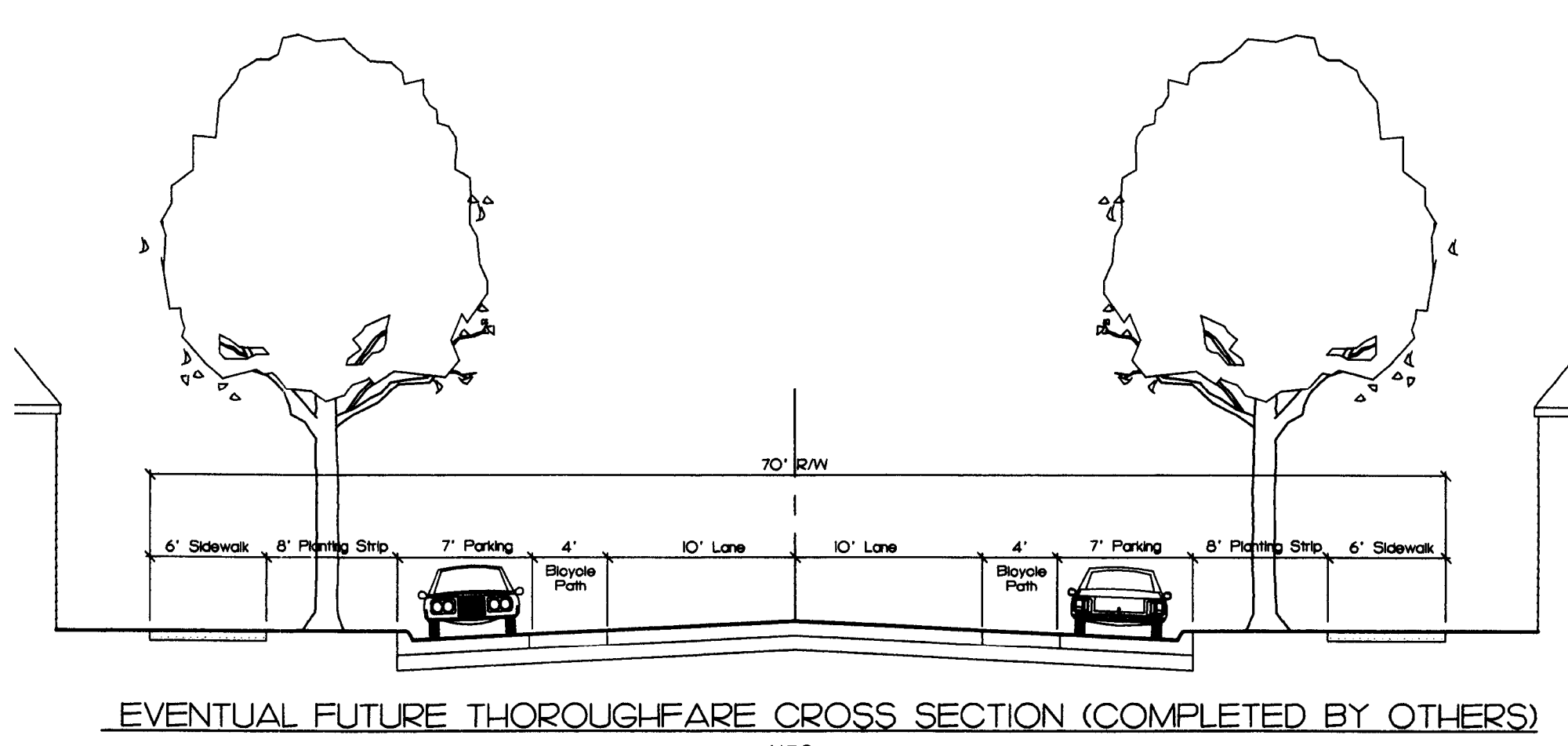


VICINITY MAP
n.t.s.



EVENTUAL FUTURE THOROUGHFARE CROSS SECTION (COMPLETED BY OTHERS)
N.T.S.

