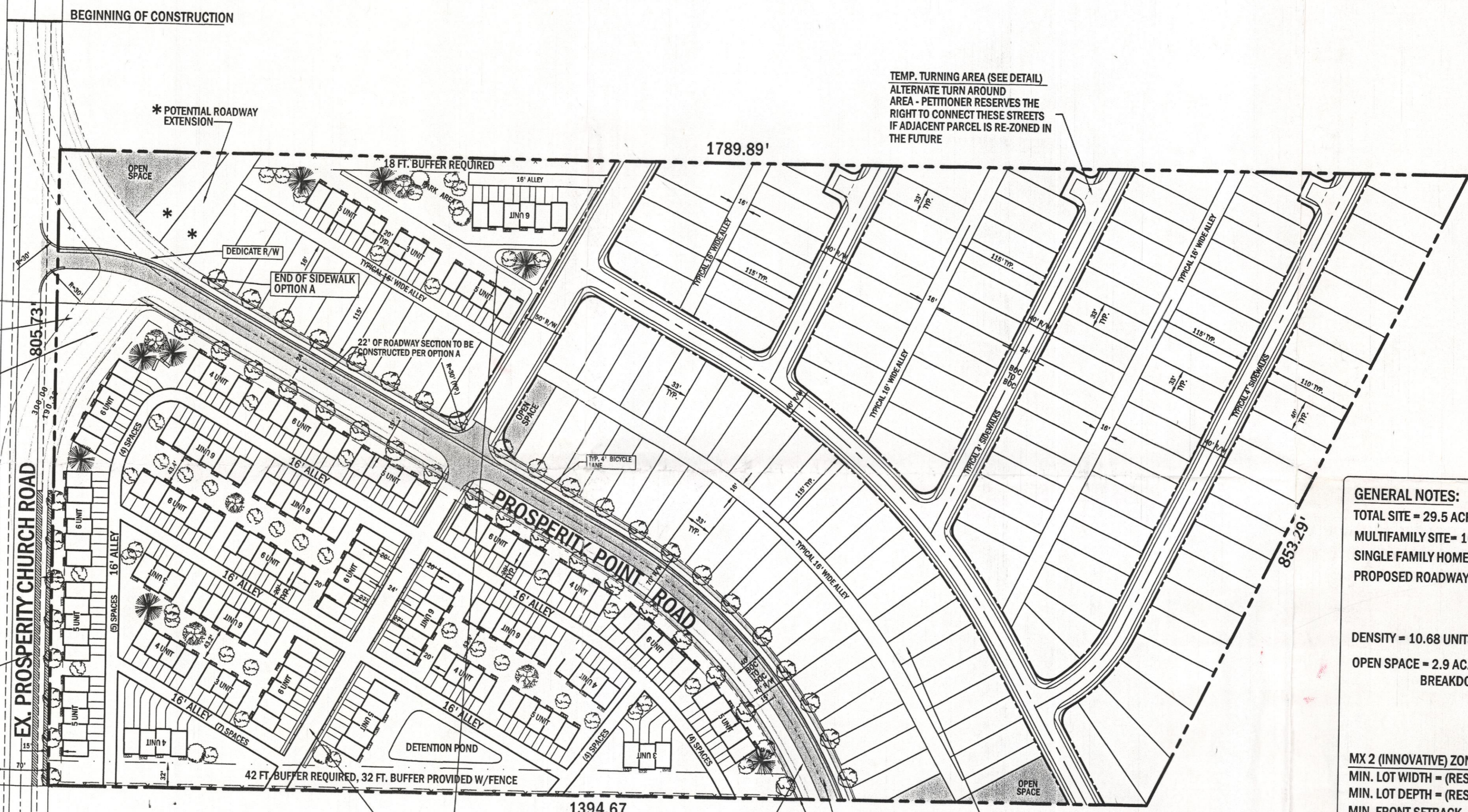


**THOROUGHFARE VICINITY MAP**

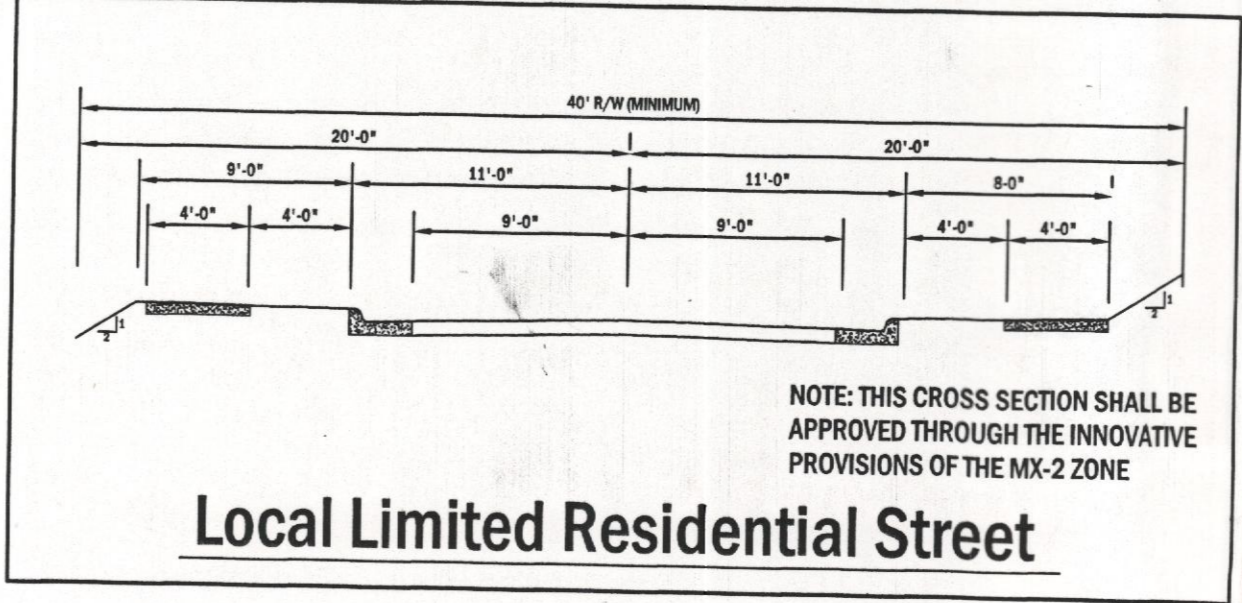
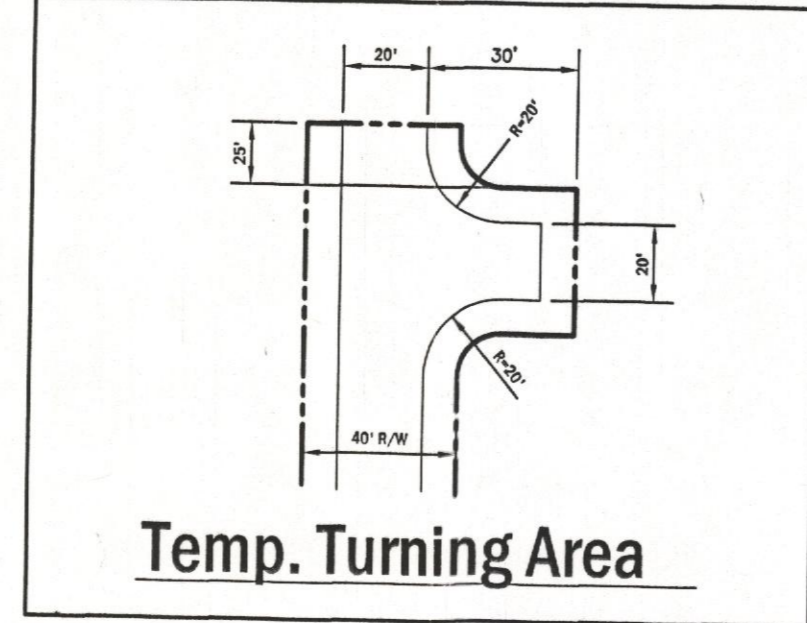
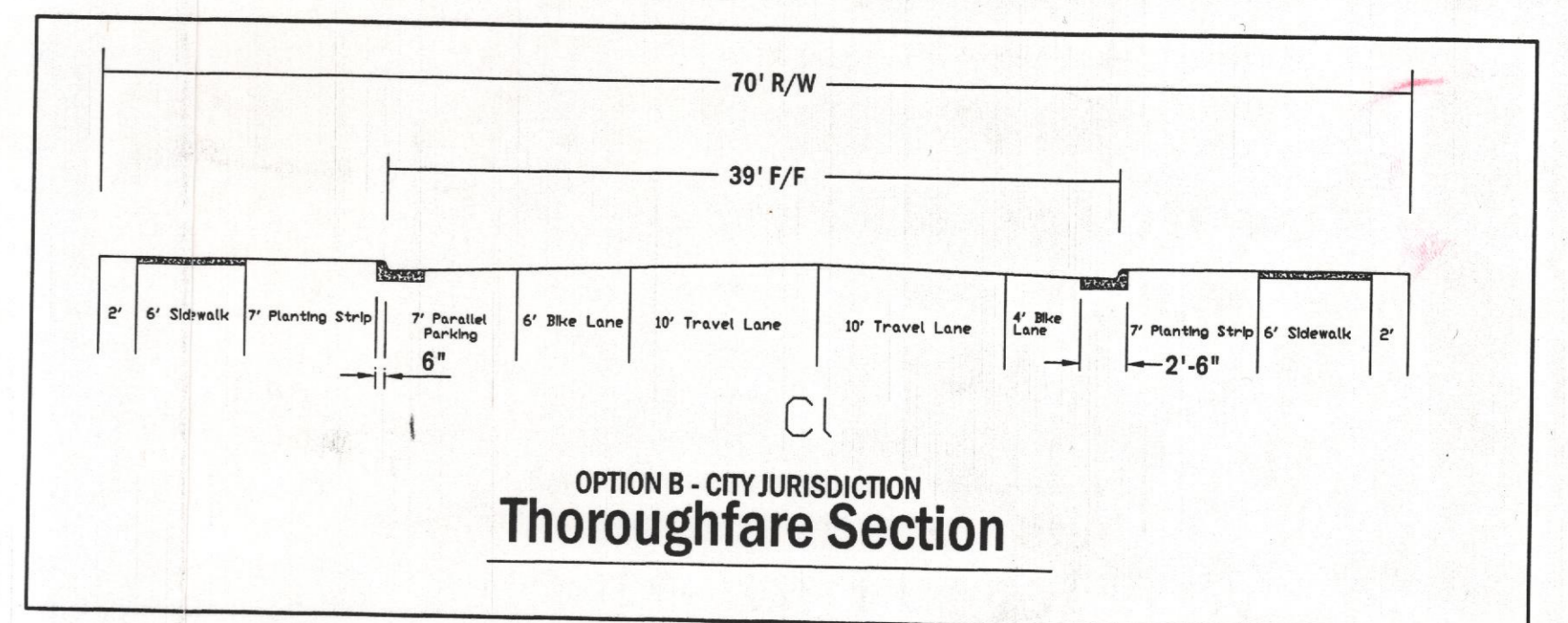
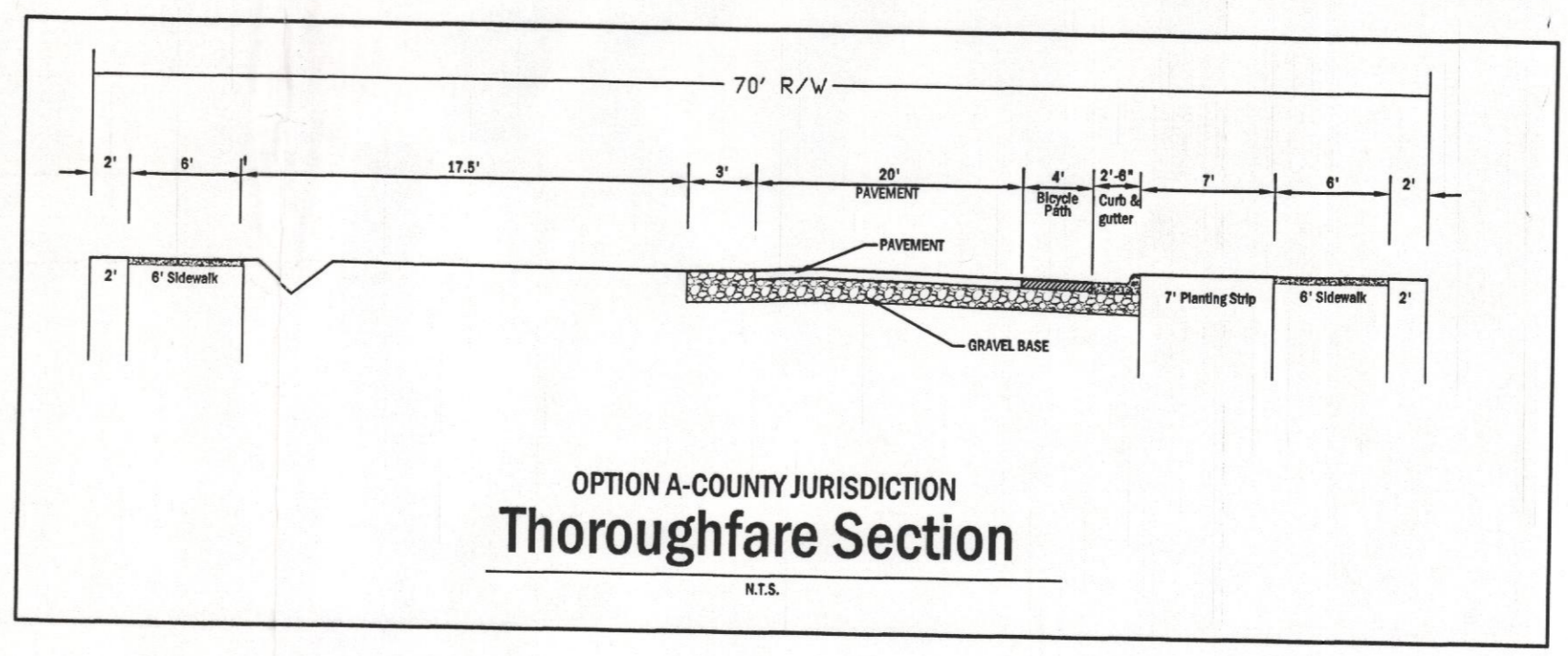
- The McAlpine Company  
Prosperity Church Rd. Site  
Development Notes
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement 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 within the building envelope line as shown on the plan. This Proposal is intended to enable the development of a mixed use community composed of, single family attached, and single family detached housing consistent with the concept plan for the Prosperity Church Rd. / I-485 interchange area. Further, this Proposal is intended to implement the provisions of the Prosperity Church Rd. Villages Plan by establishing a development pattern which creates a pedestrian streetscape with buildings that will be oriented with front doors and windows to the street, parking behind buildings, open spaces accessible to residents, and a variety of housing types and densities. The Petitioner is seeking an increase in the standard MX-2 density pursuant to Section 12.206(1) of the Zoning Ordinance.
  - Buffer areas will be developed in accordance with Sect. 12.302. The Petitioner reserves the right to seek a variance from the buffer standards for the townhome tract. The Petitioner may remove any required buffer if the adjoining tract is rezoned so that a buffer is no longer required.
  - Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any setback or required buffer unless no practical alternative is available. In accordance with the evaluation of the Petition by Stormwater Services, the Petitioner will provide stormwater detention for the 2, 10, and 25 year storm event for the portion of the site that will drain toward Rock Stream Drive. In lieu of the enhanced detention, the Petitioner may provide an analysis, sealed by a professional engineer, certifying that the culvert (under Rock Stream Drive) will remain in compliance with current design standards.
  - Any detached lighting on the site will be limited to 20 feet in height. Pedestrian scale lighting will be installed along the new thoroughfare and along Prosperity Church Rd. as those sites develop.
  - Signage will be permitted in accordance with applicable Zoning standards.
  - Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
  - Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
  - Buildings will not exceed 45 feet in height.
  - The site may be developed for single family attached and detached housing as allowed in the MX-2 district in accordance with the standards of that district and the restrictions of this site plan. In addition to the total lot number noted on the site data table, up to five lots along the northerly property line may be added administratively to the approved plan in conjunction with the rezoning of the tract to the north, so long as the lots so added meet the minimum site and dimensional requirements of the adjacent lots within this development.
  - Access to the site will be provided by numerous connections to the new minor thoroughfares which pass through the site. All driveway and street connections are subject to approval by N.C.DOT and by Mecklenburg County. No individual driveways will be connected to the new thoroughfare or Prosperity Church Rd. except for lots which do not have access to an alley or where the lot configuration restricts access to another public street.
  - The road rights-of-way will be dedicated and improvements indicated on the plan will be constructed in conjunction with the various portions of the site as they develop. An alternate intersection/road design will be developed for the Prosperity Church Rd./new thoroughfare to be approved by N.C.DOT and Mecklenburg County. Existing Prosperity Church Rd. will be improved prior to the issuance of Certificates of Occupancy for units on Parcel A. The Petitioner reserves the right to construct either the partial thoroughfare cross section as noted on this plan or to construct the full cross section in conjunction with the policies of the City of Charlotte if the site is annexed into the City of Charlotte prior to the time that the road is constructed.
  - Large maturing street trees will be installed 50' on center along thoroughfares and a mixture of small and large maturing trees will be installed 50' on center along other public streets as those areas develop.
  - Existing Prosperity Church Rd. will be extended through a portion of the site to provide access to undeveloped properties to the north.
  - Utilities which serve the site, with the exception of main feeder lines, will be placed underground.
  - The Petitioner, in accordance with the provisions of Section 11.206, "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,
    - Lot width, and
    - Open space.
- Overall site density (specifically related to the Prosperity Church Rd. Villages Plan)  
Specific innovative plans for the site will be approved by the Planning Commission after the approval of the rezoning request, but prior to development of the site. It is the Petitioner's intention to utilize, to a greater or lesser extent, all of the provisions noted above to enable the development of the small lot single family portion of the site, and may use the open space provision relative to the entire tract to adjust to a more urban development style

