

PROSPERITY CHURCH ROAD

Mecklenburg County

NUMBER	DIRECTION	RADIUS	LENGTH	CHORD
C1	N 00°50'53" W	341.19	164.91	163.31
C2	N 13°07'55" E	2609.58	123.66	123.65

2 lane drive with 6' planting strip and 6' sidewalk (Phase I)

MALLARD CREEK TOWNSHIP,
MECKLENBURG COUNTY, NORTH CAROLINA

SURVEY PROVIDED BY:

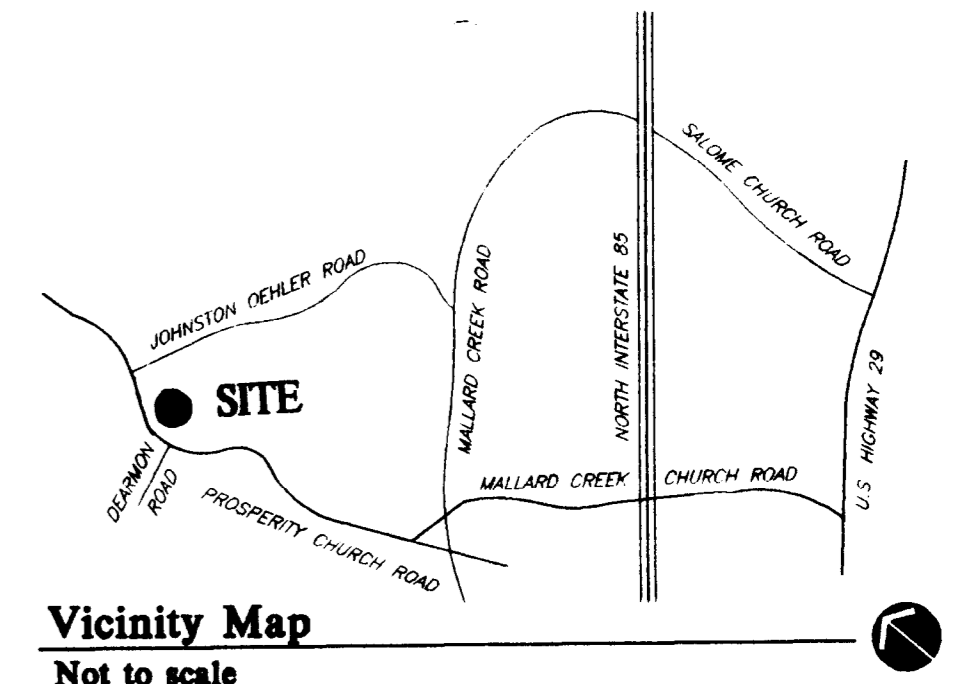
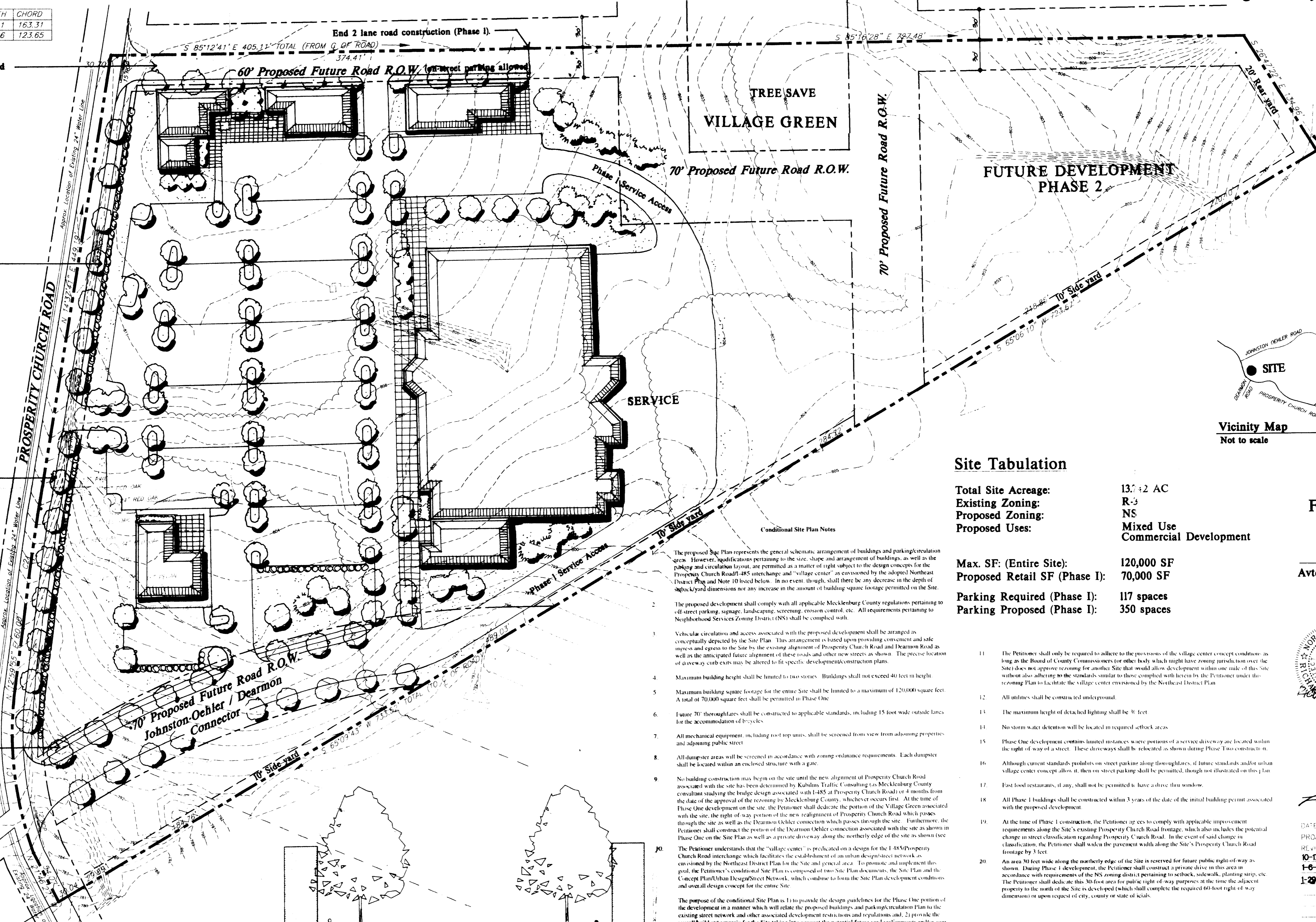
CAROLINA SURVEYORS, INC.
PINEVILLE, N.C.
HUGH E. WHITE, JR., NCRLS
DATA 1997-E/ACAD 1997009
DATE: FEBRUARY 26, 1997
DATE: JUNE 24, 1997(TOPO)

