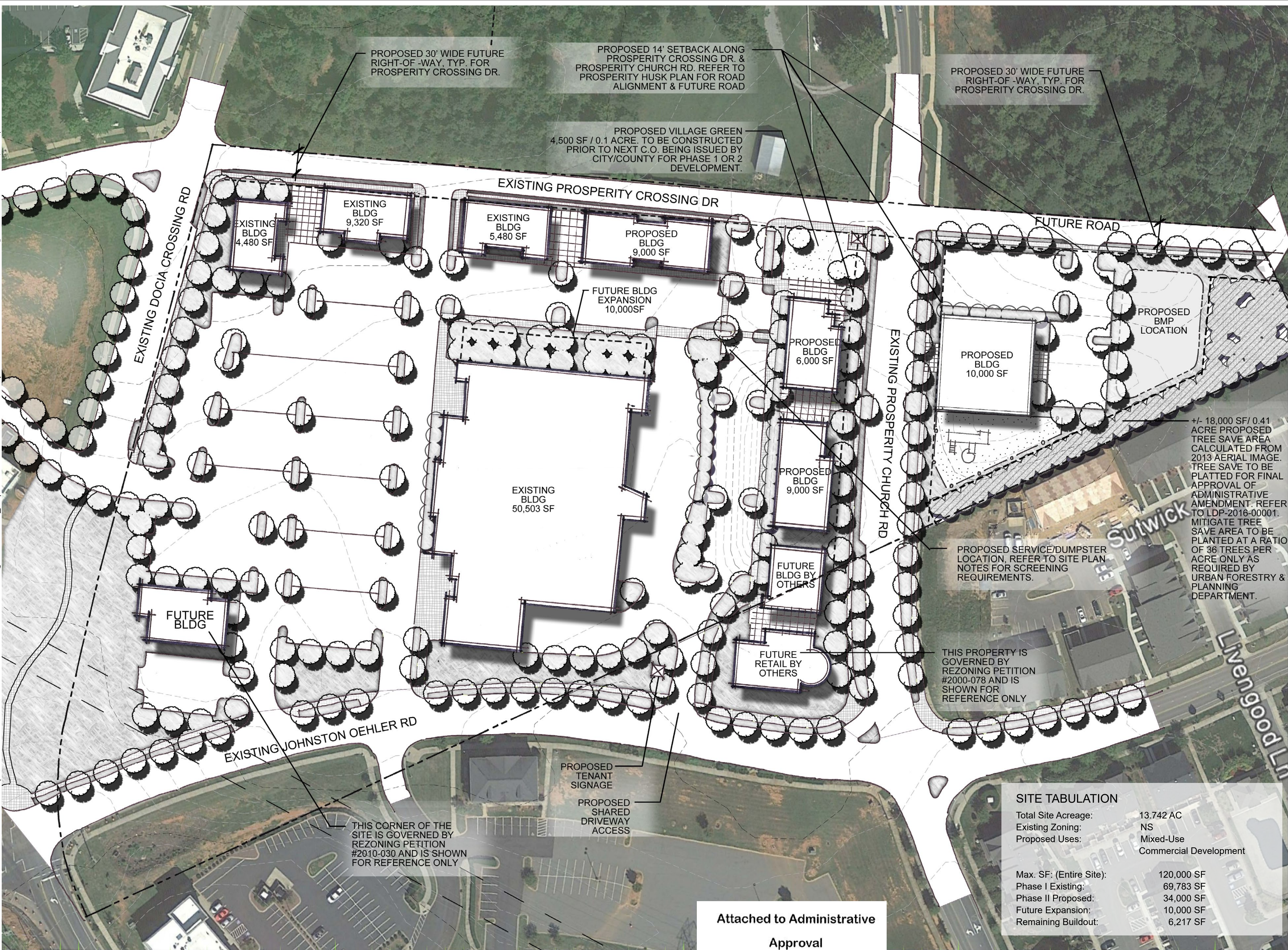


- Conditional Site Plan Notes
1. The proposed Site Plan represents the general schematic arrangement of buildings and parking/circulation areas. However, modifications pertaining to the size, shape and arrangement of buildings, as well as the parking and circulation layout, are permitted as a matter of right subject to the design concepts for the Prosperity Church Road/I-485 interchange and "village center" as envisioned by the adopted Northeast District Plan and Note 10 listed below. In no event, though, shall there be any decrease in the depth of setback/yard dimensions nor any increase in the amount of building square footage permitted on the Site.
 2. The proposed development shall comply with all applicable Mecklenburg County regulations pertaining to off-street parking, signage landscaping, screening, erosion control, etc. All requirements pertaining to Neighborhood Services Zoning District (NS) shall be completed with.
 3. Vehicular circulation and access associated with the proposed development shall be arranged as conceptually depicted by the Site Plan. This arrangement is based upon providing convenient and safe ingress and egress to the Site by the existing alignment of Prosperity Church Road and Dearmon Road as well as the anticipated future alignment of the roads and other new streets as shown. The precise location of driveway curb exits may be altered to fit specific developments/construction plans.
 4. Maximum building height shall be limited to two stories. Buildings shall not exceed 40 feet in height.
 5. Maximum building square footage for the entire Site shall be limited to a maximum of 120,000 square feet. A total of 70,000 square feet shall be permitted in Phase One.
 6. Future 70' thoroughfare shall be constructed to applicable standards, including 15 foot wide outside lanes for the accommodation of bicycles.
 7. All mechanical equipment, including roof top units, shall be screened from view from adjoining properties and adjoining public street.
 8. All dumpster areas will be screened in accordance with zoning ordinance requirements. Each dumpster shall be located within an masonry enclosed structure with a gate and required landscape screen.
 9. No building construction may begin on the site until the new alignment of Prosperity Church Road associated with the site has been determined by Kubilins Traffic Consulting (as Mecklenburg County consultant studying the bridge design associated with I-485 at Prosperity Church Road) or 4 months from the date of the approval of the rezoning by Mecklenburg County, whichever occurs first. At the time of Phase One development on the site, the Petitioner shall dedicate the portion of the Village Green associated with the site, the right-of-way portion of the new realignment of Prosperity Church Road which passes through the site as well as the Dearmon Oehler connection which passes through the site. Furthermore, the Petitioner shall construct the portion of the Dearmon Oehler connection associated with the site as shown in Phase One on the Site Plan as well as a private driveway along the northerly edge of the site as shown (see Note 10).
 10. The Petitioner understands that the "village center" is predicated on a design for the I-485/Prosperity Church Road interchange which facilitates the establishment of an urban design/street network as envisioned by the Northeast District Plan for the Site and general area. To promote and implement this goal, the Petitioner's conditional Site Plan is composed of two Site Plan documents, the Site Plan and the Concept Plan/Urban Design/Street Network, which combine to form the Site Plan development conditions and overall design concept for the entire Site. The purpose of the conditional Site Plan is 1) to provide the design guidelines for the Phase One portion of the development in a manner which will relate the proposed building and parking/circulation Plan to the existing street network and other associated development restrictions and regulations and, 2) provide the overall build out scenario for the Site taking into account the potential future road realignments and/or near public right of way and the preferred design relationships of proposed buildings to the new street network which based upon the design goals found the Northeast District Plan's section entitled "Outer Loop Interchange Areas/Prosperity Church Road Interchange." The "village center" is anticipated to be a compact, pedestrian-oriented place where a variety of land uses are offered. Important design concepts for the village center are "traditional" features which design buildings and other features at a pedestrian scale by incorporating pedestrian-friendly features, such as locating buildings closer to the street, building scale, tree-lined streets, sidewalks, buildings/pedestrian orientation to the street (i.e.) the use of exterior doors and window displays, etc. and the like. The proposed Concept Plan/Urban Design/Street Network Plan provides the general basis for including these urban design features into the overall Plan for this Site. As such, the Concept Plan will be used as conceptual design guidelines for the ultimate build-out scenario for the Site. The Petitioner has proceeded with good faith towards the goal of accommodating the village concept and associated street network anticipated by the Northeast District Plan. The Conditional Site Plan is offered by the Petitioner, therefore, as the anticipated alignment for the potential new street network associated with the Site. The rezoning is predicated upon the approval of said Site Plan offered by the Petitioner and it is agreed, therefore, that any future adopted plans for the area... Impact the ability of the Petitioner to develop the Site as shown (i.e. total square footage... parking, etc.). Accordingly, Phase One development shall establish this concept as depicted in the Site Plan, which will include the construction of sidewalks and planting strips as shown along... and the northerly
 11. The Petitioner shall only be required to adhere to the provisions of the village center concept conditions as long as the Board of County Commissioners (or other body which might have zoning jurisdiction over the Site) does not approve rezoning for another Site that would allow development within one mile of this Site without also adhering to the standards similar to those complied with herein by the Petitioner under the rezoning Plan to facilitate the village center envisioned by the Northeast District Plan.
 12. All utilities shall be constructed underground.
 13. The maximum height of detached lighting shall be 30 feet.
 14. No storm water detention will be located in required setback areas.
 15. Phase One development contains limited instances where portions of a service driveway are located within the right-of-way of a street. These driveways shall be relocated as shown during Phase Two construction.
 16. Although current standards prohibits on-street parking along thoroughfares, if future standards and/or urban village center concept allow it, then on-street parking shall be permitted, though not illustrated on the plan.
 17. Fast food restaurants, if any, shall not be permitted to have a drive-thru window.
 18. All Phase 1 buildings shall be constructed within 3 years of the date of the initial building permit associated with the proposed development.
 19. At the time of Phase 1 construction, the Petitioner agrees to comply with applicable improvement requirements along the Site's existing Prosperity Church Road frontage, which also includes the potential change in street classification regarding Prosperity Church Road. In the event of said change in classification, the Petitioner shall widen the pavement width along the Site's Prosperity Church Road frontage by 3 feet.
 20. An area 30 feet wide along the northerly edge of the Site is reserved for future public right-of-way as shown. During Phase 1 development, the Petitioner shall construct a private drive in this area in accordance with requirements of the NS zoning district pertaining to setback, sidewalk, planting strip, etc. The Petitioner shall dedicate this 30-foot area for public right-of-way purposes at the time the adjacent property to the north of the Site is developed (which shall complete the required 60-foot right-of-way dimension) or upon request of city, county or state officials.

