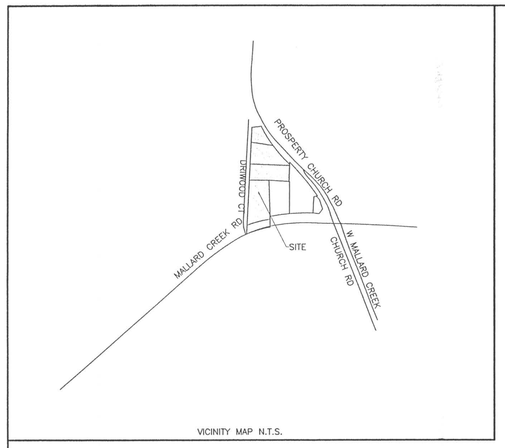
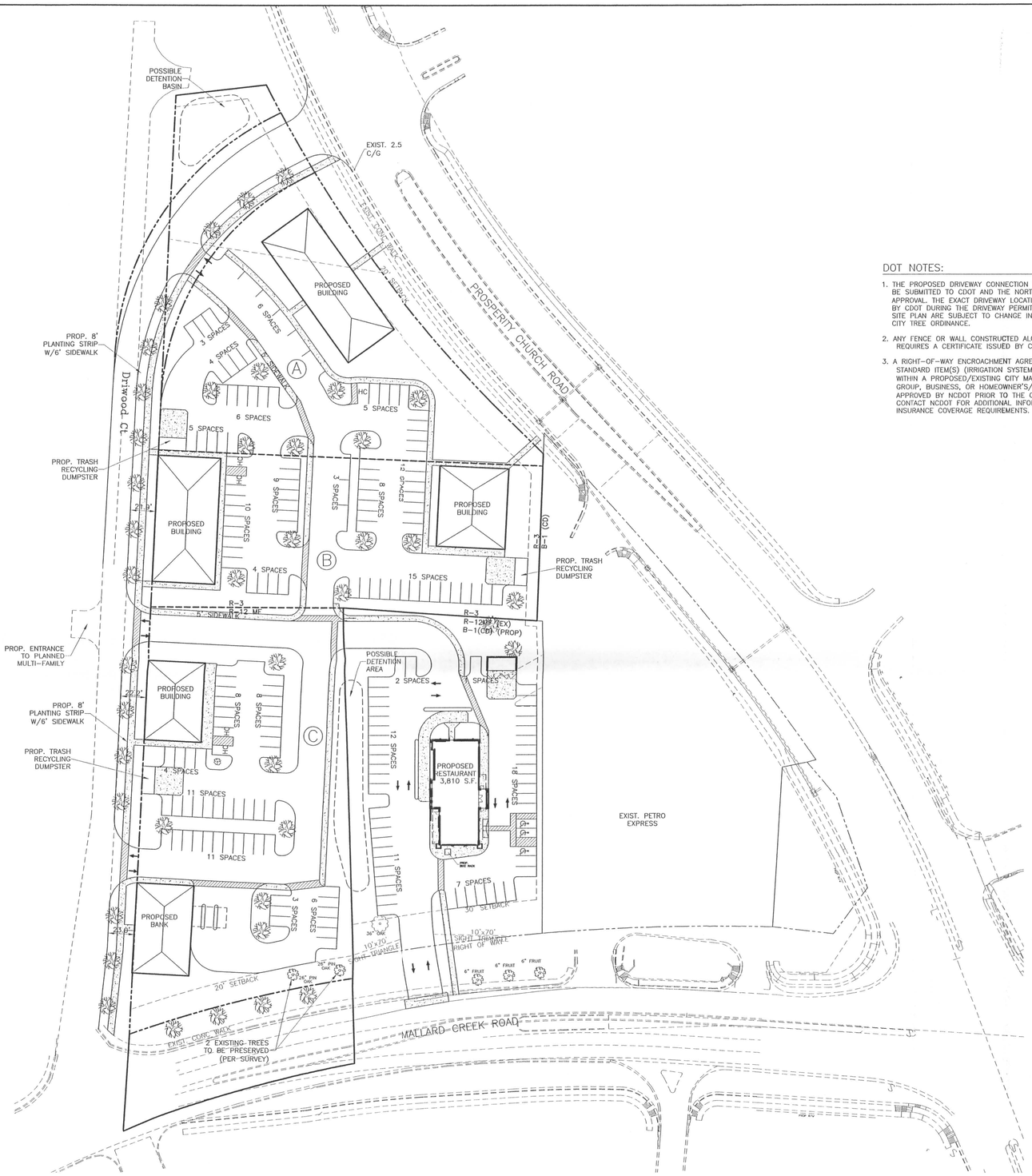


