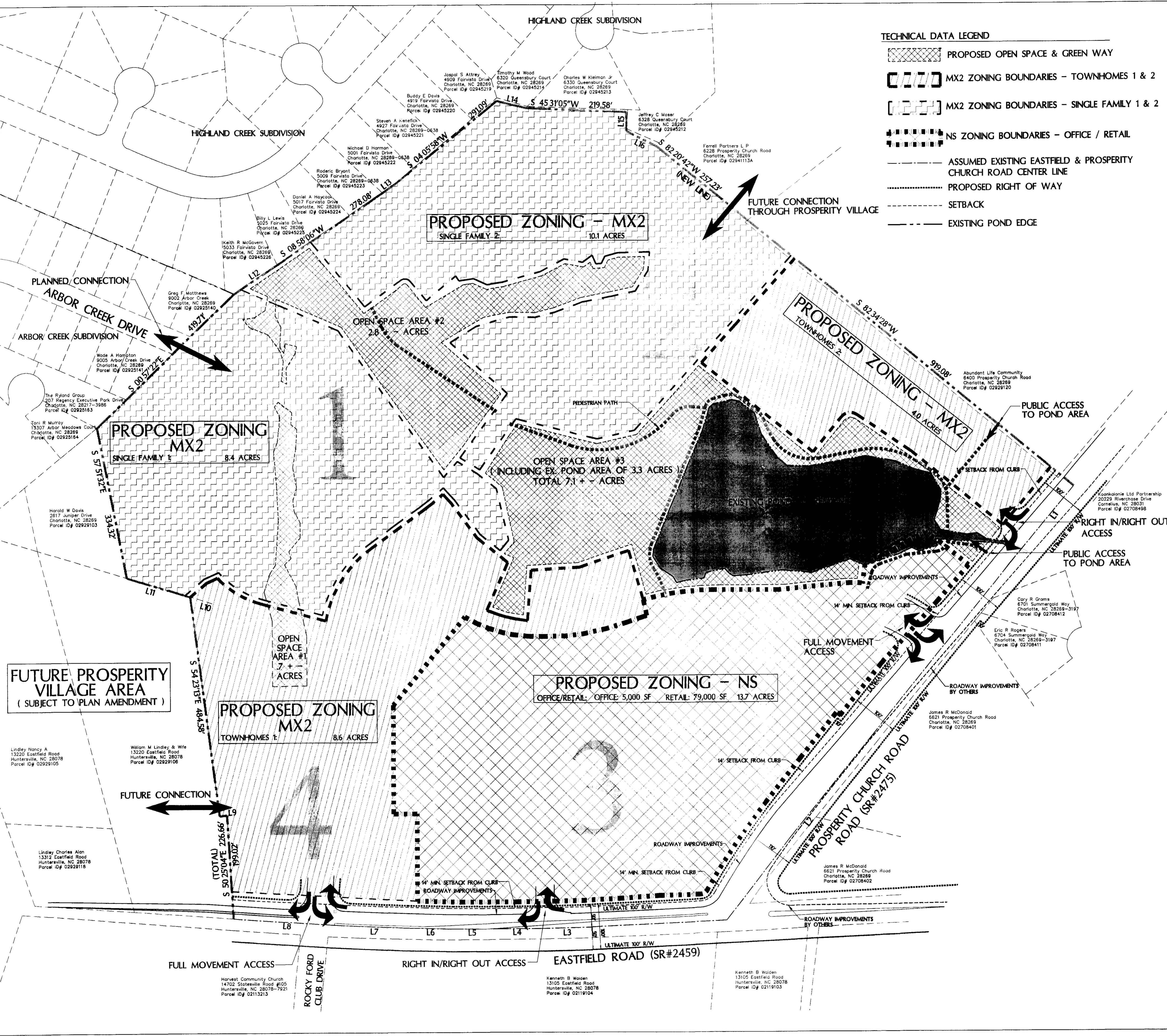
Phone: 704.333.0325
Phone: 704.376.7777
Fax: 704.332.3246
Fax: 704.376.8235

SHEET 1 of 4

Scale: 1"=100'-0"



Date: 04-22-02
Project Number: 1002065
Revision 1: 06-19-02
Revision 2: 10-23-02
Revision 3: 11-19-02
Revision 4: 01-28-03



FUTURE PROSPERITY VILLAGE AREA
(SUBJECT TO PLAN AMENDMENT)

Lindley Nancy A
13200 Eastfield Road
Huntersville, NC 28078
Parcel ID# 02929105

Lindley Charles Alan
13312 Eastfield Road
Huntersville, NC 28078
Parcel ID# 02929118

William M Lindley & Wife
13220 Eastfield Road
Huntersville, NC 28078
Parcel ID# 02929106

Harvest Community Church
14702 Statesville Road #105
Huntersville, NC 28078-7921
Parcel ID# 02113213

Kenneth B Walden
13105 Eastfield Road
Huntersville, NC 28078
Parcel ID# 02119104

Kenneth B Walden
13105 Eastfield Road
Huntersville, NC 28078
Parcel ID# 02119103

James R McDonald
6621 Prosperity Church Road
Charlotte, NC 28269
Parcel ID# 02708401