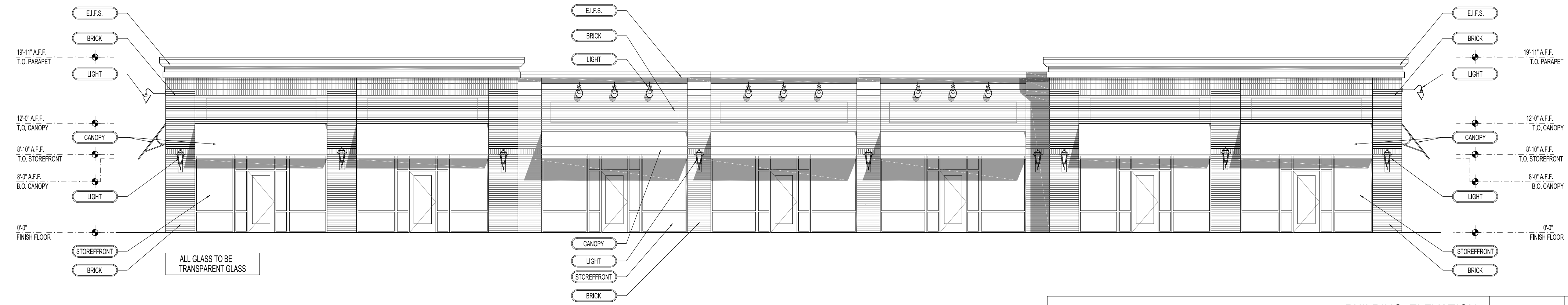


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Approval

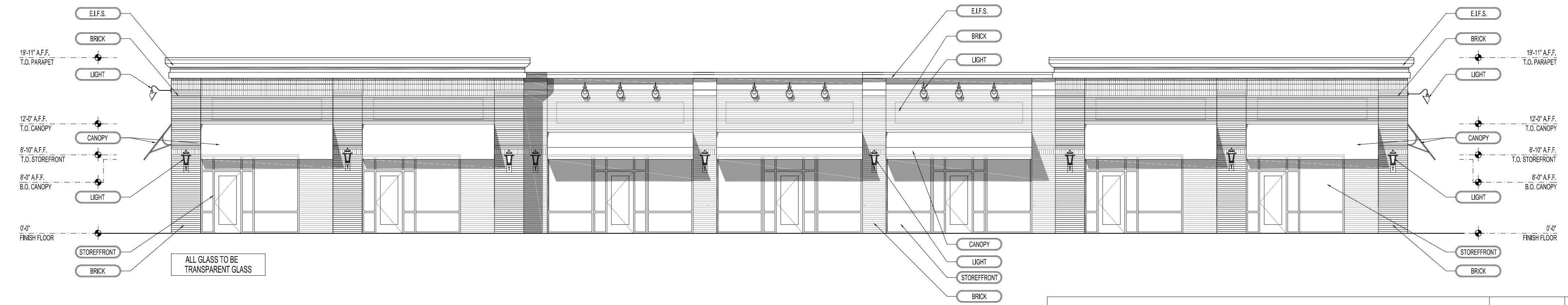
Solomon A. Fortune \$F
Solomon A. Fortune

