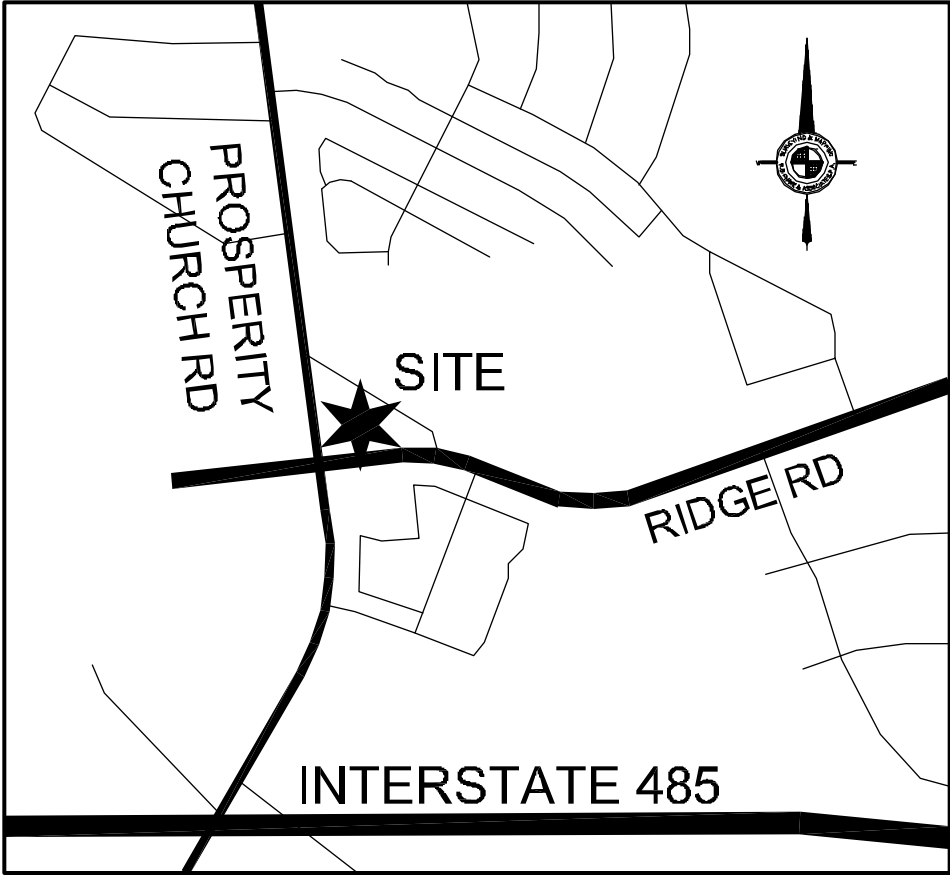


RELEVANT NOTES FROM PETITION #2008-081:

- GENERAL NOTES
1. All distances shown hereon are horizontal ground distances unless otherwise noted. All areas were calculated using the coordinate method.
 2. Property as shown hereon may be subject to recorded or unrecorded easements, right-of-ways, restrictions, and/or conditions not observed or indicated hereon.
 3. This drawing is a conceptual site study and is subject to further design analysis in regards to applicable local, state, and national building codes and local zoning ordinances.
 4. All modifications to this site plan will be done in accordance Chapter 6 of the Zoning Ordinance.
 5. Curb with dimensions and locations to be approved by NCDOT.
 6. Not to be used for construction, plan subject to approval by local authorities.
 7. All building signage shall comply with all applicable city sign ordinances.
 8. Sidewalk (6ft. width) required from each building to each public street as indicated on drawing.
 9. Curb/gutter, storm drainage and sidewalks are required along all public streets.
 10. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction controls Ordinance.
 11. All proposed development on the site shall comply with applicable ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, screening, etc.
 12. The maximum height of any freestanding light fixture shall not exceed 30 feet. All such lighting will be full cut-off fixtures.
 13. Vehicular access points shall be limited to those shown on the site plan. The exact location may vary somewhat from that depicted and shall comply with all applicable design requirements of CDDOT and/or NCDOT.
 14. All first story non-residential building windows shall have "Clear Vision Glass" per ordinance requirements.
 15. Pedestrian scale lighting shall be placed per Ordinance requirements at all along all internal sidewalks(s) shown with in the site plan in addition to parking lot lighting.
 16. All Installation and design of curb and gutter along Prosperity Church Road and Ridge Road shall comply and correspond to the ultimate Prosperity Village Cross Section Requirements.
 17. All internal infrastructure roadways associated with the NS Zoning shall be installed only with the build-out of that portion of the development.
 18. All existing trees greater than 8" dbh located within the Ordinance specified building setback shall be saved.

