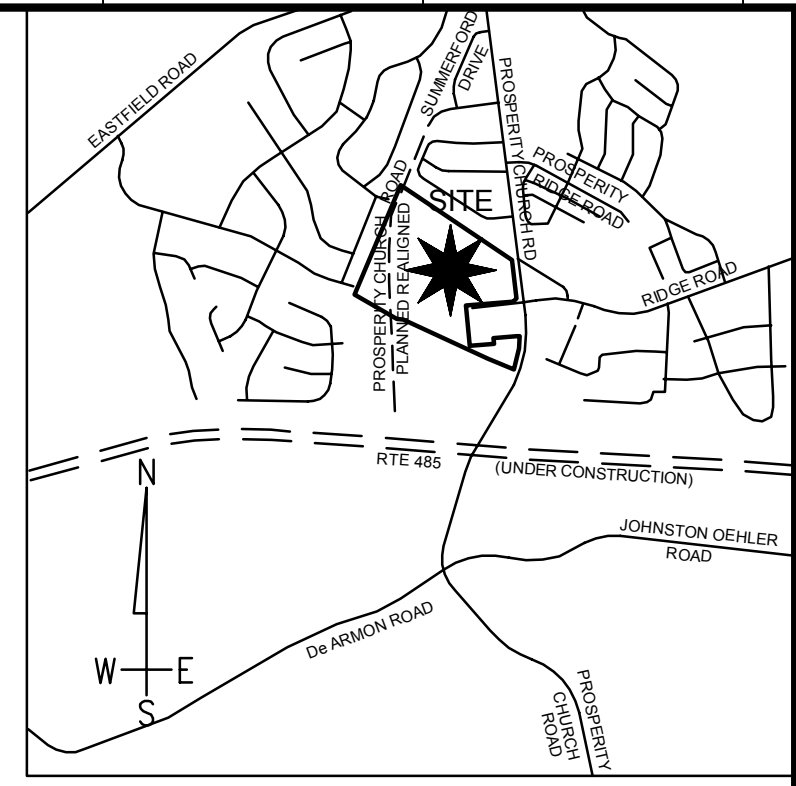


HALVORSEN DEVELOPMENT CORPORATION
DEVELOPMENT STANDARDS
06/20/14
REZONING PETITION NO. 2013-094 (PROSPERITY VILLAGE SQUARE)

SITE DEVELOPMENT DATA:

- **ACREAGE:** ± 33.60 ACRES
- **EXISTING ZONING:** CC AND R-3 (CC PORTION BY REZONING PETITION NO. 2001-070)
- **PROPOSED ZONING:** CC AND CC SPA, WITH FIVE (5) YEAR VESTED RIGHTS.
- **EXISTING USES:** VACANT AND A SINGLE-FAMILY HOME.
- **PROPOSED USES:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW).
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 100,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICES AND OTHER COMMERCIAL USES (AS MORE SPECIFICALLY DESCRIBED BELOW); AND UP TO 292 RESIDENTIAL DWELLING UNITS (EITHER: ATTACHED, DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX; OR MULTI-FAMILY DWELLING UNITS OR ANY COMBINATION OF THESE).
- **MAXIMUM BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE, BUILDING HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE.
- **PARKING:** AS REQUIRED BY THE ORDINANCE.



LEGEND	
	AREA OUTLINE
	BUILDING/PARKING ENVELOPE
	SETBACK/BUFFER LINE
	BUILDING EDGE
	TREE SAVE AREA
	PROPOSED RIGHT-OF-WAY AREA
	FULL MOVEMENT ACCESS POINTS

Kimley»Horn
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SUITE 440
CHARLOTTE, NORTH
CAROLINA 28203
PHONE: (704) 333-5131
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REVISIONS	
NO.	DATE
B	6/20/14
A	10/19/14