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Approval

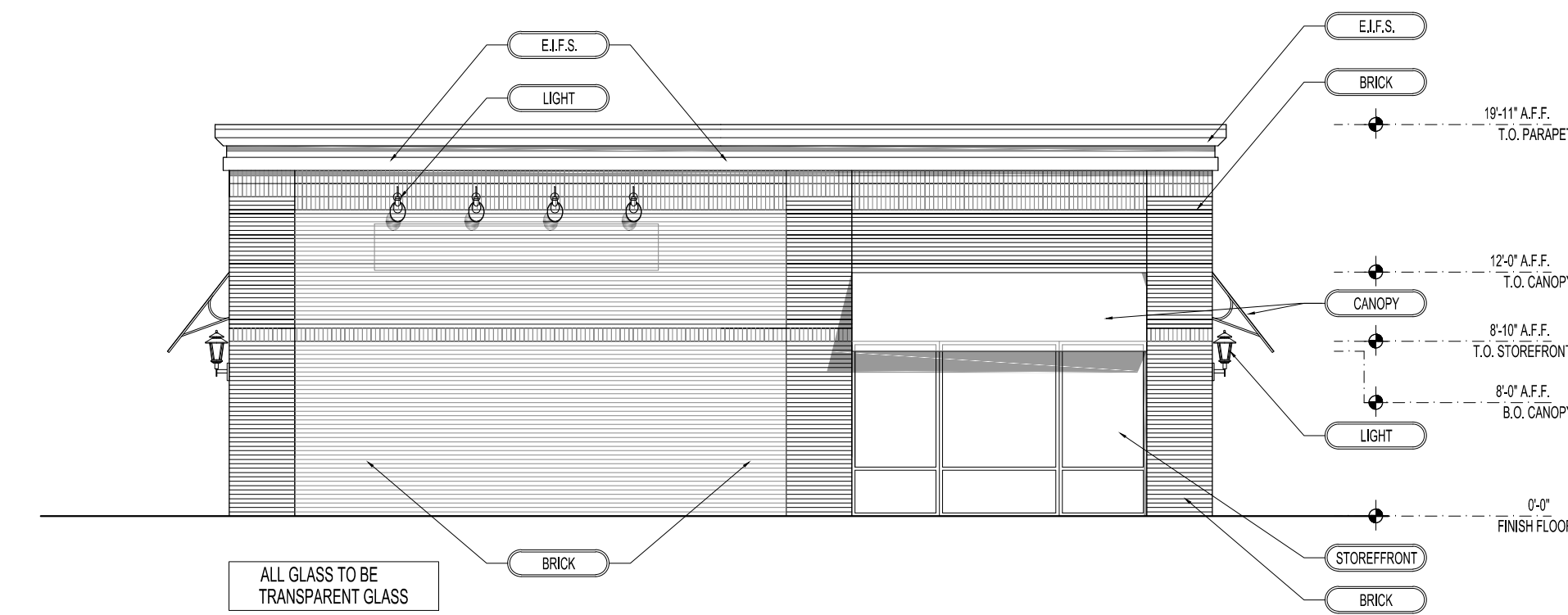
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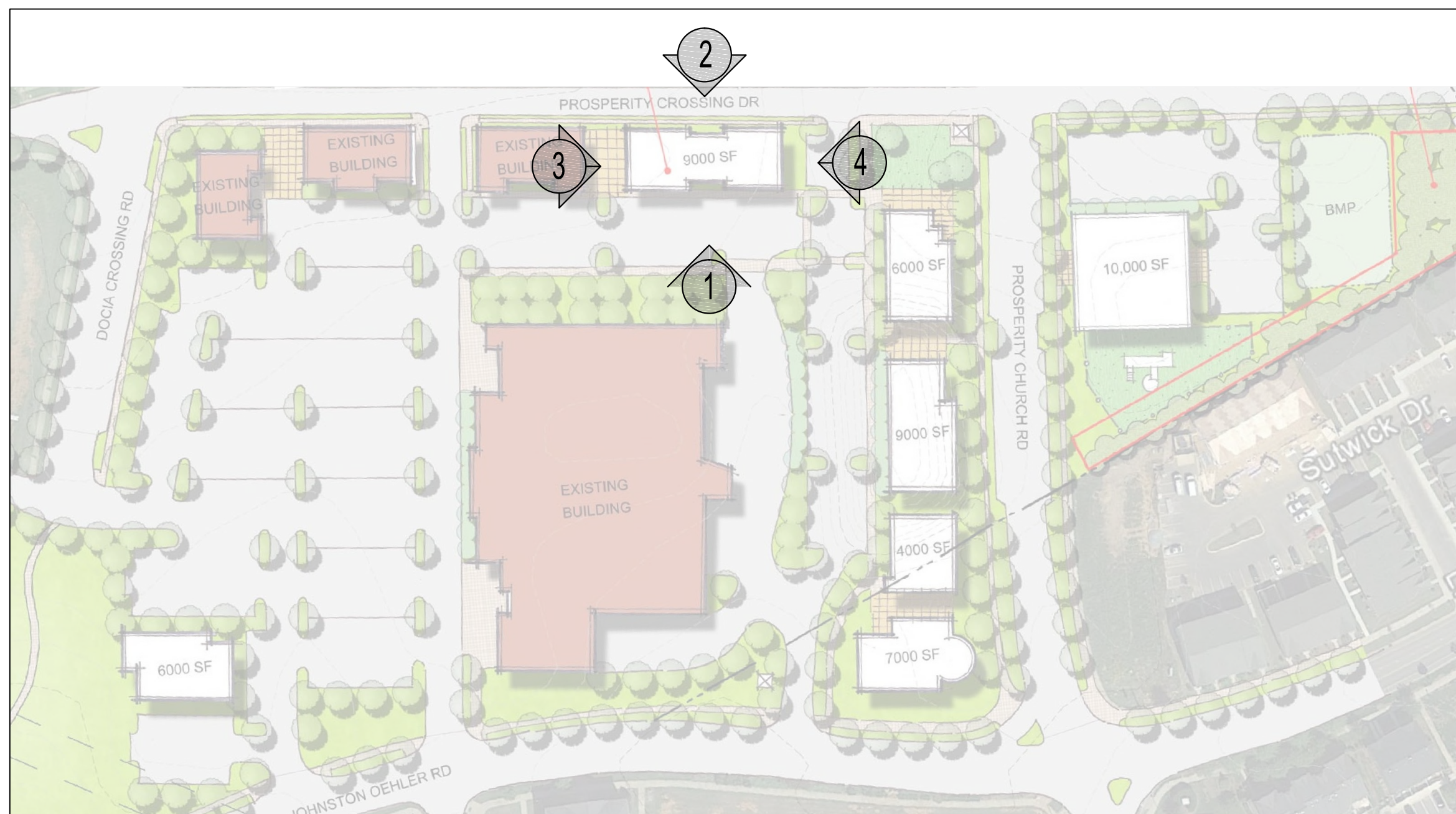
BUILDING ELEVATION SCALE: 1/8" = 1'-0" 01



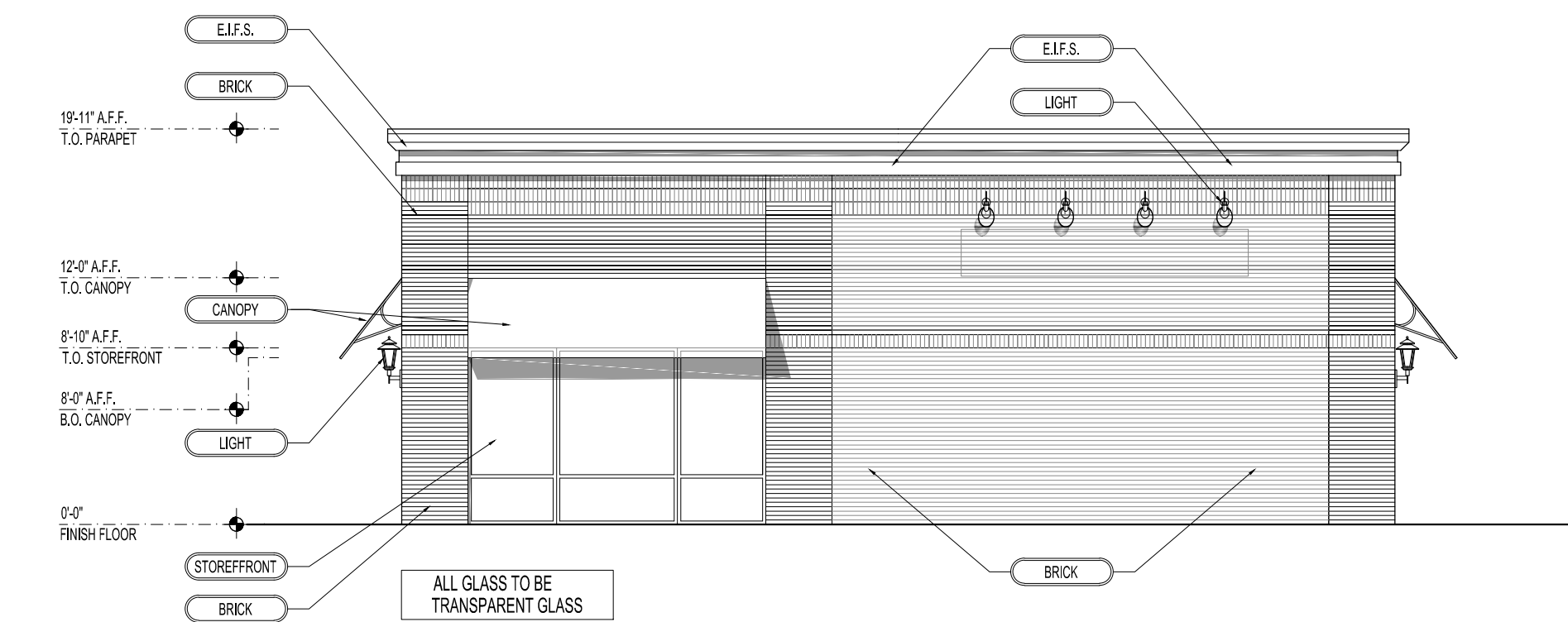
BUILDING ELEVATION SCALE: 1/8" = 1'-0" 02