SITE PLAN AMENDMENT NOTES

1. Water quality/detention measures may be located either above or below ground. Above ground facilities shall not be located within required setbacks.
2. Building 'A' may contain up to 5,000 sf and 5 drive through teller lanes. Building 'B' may contain up to 3,500 sf of retail and a maximum of 1 drive through lane. Schematic site plan depicts a restaurant use (Approx. 2,000 sf) with drive through window. Building 'B' may be developed as a retail building without a drive through lane if it does not exceed 3,500 sf and the building footprint is within all setbacks depicted on the site plan.
3. Developer shall provide a landscape feature at the corner of Prosperity Church Road and Old Ridge Road in the location indicated on the site plan. The feature shall include a focal point with a sidewalk connection to the street.
4. Proposed street tree locations are preliminary and subject to change. Street trees along Old Ridge Road and portions of Prosperity Church Road to be small maturing due to existing overhead power lines.
5. Refer to survey by R.B. Pham and Associates, dated 4-12-2012 for metes and bounds, 1 ft. topography, and existing easements, utilities, and tree locations.



VICINITY MAP
NOT TO SCALE

SITE DATA

TAX. PARCEL #:	029-312-01
SITE AREA:	1.66 AC. (1.49 NET)
EXISTING ZONING:	NS
PROPOSED ZONING:	NS (SITE PLAN AMENDMENT)
PREVIOUS PETITION NUMBER:	2008-81

DEVELOPMENT DATA- NS ZOING

SETBACK:	14' FROM EXISTING OR PROPOSED CURB
SIDE YARD:	0'
REARYARD:	10'
MAXIMUM BUILDING HEIGHT:	60'

BUILDING DATA

BUILDING 'A':	5,000 SF MAX. (BANK/RETAIL)
BUILDING 'B':	3,500 SF MAX. (RESTAURANT OR RETAIL)
TOTAL:	8,500 SF RETAIL

PARKING DATA

BUILDING 'A':	25 SPACES REQUIRED (1/200 SF)
BUILDING 'B':	27 SPACES REQUIRED (1/75 SF), SEE AMENDMENT NOTE #2

TOTAL: 52 SPACES REQUIRED

TOTAL SPACES PROVIDED: 60

RECEIVED
By mcataldo at 1:27 pm, Nov 13, 2012

SCHEMATIC SITE PLAN

RIDGE ROAD RETAIL
SITE PLAN AMENDMENT
CHARLOTTE, NORTH CAROLINA

ALPHABET CITY DEVELOPMENT

REZONING PETITION #:
2012-???

ISSUE:	DATE:
INITIAL SUBMITTAL	10-22-12

DPR DRAWING DATA
PROJECT MANAGER: CG
DRAWN BY: CG
CHECKED BY: LM
PROJECT #: 12007

Sheet Number

RZ-1

Sheet 1 of 1

LEGEND:

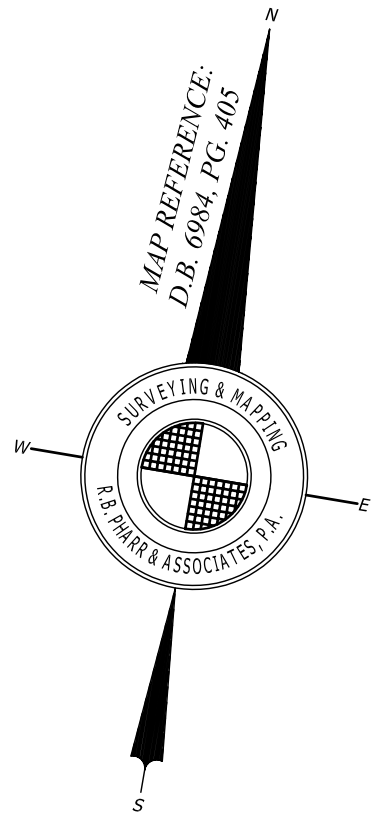
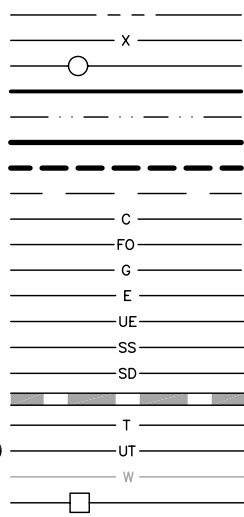
C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FH - FIRE HYDRANT
FOMk - FIBER OPTIC MARKER
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
OHANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TCB - TRAFFIC CONTROL BOX
TERR - TERRACOTTA PIPE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

TREE LEGEND:

BCH - BEECH
BR - BIRCH
BRAD - BRADFORD PEAR
CED - CEDAR
CHY - CHERRY
CMP - CRUPE MYRTLE
DOG - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
SYC - SYCAMORE
WLN - WALNUT
WLC - WILD CHERRY

LINE LEGEND:

EASEMENT
FENCE
GUARD RAIL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE >12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 12-0005648, EFFECTIVE DATE: MARCH 15, 2012

SCHEDULE B - II (EXCEPTIONS)

1. TO 3. NOT SURVEY MATTERS.

4. TITLE MATTER.

5. MEMORANDUM OF OPTION AGREEMENT TO AMERICAN NEWLAND ASSOCIATES RECORDED IN BOOK 6984, PAGE 525; AS AMENDED BY SECOND AMENDMENT RECORDED IN BOOK 8171, PAGE 528. (GENERAL IN NATURE)

6. DEED OF EASEMENT RECORDED IN BOOK 6984, PAGE 407. (PLOTTED AS SHOWN HEREON)

7. NOTICE OF ADOPTION OF ROADWAY CORRIDOR OFFICIAL MAP RECORDED IN BOOK 7772, PAGE 565 AND RE-RECORDED IN BOOK 7845, PAGE 67.

8. EASEMENT(S) TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 6530, PAGE 813; BOOK 6984, PAGE 405. (R/W PLOTTED AS SHOWN HEREON)

SURVEYOR'S DESCRIPTION:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE CITY OF CHARLOTTE, COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD BEING THE POINT OF INTERSECTION OF THE NORTHEASTERLY MARGIN OF PROSPERITY CHURCH ROAD (VARIABLE WIDTH PUBLIC R/W) AND THE NORTHEASTERLY MARGIN OF THE RIDGE ROAD (RIGHT-OF-WAY 65 FOOT PUBLIC R/W); THENCE WITH THE SAID NORTHEASTERLY MARGIN OF PROSPERITY CHURCH ROAD NORTH 07°13'18" WEST A DISTANCE OF 359.03 FEET TO A NEW IRON ROD, SAID POINT BEING ON THE SOUTHWESTERLY MARGIN OF OLD RIDGE ROAD (60 FOOT PUBLIC R/W); THENCE WITH THE SAID SOUTHWESTERLY MARGIN OF OLD RIDGE ROAD SOUTH 56°23'33" EAST A DISTANCE OF 483.12 FEET TO A NEW IRON ROD; THENCE SOUTH 03°23'50" EAST A DISTANCE OF 51.06 FEET TO AN EXISTING IRON ROD ON THE NORTHEASTERLY MARGIN OF THE RIDGE ROAD; THENCE WITH THE SAID NORTHEASTERLY MARGIN OF THE RIDGE ROAD FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 835.00 FEET AND AN ARC LENGTH OF 194.79 FEET (CHORD BEARING OF SOUTH 87°06'25" WEST AND CHORD LENGTH OF 194.35 FEET) TO A NEW IRON ROD;
2) SOUTH 80°23'25" WEST A DISTANCE OF 168.31 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 72,190 SQUARE FEET OR 1.6573 ACRES, AS SHOWN ON A SURVEY PREPARED BY R. B. PHARR & ASSOCIATES, P.A. DATED APRIL 12, 2012 (MAP FILE W-4165).