VICINITY MAP N.T.S.



CONDITIONAL NOTES:

1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THIS SITE, BUT THE EXACT DETAILS OF THIS CONFIGURATION, PLACEMENT, AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THE PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF OFFICE/OFFICE PARK AND RELATED ANCILLARY FUNCTION. OTHER USES PERMITTED IN THE NS DISTRICT ARE ALLOWED ALSO. (SEE NOTE 8)

2. ALL PROPOSED DEVELOPMENT ON THIS SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC,

3. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN THE FRONT SETBACK OR BUFFER AREAS.

4. DUMPSTER/RECYCLING AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.

5. WALL PACK LIGHTING SHALL BE PROHIBITED. DETACHED LIGHTING WILL BE LIMITED TO TWENTY FEET IN HEIGHT AND WILL BE DESIGNED AND ERECTED SUCH THAT THE LIGHTING IS SHEILDED/CAPPED.

6. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR N.C.D.O.T.

7. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO 2 STORIES.

8. ALL USES PERMITTED WITHIN THE NS ZONING DISTRICT SHALL BE PERMITTED EXCEPT THAT COMMERCIAL USES ALLOWED ONLY IN THE B-1 DISTRICT AS PERMITTED WITHIN THE NS DISTRICT SHALL NOT BE PERMITTED. A MAXIMUM OF 36,800 SQ. FT. SHALL BE PERMITTED.

9. ALL BUILDINGS ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, STONE AND/OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHING MATERIALS. ALTHOUGH SOME ARCHITECTURAL DIVERSITY AND INDIVIDUAL BRANDING/IDENTITY WILL BE PERMITTED AMONG THE VARIOUS BUILDINGS, THERE WILL BE A REQUIREMENT FOR COMPLIMENTARY BUILDING MATERIALS, ROOF MATERIAL/DESIGN, COLORS, ETC. SUCH THAT AN OVERALL CONSISTENT DESIGN THEME IS ACHIEVED.

10. A MAXIMUM OF 2 FINANCIAL INSTITUTIONS WITH DRIVE-THROUGH WINDOWS SHALL BE PERMITTED. ONE SUCH USE IS ILLUSTRATED/PROPOSED AT THE CORNER OF DRIWOOD CT. AND MALLARD CREEK RD. IN THE EVENT THAT A SECOND SUCH USE (NOT SHOWN) IS PROPOSED FOR THE SIDE SOT, THEN THE STAFF OF THE CHARLOTTE MECKLENBURG PLANNING COMMISSION SHALL HAVE THE AUTHORITY TO REVIEW AND APPROVE THE USE ON AN ADMINISTRATIVE BASIS AS PRESCRIBED BY NORMAL ORDINANCE REQUIREMENTS. THE STAFF APPROVAL OF THE USE SHALL BE BASED UPON THE CONSISTENCY OF THE BUILDING'S OVERALL MASS, SCALE, HEIGHT AND ARCHITECTURAL FEATURES, PARTICULARLY THOSE DESIGNED TO PRESENT ALL SIDES OF THE BUILDING WITH A UNIFORM BUILDING FINISH, MATERIALS, COLOR, ETC.