Eric R Rogers
6704 Summergale Way
Charlotte, NC 28269-3197
Parcel ID# 02708411

Dary R Grams
6701 Summergale Way
Charlotte, NC 28269-3197
Parcel ID# 02708412

Konstantine Ltd Partnership
20229 Riverchase Drive
Cornelius, NC 28031
Parcel ID# 02708498

Abundant Life Community
8400 Prosperity Church Road
Charlotte, NC 28269
Parcel ID# 02929120

Ferrell Partners L.P.
6228 Prosperity Church Road
Charlotte, NC 28269
Parcel ID# 0294113A

Jeffrey C Moser
6328 Queensbury Court
Charlotte, NC 28269
Parcel ID# 02945212

Charles W Kleiman Jr
6330 Queensbury Court
Charlotte, NC 28269
Parcel ID# 02945213

Timothy M Wood
6320 Queensbury Court
Charlotte, NC 28269
Parcel ID# 02945214

Josiah S Altrey
4509 Fairvista Drive
Charlotte, NC 28269
Parcel ID# 02945219

Buddy E Davis
4919 Fairvista Drive
Charlotte, NC 28269
Parcel ID# 02945220

Steven A Henefick
4927 Fairvista Drive
Charlotte, NC 28269-0638
Parcel ID# 02945221

Michael D Harmon
5001 Fairvista Drive
Charlotte, NC 28269-0636
Parcel ID# 02945223

Roderic Bryant
5009 Fairvista Drive
Charlotte, NC 28269-0638
Parcel ID# 02945223

Daniel A Haycock
5017 Fairvista Drive
Charlotte, NC 28269
Parcel ID# 02945224

Billy L Lewis
5025 Fairvista Drive
Charlotte, NC 28269
Parcel ID# 02945226

Keith R McGovern
5033 Fairvista Drive
Charlotte, NC 28269
Parcel ID# 02945228

Greg F Matthews
9002 Arbor Creek
Charlotte, NC 28269
Parcel ID# 02925140

Wade A Hampton
9005 Arbor Creek Drive
Charlotte, NC 28269
Parcel ID# 02925141

The Ryland Group
207 Regency Executive Park Drive
Charlotte, NC 28217-3988
Parcel ID# 02925163

Toni R Murray
13307 Arbor Meadows Court
Charlotte, NC 28269
Parcel ID# 02925164

Harold W Davis
2617 Juniper Drive
Charlotte, NC 28269
Parcel ID# 02925163

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MIXED USE DEVELOPMENT CONDITIONAL NOTES:

Eastfield Village Mixed Use Development Conditional Notes

This petition proposes the development of a mixed use development containing a mixture of residential, employment, retail, and open space uses. This concept has been developed to further the objectives of the adopted Prosperity Village Plan and the Northeast District Plan. It incorporates the extension and interconnection of needed street network and the improvement of Prosperity Church Rd. as called for in the Plan. It has been designed taking into account the topography of the site and has incorporated open space elements to protect environmentally sensitive areas. It will provide for a variety of residential types and densities, with higher densities focused toward the center of the site and lower densities transitioning to the existing community fabric.