BUILDING ELEVATION SCALE: 1/8" = 1'-0" 03



LEGEND N.T.S. 05



BUILDING ELEVATION SCALE: 1/8" = 1'-0" 04

Attached to Administrative
Approval

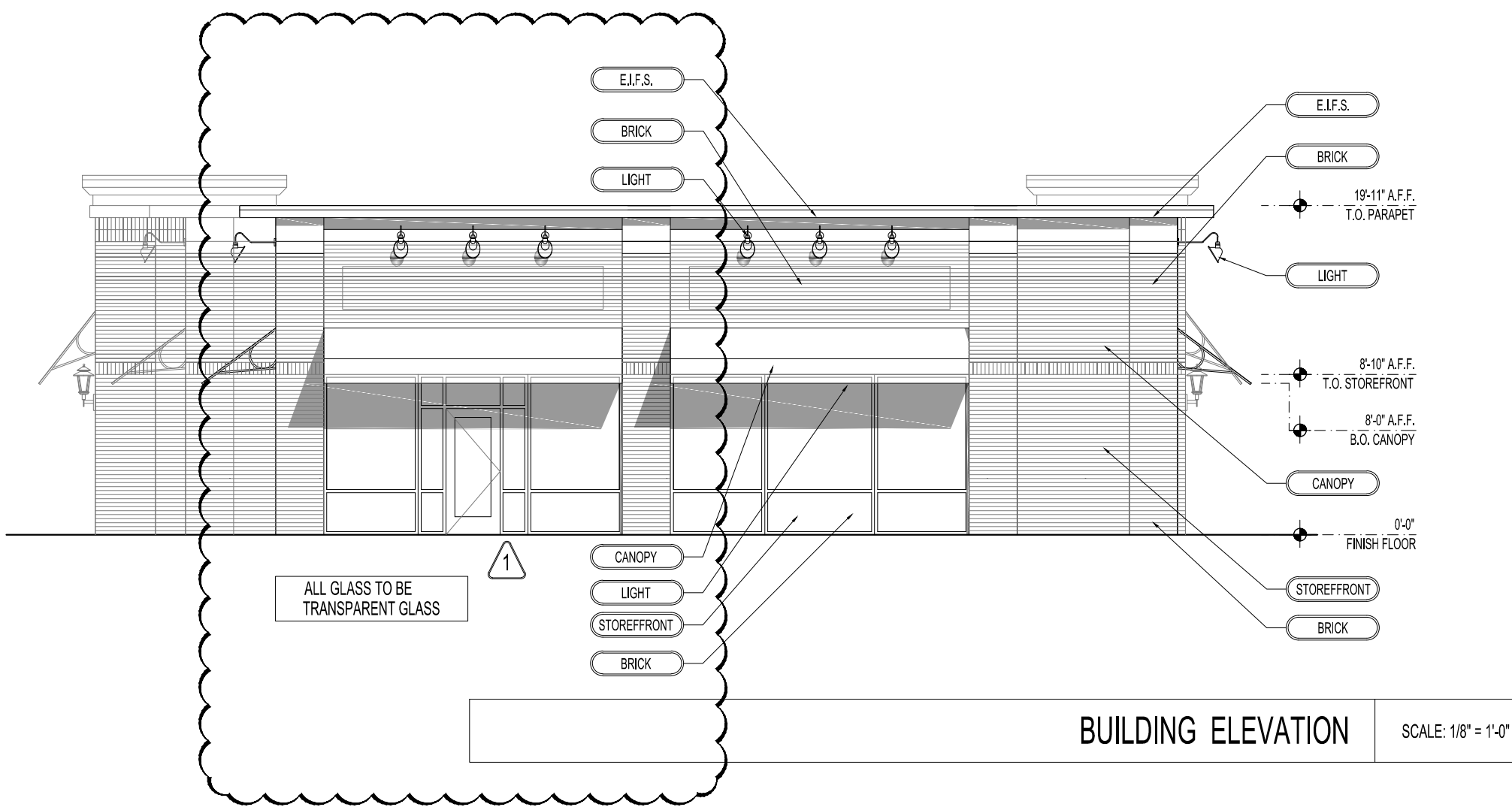
Solomon A. Fortune
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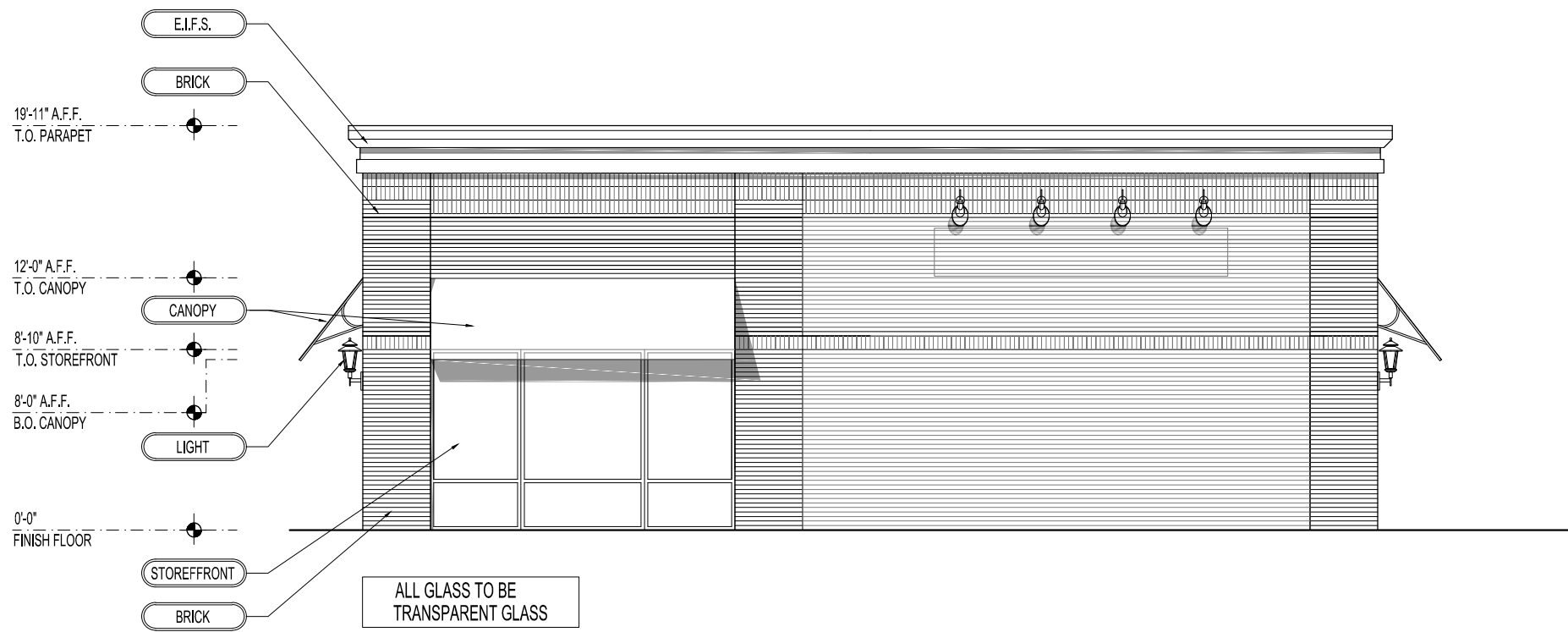
BUILDING ELEVATION SCALE: 1/8" = 1'-0" 01



