

DEVELOPMENT DATA

PROSPERITY SHOPPING PLAZA
EXISTING ZONING NS PETITION #97-51(C)
PROPOSED ZONING NS (AMENDED)

PARCEL ID 02932134

OVERALL PROPERTY AREA = 11878 AC
PROP. COMM. CENTER AREA = 10.570 AC
PROPOSED FAST FOOD AREA = 1.108 AC

EXISTING COMMERCIAL CENTER
BUILDING AREA 64,510 SF

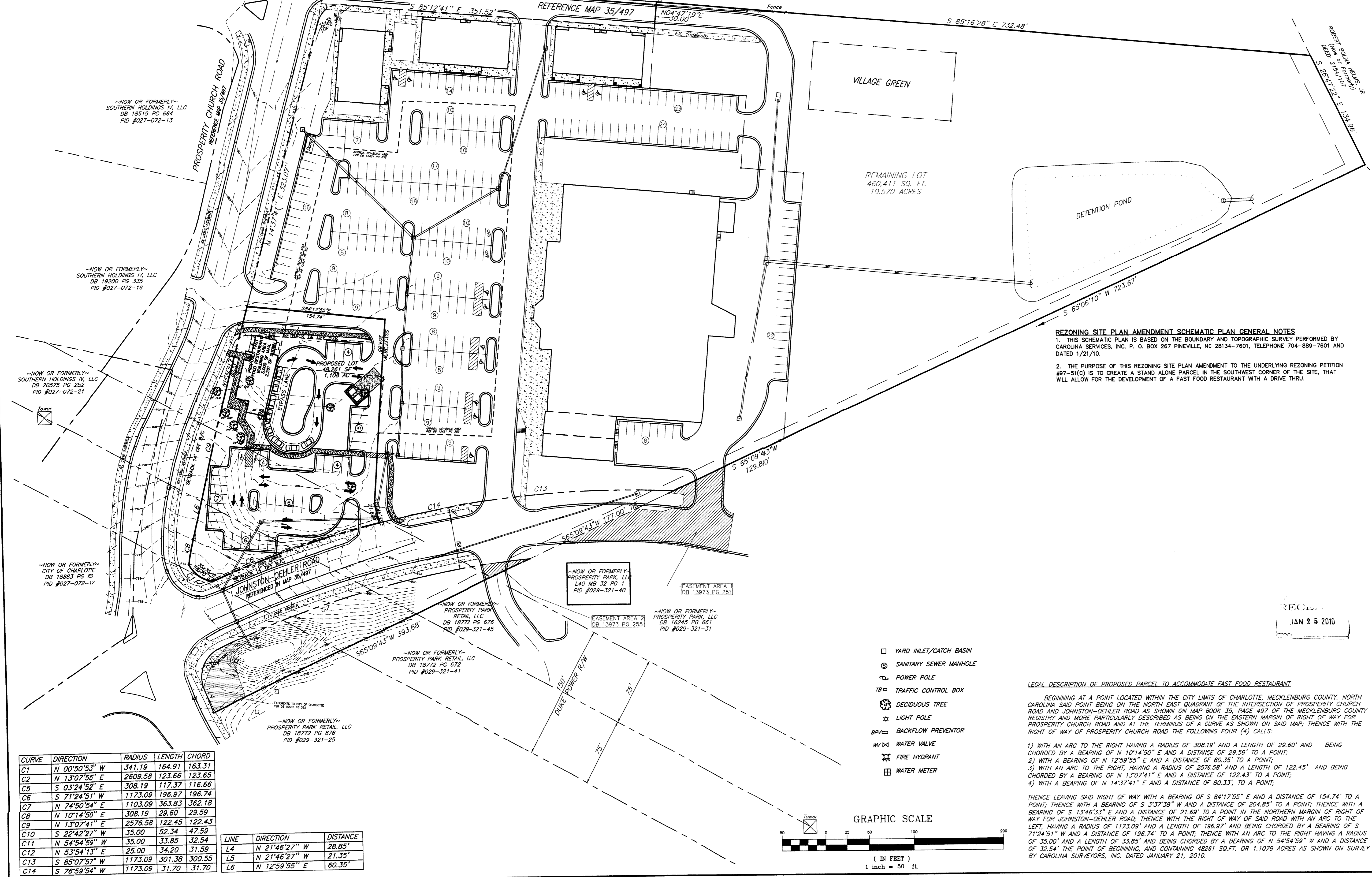
PARKING REQUIRED
64,510 SF x 1 SPACE/250 SF = 259
PARKING PROVIDED = 284