- Development of the site will be controlled by the standards depicted on the Technical Data Sheet and by the standards of the Charlotte Zoning Ordinance. The schematic development depicted on the Illustrative Site Plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. This proposal is intended to enable the development of a mixed use development composed of retail and service uses, office uses, single family attached, and single family detached housing interconnected with open space, pedestrian, and vehicular linkages.
- The site may be developed for any uses allowed in the NS and MX-2 district as allowed by the ordinance in accordance with the standards of those districts and the restrictions of this site plan as noted below. The Petitioner will construct a mixed-use development in general conformity with the Illustrative Site Plan with a special emphasis on the use of reduced street front setbacks and arrangement of buildings along Prosperity Church Rd. and Eastfield Rd. to focus attention at the center of the site. Further, the Petitioner will provide pedestrian connections from within the site to other site elements and uses and to public sidewalks, balancing the need for vehicular as well as pedestrian access. The Petitioner may place retail uses within office buildings on the site as well as within the retail area in order to further the mixed-use nature of the so long as the retail floor area does not exceed the total retail floor area for the site as stated on the site data table.
- Residential densities may vary in different portions of the site in keeping with the various dwelling types. However, within the NS area of the site the residential density shall be controlled by the standards of that district and the density of the areas within the MX-2 portion of the site will be limited to the number of dwelling units specified by on the Technical Data Sheet. As many as 15 residential units may be added within the NS portion of the site. Residential uses may be located within any portion of the site including retail and office areas as a mixed use on the site and within mixed use structures. Uses within the NS area of the site may include neighborhood oriented uses such as a supermarket, dry cleaners, personal services, restaurant, or similar uses. The site will be restricted from use as a gas station or any restaurant with a drive through service. There will be no direct access from any out parcel to the site. The uses that may be located separated from the main structure will be designed as part of the overall development in terms of consistent landscaping, signage, and architectural style. More than one use or type of use may locate in any structure on the site except that no office or commercial uses will be allowed in the single-family area depicted on the Technical Data Sheet.
- Buffer areas will be developed in accordance with Sect. 12.302. Required buffers on the site may be eliminated or reduced if the adjoining parcels are rezoned such that buffers are no longer required or are of less required width. A 22' Class C buffer will be provided along the northeast edge of the site. Minimum required buffer widths may be reduced per Section 12.302(8). Additional landscape screening and/or berms will be used to screen any parking fields fronting on Eastfield Rd and Prosperity Church Rd.
- The petitioner hereby incorporates additional development conditions relating to the easterly edge of the site that borders against the existing Arbor Creek and Highland Creek subdivisions. These conditions are set forth as the Arbor Creek Development Conditions and the Highland Creek Development Conditions and are graphically depicted on Sheet 4 of the Petition.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. Detention will not be located within any setbacks along Prosperity Church or Eastfield Roads or between the buildings and Prosperity Church or Eastfield Roads. The petitioner shall evaluate the change in downstream water surface elevation such that the 100-1 building restriction flood boundary will not be increased on adjacent properties, in particular the residential area along Arbor Creek Drive and Fairvista Drive. Any increase in the 100 year event water surface elevation shall be mitigated by the developer using storm water detention or system improvements.
- Any detached lighting in the nonresidential portion of the site will be limited to 25' in height and will be limited to 20' within the residential portions of the site.
- Signage will be permitted in accordance with applicable Zoning standards. There will be one (1) one project identification sign on Eastfield Road and one (1) project identification sign on Prosperity Church Road. These signs will be limited to 100 sq. ft. in area and 10' in height. Outparcel signage will be restricted to monument type signs and will be limited to 50 sq. ft. in area and 7' in height. Signage will be allowed as entrance features for the residential portions of the development.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance. Parking areas to serve uses on the site will be sited generally toward the center of development sites so that buildings may orient to either internal or external streets. Parking will not be located between buildings and the street along Prosperity Church Rd. and Eastfield Rd., except as shown on the schematic site plan.
- The Petitioner has agreed to transportation improvements on Eastfield Road and Prosperity Church Road as described under the Transportation Commitments on Sheet 4 which is hereby incorporated into this petition.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning Ordinance.
- No wall packs will be installed on buildings within the site.
- Access to the site will be provided by connections to Prosperity Church Rd., Eastfield Rd., and Arbor Creek Dr. as well as numerous connections to the newly constructed streets within the site as generally depicted on the Illustrative Site Plan. All driveway and street connections are subject to approval by NCDOT and/or CDOT depending on the jurisdiction.
- All dumpsters on the site will be screened with either a solid enclosure with gates or incorporated into building architecture.
- The small pond on the site will remain in the approximate location, shape and, size as shown on the Technical Data Sheet, but will be reconstructed and partially reconfigured for dam safety and water quality purposes.

- The site may accommodate as many as three "outparcels" within the nonresidential portion of the site. These sites may be conveyed by ground lease or fee simple transfer. All other detached buildings will remain as part of the shopping center site.
 - The Petitioner will dedicate and/or convey right-of-way as described in Transportation Commitments on Sheet 4 provided that such dedication and/or conveyance will occur prior to the issuance of a Certificate of Occupancy for any building on the site. Any such dedication and/or conveyance will take the form of an instrument such as a quitclaim, non-warranty deed with appropriate reversion clause wherein the rights in the property or right of way so dedicated and/or conveyed will revert to the owner of the property without cost should the purpose for which the dedication and/or conveyance no longer exist and the responsible governmental authority abandons its use or need for the property.
 - Townhomes will be arranged so as to not present a rear yard toward Eastfield Rd. Up to 25 townhome units may have "Live/Work" uses as allowed in the MX-2-2 district, provided the work and living tenancies are the same.
 - The Petitioner will provide a pedestrian network throughout the site with sidewalks and trails connecting the various uses.
 - Roof-top mechanical equipment will be screened from public view from public streets or adjoining properties. Buildings will have windows, doors, or both facing onto internal streets.
 - Bicycle racks will be installed in the retail portion of the site.
 - Federal and state wetland agencies will be contacted prior to any grading.
 - Within the MX-2 portion of the site, the Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
Street right-of-way widths,
Street type and construction standards,
Minimum lot size,
Setbacks and yards,
Off street parking, and
Lot width.
- Throughout this Rezoning Petition, the terms "Petitioner", "Petitioners", "Owner" or "Owners", shall, with respect to each component or development area or type within the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- April 19, 2007, initial submission.
Revised per Staff comments, June 21, 2007.
Revised per Staff comments July 11, 2007.
Revised per Staff comments on October 23, 2007
Revised per Staff comments on November 18, 2007