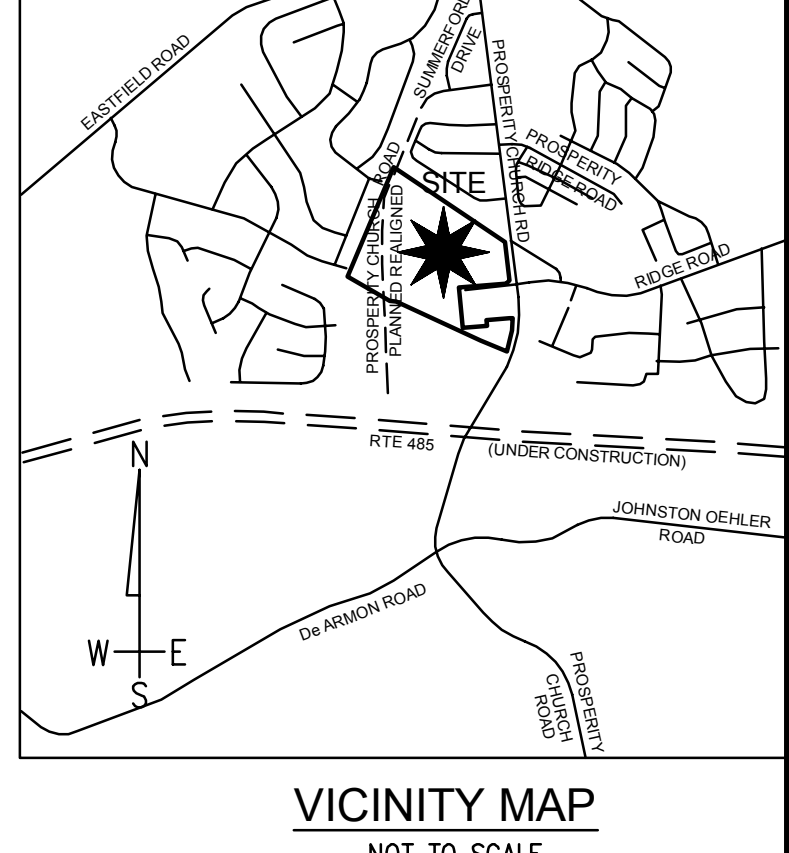
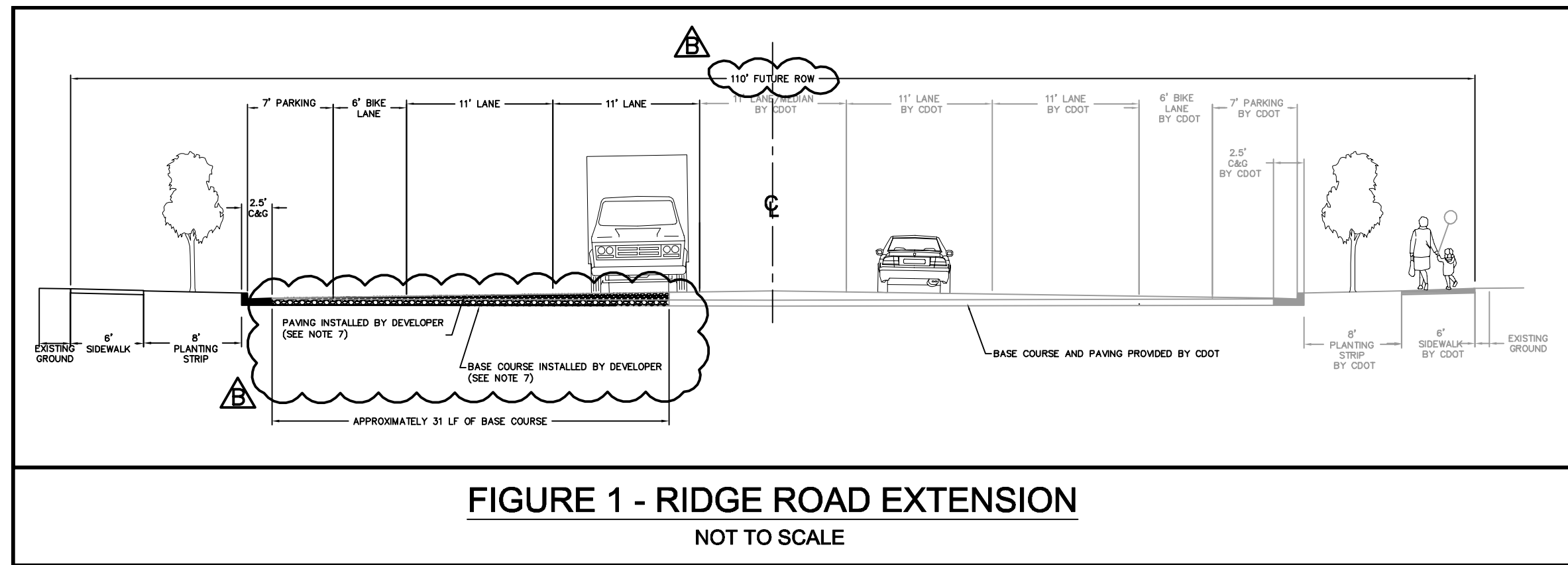
CLIENT:
HALVORSEN DEVELOPMENT CORPORATION
1877 S. FEDERAL HIGHWAY
SUITE 200
BOCA RATON, FLORIDA 33432