PROPOSED FAST FOOD RESTAURANT
BUILDING AREA 2,621 SF

PARKING REQUIRED
2,621 SF x 1 SPACE/75 SF = 35
PARKING PROVIDED = 36

BICYCLE PARKING WILL BE PROVIDED PER CODE

SETBACKS
14' SETBACK FROM BACK OF CURB ALONG PROSPERITY CHURCH ROAD, JOHNSTON-OEHLER ROAD & MAIN DRIVEWAY OFF OF PROSPERITY CHURCH ROAD



REZONING SITE PLAN AMENDMENT SCHEMATIC PLAN GENERAL NOTES

1. THIS SCHEMATIC PLAN IS BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY CAROLINA SERVICES, INC. P. O. BOX 267 PINEVILLE, NC 28134-7601, TELEPHONE 704-889-7601 AND DATED 1/21/10.

2. THE PURPOSE OF THIS REZONING SITE PLAN AMENDMENT TO THE UNDERLYING REZONING PETITION #97-51(C) IS TO CREATE A STAND ALONE PARCEL IN THE SOUTHWEST CORNER OF THE SITE, THAT WILL ALLOW FOR THE DEVELOPMENT OF A FAST FOOD RESTAURANT WITH A DRIVE THRU.

RECEIVED
JAN 25 2010

PROSPERITY SHOPPING PLAZA BURGER KING
PROSPERITY CHURCH ROAD
CHARLOTTE, NC

DEVELOPED BY:
PROSPERITY SHOPPING PLAZA, LLC
1407 Broadway
Suite 2100
New York, NY 10018

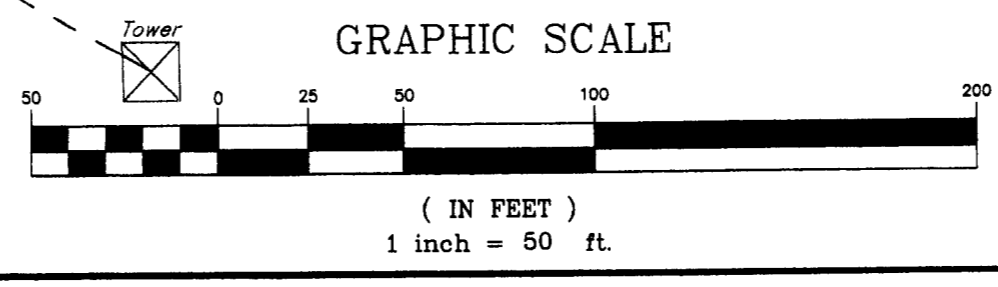
GREENBRIER DESIGN GROUP, P.C.
1316 Greenwood Cliff
Charlotte, North Carolina 28204
(704) 347-4972 Telephone
(866) 749-9390 Fax