OPTION A SIDEWALK W/O CURB  
PROPOSED RE-ALIGNMENT  
REMAINING WIDENING IMPROVEMENT TO CORRESPOND W/ REALIGNMENT OF INTERSECTION W/ FUTURE PHASE  
CURB & GUTTER WIDENING & SIDEWALK IMPROVEMENT (PHASE 1)



**PARCEL A MULTIFAMILY HOMES**

**PARCEL B SINGLE FAMILY-DETACHED HOMES**



**GENERAL NOTES:**  
TOTAL SITE = 29.5 ACRES ±  
MULTIFAMILY SITE = 166 UNITS ±  
SINGLE FAMILY HOMES = 149 UNITS ±  
PROPOSED ROADWAY ACREAGE ESTIMATED AT: EX. PROSPERITY CHURCH ROAD = 1.08 AC.  
PROSPERITY POINT ROAD = 2.36 AC.  
TOTAL THOROUGHFARE R/W ACREAGE = 3.44 AC.

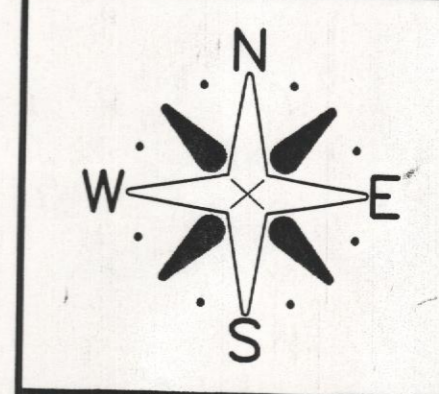
DENSITY = 10.68 UNITS/ACRE PER SECTION 12.206(1)  
OPEN SPACE = 2.9 AC. (10%)  
BREAKDOWN: LOWER MULTI FAMILY SITE = 2.02 AC.  
UPPER MULTI FAMILY SITE = 0.48 AC.  
SINGLE FAMILY SITE = 0.40 AC.  
TOTAL = 2.9 AC. (DOES NOT INCLUDE BIKE PATHS OR ALLEYS)

**MX 2 (INNOVATIVE) ZONE REQUIREMENTS**  
MIN. LOT WIDTH = (RESIDENTIAL DWELLINGS) = 32 FT.  
MIN. LOT DEPTH = (RESIDENTIAL DWELLINGS) = 105 FT.  
MIN. FRONT SETBACK = 10 FT.  
MIN. SIDE SETBACK = 3 FT.  
MIN. REAR SETBACK = 20 FT.  
MAX. HEIGHT = 45 FT.

THE DEVELOPER IS TO PLANT (74) SEVENTY FOUR STREET TREES ALONG THE THOROUGHFARES.

**MX-2 INNOVATIVE FROM R-3**

7.	5-21-99	Revise per client	L.L.S.
6.	5-14-99	Revise per client	L.L.S.
5.	4-30-99	Revise per client	L.L.S.
4.	4-20-99	Revise per client	L.L.S.
3.	3-15-99	Revise per client	L.L.S.
2.	3-12-99	Per client, revise notes	L.L.S.
1.	2-11-99	Per Re-Zoning Petition Review dated 1-9-99	L.L.S.



FOR PUBLIC HEARING RE-ZONING PETITION PETITION NO. 98-65 (c)

**"PROSPERITY POINT" SUBDIVISION**

CHARLOTTE / MECKLENBURG COUNTY N.C.

Land Design

ENGINEERING SERVICES INC.  
1208 Eastchester Drive Suite 200  
High Point, N.C. 27285  
(336) 885-5785 FAX: (336) 885-5784

78052  
SCALE 1"=100'  
DATE 01-07-99  
DRAWN BY L.L.S.  
CHECKED BY R.R.W.  
FILE NAME Prosperity/RevZoning  
DRAWING NO. 98-65C

1 OF 1 SHOTS

Revised notes per staff comments, March 26, 1999.  
Revised for clarification of road construction and staff comments, May 13, 1999