SITE DATA

TOTAL AREA: 25.15 ACRES
 EXISTING ZONING: R-3
 PROPOSED ZONING: NS
 R/W ALLOCATION: ± 3.62 ACRES
 PROPOSED USES:

AREA A ± 15.96 ACRES
 191 UNITS ALLOWED AT 12 D.U.A.
 AREA B ± 8.06 ACRES
 65,000 S.F. OFFICE ALLOWED
 12,000 S.F. DAY CARE ALLOWED
 AREA C ± 1.13 ACRES
 5,000 S.F. RETAIL ALLOWED

DEVELOPMENT STANDARDS

A. General Provisions
 All a minimum, all development standards established under the Ordinance for the NS district shall be satisfied. In addition, development shall be governed by these Development Standards and the Technical Plan.

The scenario depicted on the Schematic Plan (Sheet 2 of 2) is schematic in nature and the building configurations, placements and sizes, as well as the locations of streets and parking areas within the maximum building limit lines established on the Technical Plan may be altered or modified during design development and construction document phases.

B. Permitted Uses

- The Site shall be developed as a pedestrian friendly mixed-use site with residential, office and retail uses (including incidental or accessory uses) permitted under the Mecklenburg County Zoning Ordinance (the Ordinance) by right or under prescribed conditions in an NS zoning district.
 Area A (± 15.96 Ac) shall be entirely residential with no more than 191 dwelling units allowed at a density of 12 dwelling units to the acre.
 Area B (± 8.06 Ac) shall be office uses, either general or medical, of up to 65,000 square feet and day care use of up to 12,000 square feet. Office buildings fronting the proposed Johnston-Oehler relocation shall be a minimum of 2 stories in height. Residential (at a density of 12 D.U.A.) may be built in this area if office is not constructed.
 Area C (± 1.13 Ac) shall be developed in the same manner with the adjoining retail parcel. Development of up to 5,000 SF of retail uses may be allowed however, no drive through food services or gas stations will be allowed. If the site is developed as mixed use, with office over retail, the maximum square footage allowed shall be 10,000 SF.

C. Right of Way Dedication

- The petitioner shall dedicate right of way along Prosperity Church Road measuring 35' from existing centerline.
- The petitioner shall dedicate a 70' right of way for the proposed extension of Johnston-Oehler/DeArmon Road that traverses the property.
- The petitioner shall dedicate a 70' right of way for the proposed North-South Connector to allow future construction by others.