Sidewalk to be installed for Phase I

12' setback from back of future curb (typ)

10' Duct Power Easement

Sidewalk to be installed for Phase I



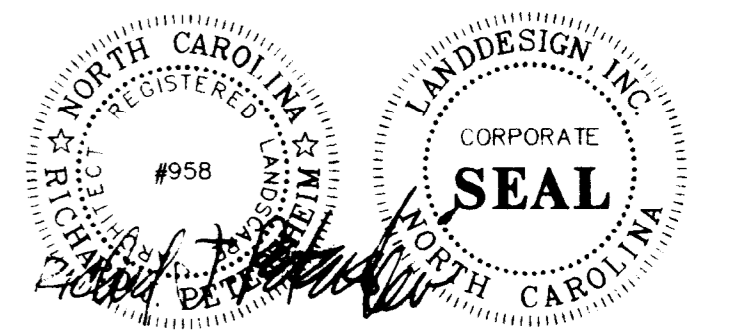
Site Tabulation

Total Site Acreage: 137.42 AC
Existing Zoning: R-3
Proposed Zoning: NS
Proposed Uses: Mixed Use Commercial Development

Max. SF: (Entire Site): 120,000 SF
Proposed Retail SF (Phase I): 70,000 SF
Parking Required (Phase I): 117 spaces
Parking Proposed (Phase I): 350 spaces

For Public Hearing
Petition #97-51(c)

Petitioner
Avtex Commercial Properties, Inc.
P.O. Drawer 10287
Greenville, South Carolina 29603



SITE PLAN TECHNICAL DATA SHEET

DATE: July 31, 1997
PROJECT NO: 1707
REVISIONS:
10-17-97 Planning Commission Comments
1-6-98 for Resubmittal
1-29-98 Planning Commission Comments

