

DEVELOPMENT NOTES:

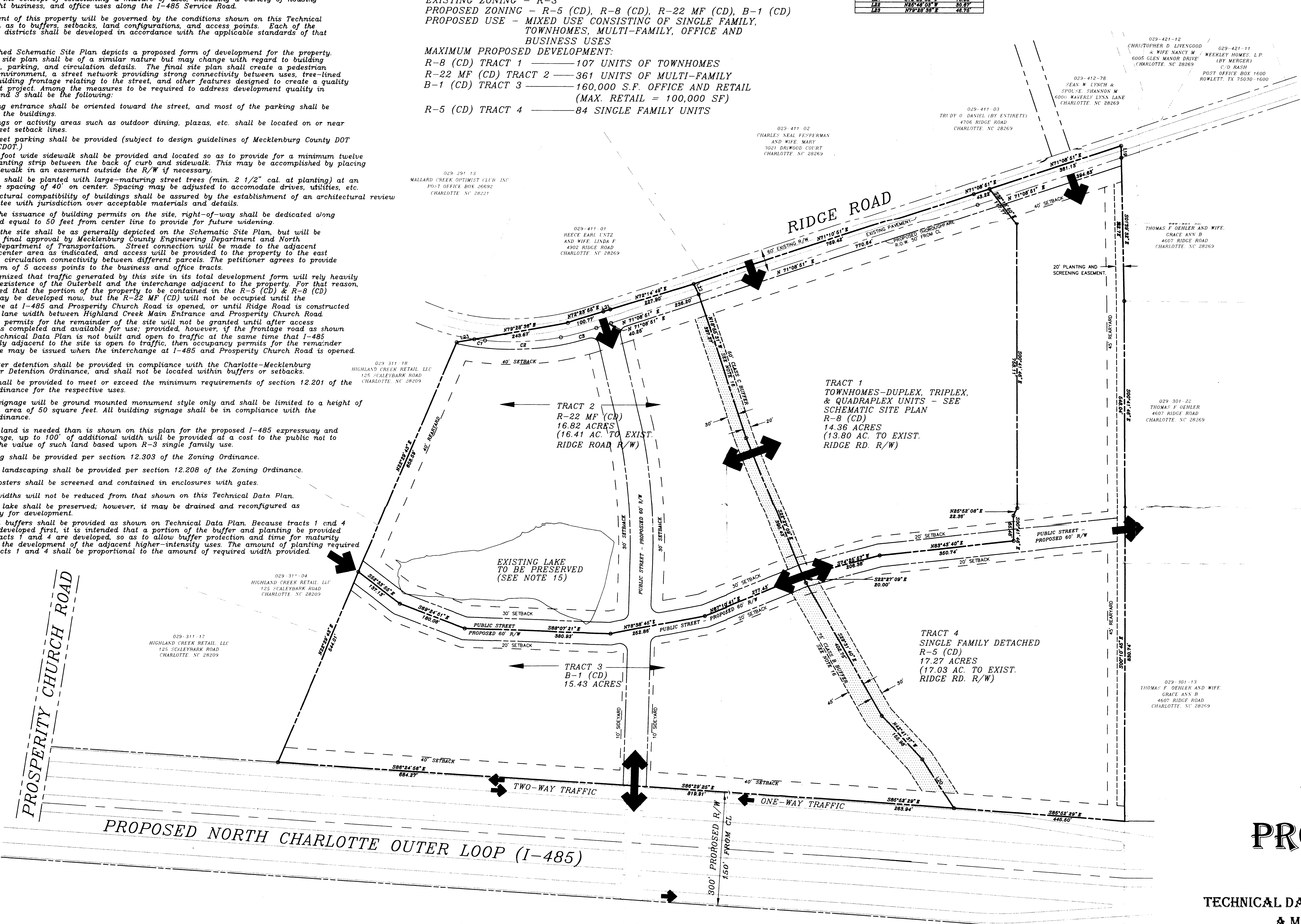
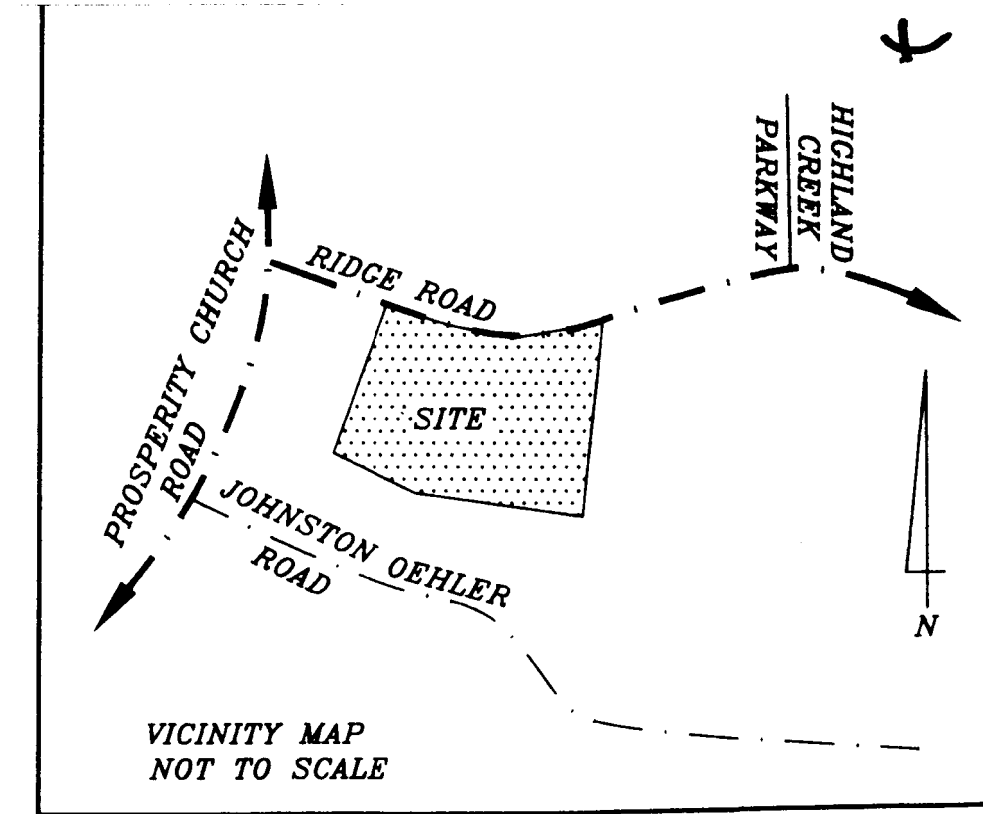
- The purpose of this rezoning is to create a mixed-use development as reflected in the adopted Northeast District Plan which envisions an urban village development at this location. This property is adjacent to an already approved shopping center site and continues the concept of establishing a mixture of uses, including a variety of housing types, light business, and office uses along the I-485 Service Road.
- Development of this property will be governed by the conditions shown on this Technical Data Plan as to buffers, setbacks, land configurations, and access points. Each of the respective districts shall be developed in accordance with the applicable standards of that district.
- The attached Schematic Site Plan depicts a proposed form of development for the property. The final site plan shall be of a similar nature but may change with regard to building placement, parking, and circulation details. The final site plan shall create a pedestrian friendly environment, a street network providing connectivity between uses, tree-lined streets, building frontage relating to the street, and other features designed to create a quality development project. Among the measures to be required to address development quality in tracts 2 and 3 shall be the following:
 - Building entrance shall be oriented toward the street, and most of the parking shall be behind the buildings.
 - Buildings or activity areas such as outdoor dining, plazas, etc. shall be located on or near the street setback lines.
 - On-street parking shall be provided (subject to design guidelines of Mecklenburg County DOT and NCDOT.)
 - A five foot wide sidewalk shall be provided and located so as to provide for a minimum twelve foot planting strip between the back of curb and sidewalk. This may be accomplished by placing the sidewalk in an easement outside the R/W if necessary.
 - Streets shall be planted with large maturing street trees (min. 2 1/2" cal at planting) at an average spacing of 40' on center. Spacing may be adjusted to accommodate drives, utilities, etc.
 - Architectural compatibility of buildings shall be assured by the establishment of an architectural review committee with jurisdiction over acceptable materials and details.
- Prior to the issuance of building permits on the site, right-of-way shall be dedicated along Ridge Road equal to 50 feet from center line to provide for future widening.
- Access to the site shall be as generally depicted on the Schematic Site Plan, but will be subject to final approval by Mecklenburg County Engineering Department and North Carolina Department of Transportation. Street connection will be made to the adjacent shopping center area as indicated, and access will be provided to the property to the east to provide circulation connectivity between different parcels. The petitioner agrees to provide a maximum of 5 access points to the business and office tracts.
