

DEVELOPMENT SUMMARY

PREVIOUS PETITION NUMBER:	2005-001
CURRENT PETITION NUMBER:	2005-059
EXISTING ZONING:	CC SPA
TOTAL SITE AREA:	2.80 AC
TAX PARCEL ID #:	027-07-215 027-07-216 027-07-217

- DEVELOPMENT GUIDELINES**
- The Development Guidelines from Rezoning Petition 2005-059 shall apply to the proposed parcel amendments. Rezoning Petition 2005-059 is a rezoning and site plan amendment to petition number 2005-001, which is a further site plan amendment to the original Rezoning Petition 98-27c.
 - Signage shall be ground mounted and a maximum of 5-feet in height with a maximum of 32 square feet area sign. One sign per public street shall be permitted.
 - Storm water detention has been accommodated in the Prosperity Crossing overall development, as such; no storm water structures are anticipated on this site. If storm water detention structures are provided on site, they shall not be located in the setbacks.
 - Wall-pak lighting is not permitted.
 - All street side lighting will be in accordance with the village concept plan. Any variation to that must be approved in writing by the Charlotte-Mecklenburg Planning Commission Staff.
 - Pedestrian scale lighting will be provided where appropriate (i.e. along sidewalks).
 - Where area lighting for parking lots is mounted on poles, poles will not exceed 16 feet in height with illumination limited to 400 watts per light. A maximum of four light heads can be mounted on one pole. All illumination will be white in color; yellow or other tones will not be allowed. Dispersion of area lighting can not carry over to adjoining properties unless the lighting is for a parking lot that serves all properties within a designated parcel.
 - Aesthetic illumination of exterior wall faces will not be allowed, except at entrances and canopies or drive-thru. Security illumination less than 3 feet above grade will be allowed throughout all parking lots or adjacent to buildings as long as the light is not directed upwards thus illuminating the building. Wall-pak lighting is not permitted. Lighting levels under the gas station canopy are limited to 24 footcandles.
 - The buildings shall orient toward the external streets. The main building entrances shall be dominant and clearly recognizable and accessible from the street. Principal entrances shall not orient toward interior blocks or parking lots.
 - The walls of commercial buildings facing the streets shall be varied with a frequency of doors and windows to encourage pedestrian interaction. Long expanses of blank walls with no openings or changes in material are discouraged.
 - Awnings, changes in building materials, creative signage, and window displays are encouraged to enliven the street. At least 50% of the facade should be treated in this manner.
 - Bicycle racks will be provided at the office and commercial facilities per Section 12.201 of the zoning ordinance.
 - Building elevations will be provided for reviewed by the Charlotte-Mecklenburg Planning Commission prior to issuance of a building permit.
 - Construction of the proposed collector road will occur in phases. The minor thoroughfare between existing Prosperity Church Road and the proposed collector road shall occur in conjunction with the development of Parcels A and C.
 - Building height on Parcel C shall not exceed 40' or three stories.
 - Parallel parking adjacent to the curb shall be permitted on Prosperity Crossing Drive.
 - A 6-foot sidewalk and 8-foot planting strip will be provided along all public street frontages.
 - A commitment by the petitioner to construct a left-turn lane from existing Prosperity Church Road into this site is a condition of the driveway permit approval.
 - The development of the entire site shall be phased such that certificates of occupancy for all three buildings on this site cannot be issued until both of the following conditions are met:
 - There is internal vehicular and pedestrian connectivity within the site, and
 - The east-west collector street on the north side of the site is constructed with a connection to existing Prosperity Church Road, and a driveway is built to it.
 - There will be internal pedestrian connection between the office/retail buildings and the proposed gas station.
 - Screening and landscaping shall be provided at the corner of the site under the Duke Power Right-of-Way.

- COMMERCIAL CENTER DISTRICT REQUIREMENTS**
- MINIMUM PROJECT SIZE: 5 ACRES
 - MINIMUM SETBACK: EXISTING OR FUTURE CURB, WHICHEVER IS GREATEST: 14' FROM BACK OF
 - MINIMUM SIDE YARDS: 25'
 - MINIMUM REAR YARD: 25'
 - MAXIMUM HEIGHT: 40'
 - MAXIMUM FLOOR AREA RATIO: 1.0
 - MINIMUM LOT WIDTH: 16'
 - MINIMUM BUILDING SEPARATION: 10'
 - MINIMUM DISTANCE FROM BUILDING TO BACK OF CURB ON PRIVATE DRIVES AND PARKING FIELDS: 10'
 - PARKING: 1 SPACE/250 SF
NOTE: ON-STREET PARKING ON PUBLIC STREET TO BE COUNTED TO MEET MINIMUM PARKING REQUIREMENTS.
- *SEE DEVELOPMENT GUIDELINES FOR "PROSPERITY CHURCH ROAD VILLAGES", (MARCH, 1999), P.18

PARCEL INFORMATION

EXISTING ZONING CONDITIONS
 PARCEL SIZE - 2.77 AC
 5,000 SF CONVENIENCE STORE/GAS STATION WITH CAR WASH
 15,000 SF OFFICE OR RETAIL

PROPOSED ZONING CONDITIONS
 PARCEL SIZE - 2.80 AC

SITE C1 (1.16 AC) - 4,500 SF CONVENIENCE STORE/GAS STATION WITH CAR WASH

SITE C2 (1.08 AC) - 11,000 SF RETAIL/OFFICE WITH POTENTIAL DRIVE-THROUGH

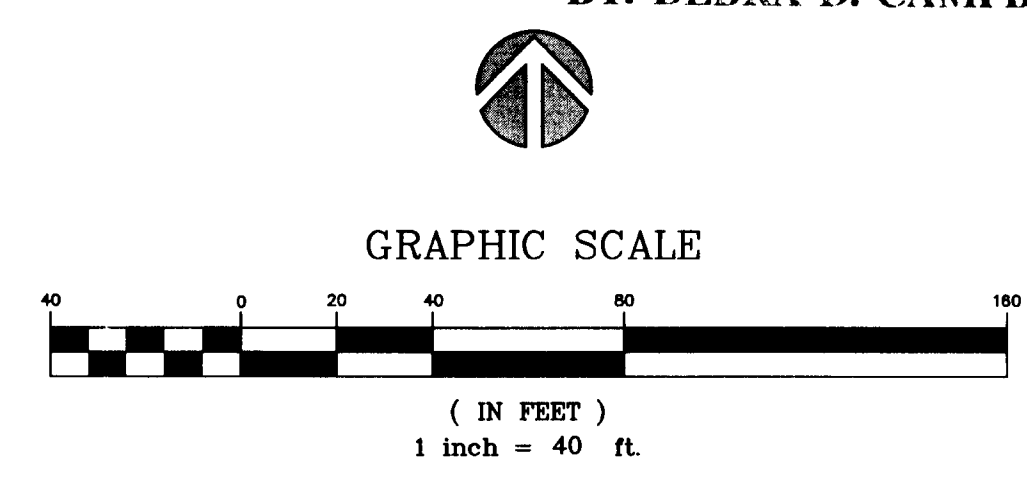
SITE C3 (0.58 AC) - 5,500 SF RETAIL OR OFFICE

NOTES:

(1) INTERSTATE 485 ALIGNMENT DATA AND PROSPERITY CHURCH ROAD REALIGNMENT DATA PROVIDED BY:
 NC DEPARTMENT OF TRANSPORTATION
 PROJECT MANAGER: GREG BREW, PE
 PO BOX 25201
 RALEIGH, NC 27611-5201
 1020 BIRCH RIDGE DR
 RALEIGH, NC 27610
 (919) 250-4016

(2) ACRAGE'S ON PARCELS HAVE CHANGED DUE TO CHANGES IN THE ALIGNMENT OF INTERSTATE 485, PROSPERITY CHURCH ROAD AND THE FUTURE 60' RIGHT-OF-WAY COLLECTOR ROAD.