11. AS ILLUSTRATED BY THIS SITE PLAN, PARCELS WITHIN THE DEVELOPMENT SHALL BE INTERCONNECTED BY MEANS OF VEHICULAR AND SIDEWALK CONNECTIONS. THIS CONDITION ALSO PERTAINS TO THE EXTENSION OF VEHICULAR AND SIDEWALK CONNECTIONS TO THE ADJACENT PARCEL (029-362-05) PROPOSED FOR A FAST FOOD RESTAURANT.

12. BACKFLOW PREVENTERS ARE NOT PERMITTED ABOVE GROUND IN THE SETBACK AREAS.

13. ALL BUILDINGS WITHIN THE SITE SHALL BE DESIGNED SO THAT ALL SIDES OF EACH BUILDING ARE FINISHED WITH THE SAME BUILDING MATERIALS, COLOR, ETC. FURTHERMORE, IF THE BUILDING AT THE CORNER OF MALLARD CREEK ROAD AND DRIWOOD COURT DOES NOT FRONT ON MALLARD CREEK RD, THEN THE BUILDING ELEVATION FACING MALLARD CREEK RD SHALL NOT BE A BLANK WALL. AT A MINIMUM, THE ELEVATION SIDE FACING MALLARD CREEK ROAD SHALL BE DESIGNED WITH WINDOWS.

14. DETACHED BUILDING IDENTIFICATION SIGNAGE SHALL BE LIMITED TO A MAXIMUM OF FOUR FEET IN HEIGHT AND THIRTY-TWO SQUARE FEET IN AREA.

15. AS INDICATED ON THIS SITE PLAN, ALL PARCELS ARE ASSIGNED A MAXIMUM BUILDING SQUARE FOOTAGE. IT IS ANTICIPATED THAT THE PARCELS WILL BE DEVELOPED UNDER ONE OWNERSHIP; HOWEVER THE PLAN IS DESIGNED SO THAT PARCELS CAN BE DEVELOPED INDEPENDENT OF ONE ANOTHER (ie: REQUIRED STREET FRONTAGE, OFF-STREET PARKING, ETC.). IN THIS CASE, CROSS PARKING AND ACCESS EASEMENTS, ETC SHALL BE ESTABLISHED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

16. MAXIMUM BUILDING HEIGHT SHALL BE TWO STORIES.

17. THE PETITIONER/DEVELOPER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

18. THE PETITIONER/DEVELOPER SHALL EXTEND/RE-ROUTE DRIWOOD COURT TO PROSPERITY CHURCH RD AS SHOWN. THE DEDICATION OF THIS NEW PORTION OF DRIWOOD CT RIGHT-OF-WAY SHALL COMPLY WITH COMMERCIAL COLLECTOR PUBLIC STREET STANDARDS. THE CONSTRUCTION OF THIS NEW SEGMENT OF DRIWOOD COURT SHALL BE DONE AT THE TIME OF THE DEVELOPMENT OF PARCEL A OR SOONER.

19. AS NOTED ON THIS PLAN, SEVERAL LARGE TREES HAVE BEEN FIELD SURVEYED/LOCATED AND WILL BE PRESERVED AS PART OF THE PROPOSED DEVELOPMENT.

20. BUILDING SETBACKS FOR PROSPERITY CHURCH RD AND MALLARD CREEK RD SHALL BE 20' MEASURED FROM THEIR RESPECTIVE RIGHTS-OF-WAY. BUILDING SETBACKS ALONG DRIWOOD CT ARE APPROXIMATELY SET BACK TWENTY-TWO FEET (TYPICAL) FROM THE BACK OF CURB. THIS PLACES THESE BUILDINGS AT THE EDGE OF THE STREET RIGHT-OF-WAY.