Conditional Site Plan Notes

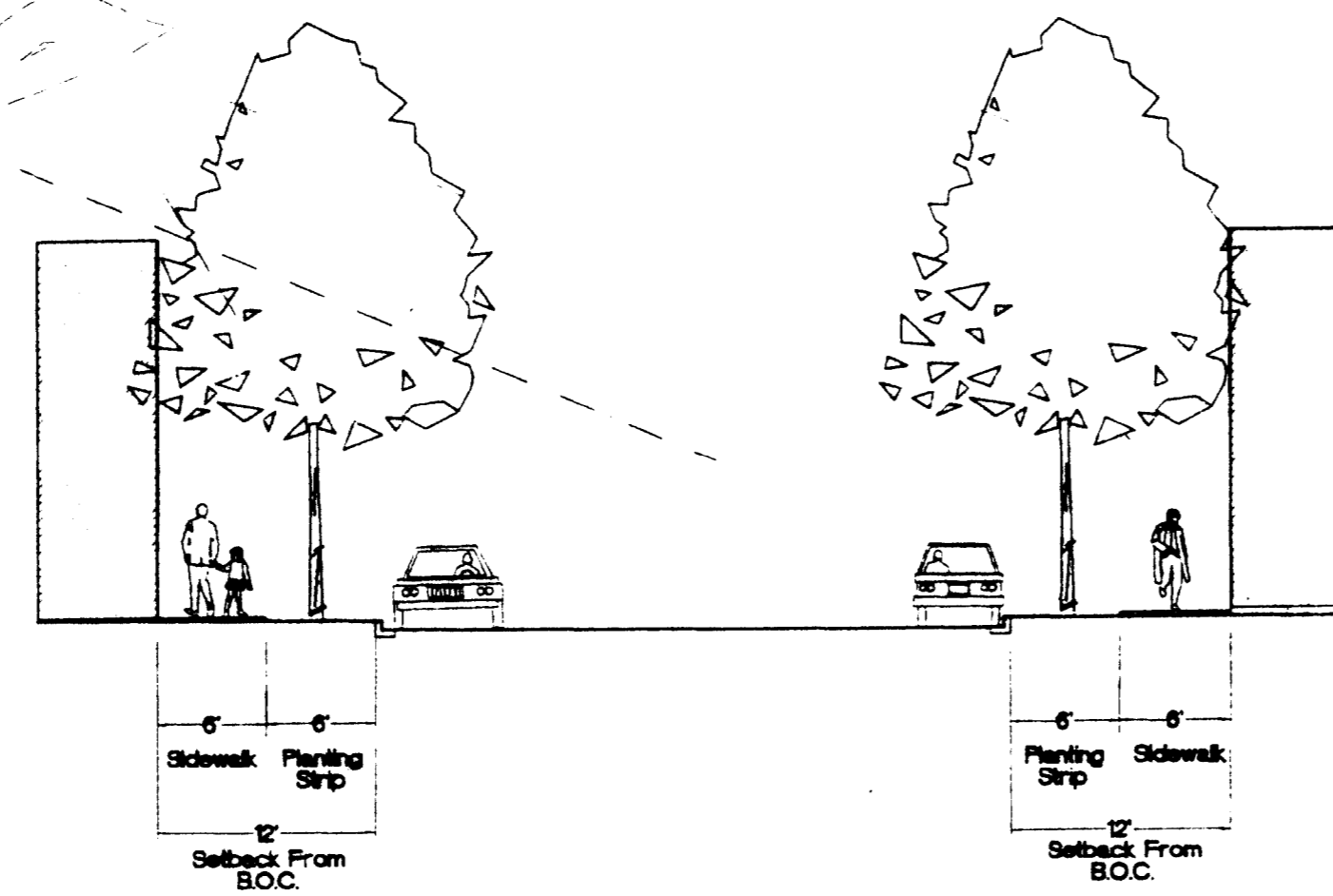
- The proposed Site Plan represents the general schematic arrangement of buildings and parking/circulation areas. However, applications pertaining to the size, shape and arrangement of buildings, as well as the parking and circulation layout, are permitted as a matter of right subject to the design concepts for the Prosperity Church Road I-485 interchange and "village center" as envisioned by the adopted Northeast District Plan and Note 10 listed below. In no event, though, shall there be any decrease in the depth of setback/yard dimensions nor any increase in the amount of building square footage permitted on the Site.
- The proposed development shall comply with all applicable Mecklenburg County regulations pertaining to off-street parking, signage, landscaping, screening, erosion control, etc. All requirements pertaining to Neighborhood Services Zoning District (NS) shall be complied with.
- Vehicle circulation and access associated with the proposed development shall be arranged as conceptually depicted by the Site Plan. This arrangement is based upon providing convenient and safe ingress and egress to the Site by the existing alignment of Prosperity Church Road and Dearmon Road as well as the anticipated future alignment of these roads and other new streets as shown. The precise location of roadway curb exists may be altered to fit specific development/contraction plans.
- Maximum building height shall be limited to two stories. Buildings shall not exceed 40 feet in height.
- Maximum building square footage for the entire Site shall be limited to a maximum of 120,000 square feet. A total of 70,000 square feet shall be permitted in Phase One.
- Future 70' thoroughfares shall be constructed to applicable standards, including 15 foot wide outside lines for the accommodation of bicycles.
- All mechanical equipment, including roof top units, shall be screened from view from adjoining properties and adjoining public street.
- All dumpster areas will be screened in accordance with zoning ordinance requirements. Each dumpster shall be located within an enclosed structure with a gate.