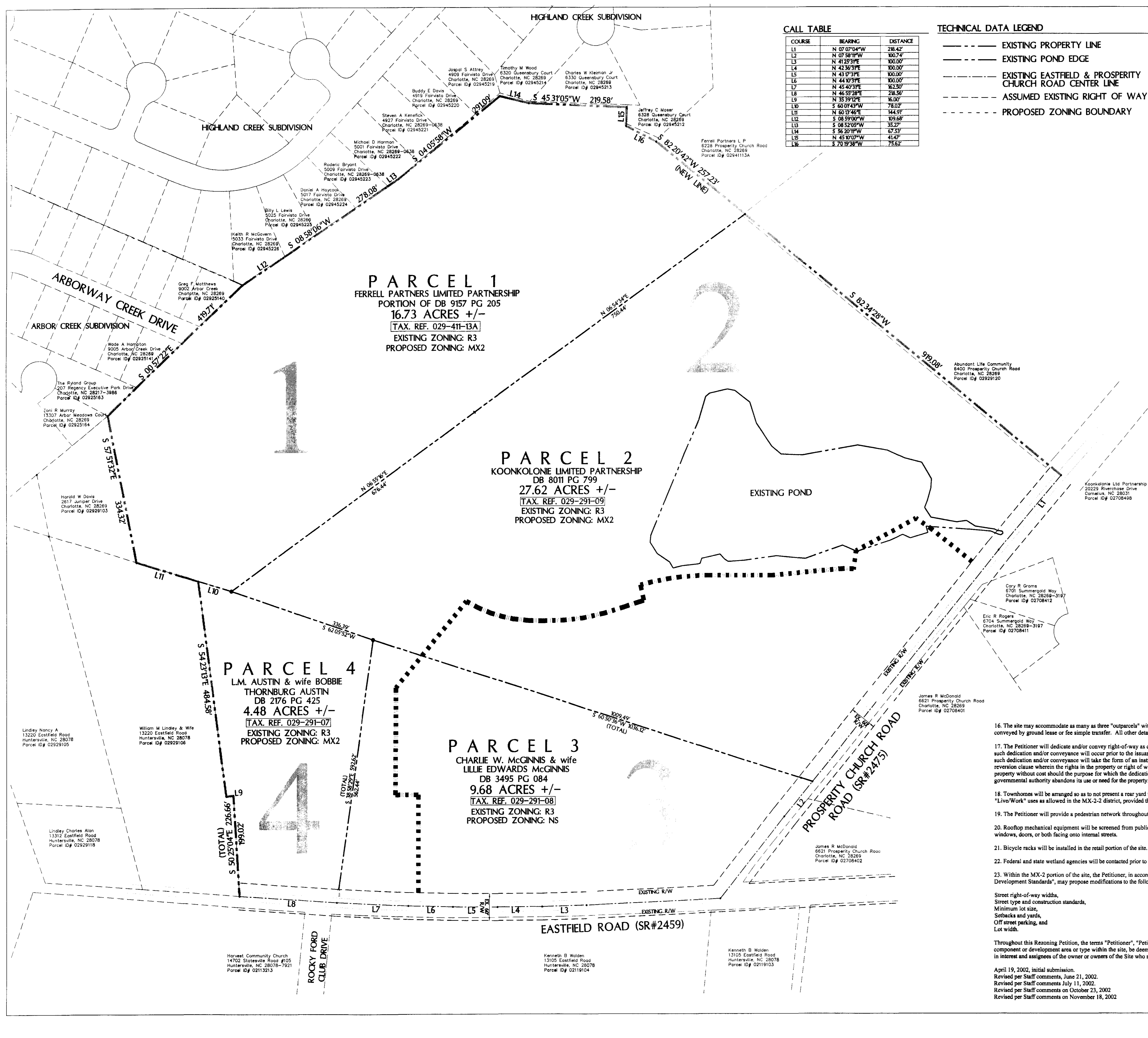
APPROVED BY CITY COUNCIL

DATE 11/16/07

Date: 04-22-02
Project Number: 1002065
Revision 1: 06-19-02
Revision 2: 10-23-02
Revision 3: 11-19-02
Revision 4: 01-28-03

COURSE	BEARING	DISTANCE
L1	N 07°04'44"W	288.42'
L2	N 07°58'11"W	100.74'
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L9	N 35°39'12"E	16.00'
L10	S 60°04'31"W	78.02'
L11	N 60°15'46"E	144.51'
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L14	S 56°20'11"W	67.53'
L15	N 45°10'00"W	41.47'
L16	S 70°19'34"W	75.62'

- ### TECHNICAL DATA LEGEND
- EXISTING PROPERTY LINE
 - EXISTING POND EDGE
 - EXISTING EASTFIELD & PROSPERITY CHURCH ROAD CENTER LINE
 - ASSUMED EXISTING RIGHT OF WAY
 - - - - PROPOSED ZONING BOUNDARY



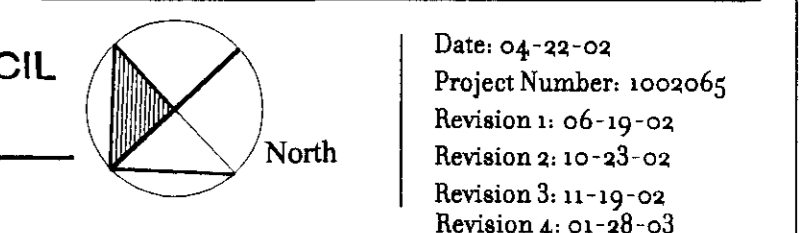
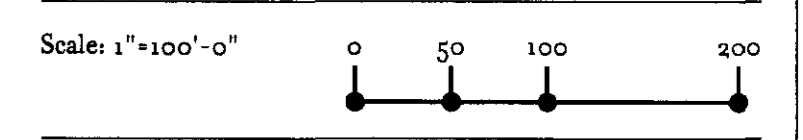
FOR PUBLIC HEARING
ZONING LINE BOUNDARY MAP
ZONING PETITION NO. 2002-89