21. BUILDING FOOTPRINTS WHICH ARE ILLUSTRATED ARE GENERAL AND APPROXIMATE WITH RESPECT TO SIZE, SHAPE, ETC. MINOR AND INCIDENTAL CHANGES ARE ALLOWED AS A MATTER OF RIGHT BASED UPON FINAL CONSTRUCTION/ENGINEERING DRAWINGS, SPECIFIC TENANT NEEDS, ETC. HOWEVER, THIS MODIFICATION ALLOWANCE DOES NOT PERTAIN TO BUILDING PLACEMENT ON THE PARCEL.

22. THE SETBACK AREA ALONG PROSPERITY CHURCH ROAD SHALL BE LANDSCAPED WITH A COMBINATION OF NEW TREES AND SHRUBS AS WELL AS THE RETENTION OF EXISTING TREES WITHIN THE SETBACK THAT ARE SIX INCHES IN CALIPER OR GREATER. THE REQUIREMENT TO RETAIN SUCH TREES MAY BE WAIVED FOR THE AREA WITHIN TEN FEET OF THE PLACEMENT OF THE BUILDING.

23. AS ILLUSTRATED ON THE PLAN, NO OFF-STREET PARKING SHALL BE PERMITTED WITHIN THE AREA OF THE BUILDING ALONG DRIWOOD COURT AND THE STREET RIGHT-OF-WAY.

24. IF NOT ALREADY CONSTRUCTED, THE ENTRANCE PROVIDING VEHICULAR INGRESS/EGRESS TO PARCEL C LOCATED OPPOSITE THE PROPOSED DRIVEWAY FOR THE MULTI-FAMILY ACROSS DRIWOOD CT. SHALL BE CONSTRUCTED AT THE TIME OF THE DEVELOPMENT/CONSTRUCTION OF THE ABUTTING PROPOSED FAST FOOD RESTAURANT AND SHALL BE EXTENDED TO PROVIDE CONNECTIVITY TO THE PROPOSED FAST FOOD PARCEL (TAX I.D. 029-362-05)

25. OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH A PARKING RATIO OF ONE SPACE PER 300 SQUARE FEET FOR GENERAL/PROFESSIONAL OFFICES AND ONE SPACE PER 200 SQUARE FEET OF MEDICAL OFFICE USE.

26. PROPOSED DEVELOPMENT WILL COMPLY WITH ANY BICYCLE STORAGE/PARKING ORDINANCE IN AFFECT AT THE TIME OF BUILDING PERMIT SUBMITTALS.

27. AS SIMILARLY SHOWN ALONG DRIWOOD COURT, A 6' SIDEWALK AND 8' PLANTING STRIP SHALL BE CONSTRUCTED ALONG THE SITES MALLARD CREEK ROAD AND PROSPERITY CHURCH ROAD FRONTAGES.

DOT NOTES:

1. THE PROPOSED DRIVEWAY CONNECTION TO MALLARD CREEK ROAD WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION AND TYPE/WIDTH OF THE DRIVEWAY WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.

2. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.

3. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY NCDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS(S). CONTACT NCDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

DEVELOPMENT DATA:

EXISTING ZONING= R-12MF and R-3
PROPOSED ZONING= NS
LOT SIZE= 4.74 ACRES
PROPOSED USE= OFFICE AND OTHER NS USES
(EXCEPT NO RETAIL/COMMERCIAL USES)
MAX. BUILDING AREA: (TOTAL= 36,800)
TRACT A= 10,800 S.F
TRACT B= 13,500 S.F.
TRACT C= 12,500 S.F.

APPROVED BY CITY COUNCIL
DATE 12/20/04

04-123

GRAPHIC SCALE
50 0 25 50 100
1 INCH = 50 FEET

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	11/2/04	PEVISED PER COMMENTS
2	CBH	12/2/04	PEVISED PER COMMENTS

Project: PROSPERITY PLAZA
MALLARD CREEK ROAD
CHARLOTTE, NORTH CAROLINA

Title: REZONING PLAN

File # 03161.DWG | Date: 7/15/04 | Project Egr: BTU
Design By: BTU
Drawn By: CBH
Scale: 1"=50'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C1.0