



**SCHEDULE OF DRAWINGS**

SHEET #	TITLE
1	TECHNICAL PLAN
2	SCHEMATIC PLAN

**SITE DATA**  
 TOTAL AREA: 8.04 ACRES  
 ZONING: NS (PETITION # 2000-78)

**SITE USAGE**

**CURRENT**  
 B1 65,000 SF. OFFICE  
 ZONED: NS  
 WITH ALL REQUIREMENTS  
 OF APPROVED PETITION #2000-78

**B2** 12,000 SF. DAYCARE

**FUTURE - PROPOSED**  
 B1 70,000 SF. OFFICE  
 ZONED: NS  
 WITH ALL PAST RESTRICTIONS  
 OF APPROVED PETITION #2000-78

**B2** 9,000 SF. RETAIL  
 9,000 SF. OFFICE OVER RETAIL  
 ZONED: NS  
 MEETING ALL CURRENT NS  
 ZONING STANDARDS

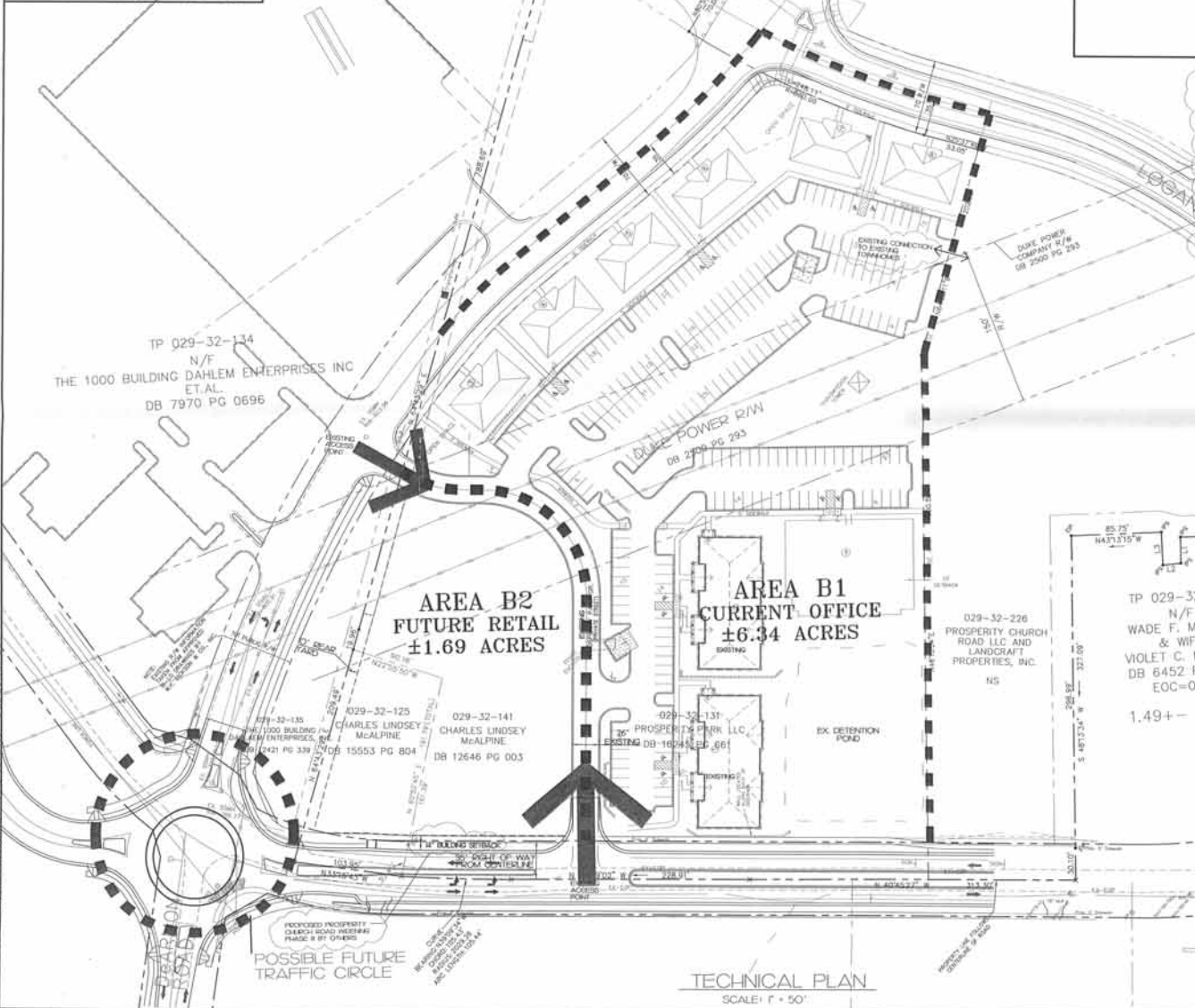
**SUMMARY**  
 B1 +5,000 SF. OFFICE  
 B2 +6,000 SF. OFFICE (NON-DAYCARE)

**General Notes**

- The City shall be developed as a pedestrian friendly mixed use site with restaurants, offices and retail uses (including residential or accessory uses) permitted under the Manufacturing County Zoning Ordinance the Ordinance by right or under prescribed conditions in an NS zoning district.
- No wall parking lighting shall be allowed.
- All a minimum of development will adhere to the standards established under the neighborhood services (NS) district section of the ordinance. In addition, development shall also be governed by the zoning plan.
- Driveways shown on conceptual plan are for reference only, the actual number shall be two or less and the locations shall be along the existing Prosperity Park Drive only and may change in the final design.
- Buildings to be placed along streets and to have two story neighborhood look with preference for mixed use. All buildings will be architecturally compatible and rear of buildings to be of some finish type as the front. Expected uses are governmental buildings, restaurant, retail, general office building, medical. Excluded uses are gas stations / convenience stores and retrofits with drive through service.

**DEVELOPMENT STANDARDS**

- General Process:** A minimum of development standards established under the Ordinance for the NS district and as amended in addition, development shall be governed by the Ordinance and the Ordinance. The standards established on the Ordinance that Chapter 2 of 23 is amended in addition to the Ordinance and the Ordinance. The standards established on the Ordinance that Chapter 2 of 23 is amended in addition to the Ordinance and the Ordinance. The standards established on the Ordinance that Chapter 2 of 23 is amended in addition to the Ordinance and the Ordinance.
- Site Plan:** The site plan shall be designed as a pedestrian friendly mixed use site with restaurants, offices and retail uses (including residential or accessory uses) permitted under the Manufacturing County Zoning Ordinance the Ordinance by right or under prescribed conditions in an NS zoning district. The site plan shall be designed as a pedestrian friendly mixed use site with restaurants, offices and retail uses (including residential or accessory uses) permitted under the Manufacturing County Zoning Ordinance the Ordinance by right or under prescribed conditions in an NS zoning district.
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**TECHNICAL PLAN**  
 SCALE: 1" = 50'

PROSPERITY PARK  
 CHARLOTTE, NORTH CAROLINA

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- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

**DRG**

FOR PUBLIC HEARING  
 PETITION # 2004-188

**TECHNICAL PLAN**

Scale: Varies  
 Date: 26 AUGUST 2004  
 Project # 195-001

Revisions:  
 NOVEMBER 19, 2004 REVISED PER REZONING COMMENTS  
 DECEMBER 8, 2004 REVISED PER REZONING COMMENTS  
 JANUARY 12, 2005 REVISED PER REZONING COMMENTS

Sheet 1 of 2