ATTACHED ADMINISTRATIVE APPROVAL
 DATE: July 28, 2006
 BY: DEBRA D. CAMPBELL



Southern Projects Grp

**Prosperity Crossing
 Parcel C
 Preliminary Site Plan
 Administrative Approval Submittal**
 Charlotte, NC

NO. DATE: BY: REVISIONS:
 1 07/27/06 BOS PER CITY COMMENTS

Project No: 05-053
 Date: JULY 18, 2006
 Designed by: CC
 Drawn by: CC
 Scale: 1"=40'
 Sheet No:

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

DATE: July 28, 2006
 TO: Gary Huss, Zoning Coordinator
 FROM: Debra Campbell, Planning Director
 SUBJECT: Administrative Approval for Petition No. 2005-59 Prosperity Church, LLC.

Attached is a revised plan for the above petition. The plan has been revised to show a minor change in the layout of buildings, and increase the allowable square footage to 21,000 square feet. Since these changes are minor, I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

All other ordinance requirements still apply.



2 PERSPECTIVE
N.T.S.



1 PERSPECTIVE
N.T.S.

Rev. #	Date	Description
1	3-09-07	renderings
2	3-28-07	renderings
3	4-02-07	renderings
4	4-11-07	renderings

Circle K
2440 Whitehall Park Drive, Suite 800, Charlotte, NC 28273
STORE #2703209
PROSPERITY CHURCH RD.



PROPOSED PERSPECTIVES

Job#: _____
Scale: 8/31/05
Date: _____
Drawn By: _____
Checked By: _____

Sheet #
P2



2 PROPOSED PERSPECTIVE
N.T.S.



1 PROPOSED PERSPECTIVE
N.T.S.

Rev. #	Date	Description
1	3-09-07	renderings
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Circle K
2440 Whitehall Park Drive, Suite 800, Charlotte, NC 28273
STORE #2703209
PROSPERITY CHURCH RD.



PROPOSED PERSPECTIVES

Job#: _____
Scale: 8/31/05
Date: _____
Drawn By: _____
Checked By: _____

Sheet #
P1

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: May 21, 2007



FROM: Debra Campbell
Planning Director

TO: Gary Huss
Zoning Coordinator

SUBJECT: Specific site plan approval for Petition No. 2005-59 Prosperity Church, LLC. Circle "K"

Attached is a specific site plan, landscape plan and building elevations for the Circle "K" located on the above site. These plans have been reviewed as required by the conditional plan requirements and meet the intent of the approved plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note this approval does not include signage.

All other ordinance requirements still apply.

DEVELOPMENT DATA:

PROPOSED ZONING CONDITIONS
 PARCEL SIZE - 2.80 AC
 ZONED: CC PD# 027-072-22/23/24
 SITE C1 (1.16 AC) - 4,500 SF CONVENIENCE STORE/GAS STATION WITH CAR WASH
 SITE C2 (1.06 AC) - 11,000 SF RETAIL/OFFICE WITH POTENTIAL DRIVE-THROUGH
 SITE C3 (0.58 AC) - 5,500 SF RETAIL OR OFFICE

NOTES:
 (1) INTERSTATE 485 ALIGNMENT DATA AND PROSPERITY CHURCH ROAD REALIGNMENT DATA PROVIDED BY:
 NC DEPARTMENT OF TRANSPORTATION
 PROJECT MANAGER: GREG BREW, PE
 900 BOX 2200
 RALEIGH, NC 27611-5001
 919.720.4016

(2) ACADEM'S ON PARCELS HAVE CHANGED DUE TO CHANGES IN THE ALIGNMENT OF INTERSTATE 485. PROSPERITY CHURCH ROAD AND THE FUTURE 60'-RIGHT-OF-WAY COLLECTOR ROAD.

COMMERCIAL CENTER DISTRICT REQUIREMENTS

MINIMUM PROJECT SIZE: 5 ACRES
MINIMUM SETBACK: 14' FROM BACK OF EXISTING OR FUTURE CURB, WHICHEVER IS GREATER*
MINIMUM SIDE YARDS: 25'
MINIMUM REAR YARD: 25'
MAXIMUM HEIGHT: 60'*
MAXIMUM FLOOR AREA RATIO: 1.0
MINIMUM LOT WIDTH: 150'
MINIMUM BUILDING SEPARATION: 10'
MINIMUM DISTANCE FROM BUILDING TO BACK OF CURB ON PRIVATE DRIVES AND PARKING DRIVES: 10'
TOTAL BUILDING AREA: 5,500 SF
PARKING: 1 SPACE/250 SF
PARKING REQUIRED: 23 SPACES/1 HC VAN ACCESSIBLE
PARKING PROVIDED: 23 SPACES/1 HC VAN ACCESSIBLE
BICYCLE PARKING PROVIDED: LONG TERM: 2 SPACES OR 1 PER 10,000 SF
 SHORT TERM: 5% OF AUTO PARKING
BICYCLE PARKING PROVIDED: LONG TERM: 2 SPACES
 SHORT TERM: 2 SPACES (5% OF 23)

LOADING ZONES REQUIRED: 1 @ 10'x25'
LOADING ZONES PROVIDED: 2 @ 10'x25' (EXISTING)

NOTE: ON-STREET PARKING ON PUBLIC STREET TO BE COUNTED TO MEET MINIMUM PARKING REQUIREMENTS.

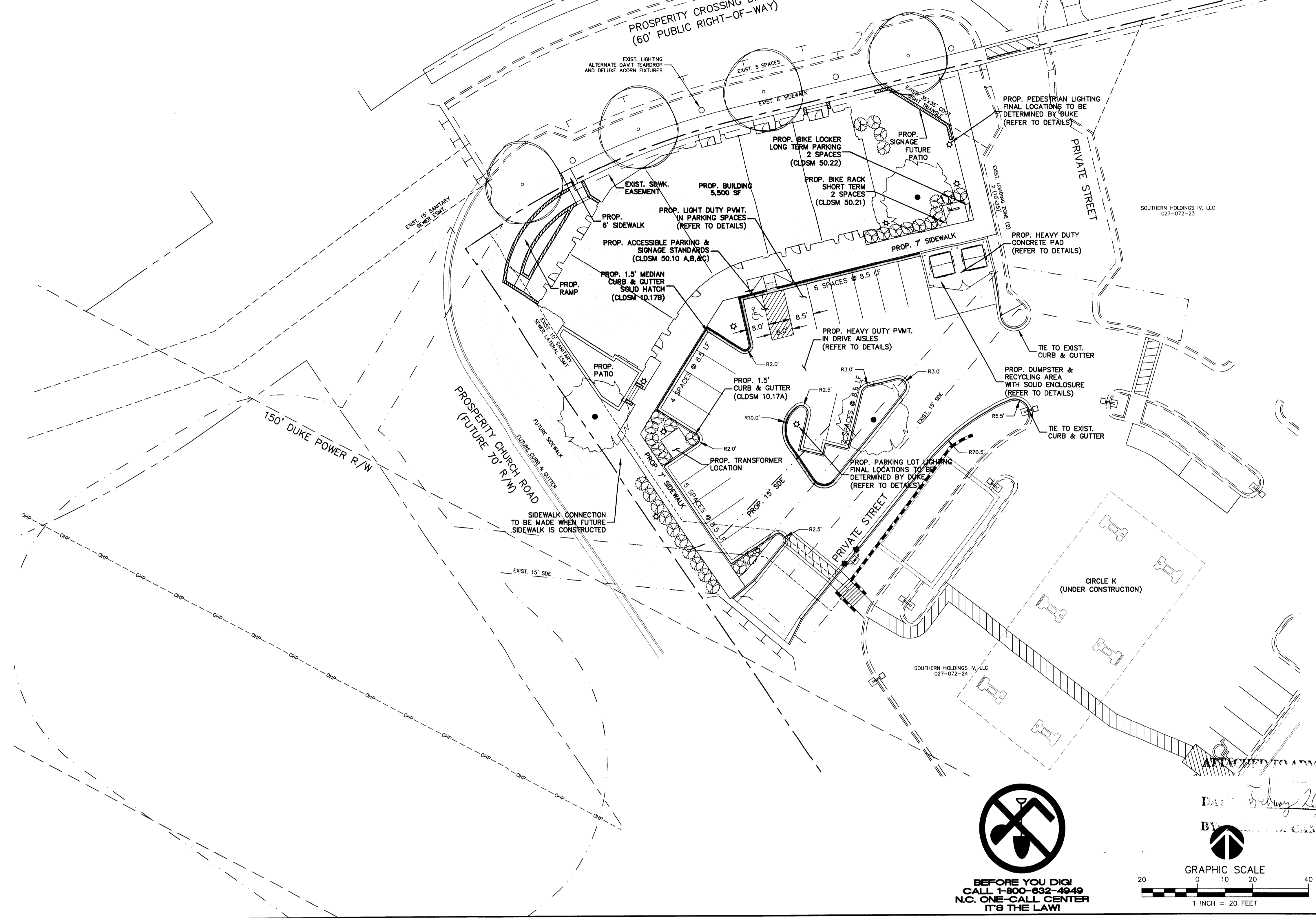
***SEE DEVELOPMENT GUIDELINES FOR "PROSPERITY CHURCH ROAD VILLAGES", (MARCH, 1999), P.18**