- It is recognized that traffic generated by this site in its total development form will rely heavily upon the existence of the Outerbelt and the interchange adjacent to the property. For that reason, it is agreed that the portion of the property to be contained in the R-5 (CD) & R-8 (CD) district may be developed now, but the R-22 MF (CD) will not be occupied until the interchange at I-485 and Prosperity Church Road is opened, or until Ridge Road is constructed to a four lane width between Highland Creek Main Entrance and Prosperity Church Road. Occupancy permits for the remainder of the site will not be granted until after access to I-485 is completed and available for use, provided, however, if the frontage road as shown on this Technical Data Plan is not built and open to traffic at the same time that I-485 immediately adjacent to the site is open to traffic, then occupancy permits for the remainder of this site may be issued when the interchange at I-485 and Prosperity Church Road is opened.
- Storm water detention shall be provided in compliance with the Charlotte-Mecklenburg Stormwater Detention Ordinance, and shall not be located within buffers or setbacks.
- Parking shall be provided to meet or exceed the minimum requirements of section 12.201 of the Zoning Ordinance for the respective uses.
- Detached signage will be ground mounted monument style only and shall be limited to a height of 6' and an area of 50 square feet. All building signage shall be in compliance with the Zoning Ordinance.
- If more land is needed than is shown on this plan for the proposed I-485 expressway and interchange, up to 100' of additional width will be provided at a cost to the public not to exceed the value of such land based upon R-3 single family use.
- Screening shall be provided per section 12.303 of the Zoning Ordinance.
- Internal landscaping shall be provided per section 12.208 of the Zoning Ordinance.
- All dumpsters shall be screened and contained in enclosures with gates.
- Buffer widths will not be reduced from that shown on this Technical Data Plan.
- Existing lake shall be preserved; however, it may be drained and reconfigured as necessary for development.
- Required buffers shall be provided as shown on Technical Data Plan. Because tracts 1 and 4 will be developed first, it is intended that a portion of the buffer and planting be provided when tracts 1 and 4 are developed, so as to allow buffer protection and time for maturity prior to the development of the adjacent higher-intensity uses. The amount of planting required with tracts 1 and 4 shall be proportional to the amount of required width provided.