Childrey Robinson Associates & Walter Fields Group

243 North Graham Street
Charlotte, NC 28202
Phone: 704.333.0325
704.376.7777
704.332.3246
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SHEET 2 of 4

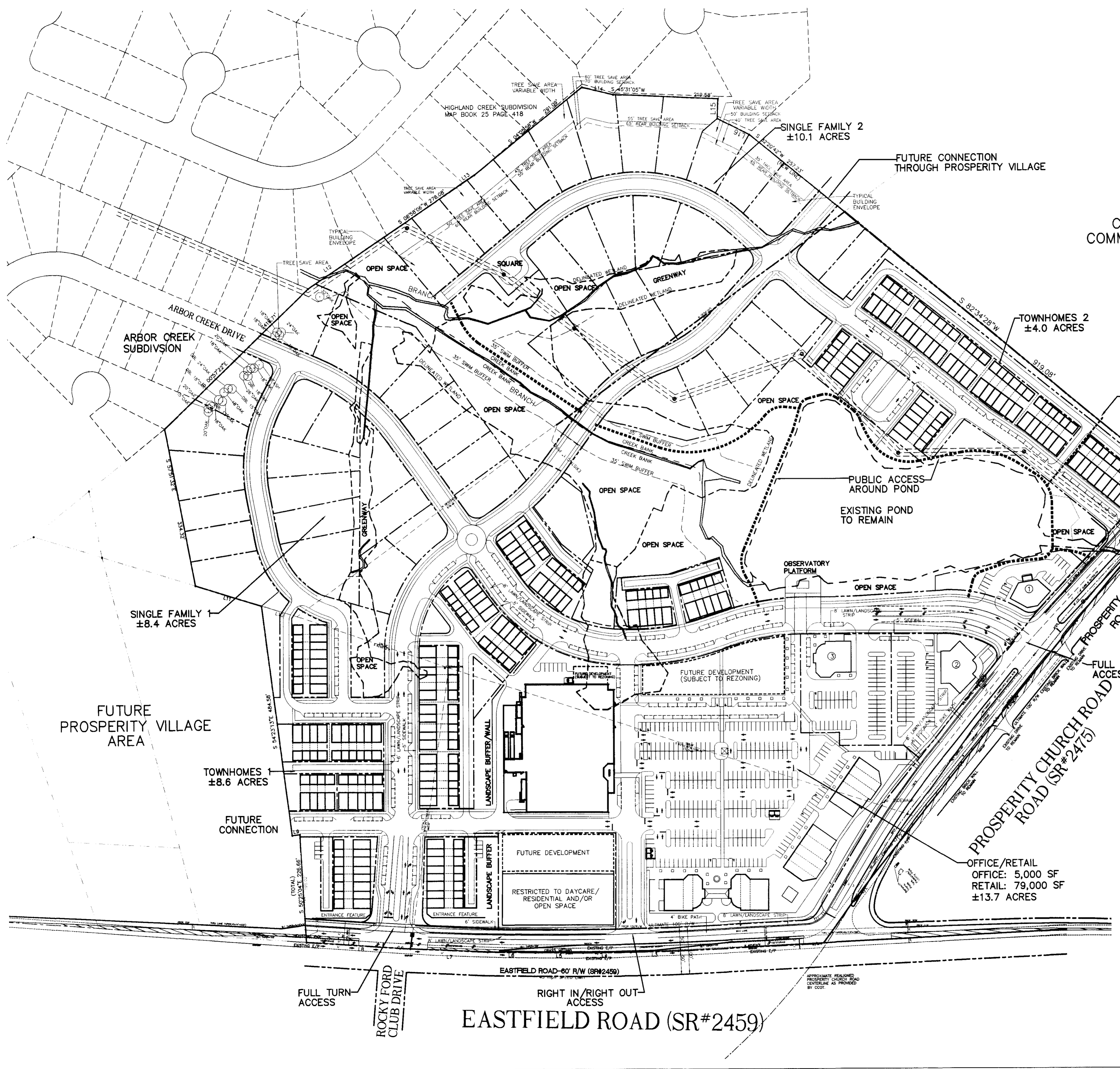


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City of Charlotte
Mecklenburg County, North Carolina



1043 East Morehead Street • Suite 202 Charlotte, North Carolina 28204
704/333-2393
704/333-2394



CROSSWAY
COMMUNITY CHURCH

PUBLIC ACCESS
FOR CHURCH

PUBLIC ACCESS
AROUND POND
EXISTING POND
TO REMAIN

RIGHT IN/RIGHT OUT
ACCESS
PUBLIC ACCESS
TO POND AREA

FULL TURN
ACCESS

PROSPERITY CHURCH ROAD (SR#2475)

EASTFIELD ROAD (SR#2459)