GENERAL NOTES CONTINUED:

24. UNDER DRAINAGE SHALL BE PROVIDED AS DIRECTED BY GEOTECHNICAL ENGINEER. DETERMINATION SHALL BE MADE IN THE FIELD. DRAINS TO BE INSTALLED PER CLOSM STD #50.05.
 25. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
 26. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
 27. CURB AND GUTTER ON THE PLANS MAY BE ADJUSTED BASED ON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
 28. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
 29. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
 30. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 31. ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1976 WILL REQUIRE STORM DRAINAGE DETENTION.
 32. TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT 704-336-4262. ALL TREES OVER 8-INCHES IN DIAMETER (4.5'-7' ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY ENGINEERING AT 704-336-6622.
 33. REFER TO SITE DETAILS AND SPECIFICATIONS FOR ZONING NOTES.
 34. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM).
 2. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES UNLESS OTHERWISE SPECIFIED IN THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
 3. ALL CURBS SHALL HAVE A 4" RADIUS AT THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL R/W SHALL HAVE A 20' RADIUS UNLESS OTHERWISE NOTED.
 4. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (9" SIGNS ONLY). SIGNS SHOULD BE LOCATED PER CLDSM #50.06.
 5. LAND DEVELOPMENT ENGINEER SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO CONSTRUCTION.
 6. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
 7. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
 8. ANY BUILDING WITHIN THE 100'-1 BUILDING RESTRICTION FLOODING IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE, SECTION 7.200.B.
 9. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS AND SHALL COMPLY WITH SECTION 1000 OF THE NCDOT STANDARD SPECIFICATIONS.
 10. ALL CONCRETE SHALL BE CURED WITH 100% BROWN BASE WHITE PIGMENTED CURING COMPOUND WHICH MEETS A.S.T.M. SPECIFICATIONS C-309, TYPE 1, APPLIED AT ONE GALLON TO 400 SF WITHIN 24 HOURS OF PLACEMENT OF CONCRETE.
 11. ALL CURB AND GUTTER SHALL BE BACKFILLED WITH SOIL APPROVED BY THE INSPECTOR 48 HOURS AFTER CONSTRUCTION TO PREVENT EROSION.
 12. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIAL, OR OTHER OBSTRUCTIVE MATERIAL. SAND MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
 13. ALL TRENCHES IN THE STREET RIGHT OF WAY SHALL BE BACKFILLED WITH SUITABLE MATERIAL IMMEDIATELY AFTER THE PILE IS Laid.
 14. ALL SUBGRADE FOR ROADS AND BUILDING PADS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. 90% OF THE MAXIMUM DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE STANDARD SHALL BE STEEL TROWEL AND LIGHT BROOM FINISHED AND CURED WITH AN ACCEPTABLE CURING COMPOUND. JOINTS SHALL BE PROVIDED AT AN INTERVAL NOT LESS THAN FIVE (5) FEET AND EXPANSION JOINTS AT INTERVALS NOT MORE THAN 45 FEET. THE SIDEWALK SHALL HAVE A LATERAL SLOPE OF 1/4" PER FOOT.
 15. THE ELEVATION OF THE SIDEWALK SHALL BE RELATED TO THE ELEVATION OF THE CROWN OF THE ADJACENT ROADWAY. THE SIDEWALK SHALL BE NO LESS THAN SIX (6) INCHES OR MORE THAN 18 INCHES ABOVE THE ROADWAY CROWN, EXCEPT THAT THE CROSSWALK ELEVATIONS SHALL BE PROPERLY RELATED TO THE EXISTING OR PROPOSED ROADWAY CURB.
 16. IN ROLLY AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
 17. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES AND, TO THE EXTENT POSSIBLE, PATHS CLEARED FOR SUCH UTILITY LINES SHALL BE REPLANTED WITH PLANT MATERIALS FROM THE ORDINANCES APPROVED PLANT LIST.
 18. NO BUILDINGS, PARKING SPACES OR MANUEVERING AREAS MAY BE LOCATED WITHIN ANY BUFFER AREAS.
 19. THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE AREAS OF REQUIRED BUFFERS WHERE SIGNIFICANT VEGETATION EXISTS. THESE AREAS SHALL REMAIN UNDISTURBED EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ABOVE ITEMS OF THIS SECTION.



URBAN DESIGN PARTNERS
 1316 46th Street, Suite 104
 Charlotte, NC 28205 • 704.334.3300
 urbanpartners.com

Southern Projects Group
 10400 Mallard Creek Pl., Ste. 104
 Charlotte, NC 28226
 704.548.0600

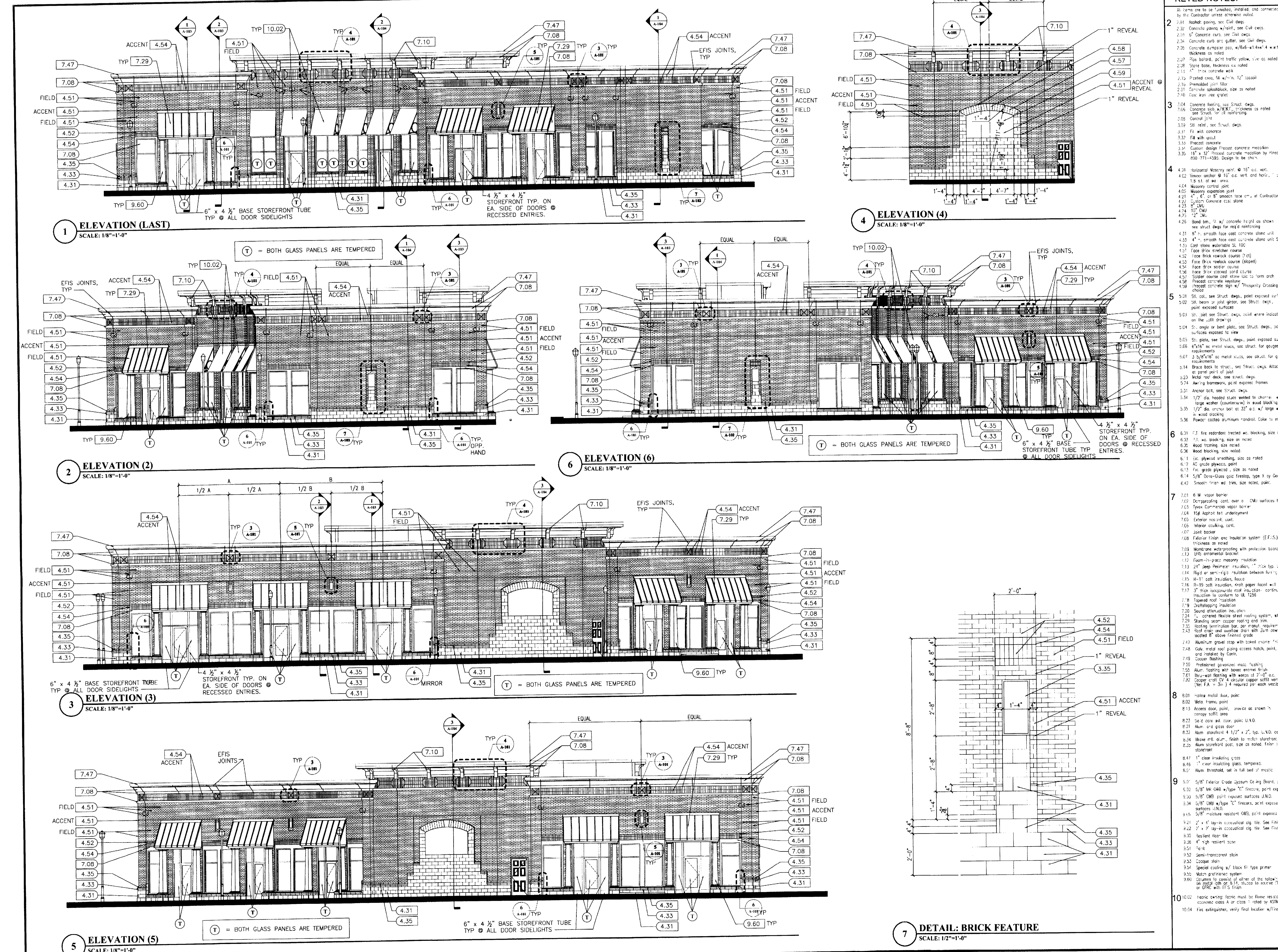
PROSPERITY CROSSING-PARCEL C
 CHARLOTTE, NORTH CAROLINA
 SOUTHERN PROJECTS GROUP, INC.
 CHARLOTTE, NORTH CAROLINA