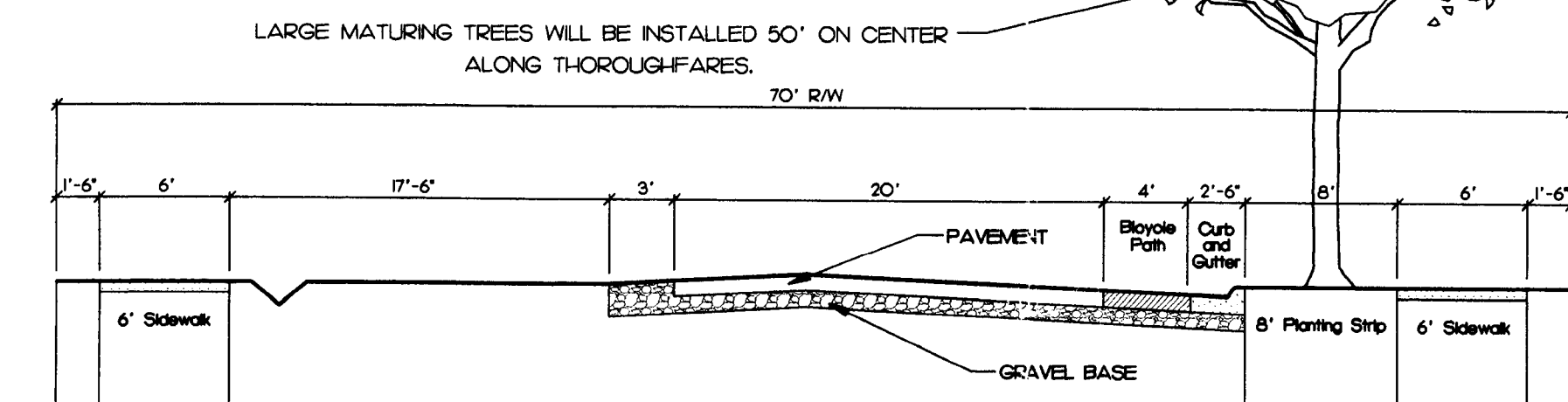
D. Road Improvements

- The petitioner shall construct the extension of DeArmon Road / Johnston-Oehler Road relocation from the northern boundary of the site to the eastern boundary, generally as depicted on the Technical Plan below. The road extension shall conform to the cross section as noted.
 The Johnston-Oehler Road / DeArmon Road extension shall be constructed concurrently with the development of parcels with road frontage. The Petitioner shall construct the road as needed for access.
- Left turn lanes shall be installed by the petitioner at the driveway cuts for Prosperity Church Road.
- Internal Roads for all development other than the proposed Johnston - Oehler and North South Connector Relocations, may be either private or public at the discretion of the petitioner.
- The first full movement access driveway to DeArmon Road shall align with the site / driveway in front of BI-Lo as indicated on the Technical Plan.
- The first full movement access driveway to Prosperity Church Road shall be located at least 500' away from the DeArmon Road intersection as shown on the Technical Plan.

- All public streets shall meet the minimum requirements as provided for in the Charlotte Mecklenburg Land Development Standards Manual.
- Any widening to Prosperity Church Road shall include a 14' outside lane width to comply with the Charlotte Mecklenburg Bike Plan.
- The Petitioner shall address the BI-Lo service area driveway entrance when final designs of the DeArmon Road extension are engineered.

E. Development Requirements

- Setbacks, Side Yards and Rear Yards**
 All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS district.
 D. A 14' minimum setback from the proposed curb and gutter on all streets (including Prosperity Church Road) shall be required.
- Building Form**
 a. The development shall be designed as a pedestrian oriented development with buildings oriented to the street. Pedestrians shall have direct access to street fronts of buildings.
 b. Building design shall incorporate the use of porches, balconies, (predominantly residential) and attractive entrances with windows on the street front.
 c. All buildings will be designed to be compatible in character with the surrounding residential development. Furthermore, the office and multifamily building facades will be predominantly brick.



DEVELOPER INSTALLED CONTINUATION OF EXISTING THOROUGHFARE SECTION
N.T.S.