- No building construction may begin on the site until the new alignment of Prosperity Church Road associated with the site has been determined by Kublins Traffic Consulting (a Mecklenburg County consultant studying the bridge design associated with I-485 at Prosperity Church Road) or 4 months from the date of the approval of the rezoning by Mecklenburg County, whichever occurs first. At the time of Phase One development on the site, the Petitioner shall dedicate the portion of the Village Green associated with the site, the right-of-way portion of the new realignment of Prosperity Church Road which passes through the site as well as the Dearmon/Oehler connector which passes through the site. Furthermore, the Petitioner shall construct the portion of the Dearmon/Oehler connector associated with the site as shown in Phase One of the Site Plan as well as a private driveway along the northwesterly edge of the site as shown in Phase One of the Site Plan.
- The Petitioner understands that the "village center" is predicated on a design for the I-485/Prosperity Church Road interchange which facilitates the establishment of an urban development network as envisioned by the Northeast District Plan for the Site and general area. To promote and implement this goal, the Petitioner's conditional Site Plan is composed of two Site Plan documents, the Site Plan and the Concept Plan/Urban Design/Street Network, which combine to form the Site Plan development conditions and overall design concept for the entire Site.

The purpose of the conditional Site Plan is 1) to provide the design guidelines for the Phase One portion of the development in a manner which will relate the proposed buildings and parking/circulation Plan to the existing street network and other associated development restrictions and regulations, and 2) provide the overall build out scenario for the Site taking into account the potential future road realignments and/or new public right of way and the preferred design relationships of proposed buildings to the new street network, which is based upon the design goals found in the Northeast District Plan's section entitled "Outer Loop Interchange Area/Prosperity Church Road Interchange".