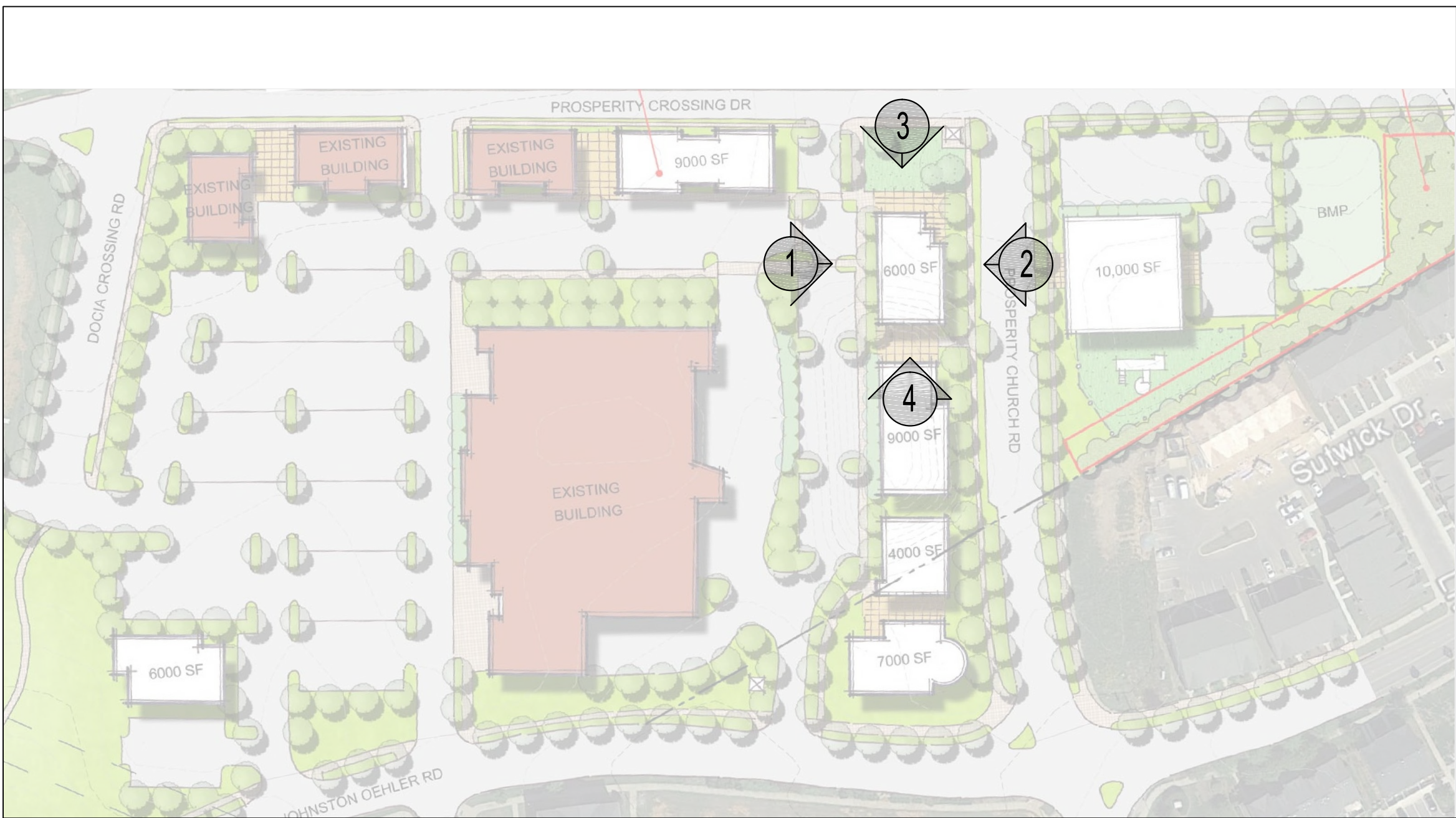
BUILDING ELEVATION SCALE: 1/8" = 1'-0" 02



BUILDING ELEVATION SCALE: 1/8" = 1'-0" 03



BUILDING ELEVATION SCALE: 1/8" = 1'-0" 04



LEGEND N.T.S. 05

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Project Number 1554

Issue Date 10/13/2015

SET Revisions
Chief Comments 01 14 16

Sheet Name
EXTERIOR
ELEVATIONS

Sheet Number

AZ-1.1

PROSPERITY MARKET
CHARLOTTE, NC

SEAL

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architecture
704. 479. 6979
info@pfarchitecture.com

Attached to Administrative

Approval

Solomon A. Fortune *SA*
Solomon A. Fortune



BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

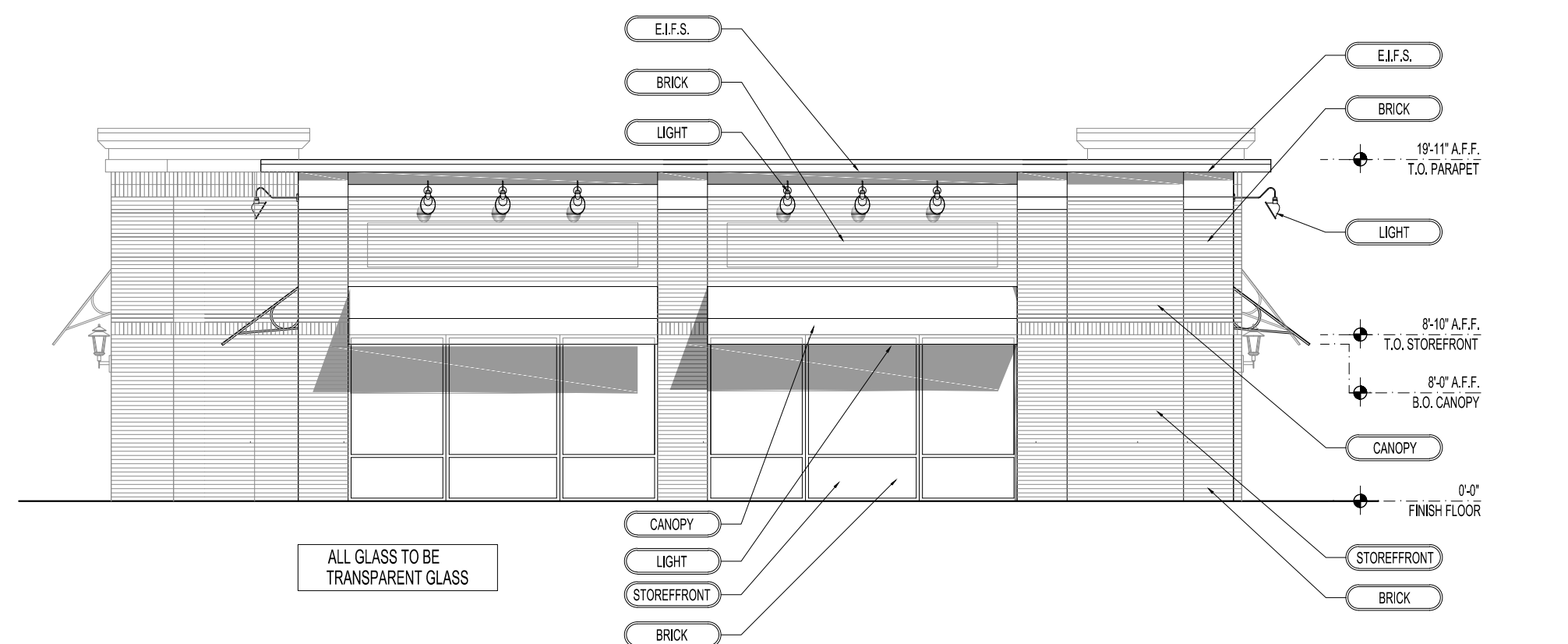
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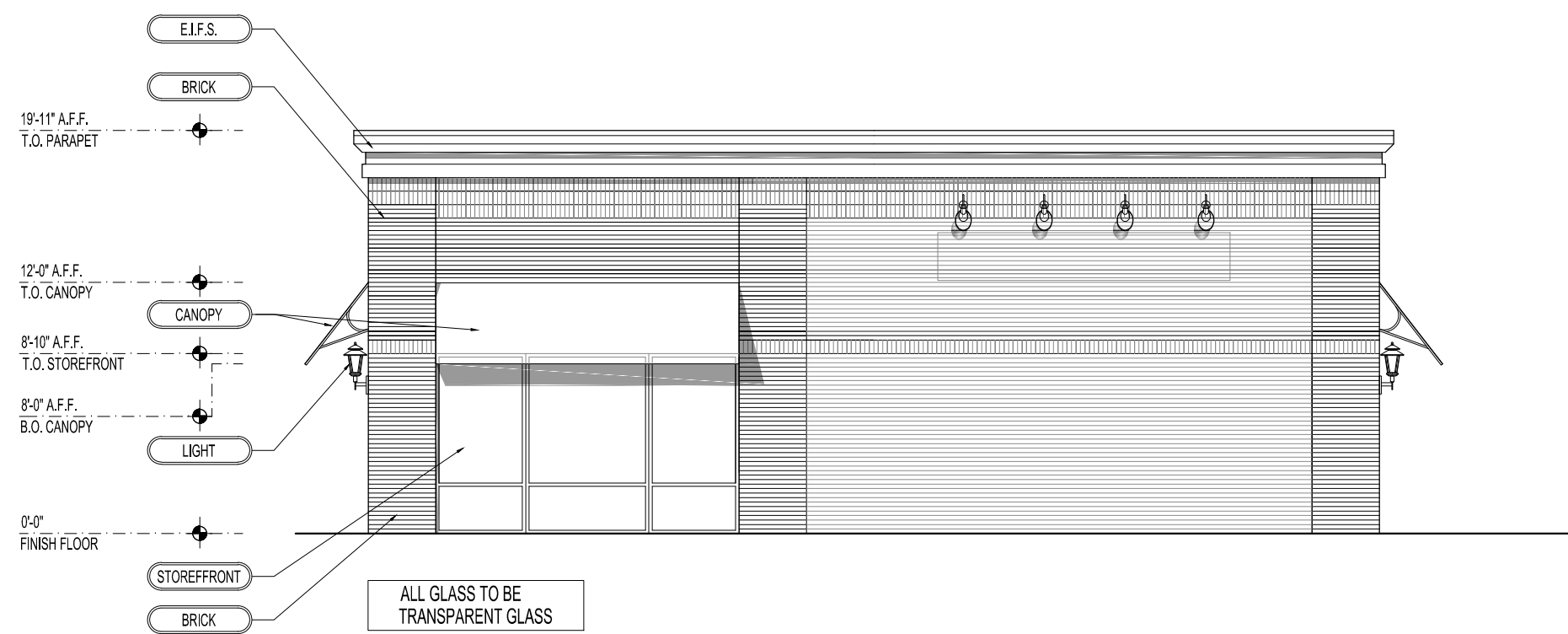
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BUILDING ELEVATION