SITE SUMMARY

PROPOSED ZONING: NS AND MX-2 INNOVATIVE

LAND SUMMARY:

GROSS SITE AREA:	58.5 ACRES±
ROW DEDICATION AREA:	3.1 ACRES±
NET SITE AREA:	55.4 ACRES±

LANDUSE SUMMARY:

LANDUSE	SITE AREA	BUILDING AREA
OFFICE:		5,000 SF
DAYCARE:		200 STUDENTS
TOWNHOME:		10 UNITS
RETAIL:		79,000 SF
MX-2:		
TOWNHOME:	12.6 ACRES±	135 UNITS
SINGLE FAMILY RESIDENTIAL:	18.5 ACRES±	60 UNITS
OPEN SPACE:	10.6 ACRES±	
TOTAL SITE AREA:	55.4 ACRES±	

NEIGHBORHOOD SERVICE: 13.7 ACRES± SEE BELOW

- NOTES:**
- BUILDINGS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED PER SECTION 6.206(2) OF THE ZONING ORDINANCE.
 - PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF REVIEW AND APPROVAL.
 - THE ULTIMATE CROSS SECTION AS SHOWN ON PROSPERITY CHURCH ROAD IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. THE SPECIFIC ROAD SECTION TO BE INSTALLED BY THE DEVELOPER WILL BE DETERMINED BY THE TRAFFIC IMPACT STUDY.

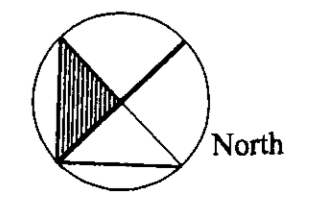
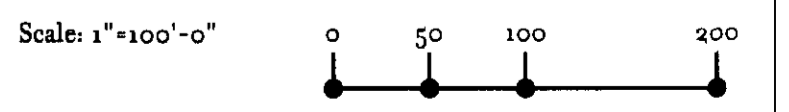
APPROVED BY CITY COUNCIL
DATE 11/10/02

FOR PUBLIC HEARING
ILLUSTRATIVE SITE PLAN
ZONING PETITION NO. 2002-89



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

SHEET 3 of 4



Date: 04-24-02
Project Number: 1002065
Revision 1: 06-19-02
Revision 2: 10-23-02
Revision 3: 11-19-02
Revision 4: 01-28-03

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ARBOR CREEK DEVELOPMENT CONDITIONS

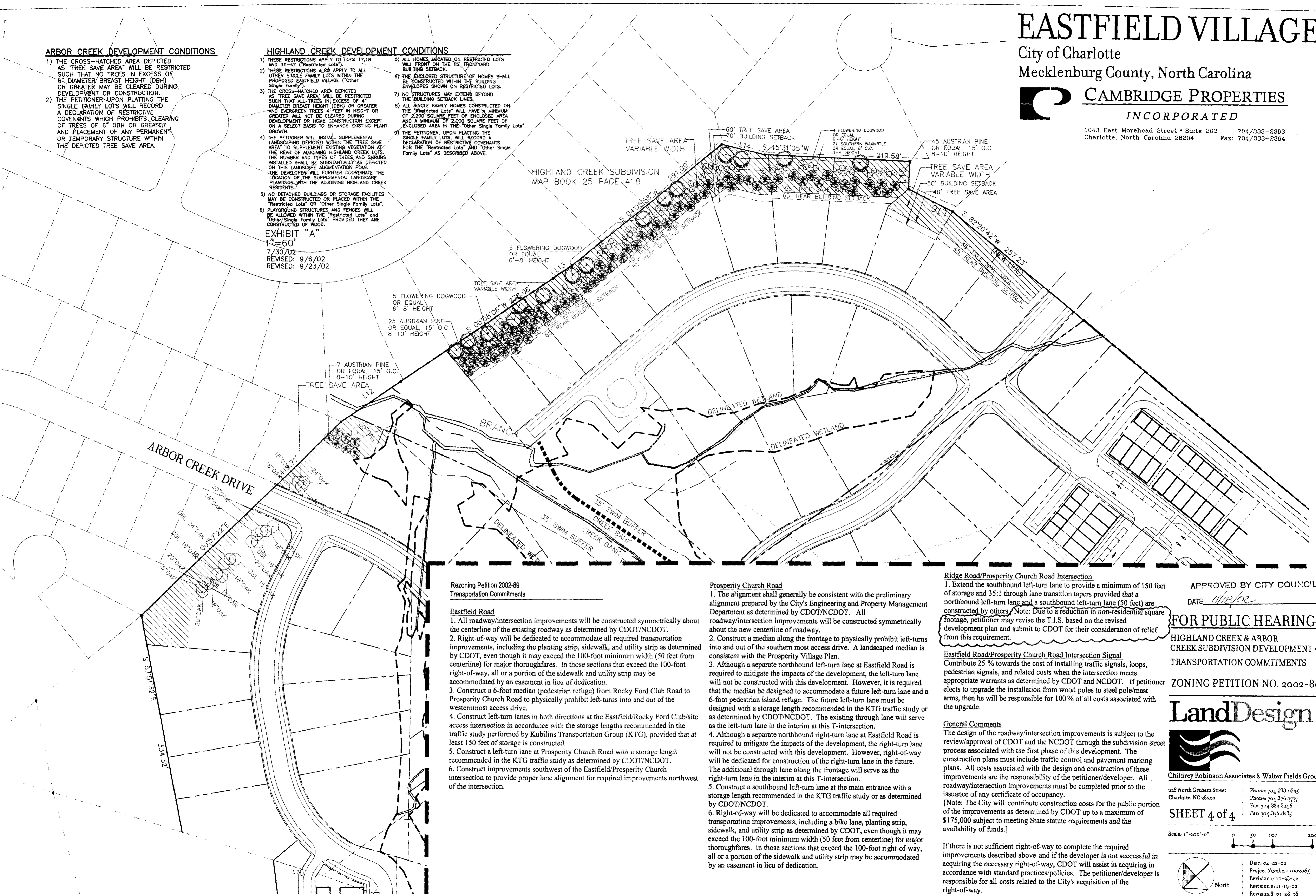
- 1) THE CROSS-HATCHED AREA DEPICTED AS "TREE SAVE AREA" WILL BE RESTRICTED SUCH THAT NO TREES IN EXCESS OF 6" DIAMETER BREST HEIGHT (DBH) OR GREATER MAY BE CLEARED DURING DEVELOPMENT OR CONSTRUCTION.
- 2) THE PETITIONER UPON PLATTING THE SINGLE FAMILY LOTS WILL RECORD A DECLARATION OF RESTRICTIVE COVENANTS WHICH PROHIBITS CLEARING OF TREES OF 6" DBH OR GREATER AND PLACEMENT OF ANY PERMANENT OR TEMPORARY STRUCTURE WITHIN THE DEPICTED TREE SAVE AREA.