REVISIONS:
 DATE: 07-26-08
 BY: [Signature]
 DESCRIPTION: [Text]

GRAPHIC SCALE:
 1" = 20 FEET

BEFORE YOU DIG! CALL 1-800-832-4949 N.C. ONE-CALL CENTER IT'S THE LAW

C-2.0



KEYED NOTES:

1. Refer to the 'Finish' schedule for all materials.
2. All brickwork to be laid in a running bond pattern.
3. All brickwork to be laid in a running bond pattern.
4. All brickwork to be laid in a running bond pattern.
5. All brickwork to be laid in a running bond pattern.
6. All brickwork to be laid in a running bond pattern.
7. All brickwork to be laid in a running bond pattern.
8. All brickwork to be laid in a running bond pattern.
9. All brickwork to be laid in a running bond pattern.
10. All brickwork to be laid in a running bond pattern.

1/30/2008

EXTERIOR ELEVATIONS

A-102

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: February 26, 2008



FROM: Debra Campbell
Planning Director

TO: Gary Huss
Zoning Coordinator

SUBJECT: Specific site plan approval for Petition No. 2005-59 Prosperity Church, LLC. Parcel C3 retail building

Attached is a specific site plan, landscape plan and building elevations for the retail building located on the above site. These plans have been reviewed as required by the conditional plan requirements and meet the intent of the approved plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note this approval does not include signage.

All other ordinance requirements still apply.



Charlotte-Mecklenburg Planning Department

DATE: June 22, 2015

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

A handwritten signature in black ink, appearing to read "EF" followed by a stylized flourish.

SUBJECT: Administrative Approval for Petition No. 2005-059 Prosperity Church, 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.

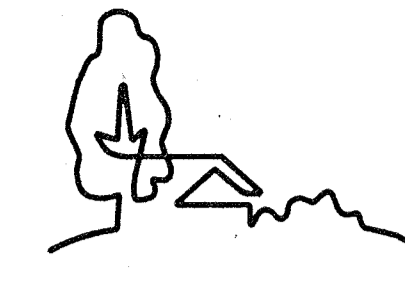
- Building elevations

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 City Council.

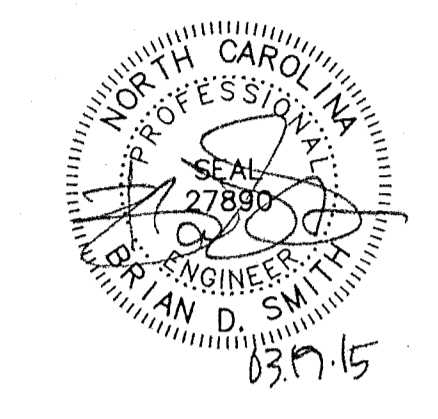
Note: All other Zoning, Subdivision, and Tree Ordinances, conditional requirements, and Building Code still apply.

Signage was note reviewed as part of this request.



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. # 704-334-3303
charlotte, nc 28205 # 704-334-3305
urbandesignpartners.com



Southern Projects
Group, Inc.