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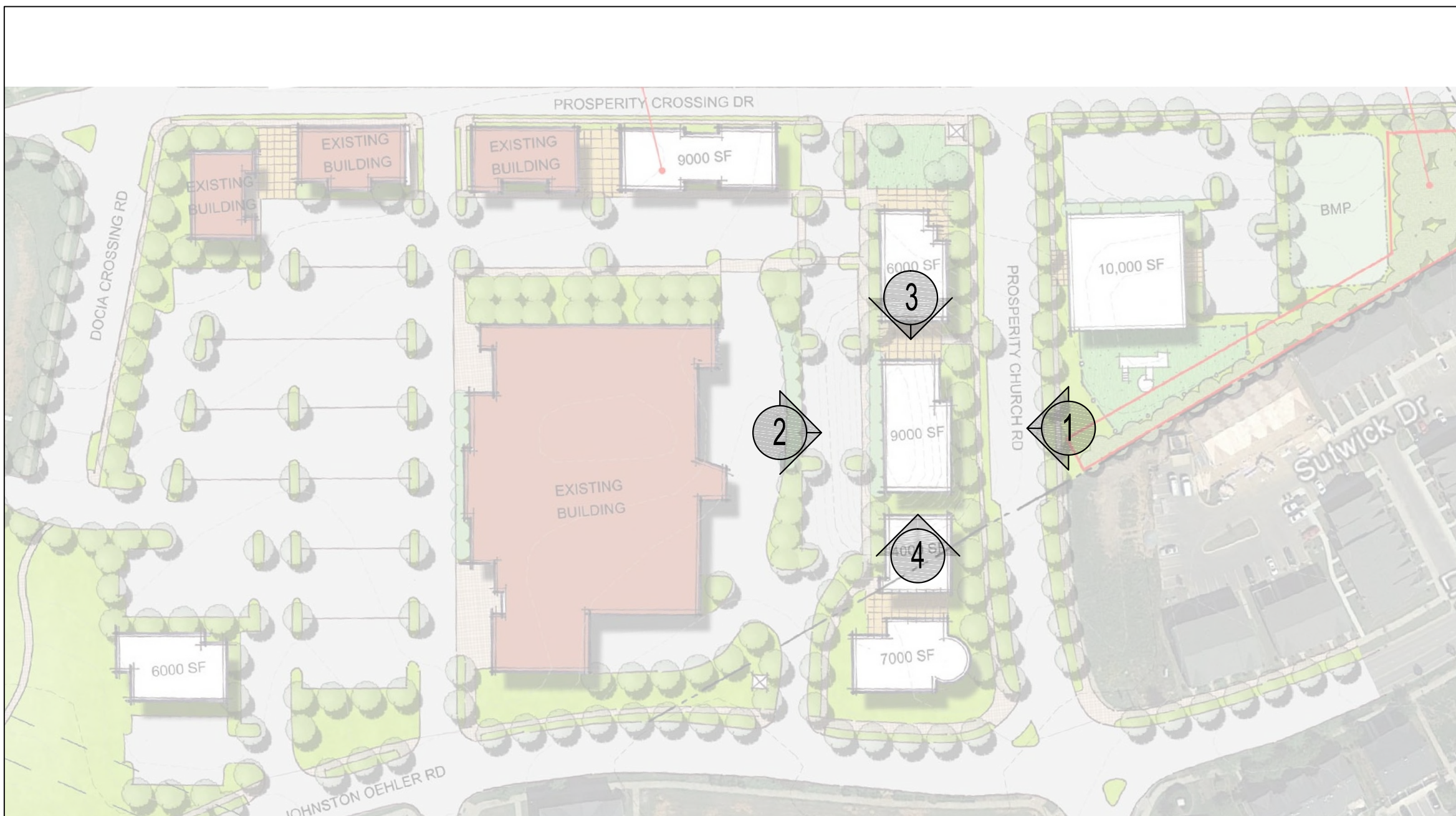
03



BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

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LEGEND

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PROSPERITY MARKET
CHARLOTTE, NC

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Project Number
1554

Issue Date
10/13/2015

SET Revisions

Sheet Name

EXTERIOR
ELEVATIONS

Sheet Number

AZ-1.2

SEAL

PROSPERITY MARKET
CHARLOTTE, NC

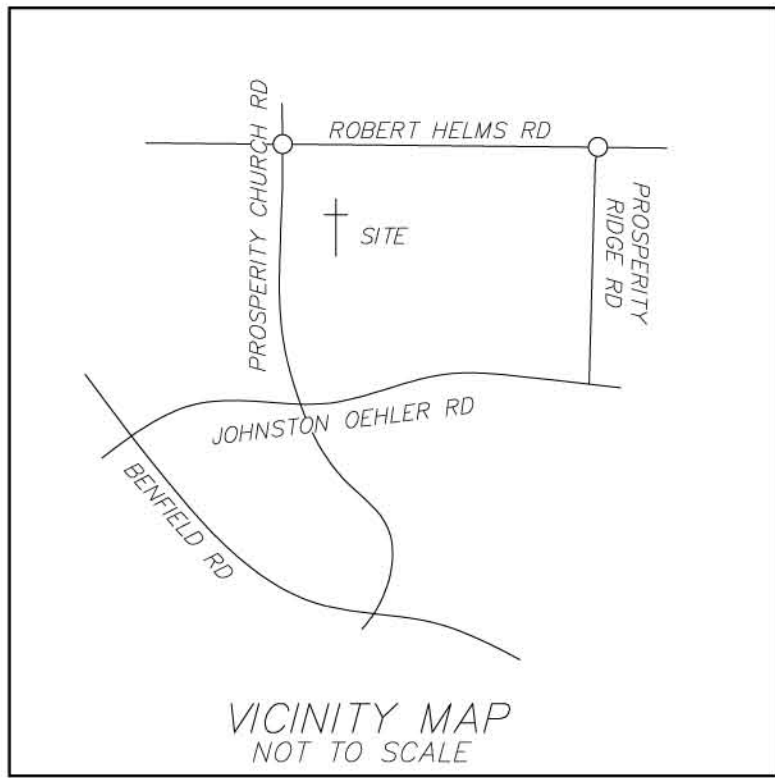
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Project Number
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Attached to Administrative
Approval