HIGHLAND CREEK DEVELOPMENT CONDITIONS

- 1) THESE RESTRICTIONS APPLY TO LOTS 17,18 AND 31-42 ("Restricted Lots").
- 2) THESE RESTRICTIONS ALSO APPLY TO ALL OTHER SINGLE FAMILY LOTS WITHIN THE PROPOSED EASTFIELD VILLAGE ("Other Single Family").
- 3) THE CROSS-HATCHED AREA DEPICTED AS "TREE SAVE AREA" WILL BE RESTRICTED SUCH THAT ALL TREES IN EXCESS OF 4" DIAMETER BREST HEIGHT (DBH) OR GREATER AND EVERGREEN TREES 4 FEET IN HEIGHT OR GREATER WILL NOT BE CLEARED DURING DEVELOPMENT OR HOME CONSTRUCTION EXCEPT ON A SELECT BASIS TO ENHANCE EXISTING PLANT GROWTH.
- 4) THE PETITIONER WILL INSTALL SUPPLEMENTAL LANDSCAPING DEPICTED WITHIN THE "TREE SAVE AREA" TO SUPPLEMENT EXISTING VEGETATION AT THE REAR OF ADJOINING HIGHLAND CREEK LOTS. THE NUMBER AND TYPES OF TREES AND SHRUBS INSTALLED SHALL BE SUBSTANTIALLY AS DEPICTED ON THIS LANDSCAPE AUGMENTATION PLAN. THE DEVELOPER WILL FURTHER COORDINATE THE LOCATION OF THE SUPPLEMENTAL LANDSCAPE PLANTINGS WITH THE ADJOINING HIGHLAND CREEK RESIDENTS.
- 5) NO DETACHED BUILDINGS OR STORAGE FACILITIES MAY BE CONSTRUCTED OR PLACED WITHIN THE "Restricted Lots" OR "Other Single Family Lots".
- 6) PLAYGROUND STRUCTURES AND FENCES WILL BE ALLOWED WITHIN THE "Restricted Lots" and "Other Single Family Lots" PROVIDED THEY ARE CONSTRUCTED OF WOOD.
- 7) ALL HOMES LOCATED ON RESTRICTED LOTS WILL FRONT ON THE 15' FRONTYARD BUILDING SETBACK.
- 8) THE ENCLOSED STRUCTURE OF HOMES SHALL BE CONSTRUCTED WITHIN THE BUILDING ENVELOPES SHOWN ON RESTRICTED LOTS.
- 9) NO STRUCTURES MAY EXTEND BEYOND THE BUILDING SETBACK LINES.
- 10) ALL SINGLE FAMILY HOMES CONSTRUCTED ON THE "Restricted Lots" WILL HAVE A MINIMUM OF 2,200 SQUARE FEET OF ENCLOSED AREA AND A MINIMUM OF 2,000 SQUARE FEET OF ENCLOSED AREA IN THE "Other Single Family Lots".
- 11) THE PETITIONER, UPON PLATTING THE SINGLE FAMILY LOTS, WILL RECORD A DECLARATION OF RESTRICTIVE COVENANTS FOR THE "Restricted Lots" AND "Other Single Family Lots" AS DESCRIBED ABOVE.