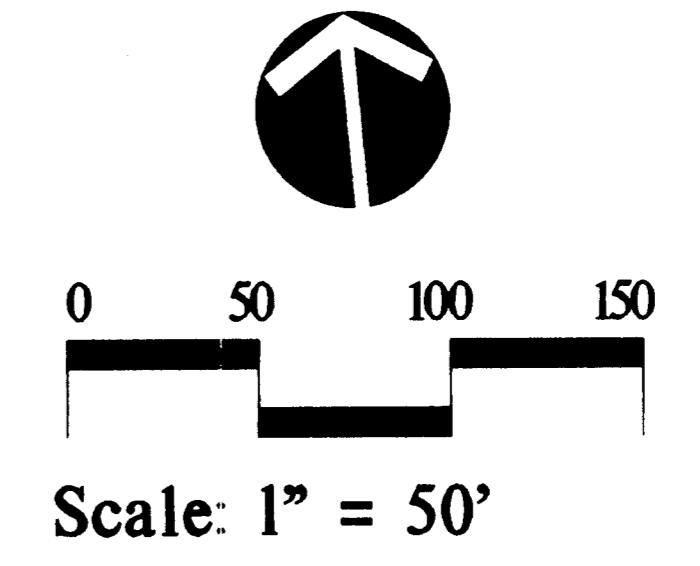
The village center is anticipated to be a compact, pedestrian-oriented place where a variety of land uses are offered. Important design concepts for the village center are "traditional" features which design buildings and other features at a pedestrian scale by incorporating pedestrian-friendly features, such as locating buildings closer to the street, building scale, tree-lined streets, sidewalks, building/porch/deck orientation to the street (i.e., the use of exterior doors and window displays, etc.) and the like.

The proposed Concept Plan/Urban Design/Street Network Plan provides the general basis for including these urban design features into the overall Plan for this Site. As such, the Concept Plan will be used as a conceptual design guidelines for the ultimate build-out scenario for the Site.

The Petitioner has proceeded with good faith towards the goal of accommodating the village center and associated street network envisioned by the Northeast District Plan. The Conditional Site Plan is offered by the Petitioner, therefore, as the anticipated alignment for the potential new street network associated with the Site. This rezoning is predicated upon the approval of said Site Plan submitted by the Petitioner and it is agreed, therefore, that any future adopted plans for the area shall be subject to the Petitioner's ability to develop the Site as shown on the final approved Site Plan. The Petitioner shall, accordingly, Phase II development shall establish this concept as a proposed Site Plan, which will include the construction of sidewalks and planting strips as shown along Edinboro and the northwesterly public street.



Typical Neighborhood Services District Street Section



Land Design Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO. 1 OF 2
FILE NAME: e:\1707\design\1707b01.dwg