3611 Mt. Holly-Huntersville Road
Suite 204-119
Charlotte, NC 28216

Prosperity Crossing Parcel C Site Plan

City of Charlotte, NC

DEVELOPMENT SUMMARY

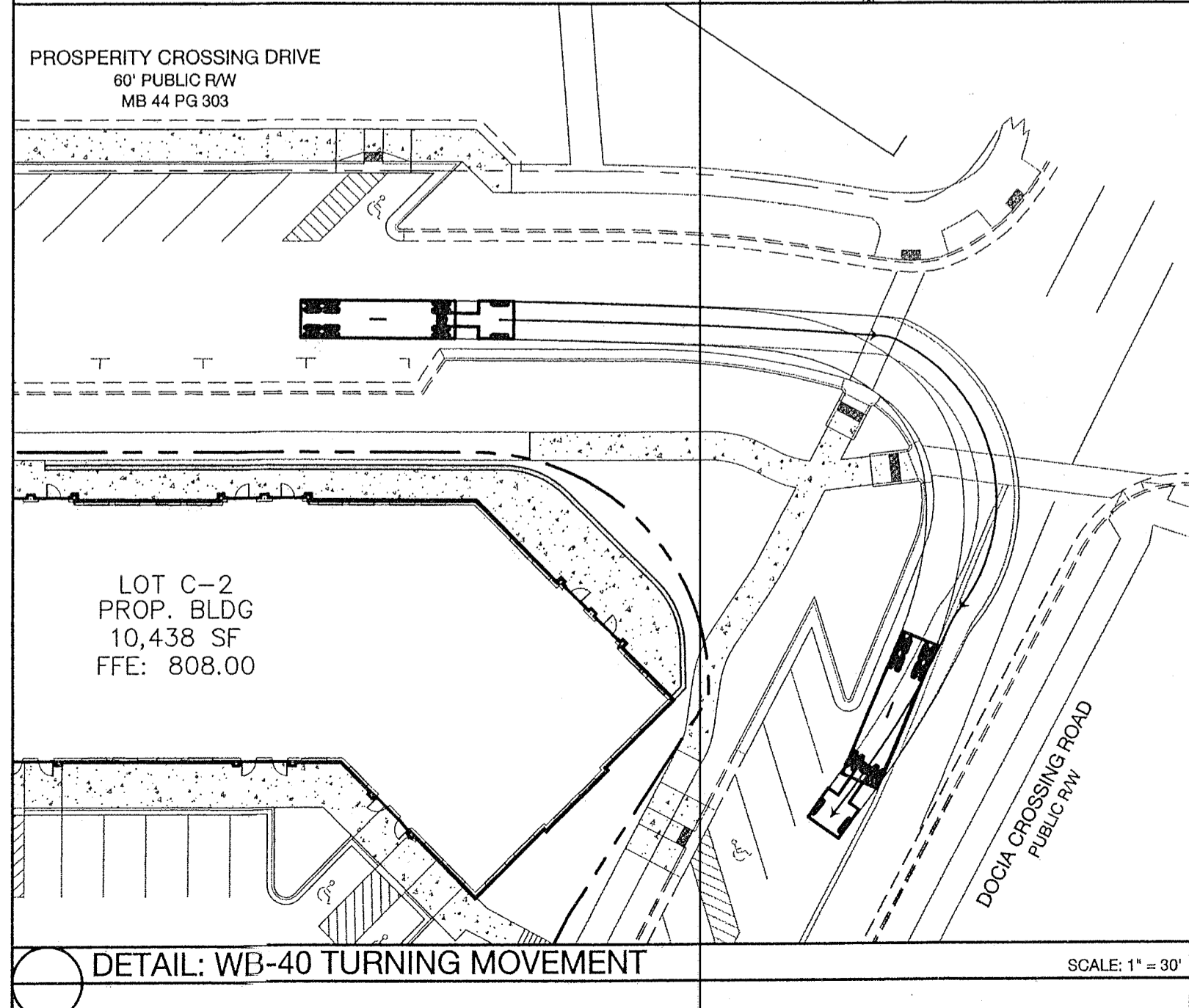
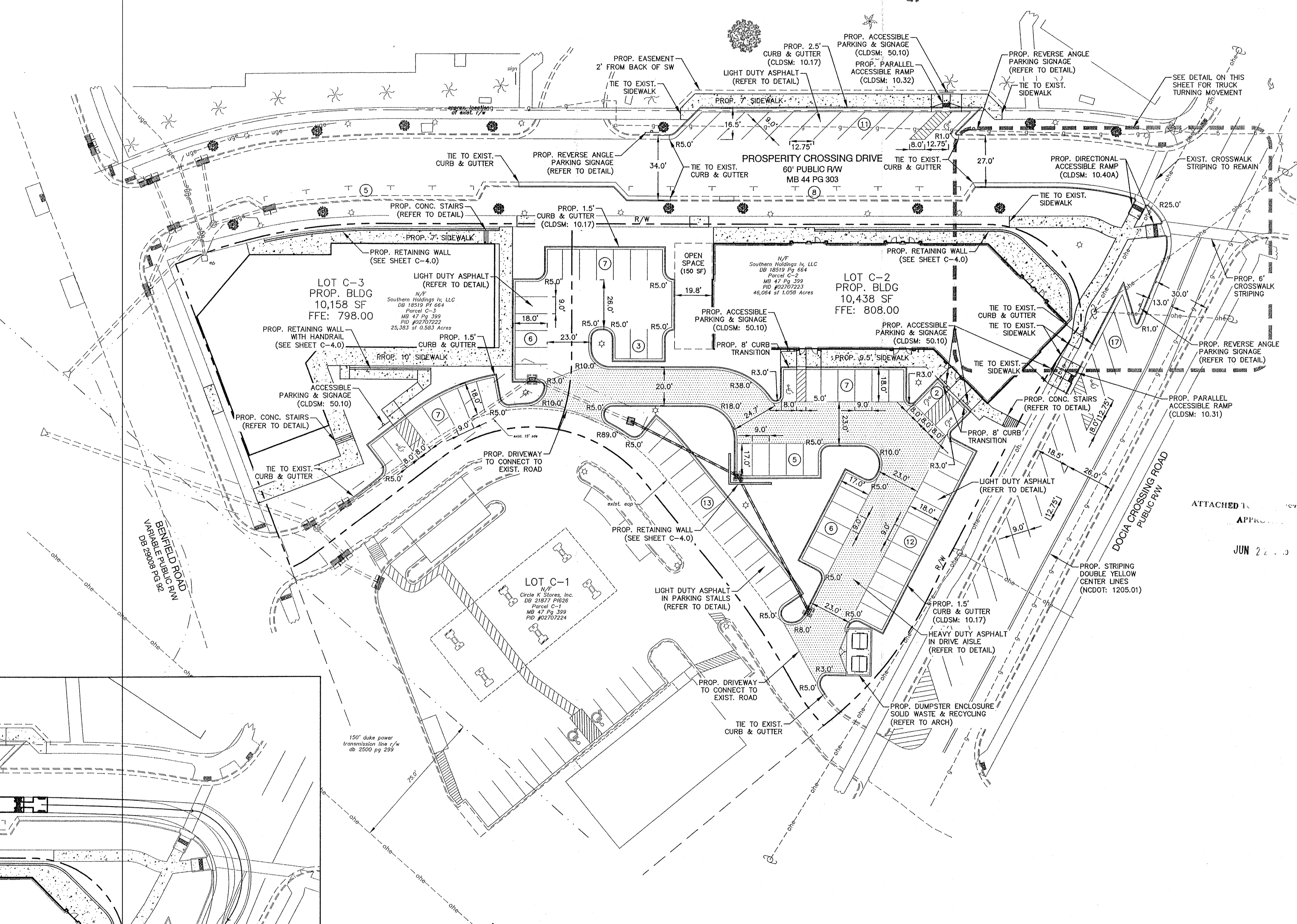
TAX PARCEL ID #:	027-07-222 027-07-223
SITE AREA:	1.06 AC
LOT C-2:	0.58 AC
LOT C-3:	1.64 AC
TOTAL:	
EXISTING ZONING:	CC
SETBACKS:	
FRONT:	35'
SIDE:	25'
REAR:	25'
MAX. BUILDING HEIGHT:	40'
PROPOSED USE:	COMMERCIAL
BUILDING SQUARE FOOTAGE:	
BUILDING 1 (LOT C-2):	10,438 SF
BUILDING 2 (LOT C-3):	10,158 SF
TOTAL:	20,596 SF
VEHICULAR PARKING:	
REQUIRED:	103 (5 PER 1,000 SF)
PROPOSED:	
ACCESSIBLE:	6
ON SITE:	64
DOCIA CROSSING RD:	16
PROS. CROSSING DR:	11
EXISTING:	12
TOTAL:	109

NOTES:

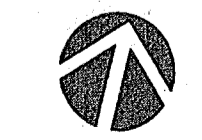
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: SUMMIT LANDSERVICES, P.O. BOX 7442, CHARLOTTE, NC 28241, (704) 504-1717
- SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS PREPARED BY: FMK ARCHITECTS, 123 NEW BERN STREET, CHARLOTTE, NC 28203, (704) 817-5420
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT 704-336-4262. ALL TREES OVER 8-INCHES IN DIAMETER (4.5-FT ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW. CONTACT LANDSCAPE MANAGEMENT AT 704-336-4262.
- TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADI SHALL MEASURE 4.5' AT BACK OF CURB UNLESS OTHERWISE NOTED.
- LOCATIONS OF SITE LIGHTING ARE APPROXIMATE. THE FINAL NUMBER AND LOCATIONS OF LIGHTS SHALL BE DETERMINED BY THE OWNER AND DUKE ENERGY.
- ALL EXISTING SITE AND STREET LIGHTING IS PEDESTRIAN SCALE.
- OWNER SHALL RETAIN A CERTIFIED ARBORIST TO INSPECT 72" OAK ON PARCEL #02707220 AND MAKE RECOMMENDATIONS FOR PROTECTION DURING CONSTRUCTION AND PRESERVATION THEREAFTER. OWNER SHALL IMPLEMENT RECOMMENDATIONS OF ARBORIST.