EXHIBIT "A"

1"=60'
7/30/02
REVISED: 9/6/02
REVISED: 9/23/02



Rezoning Petition 2002-89 Transportation Commitments

Eastfield Road

1. All roadway/intersection improvements will be constructed symmetrically about the centerline of the existing roadway as determined by CDOT/NC DOT.
2. Right-of-way will be dedicated to accommodate all required transportation improvements, including the planting strip, sidewalk, and utility strip as determined by CDOT, even though it may exceed the 100-foot minimum width (50 feet from centerline) for major thoroughfares. In those sections that exceed the 100-foot right-of-way, all or a portion of the sidewalk and utility strip may be accommodated by an easement in lieu of dedication.
3. Construct a 6-foot median (pedestrian refuge) from Rocky Ford Club Road to Prosperity Church Road to physically prohibit left-turns into and out of the westernmost access drive.
4. Construct left-turn lanes in both directions at the Eastfield/Rocky Ford Club/site access intersection in accordance with the storage lengths recommended in the traffic study performed by Kubilins Transportation Group (KTG), provided that at least 150 feet of storage is constructed.
5. Construct a left-turn lane at Prosperity Church Road with a storage length recommended in the KTG traffic study as determined by CDOT/NC DOT.
6. Construct improvements southwest of the Eastfield/Prosperity Church intersection to provide proper lane alignment for required improvements northwest of the intersection.

Prosperity Church Road

1. The alignment shall generally be consistent with the preliminary alignment prepared by the City's Engineering and Property Management Department as determined by CDOT/NC DOT. All roadway/intersection improvements will be constructed symmetrically about the new centerline of roadway.
2. Construct a median along the frontage to physically prohibit left-turns into and out of the southern most access drive. A landscaped median is consistent with the Prosperity Village Plan.
3. Although a separate northbound left-turn lane at Eastfield Road is required to mitigate the impacts of the development, the left-turn lane will not be constructed with this development. However, it is required that the median be designed to accommodate a future left-turn lane and a 6-foot pedestrian island refuge. The future left-turn lane must be designed with a storage length recommended in the KTG traffic study or as determined by CDOT/NC DOT. The existing through lane will serve as the left-turn lane in the interim at this T-intersection.
4. Although a separate northbound right-turn lane at Eastfield Road is required to mitigate the impacts of the development, the right-turn lane will not be constructed with this development. However, right-of-way will be dedicated for construction of the right-turn lane in the future. The additional through lane along the frontage will serve as the right-turn lane in the interim at this T-intersection.
5. Construct a southbound left-turn lane at the main entrance with a storage length recommended in the KTG traffic study or as determined by CDOT/NC DOT.
6. Right-of-way will be dedicated to accommodate all required transportation improvements, including a bike lane, planting strip, sidewalk, and utility strip as determined by CDOT, even though it may exceed the 100-foot minimum width (50 feet from centerline) for major thoroughfares. In those sections that exceed the 100-foot right-of-way, all or a portion of the sidewalk and utility strip may be accommodated by an easement in lieu of dedication.

Ridge Road/Prosperity Church Road Intersection

1. Extend the southbound left-turn lane to provide a minimum of 150 feet of storage and 35:1 through lane transition tapers provided that a northbound left-turn lane and a southbound left-turn lane (50 feet) are constructed by others. Note: Due to a reduction in non-residential square footage, petitioner may revise the T.I.S. based on the revised development plan and submit to CDOT for their consideration of relief from this requirement.

Eastfield Road/Prosperity Church Road Intersection Signal

Contribute 25 % towards the cost of installing traffic signals, loops, pedestrian signals, and related costs when the intersection meets appropriate warrants as determined by CDOT and NCDOT. If petitioner elects to upgrade the installation from wood poles to steel pole/mast arms, then he will be responsible for 100% of all costs associated with the upgrade.

General Comments

The design of the roadway/intersection improvements is subject to the review/approval of CDOT and the NCDOT through the subdivision street process associated with the first phase of this development. The construction plans must include traffic control and pavement marking plans. All costs associated with the design and construction of these improvements are the responsibility of the petitioner/developer. All roadway/intersection improvements must be completed prior to the issuance of any certificate of occupancy. [Note: The City will contribute construction costs for the public portion of the improvements as determined by CDOT up to a maximum of \$175,000 subject to meeting State statute requirements and the availability of funds.]

If there is not sufficient right-of-way to complete the required improvements described above and if the developer is not successful in acquiring the necessary right-of-way, CDOT will assist in acquiring in accordance with standard practices/policies. The petitioner/developer is responsible for all costs related to the City's acquisition of the right-of-way.

APPROVED BY CITY COUNCIL

DATE 11/18/02

FOR PUBLIC HEARING

HIGHLAND CREEK & ARBOR CREEK SUBDIVISION DEVELOPMENT • TRANSPORTATION COMMITMENTS

ZONING PETITION NO. 2002-89

LandDesign

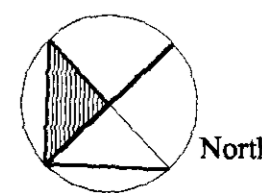


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SHEET 4 of 4

Scale: 1"=100'-0" 0 50 100 200



Date: 04-22-02
Project Number: 1002065
Revision 1: 10-23-02
Revision 2: 11-19-02
Revision 3: 01-28-03