APPROVED BY COUNTY COMMISSION
DATE: 2/10/98

PROSPERITY CHURCH ROAD

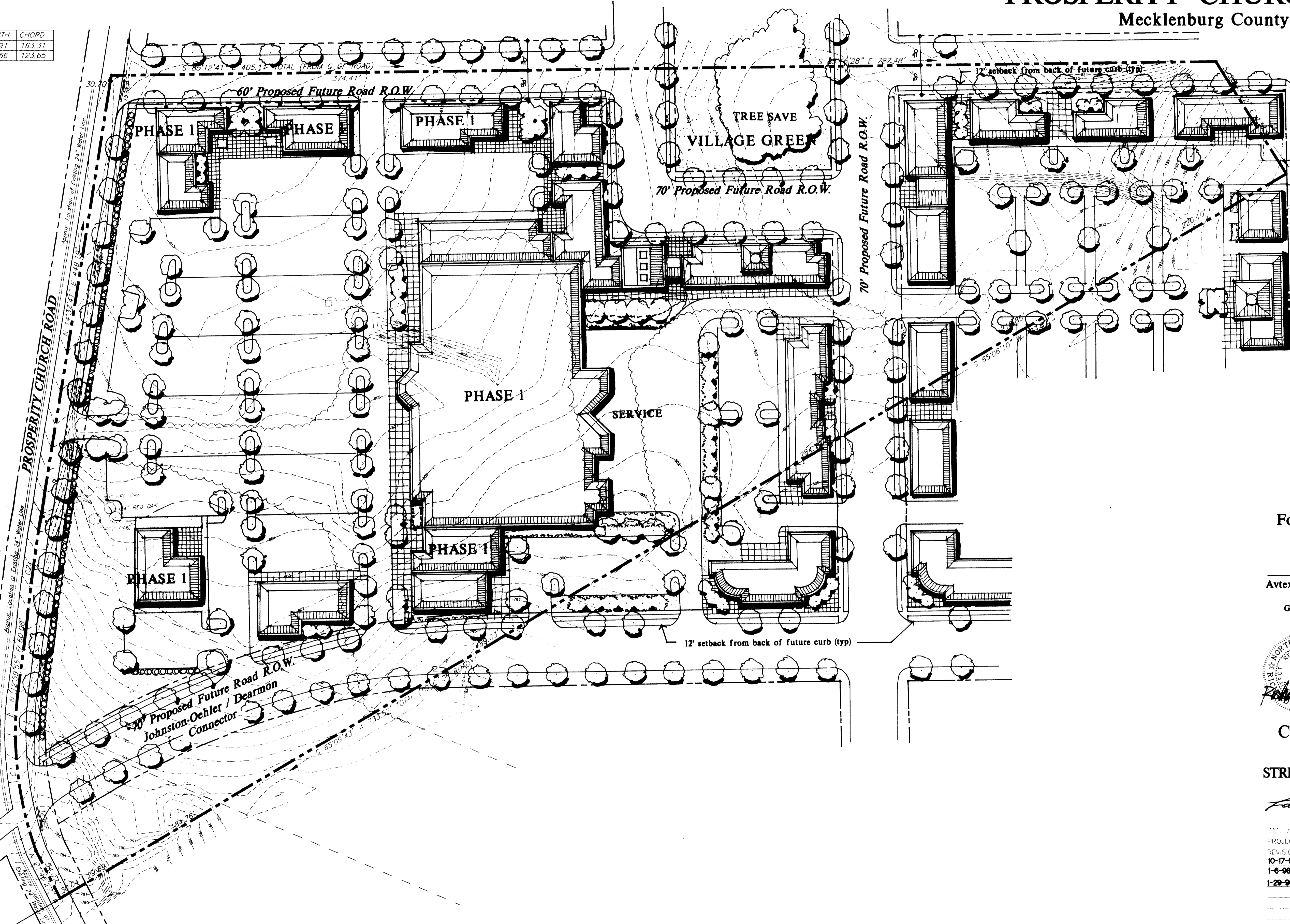
Mecklenburg County

NUMBER	DIRECTION	RADIUS	LENGTH	CHORD
C1	N 00°50'53" W	341.19	164.91	163.31
C2	N 13°07'55" E	2609.58	123.66	123.65

MALLARD CREEK TOWNSHIP,
MECKLENBURG COUNTY, NORTH CAROLINA

SURVEY PROVIDED BY:

CAROLINA SURVEYORS, INC.
PINEVILLE, N.C.
HUGH E. WHITE, JR., NCRLS
DATA 1997-E/ACAD 1997009
DATE: FEBRUARY 26, 1997
DATE: JUNE 24, 1997(TOPO)



For Public Hearing
Petition #97-51(c)

Petitioner

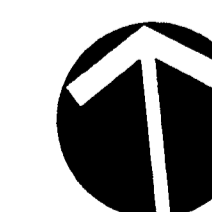
Avtex Commercial Properties, Inc.
P.O. Drawer 10287
Greenville, South Carolina 29603



CONCEPT PLAN
URBAN DESIGN/
STREET NETWORK PLAN

Paul R. Oehler

DATE: July 31, 1997
PROJECT NO. 17107
REVISIONS:
10-17-97 Planning Commission Comments
1-6-98 for Resubmittal
1-29-98 Planning Commission Comments



Scale: 1" = 50'

Land Design Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO. 2 OF 2
FILE NAME: 17107/dsgn/17107b01.dwg