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.

2. ALL CORNERS MONUMENTED AS SHOWN.

3. NO RECOVERABLE NOS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.

4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.

5. ELEVATIONS BASED ON N.G.S. MONUMENT "HIGHLAND", ELEVATION = 806.95 FEET, NAVD 88.

6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

7. RIDGE ROAD IS SHOWN AS A "EXISTING MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.

8. PROSPERITY CHURCH ROAD IS SHOWN AS A "PROPOSED MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.

9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE. SUBJECT PROPERTY ZONED: NS & UR-2(CD)

NEIGHBORHOOD SERVICES DISTRICT (NS):

MINIMUM SETBACK: 14 FEET FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER, OR AS SPECIFIED IN A CITY COUNCIL ADOPTED STREETSCAPE PLAN.
MINIMUM SIDE YARD: NONE REQUIRED FOR NON-RESIDENTIAL BUILDINGS, BUT IF PROVIDED SHALL BE A MINIMUM OF 10 FEET.
10' IF ADJACENT TO RESIDENTIAL DISTRICT.

MINIMUM REAR YARD: 10' IF ADJACENT TO RESIDENTIAL DISTRICT.

MAXIMUM BUILDING HEIGHT: 60'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

PARKING:

NO PARKING EXISTS ON SUBJECT PROPERTY.

ALTA/ACSM CERTIFICATION:

TO: ALPHABET CITY DEVELOPMENT CO., A PENNSYLVANIA LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, VENTILY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 12, 2012.

C. CLARK NELSON
PROFESSIONAL LAND SURVEYOR

C. Clark Nelson

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9098

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6300

WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2233



Know what's below.
Call before you dig.

NOS MONT. "HIGHLAND"
NC GRID NAD 83
N=894,507.99
E=1,458,283.39
ELEVATION=806.95

GRAPHIC SCALE

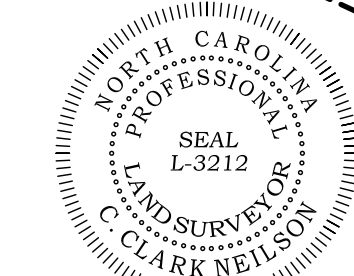


(IN FEET)
1 inch = 30 ft.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
COMMUNITY PANEL NO: 3710456900J; ZONE 'X'

THIS IS TO CERTIFY THAT ON THE 12TH DAY OF APRIL, 2012, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 50) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.



SIGNED *C. Clark Nelson*

TOTAL AREA

72,190 SQ. FT. 1.6573 ACRES

REVISIONS			ALTA/ACSM LAND TITLE SURVEY FOR:		
			ALPHABET CITY DEVELOPMENT		
			PROSPERITY CHURCH ROAD		
			CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.		
			DEED REFERENCE: BOOK 11049, PAGE 572		
			TAX PARCEL NO: 029-312-01		
			R.B. PHARR & ASSOCIATES, P.A.		
			SURVEYING & MAPPING		
			420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186		
			FILE NO. W-4165		
			1" = 30'		
			APRIL 12, 2012		
			JOB NO. 78133		
CREW:	DRAWN:	REVISED:			
RL	NM				

PLOTTED: 4/13/2012
D:\DWGS ON NICK\78133\DWG\78133.DWG