SITE DEVELOPMENT DATA:

TOTAL SITE SIZE - 63.88 ACRES
 EXISTING ZONING - R-3
 PROPOSED ZONING - R-5 (CD), R-8 (CD), R-22 MF (CD), B-1 (CD)
 PROPOSED USE - MIXED USE CONSISTING OF SINGLE FAMILY, TOWNHOMES, MULTI-FAMILY, OFFICE AND BUSINESS USES
 MAXIMUM PROPOSED DEVELOPMENT:
 R-8 (CD) TRACT 1 - 107 UNITS OF TOWNHOMES
 R-22 MF (CD) TRACT 2 - 361 UNITS OF MULTI-FAMILY
 B-1 (CD) TRACT 3 - 160,000 S.F. OFFICE AND RETAIL (MAX. RETAIL = 100,000 SF)
 R-5 (CD) TRACT 4 - 84 SINGLE FAMILY UNITS

LINE	DIRECTION	DISTANCE
L1	S23°53'03" W	66.09
L10	S01°30'32" E	31.40
L20	N32°30'40" W	163.44
L21	S72°23'55" W	18.83
L22	N26°26'05" E	30.67
L23	N79°20'30" E	45.72

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	580.00	28.07	14.04	28.07	S 83°48'14" E
C2	730.00	198.71	99.37	198.09	N 87°00'11" E
C3	580.00	28.07	14.04	28.07	N 76°10'30" E

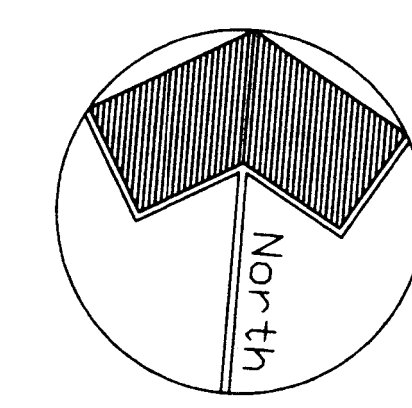
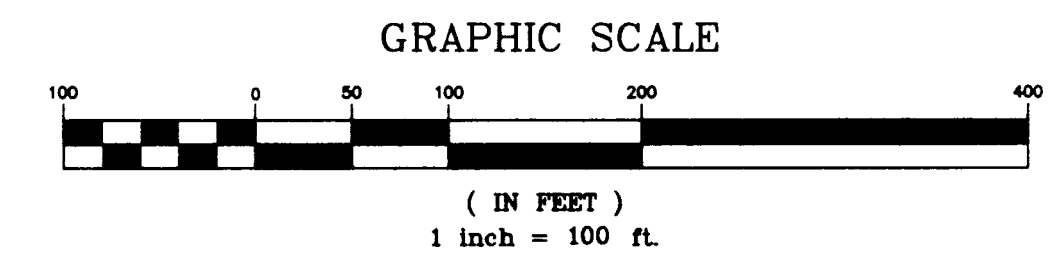


