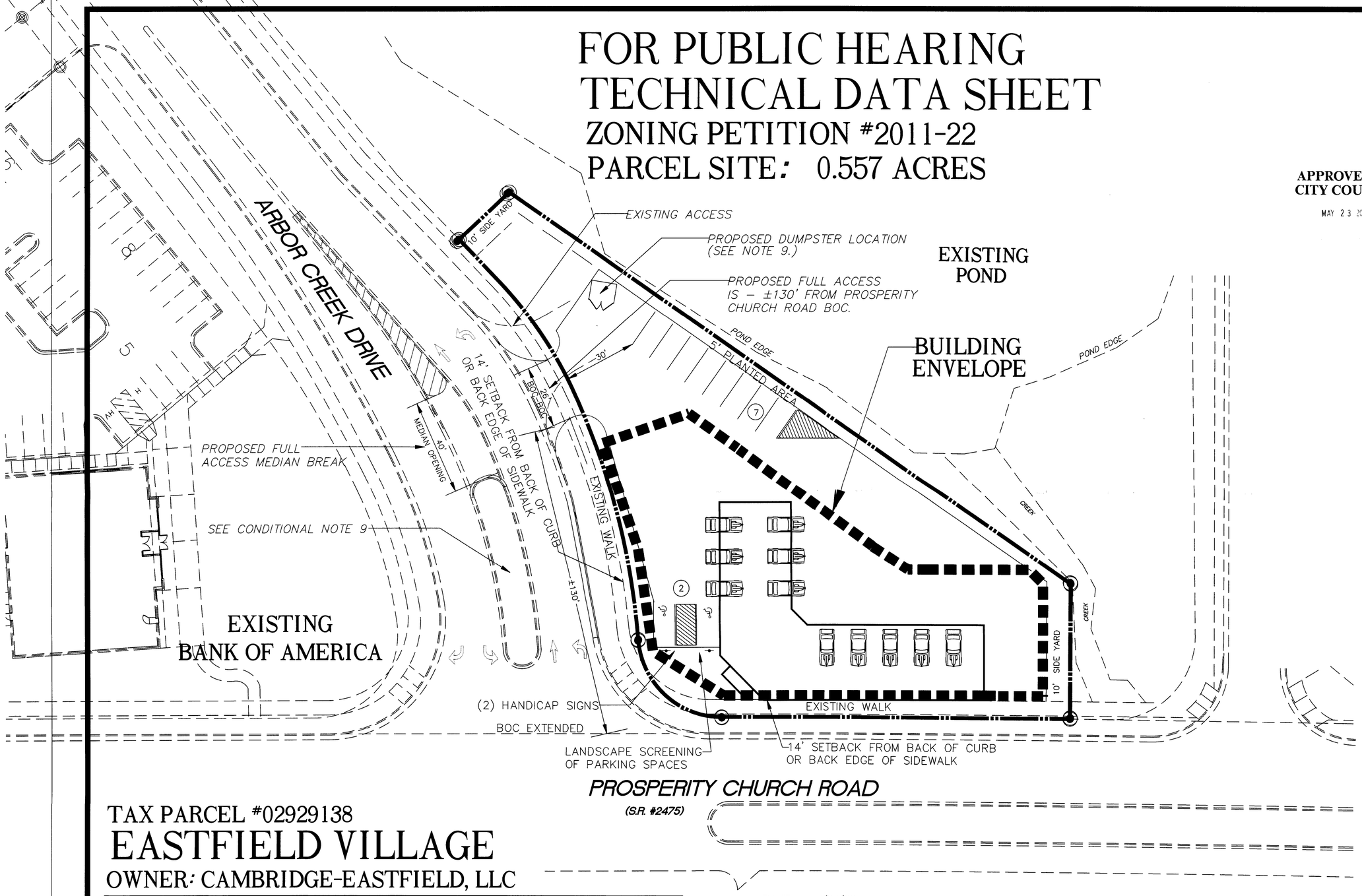
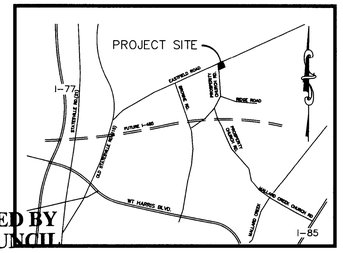
FOR PUBLIC HEARING
TECHNICAL DATA SHEET
ZONING PETITION #2011-22
PARCEL SITE: 0.557 ACRES





VICINITY MAP
NOT TO SCALE

APPROVED BY CITY COUNCIL
MAY 23 2011

CONDITIONAL NOTES

1. This petition proposes an NS SPA to Parcel 1 within the Eastfield Village mixed-use development. The primary purpose of this Site Plan Amendment (S.P.A.) is to: 1) add an approximate 40' wide median break on Arbor Creek Drive to allow full access vehicular movement between Parcel 1 and Arbor Creek Drive; 2) Relocate the existing curb cut on Arbor Creek towards Prosperity Church Road such that it is aligned with the proposed median break; and; 3) delineate the Building Envelope.
2. The total building square footage shall not exceed 8,000 square feet.
3. The site may be developed for any uses allowed in the NS district as allowed by the ordinance in accordance with the standards of such district; however, the use of gas station and any restaurant with a drive thru shall not be permitted.
4. Buffer areas will be developed in accordance with Sect. 12.302. Required buffers on the site may be eliminated or reduced if the adjoining parcels are rezoned such that buffers are no longer required or required less width. Minimum required buffer widths may be reduced per Section 12.302(8). Additional landscape screening and/or berms will be used to screen any parking fields fronting on Prosperity Church Road.
5. Any detached lighting on the site will be limited to 25' in height.
6. Rooftop mechanical equipment will be screened from public view from public streets or adjoining properties. Buildings will have windows, doors, or both facing onto internal streets.
7. The schematic development depicted on the Technical Data Sheet is intended to reflect the arrangement of proposed uses on Parcel 1, but the exact configuration, placement, and size of individual site elements may be altered or modified within the Building Envelope during the design development and construction phases.
8. The architectural elevation and materials used on the building shall be consistent with the design and materials used on the adjacent Eastfield Village Shopping Center, including but not limited to brick color and precast concrete.
9. All dumpsters on the site will be screened with either a solid enclosure with gates or incorporated into the building architecture.
10. There will be no direct access from Parcel 1 to the adjoining public streets, except for the full access vehicular movement between Parcel 1 and Arbor Creek Drive, as depicted on the Technical Data Sheet.
11. The parking spaces on the site plan may be relocated provided no spaces front on Prosperity Church Road other than handicap spaces. The handicap spaces that front on Prosperity Church Road will be screened by landscaping.
12. The existing landscape median in Arbor Creek Drive will be revised to meet CDOT sight distance requirements for the proposed median break and all transportation improvements shall be implemented prior to the issuance of the certificate of occupancy.
13. The existing 6' sidewalk along Prosperity Church Road and Arbor Creek Road shall remain.

RECEIVED
MAY 17 2011
BY

TAX PARCEL #02929138

EASTFIELD VILLAGE

OWNER: CAMBRIDGE-EASTFIELD, LLC

CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

DATE: 1/24/2011
REVISION 1 : 3/17/2011
REVISION 2 : 4/13/2011
REVISION 3 : 4/20/2011
REVISION 4 : 5/16/2011

MAP BOOK 40 PAGE 641
NC GRID
1"=20'

CAMBRIDGE PROPERTIES
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2011-022