ATTACHED TO ADMINISTRATIVE
APPROVAL

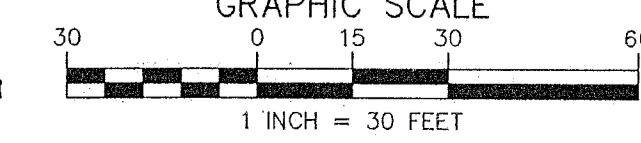
JUN 22 2015



**BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!**



GRAPHIC SCALE

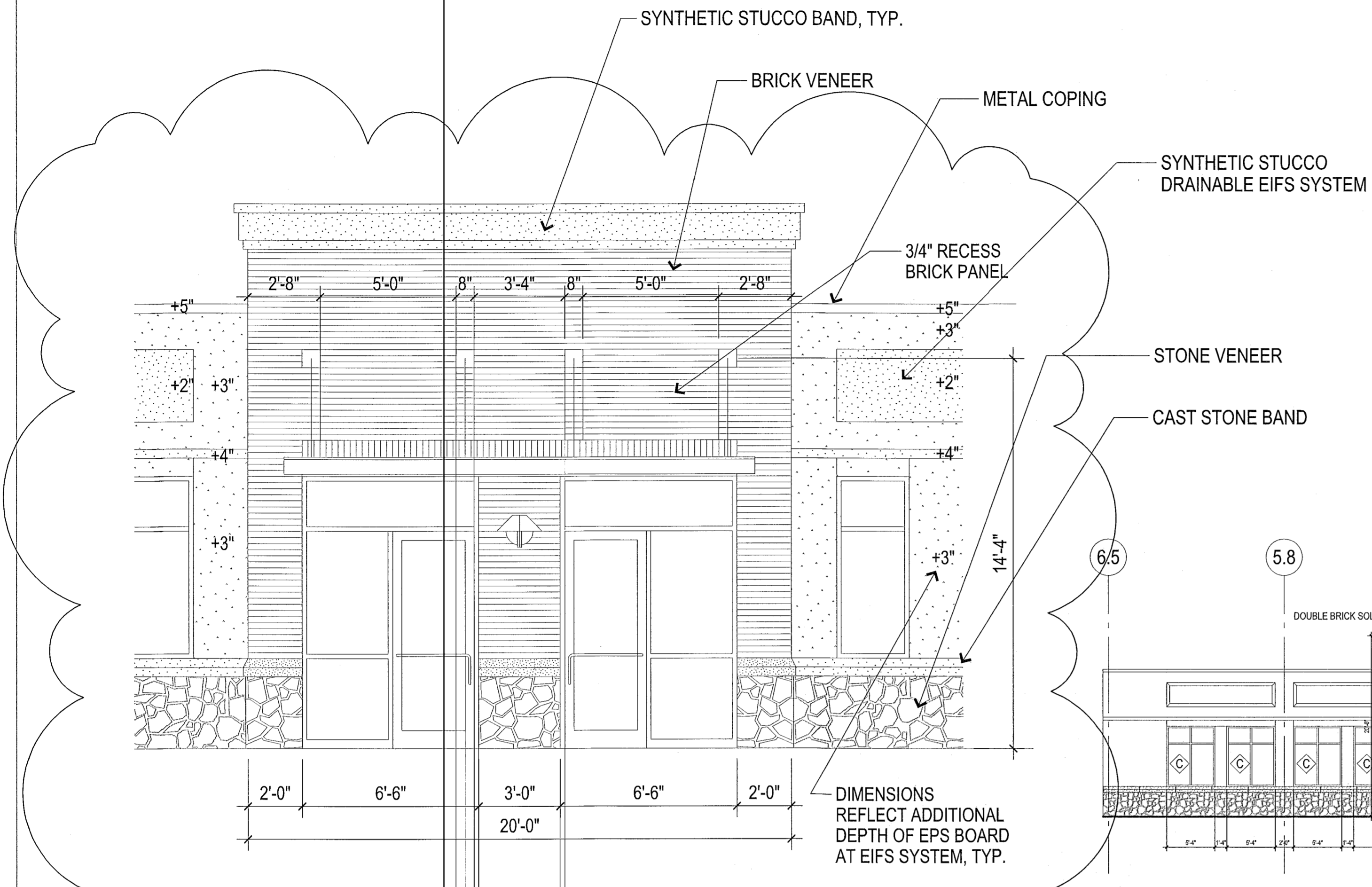


NO.	DATE	BY	REVISIONS:
1	03.19.15	udp	PER CITY COMMENTS

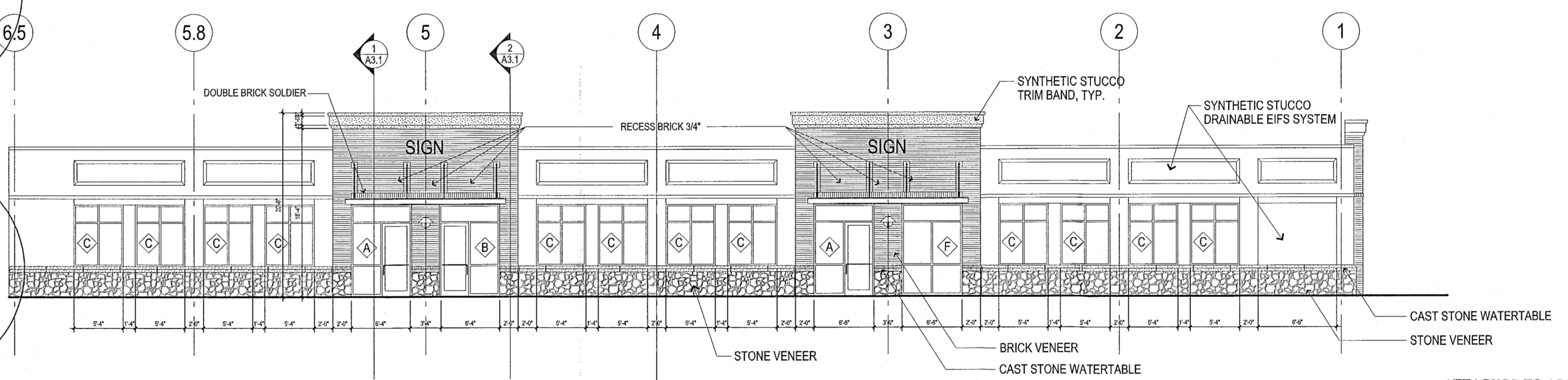
Project No: 14-052
Date: February 3, 2015
Designed by: udp
Drawn By: lbt
Scale: 1"=30'
Sheet No:

C-3.0

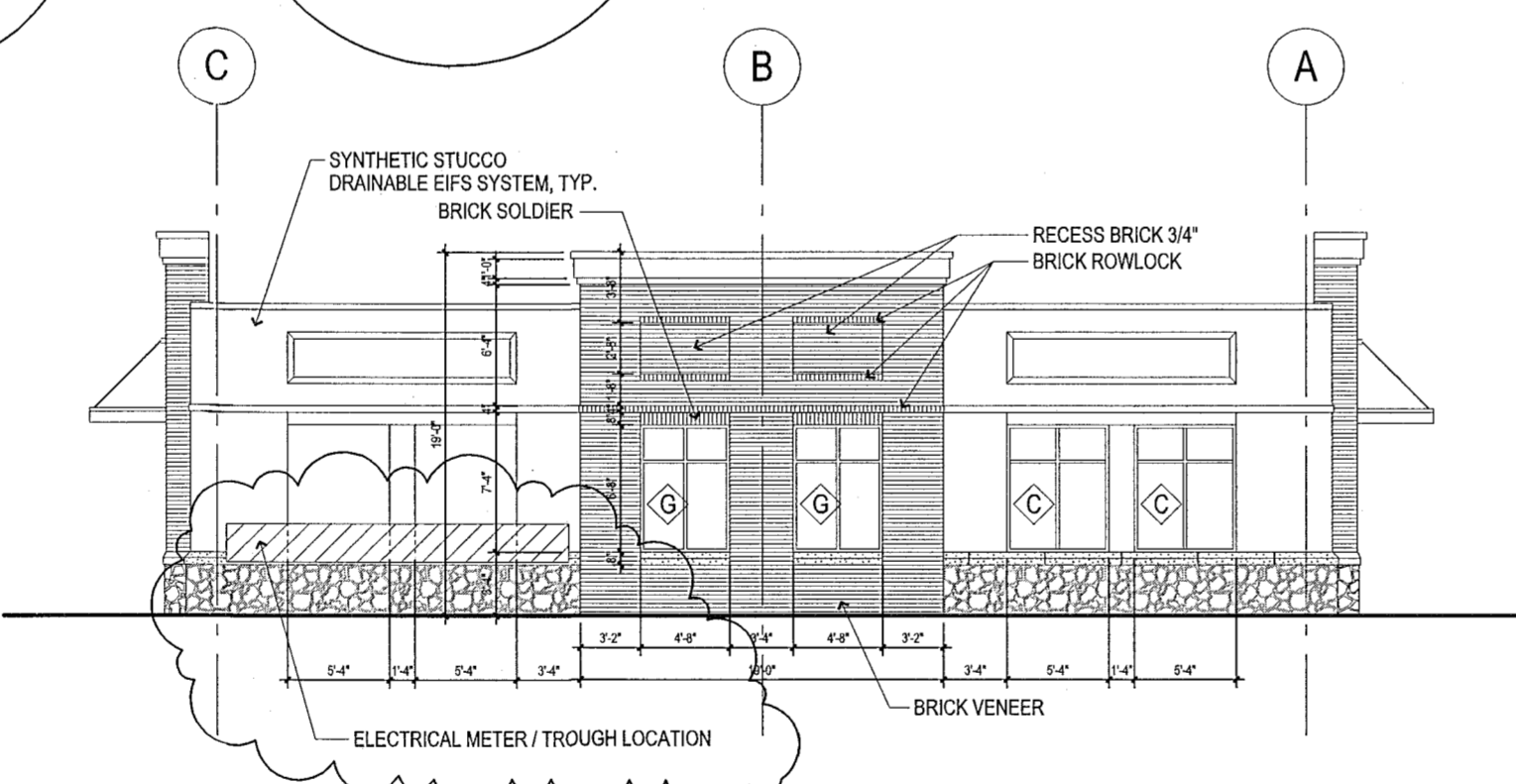
- GENERAL ELEVATION NOTES**
1. ALL CASTSTONE OUTSIDE CORNERS TO BE MITERED.
 2. SEE ELEVATIONS FOR CASTSTONE JOINT LOCATIONS. ALL SAW CUT SIDES TO BE PLACED TO FACE MORTAR JOINT.
 3. ALL CASTSTONE MORTAR JOINTS TO BE FLUSH AND MORTAR TO MATCH CASTSTONE SO AS TO GIVE SEAMLESS APPEARANCE.
 4. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF PROJECTED WALLS, TYP.
 5. ALL BRICK, CASTSTONE, MORTAR AND SEALANT COLORS TO BE SELECTED AND APPROVED BY ARCHITECT.