PROSPERITY

TECHNICAL DATA PLAN FOR PETITION #9734C
 A MIXED-USE COMMUNITY
 AT PROSPERITY TOWN CENTER

BY DPR ASSOCIATES, INC.
 FOR FIRST COLONY GROUP
 SCALE: 1"=100'
 DPR #96093
 7/30/97

APPROVED BY COUNTY COMMISSION
 DATE AUGUST 12, 1997



029-311-06
 ROBERT BOLIVK HELMS, JR.
 AND WIFE, HELEN M.
 4716 JOHNSTON OEHLEH ROAD
 CHARLOTTE, NC 28269

029-311-07 (PORTION)
 CLARENCE RENAR JOHNSTON
 AND WIFE, EDITH W.
 4414 JOHNSTON OEHLEH ROAD
 CHARLOTTE, NC 28269

029-311-08 (PORTION)
 FRED ROSS JOHNSTON (BY ENTIRETY)
 4212 JOHNSTON OEHLEH ROAD
 CHARLOTTE, NC 28269

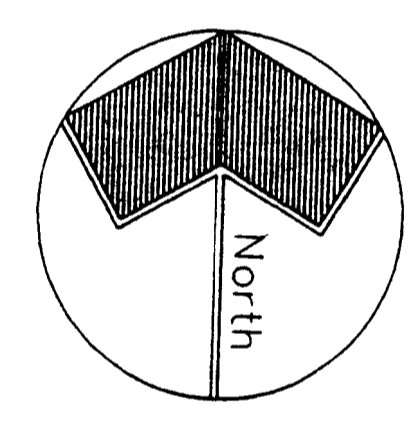
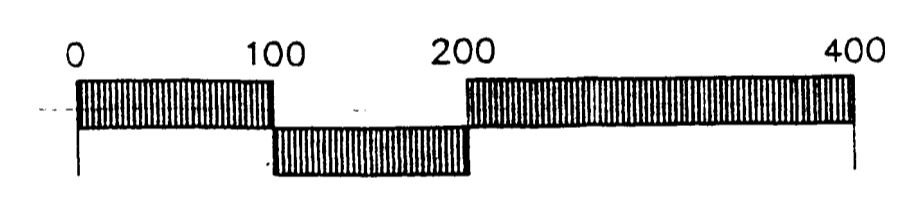
029-311-21
 HARVEY W. JOHNSTON
 4217 JOHNSTON OEHLEH ROAD
 CHARLOTTE, NC 28269



- Notes**
1. This plan shows the general character of the finished development, but is schematic in nature and subject to change. See note #3 on sheet RZ-1 of this rezoning.
 2. Refer to Technical Data Plan for most accurate location of Right-of-Way for proposed I-485.

VISION STATEMENT FOR "PROSPERITY"

While the schematic site plan projects a concept of design for this project, it is recognized that flexibility must be permitted as actual building plans are developed. However, a definite vision of design for this area shall be followed in specific site selection, buildings, circulation, parking, and open space. This vision includes a compact, pedestrian-oriented mixed-use village. While accommodations must be made for automobiles, great attention will be given to designing commercial, office, and residential blocks at a pedestrian scale where people can walk to shopping, restaurants, or work. Public open spaces, buildings built closer to streets, and tree-lined sidewalks shall promote this design concept.



PROSPERITY

**SCHEMATIC SITE PLAN FOR PETITION #9734C
A MIXED-USE COMMUNITY
AT PROSPERITY TOWN CENTER**

BY DPR ASSOCIATES, INC.
FOR FIRST COLONY GROUP
SCALE: 1"=100'
DPR #96093
7/30/97

RZ-2

DPR	DPR ASSOCIATES, INC.
	Landscape Architects
	Planners & Engineers
	2036 Edgewood Street Charlotte, NC 28204 704-321-1304