PROJECT:
PROSPERITY VILLAGE SQUARE
RIDGE ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

TECHNICAL DATA SHEET

DESIGNED BY: LRB
DRAWN BY: DMH
CHECKED BY: ECH
DATE: 04/03/14
PROJECT#: 018667000

RZ-1



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ZONING CODE SUMMARY

PROJECT NAME: PROSPERITY VILLAGE SQUARE
OWNER: NMS, LLC
CLIENT NAME: HALVORSEN DEVELOPMENT CORP.
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES
TAX PARCEL ID: 02756104, 02756106, 02756107
STREET ADDRESS: PROSPERITY CHURCH ROAD
EXISTING ZONING: CC AND R-3
PROPOSED USE: COMMERCIAL/MULTI-FAMILY
PROPOSED BUILDING HEIGHT: AS ALLOWED BY THE APPLICABLE ZONING DISTRICT
EXISTING LOT SIZE: ±38 ACRES
JURISDICTION: CITY OF CHARLOTTE

SETBACKS

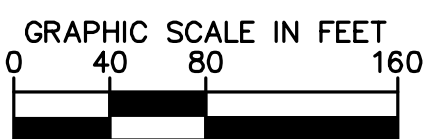
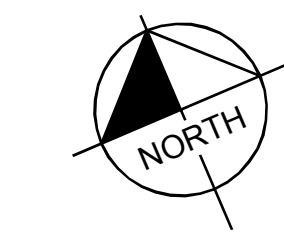
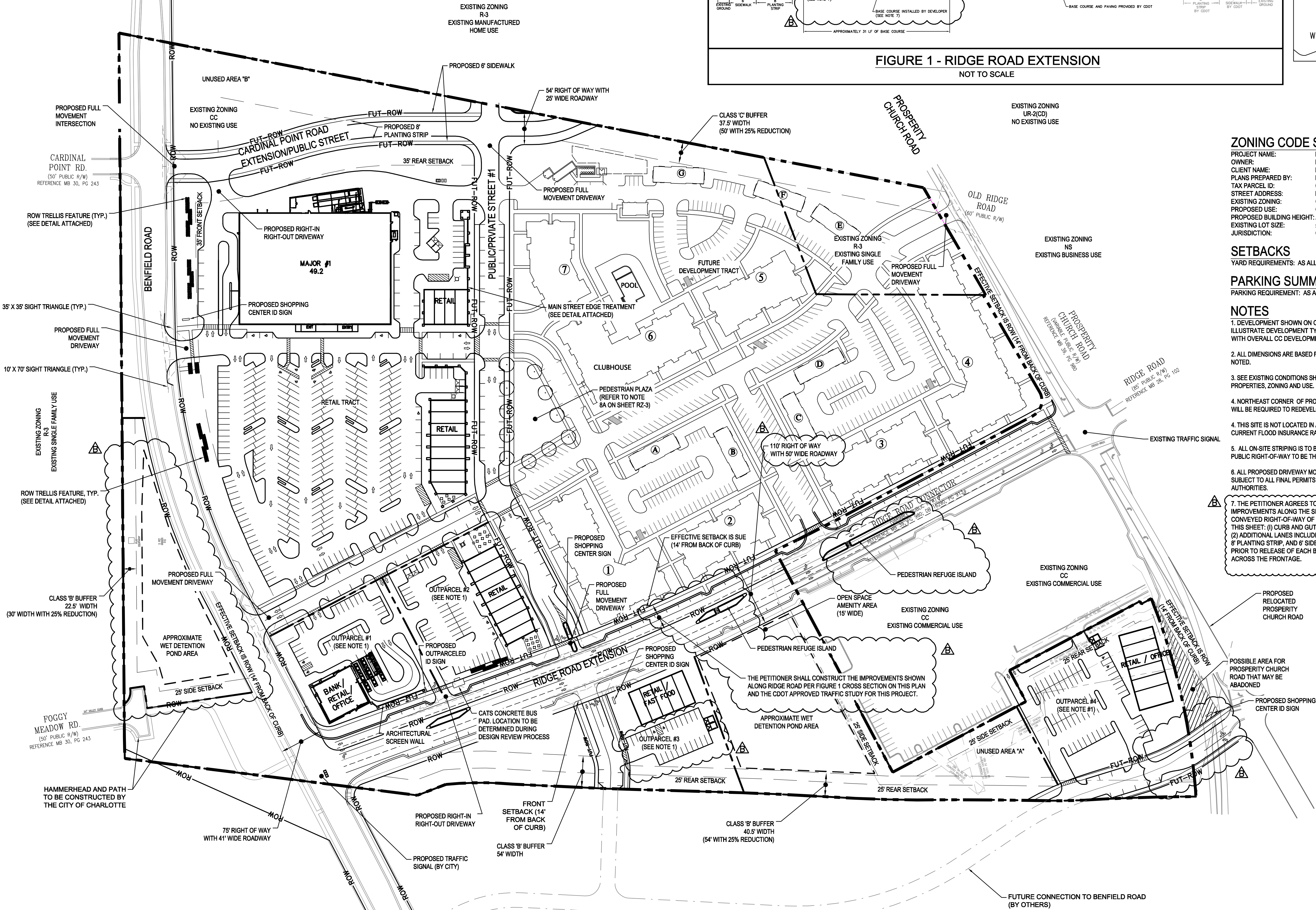
YARD REQUIREMENTS: AS ALLOWED BY THE APPLICABLE ZONING DISTRICT

PARKING SUMMARY

PARKING REQUIREMENT: AS ALLOWED BY THE APPLICABLE ZONING DISTRICT

NOTES

1. DEVELOPMENT SHOWN ON OUTPARCELS FOR DIAGRAMMATIC PURPOSES ONLY TO ILLUSTRATE DEVELOPMENT TYPE. ACTUAL SITE PLAN AND USE TO BE CONSISTENT WITH OVERALL CC DEVELOPMENT CRITERIA.
2. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
4. NORTHEAST CORNER OF PROJECT PARCEL IS EXISTING R-3 ZONING AND USE. REZONING WILL BE REQUIRED TO REDEVELOP AS SHOWN.
5. THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP, FIRM PANEL 37104568900J DATED MARCH 2, 2009.
6. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
7. THE PETITIONER AGREES TO CONSTRUCT, AT ITS EXPENSE, THE FOLLOWING IMPROVEMENTS ALONG THE SITE'S FRONTAGE WITHIN THE EXISTING AND/OR TO BE CONVEYED RIGHT-OF-WAY OF RIDGE ROAD AS FURTHER DEPICTED ON FIGURE 1 OF THIS SHEET: (i) CURB AND GUTTER; (ii) BASE COURSE AND SURFACE COURSE FOR TWO (2) ADDITIONAL LANES INCLUDING A SIX (6) FOOT BIKE LANE AND ON-STREET PARKING, 8' PLANTING STRIP, AND 6' SIDEWALK ALONG THE SITE'S FRONTAGE ON RIDGE ROAD PRIOR TO RELEASE OF EACH BUILDING C.O. FOR WHICH SIDEWALK IS PROPOSED ACROSS THE FRONTAGE.





MAIN STREET ELEVATION

SCHEMATIC ELEVATION

This elevation is provided to reflect the architectural style and quality of the multi-family buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from this illustration as long as the general architectural concepts and intent are maintained).