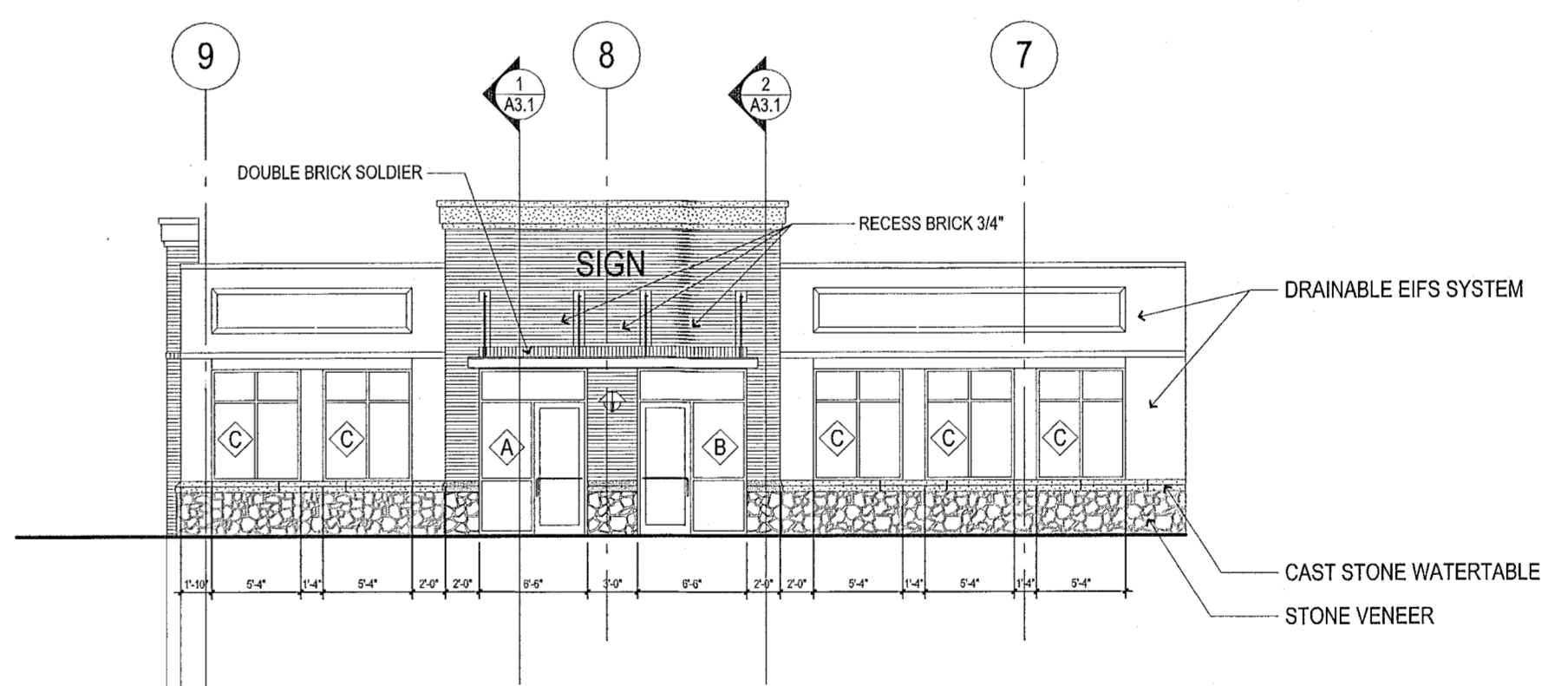
7 ELEVATION
A2.1 SCALE: 3/8" = 1'-0"



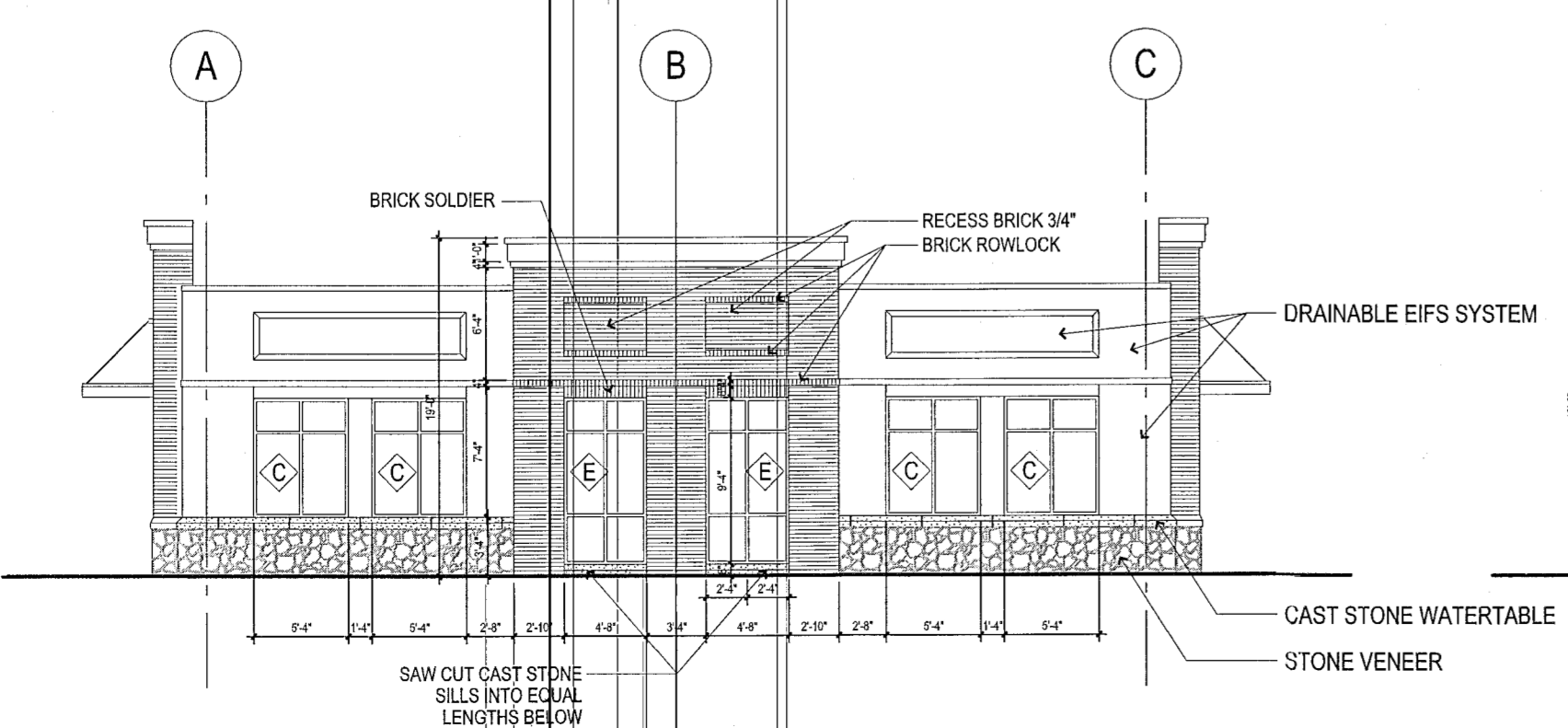
6 NORTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