- Landscaped Areas and Screening**
 a. Landscaped areas and screening shall conform with the standards and treatments specified in Section 12.30.3 of the Ordinance as a minimum. Dumpsters or compactors will be screened with solid enclosures and gates.
- Access Points**
 a. The configuration and ultimate location of the access points within the site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the City of Charlotte and the North Carolina Department of Transportation. The number of access points shall not increase from the amount depicted on the Technical Data Sheet.
 b. Access from the proposed Johnston - Oehler and North South Connector Road (not shown) shall be allowed as permitted and approved by The City of Charlotte and the North Carolina Department of Transportation.
 c. Internal access between Area A and Area B shall be provided for by the Petitioner. The Petitioner shall also provide internal access between the various uses within Area B, as appropriate.
- Lighting**
 a. A uniform lighting system will be employed throughout the site. All lighting within the site except street lights which may be erected along Public Roads shall be designed such that direct illumination does not extend past property lines of the site. Detached light posts shall not exceed 20' in height. Lighting shall be pedestrian scale in nature and shall conform to current Prosperity Church Road Villages Small Area Plan.
 b. Consideration will be given to the impact of lighting both within and without the perimeter of the site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare toward adjacent streets and properties.
- Parking**
 a. The parking spaces depicted on the Schematic Site Plan may vary but in all events will exceed the minimum offstreet parking standards established under the Ordinance requirements for the NS (Neighborhood Services) zoning category.
- Signs**
 a. A uniform signage and graphics system will be employed throughout the site which will comply with the provisions of Section 13 of the Ordinance. No flashing signs of any kind will be permitted. The maximum height of ground mounted / monument signs will be 7 feet above the average grade at the edge or the right-of-way. Signage will be consistent with the Prosperity Church Road Villages Small Area Plan with no pole signs allowed.
- Fire Protection**
 a. Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Marshal's specifications.
- Design Standards**
 a. Landscaped islands will be provided in parking areas to avoid large expanses of pavement. The plan will meet the Tree Ordinance requirements.
 b. If feasible, the pond shall remain or be reconfigured. The area surrounding the pond shall be enhanced with landscaping to create a pedestrian scale open space amenity.
 c. Large maturing trees will be installed 50' on center along thoroughfares.
 d. Internal sidewalks shall be provided to link buildings and parking areas.
- Storm Drainage**
 a. Storm water runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte. Storm water detention shall not be installed within the buffers, setbacks or between buildings and streets.
 b. The petitioner reserves the right to use the existing pond for detention.
 c. The petitioner reserves the right to modify the existing pond based on final construction documents, and detention requirements.
 d. If the pond is eliminated there will be no net loss of the Open Space that the pond currently represents. The Open Space constructed in lieu of the existing pond shall be passive in nature and shall include landscaping and pedestrian circulation with benches. In addition the Petitioner may construct a small pond or water feature within the Open Space if feasible with final construction plans.
- Building Height**
 a. Building height shall be limited to three stories.
 (2) No on-site parking spaces will be located between the buildings and the public streets, including all thoroughfares.
 (3) The petitioner shall seek a variance from the Charlotte Outer Loop Corridor maps to comply with the Mecklenburg - Union Thoroughfare Plan.
 (4) The right-of-way for the North-South connector shall be dedicated at parcels along the right-of-way are developed and shall occur prior to the issuance of certificates of occupancy for said parcels.
 (5) No adult entertainment establishments shall be allowed on the site.
 (6) The Petitioner shall provide a 20' buffer of existing vegetation along the exterior perimeter of Area A unless the adjacent property is zoned for multi-family or a more intense use.
- Development Phasing**
 a. No Certificates of occupancy for the townhomes will be issued prior to 12 months from the approval date of the rezoning.
 b. Certificate of Occupancy may be issued for the first 50% or 32,500 square feet of Office space. However, Certificates of Occupancy for the remaining 50% or 32,500 square feet of Office space shall not be issued until after a period of 12 months from the approval date of this rezoning.

PROSPERITY CHURCH ROAD SITE
 PROPOSED REZONING FOR
 THE MCALPINE CO., INC.
 6725-D FAIRVIEW ROAD
 CHARLOTTE, NORTH CAROLINA 28210

Design Resource Group
 1230 West Morehead Street, Suite 214
 Charlotte, NC 28208
 704.343.0608 fax 704.358.3093
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DRG

FOR PUBLIC HEARING
 PETITION # 2000-78
 TECHNICAL
 PLAN

APPROVED BY CITY COUNCIL
 DATE: 11/20/00

Scale: 1" = 100'
 Date: 11 OCT 1999
 Project #: 033-001
 Revisions: 25 OCT 1999
 30 NOVEMBER 1999 PER CMPC REVIEW
 16 AUGUST 2000 PER CMPC REVIEW
 26 SEPT. 2000 PER CMPC REVIEW
 17 OCTOBER 2000 PER CMPC REVIEW
 19 OCTOBER 2000 REVISED JOHNSTON-OEHLER REALIGNMENT
 22 NOVEMBER 2000 - FINAL REV./APPROVAL

2000-78

Sheet 1 of 2