Solomon A. Fortune \$
Solomon A. Fortune

~NOW OR FORMERLY~
PROSPERITY SHOPPING PLAZA, LLC
DB: 21089 PG 417
PER: 02932134

PROSPERITY CHURCH ROAD
80' RIGHT OF WAY
(PER NCDOT PROJECT NO.
34410.2.25~R-2248E)

~NOW OR FORMERLY~
PROSPERITY SHOPPING PLAZA, LLC
DB: 21089 PG 417
PER: 02932134

~NOW OR FORMERLY~
TAYLOR FAMILY TRUST
& LILLIAN TYNNE TAYLOR
& THEODORE W TAYLOR
DB: 17088 PG 407
PER: 02932162

~NOW OR FORMERLY~
ROBERT S HELMS JR
& HELEN M HELMS
DB: 18810 PG 154
PER: 02932107

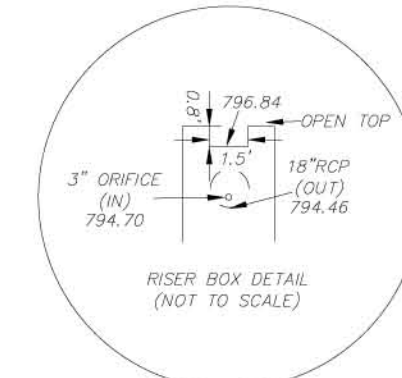
21 NCAC 56 .1604: MAP CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS _____ DAY OF _____, 20____.

PROFESSIONAL LAND SURVEYOR

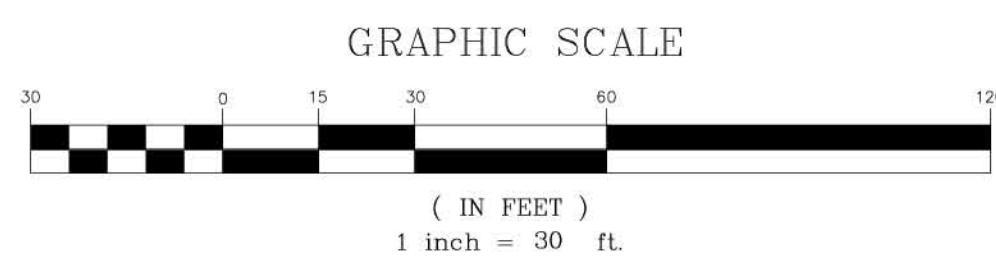
"FOR REFERENCE ONLY"
REFER TO APPROVED
RECORDED PLAT FOR FINAL
TREE SAVE LOCATION.



PROSPERITY PLACE SUBMISSION
MAP BOOK 32 PAGE 718

NOTES:

- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PROPERTY ZONED: NS
(SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
- TAX PARCEL NUMBER 02932164.
- DEED REFERENCE: DB 21669 PG 417.
- DEED REFERENCE FOR HIGHWAY RIGHT OF WAY: DB 27953 PG 787.
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
- THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710456900J, WITH A DATE OF IDENTIFICATION OF 03/02/2009.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
- AREA COMPUTED BY COORDINATED METHOD.
- NO NCGS MONUMENT FOUND WITHIN 2000'.
- UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.



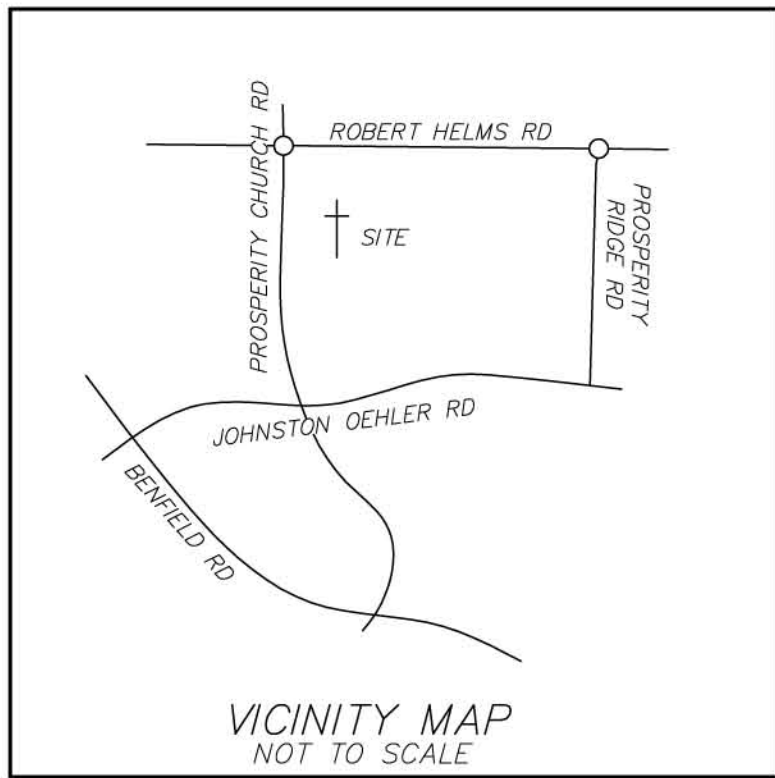
- SIP SET IRON PIN
- EIP EXISTING IRON PIN
- CP CALCULATED POINT
- GV GAS VALVE
- WV WATER VALVE
- MB MAIL BOX
- WM WATER METER
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- LP LOCATED TREE/SHRUB
- LP LIGHT POLE
- TP TELECOMMUNICATION BOX
- TP TELECOMMUNICATIONS PEDESTAL
- PP POWER POLE
- BFP BACK FLOW PREVENTOR
- GW GUY WIRE
- CB CATCH BASIN
- DI DROP INLET

- CHAIN LINK FENCE
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE
- UNDERGROUND GAS
- UNDERGROUND TELECOMMUNICATIONS
- STORM DRAIN PIPE

DATE	REVISIONS:	SCALE: 1" = 30'
12/22/15	TOPOGRAPHICAL/TREE SURVEY	1997\PROSPERITY\MARKET
		1997\E\PROSPERITY
		DRAWN BY: NB
		CHECKED BY: HW
		FIELD WORK: RN/GH
		MARCH 13, 2015

CAROLINA SURVEYORS, INC.
P.O. BOX 287 PINEVILLE, N.C. 28134 - 0287
HUGH E. WHITE, JR., NCSLS & SCLS 889-7601
CERTIFICATE OF AUTHORIZATION NC6-1242 80000

A TOPOGRAPHICAL & BOUNDARY SURVEY OF PROPERTY ON
PROSPERITY CHURCH ROAD
(NEAR THE INTERSECTION OF JOHNSTON OEHLEH RD)
SURVEYED FOR: EQUITY MANAGEMENT, LLC
AREA: 1.968 ACRES TOTAL
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA



Attached to Administrative
Approval

Solomon A. Fortune **Solomon A. Fortune**

THE PURPOSE OF THIS PLAT IS TO DESCRIBE AND
SHOW TREE SAVE AREAS AS SHOWN

“FOR REFERENCE ONLY”

REFER TO APPROVED
RECORDED PLAT FOR FINAL
TREE SAVE LOCATION.