REZONING SCHEMATIC PLAN

ISSUED
INITIAL SUBMITTAL 1/25/10
2010-030

CURVE	DIRECTION	RADIUS	LENGTH	CHORD
C1	N 00°50'53" W	341.19	164.91	163.31
C2	N 13°07'55" E	2609.59	123.66	123.65
C5	S 03°24'52" E	308.19	117.37	116.66
C6	S 71°24'51" W	1173.09	196.97	196.74
C7	N 74°50'54" E	1103.09	363.83	362.18
C8	N 10°14'50" E	308.19	29.60	29.59
C9	N 13°07'41" E	2576.58	122.45	122.43
C10	S 22°42'27" W	35.00	52.34	47.59
C11	N 54°54'59" W	35.00	33.85	32.54
C12	N 53°54'13" E	25.00	34.20	31.59
C13	S 85°07'57" W	1173.09	301.38	300.55
C14	S 76°59'54" W	1173.09	31.70	31.70

LINE	DIRECTION	DISTANCE
L4	N 21°46'27" W	28.85
L5	N 21°46'27" W	21.35
L6	N 12°59'55" E	60.35



- YARD INLET/CATCH BASIN
- SANITARY SEWER MANHOLE
- POWER POLE
- TRAFFIC CONTROL BOX
- DECIDUOUS TREE
- LIGHT POLE
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER

LEGAL DESCRIPTION OF PROPOSED PARCEL TO ACCOMMODATE FAST FOOD RESTAURANT

BEGINNING AT A POINT LOCATED WITHIN THE CITY LIMITS OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA SAID POINT BEING ON THE NORTH EAST QUADRANT OF THE INTERSECTION OF PROSPERITY CHURCH ROAD AND JOHNSTON-OEHLER ROAD AS SHOWN ON MAP BOOK 35, PAGE 497 OF THE MECKLENBURG COUNTY REGISTRY AND MORE PARTICULARLY DESCRIBED AS BEING ON THE EASTERN MARGIN OF RIGHT OF WAY FOR PROSPERITY CHURCH ROAD AND AT THE TERMINUS OF A CURVE AS SHOWN ON SAID MAP; THENCE WITH THE RIGHT OF WAY OF PROSPERITY CHURCH ROAD THE FOLLOWING FOUR (4) CALLS:

- 1) WITH AN ARC TO THE RIGHT HAVING A RADIUS OF 308.19' AND A LENGTH OF 29.60' AND BEING CHORDED BY A BEARING OF N 10°14'50" E AND A DISTANCE OF 29.59' TO A POINT;
- 2) WITH A BEARING OF N 12°59'55" E AND A DISTANCE OF 60.35' TO A POINT;
- 3) WITH AN ARC TO THE RIGHT, HAVING A RADIUS OF 2576.58' AND A LENGTH OF 122.45' AND BEING CHORDED BY A BEARING OF N 13°07'41" E AND A DISTANCE OF 122.43' TO A POINT;
- 4) WITH A BEARING OF N 14°37'41" E AND A DISTANCE OF 80.33' TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY WITH A BEARING OF S 84°17'55" E AND A DISTANCE OF 154.74' TO A POINT; THENCE WITH A BEARING OF S 3°37'38" W AND A DISTANCE OF 204.85' TO A POINT; THENCE WITH A BEARING OF S 13°46'33" E AND A DISTANCE OF 21.89' TO A POINT IN THE NORTHERN MARGIN OF RIGHT OF WAY FOR JOHNSTON-OEHLER ROAD; THENCE WITH THE RIGHT OF WAY OF SAID ROAD WITH AN ARC TO THE LEFT, HAVING A RADIUS OF 1173.09' AND A LENGTH OF 196.97' AND BEING CHORDED BY A BEARING OF S 71°24'51" W AND A DISTANCE OF 196.74' TO A POINT; THENCE WITH AN ARC TO THE RIGHT HAVING A RADIUS OF 35.00' AND A LENGTH OF 33.85' AND BEING CHORDED BY A BEARING OF N 54°54'59" W AND A DISTANCE OF 32.54' THE POINT OF BEGINNING, AND CONTAINING 48261 SQ.FT. OR 1.1079 ACRES AS SHOWN ON SURVEY BY CAROLINA SURVEYORS, INC. DATED JANUARY 21, 2010.