

LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED SITE NOTE
	PROPOSED PARKING SPACES
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED STRUCTURE

ZONING CODE SUMMARY

PROJECT NAME: RIDGE ROAD TRACT 3  
OWNER: HALVORSEN DEVELOPMENT CORPORATION  
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131  
TAX PARCEL ID: 02931201  
STREET ADDRESS: PROSPERITY CHURCH ROAD AND RIDGE ROAD, CHARLOTTE, NC  
EXISTING ZONING: NEIGHBORHOOD SERVICES (NS) DISTRICT

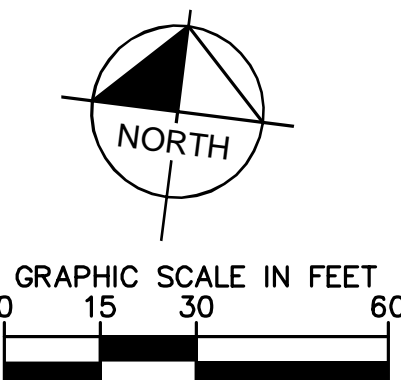
SITE DEVELOPMENT DATA:

- **ACREAGE:** ± 1.623 ACRES
- **TAX PARCEL #:** 029-312-01
- **EXISTING ZONING:** UR-2(CD) AND NS
- **PROPOSED ZONING:** NS AND NS(SPA)
- **EXISTING USES:** VACANT
- **PROPOSED USES:** RETAIL, PERSONAL SERVICE, EDEE (RESTAURANTS), PROFESSIONAL BUSINESSES, AND GENERAL AND MEDICAL OFFICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- **PROHIBITED USES:** THE FOLLOWING USE IS NOT PERMITTED ON THE SITE: AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE.
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA
- **MAXIMUM BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE.
- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

RECEIVED

By Michael Russell at 9:52 am, Mar 14, 2017

PETITION NO. 2016-131  
FOR PUBLIC HEARING



Know what's below.  
Call before you dig.

**Kimley»Horn**  
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200 SOUTH TRYON ST.  
SUITE 200  
CHARLOTTE,  
NORTH CAROLINA 28202  
PHONE: (704) 333-5131  
© 2017

CLIENT:  
**HALVORSEN DEVELOPMENT CORPORATION**  
851 SOUTH FEDERAL HIGHWAY  
SUITE 201  
BOCA RATON, FLORIDA 33432

PROJECT:  
**RIDGE ROAD TRACT 3**  
PROSPERITY CHURCH RD AT RIDGE RD  
CHARLOTTE  
MECKLENBURG COUNTY  
NORTH CAROLINA

TITLE:  
**REZONING SITE PLAN**  
Petition No: 2016-131

DESIGNED BY: ARR  
DRAWN BY: ARR  
CHECKED BY: ECH  
DATE: 3/13/2017  
PROJECT#: 018667015

RZ-1





Perspective View - Play Area



Perspective View - Drive-Thru



Perspective View - Service Entrance

# Executive Summary

General modifications to the building template for exterior and interior design

## Exterior Modifications

Modifications to materials and colors; changes building design, including window sizes and configurations, and addition of classical elements (eg. cornice with dentils).

## Interior Modifications

Interstate restrooms added

## Front of House Modifications

Small changes resulting from interstate restrooms

## Back of House Modifications

Small changes resulting from interstate restrooms (location of kitchen door at restroom vestibule)

These persepctives are provided to reflect the architectural style and quality of the building to be constructed on the Site. The actual building constructed on the Site may only have minor variation from this illustration that adhere to the general architectural concepts and intent illustrated is maintained.

02/20/2017

## Perspective Views

03998, Prosperity Church, NC, SO8H-SQ-LARGE Custom





Perspective View - East Plaza



Perspective Views - North Plaza



## Outdoor Plazas

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03998, Prosperity Church, NC, SO8H-SQ-LARGE Custom





Perspective View - Street Level View



Perspective View - Street Level View

02/20/2017

## Retaining Wall Perspectives

03998, Prosperity Church, NC, SO8H-SQ-LARGE Custom





Perspective View - Street Level View



Perspective View - Street Level View

02/20/2017

## Retaining Wall Perspectives

03998, Prosperity Church, NC, SO8H-SQ-LARGE Custom





02/20/2017

03998, Prosperity Church, NC, SO8H-SQ-LARGE Custom

## Exterior Elevations

The elevations are provided to reflect the architectural style and quality of the building to be constructed on the Site. The actual building constructed on the Site may only have minor variations from this illustration that adhere to the general architectural concepts and intent illustrated is maintained.



STC-1  
STC-2  
STC-3  
STC-1

BR-1



Elevation - Drive-Thru

T/PARAPET  
29'-5 1/2"

T/PARAPET  
21'-3"

T/BAND  
15'-6"

T/WINDOW  
10'-0"

FINISH SLAB  
0'-0"

STC-1  
STC-2  
STC-3  
STC-1

STC-2

BR-1

ST-1

BR-2



Elevation - Main Entry

T/ROOF CAP  
33'-9"

T/PARAPET  
29'-5 1/2"

T/PARAPET  
21'-3"

T/WINDOW  
21'-0"

T/WINDOW  
10'-0"

FINISH SLAB  
0'-0"

02/20/2017

## Exterior Elevations

03998, Prosperity Church, NC, SO8H-SQ-LARGE Custom