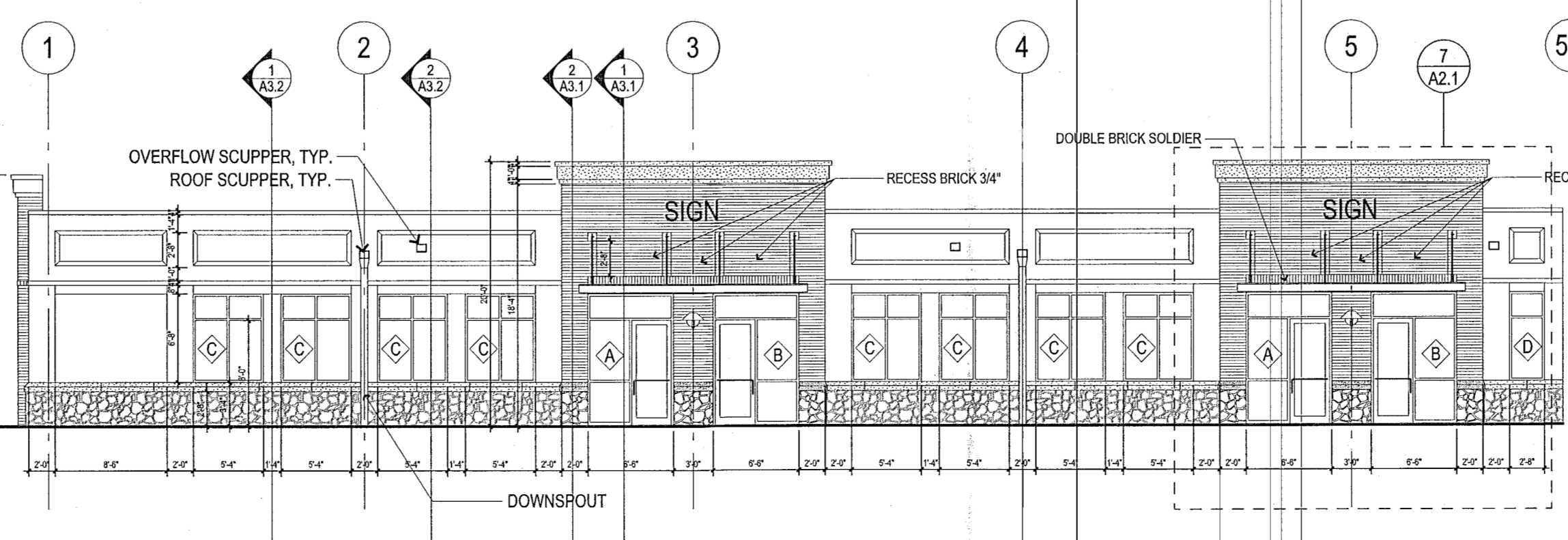
4 SOUTH-EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



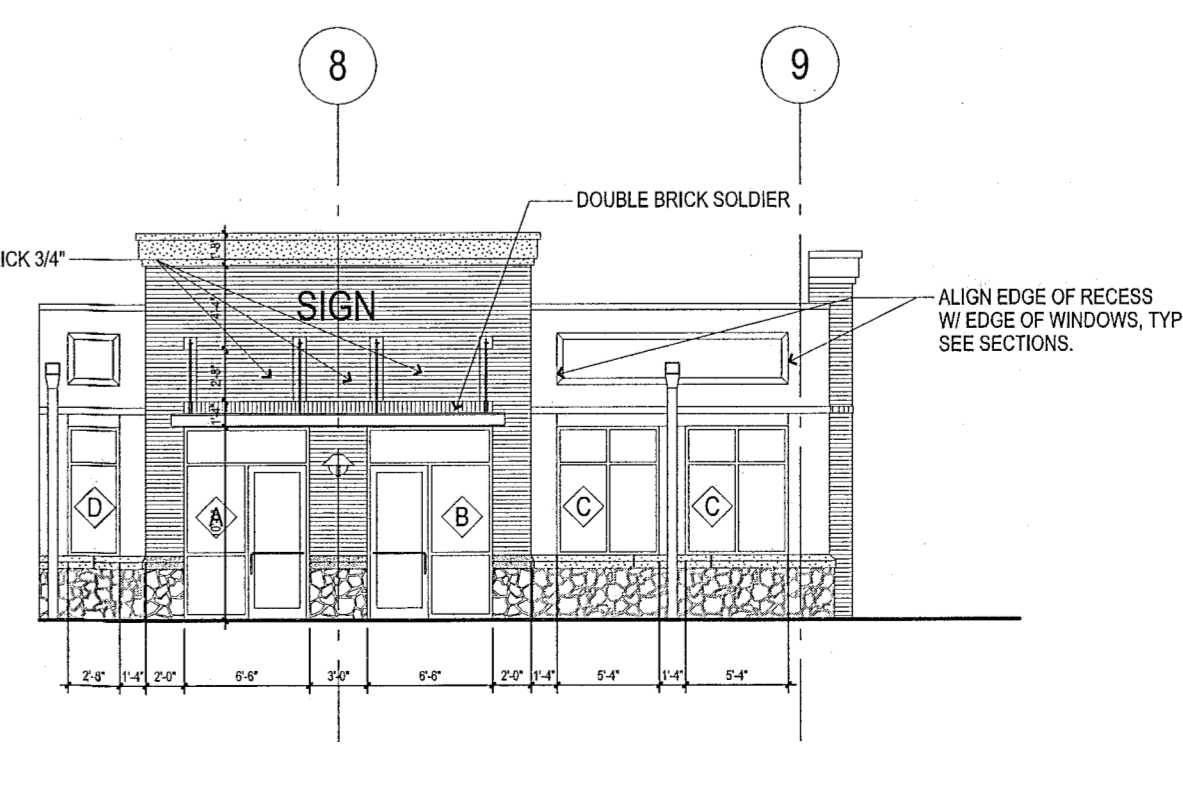
5 NORTH-EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



3 SOUTH-WEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

ATTACHED TO ADMINISTRATIVE
APPROVAL
JUN 22 2015

The Southern Projects Group

Parcel C-2 Shell Office Building
5345 Docia Crossing Road
Charlotte, North Carolina 28269

- MAY 19, 2015
ISSUED FOR CONSTRUCTION
REV 1 - PERMIT REVIEW
MAY 25, 2015
REV 2 - ADDENDUM 1
JUNE 5, 2015
REV 3 - REVISED CONSTRUCTION SET
JUNE 17, 2015

ELEVATIONS

FMKA.1472

A2.1

PLIST FACED 1/8"
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