- SIP SET IRON PIN
EIP EXISTING IRON PIN
CP CALCULATED POINT
- BOUNDARY LINE
TIE LINE
RIGHT OF WAY
ADJOINING LINE (NOT SURVEYED)
TREE SAVE

~NOW OR FORMERLY~
PROSPERITY SHOPPING PLAZA, LLC
DB: 21669 PG. 417
PID: 02932164

PROSPERITY CHURCH ROAD
80' RIGHT OF WAY
(PER NCDOT PROJECT NO.
34410.2.25~R-2248E)

~NOW OR FORMERLY~
TAYLOR FAMILY TRUST
& LILLIAN KYDNE TAYLOR
& THEODORE W TAYLOR
DB: 17586 PG. 607
PID: 02932162

CONTROL CORNER
REBAR (FOUND)
N: 593089.90
E: 1468079.72
(NCSPC NAD 83)
CP: 0.99984094

N85°41'46"W 327.36 (GROUND DISTANCE)

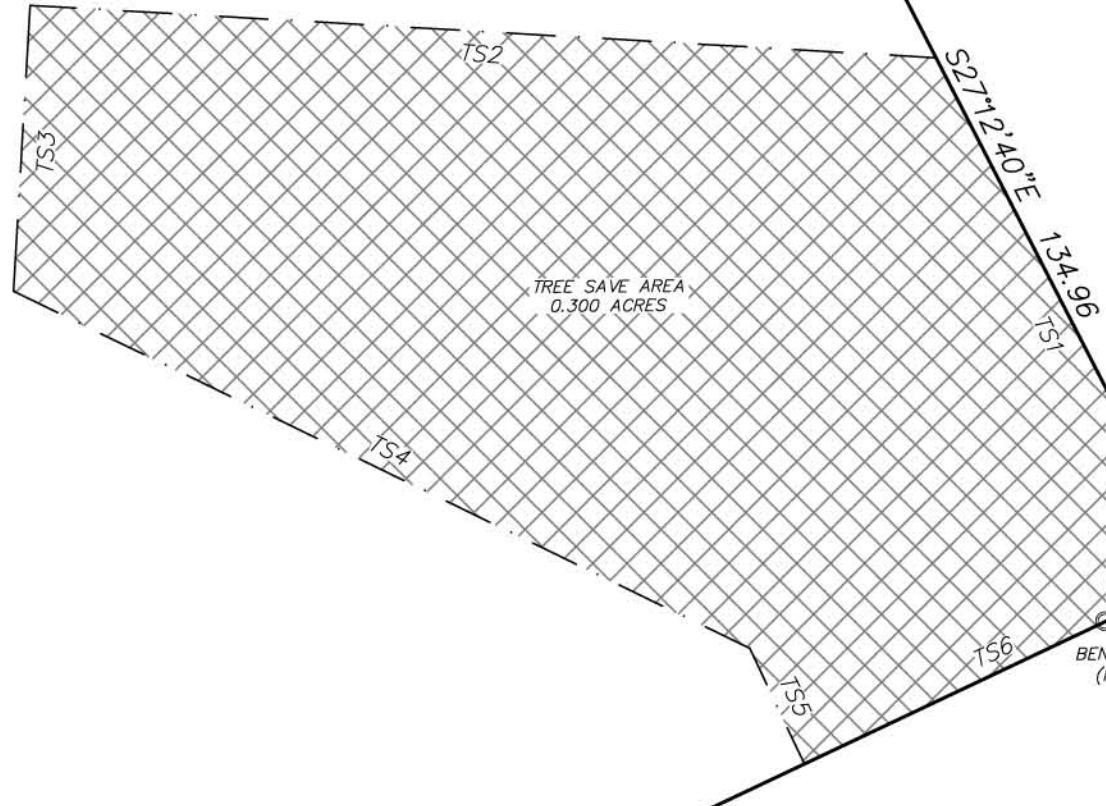
CONTROL CORNER
REBAR (FOUND)
N: 593345.14
E: 1468406.09
(NCSPC NAD 83)
CP: 0.99984094

~NOW OR FORMERLY~
ROBERT B HELMS JR
& HELEN M HELMS JR
& AGREEMENT OF ROBERT B HELMS JR
& HELEN M TRUST
DB: 19910 PG. 154
PID: 02932107

~NOW OR FORMERLY~
PROSPERITY SHOPPING PLAZA, LLC
DB: 21669 PG. 417
PID: 02932164

~1.968 ACRES~
(85,745 SF)

PERMANENT DRAINAGE EASEMENT
(DB 27953 PG. 787)



9 CURT WALTON AV
PROSPERITY CHURCH ROAD



LDP-2016-00001

Printed On: 1/15/16

City of Charlotte - Engineering and Land Development
600 East Fourth Street
Charlotte, North Carolina 28202-2850
Permit Status: In Progress
Status Date: 11-Jan-2016

Comments/Individual Name Address Phone
Owner PROSPERITY SHOPPING PLAZA, LLC PO BOX 1378 MIDTOWN NEW YORK,NY 10018 2125754700

Applicant PROSPERITY SHOPPING PLAZA, LLC (Renee Nigri) PO BOX 1378 MIDTOWN NEW YORK,NY 10018

Parcel No 00333184 Tract 1 Block 1 Lot 64
Value: 0.00

Application Information
Plat Type TSA Plat

Application Table Information

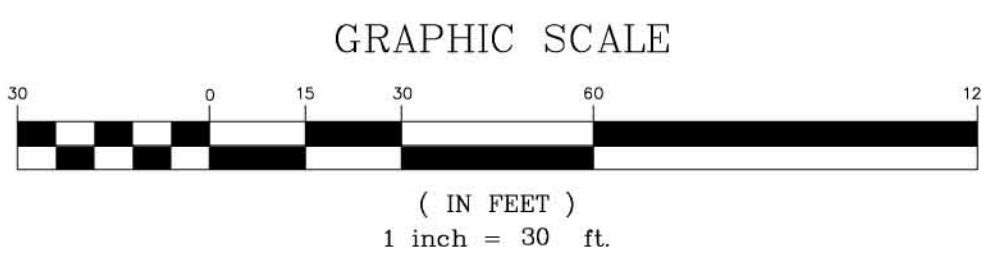
Comments:
Tree Save Plat

Fees
Description Comments Amount
Total Fees Due: Total Fees Paid:

Task Info Received Assign To Status Status By Date Comments
Driveway Review Subtasks SubTask Assign To Status Status By Date Comments

TREE SAVE LINE TABLE		
LINE	BEARING	LENGTH
TS1	N27°12'40"W	91.01
TS2	N86°40'59"W	141.79
TS3	S03°19'01"W	44.75
TS4	S64°07'32"E	127.86
TS5	S25°15'26"E	20.00
TS6	N64°40'52"E	68.79
TS7	S25°19'08"E	20.00
TS8	S64°40'52"W	292.22
TS9	N03°19'01"E	22.79
TS10	N64°40'52"E	281.30
TS11	S64°40'52"W	22.79

- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: NS
(SETBACKS ARE SUBJECT TO AN INTERPRETATION FROM THE ZONING BOARD)
 - TAX PARCEL NUMBER 02932164.
 - DEED REFERENCE: DB 21669 PG 417.
 - DEED REFERENCE FOR HIGHWAY RIGHT OF WAY: DB 27953 PG 787.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710456900J, WITH A DATE OF IDENTIFICATION OF 03/02/2009.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
 - AREA COMPUTED BY COORDINATED METHOD.
 - NO NCGS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - TREE SAVE AREA PER CITY TREE ORDINANCE. ALL TREE SAVE AREAS SHOWN ARE UNDISTURBED NATURAL AREAS PER PCO.
 - TO THE BEST OF THE SURVEYORS KNOWLEDGE NO DEMOLITION LANDFILL OR DEVELOPMENTAL STUMP HOLES WERE DESIGNED OR OBSERVED ON THE SUBJECT TRACT.



REVISIONS:		SCALE: 1" = 30'
DATE	TOPOGRAPHICAL/TREE SURVEY	1997\PROSPERITY\MARKET
12/22/15	TREE SAVE PLAT	1997\PROSPERITY
1/8/16		DRAWN BY: NB
		CHECKED BY: HW
		FIELD WORK: RN/GH
		MARCH 13, 2015

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0287
HUGH E. WHITE, JR., NCRLS & SCRLS 889 - 7601
CERTIFICATE OF AUTHORIZATION NC-C-1242 SC-886

A TREE SAVE PLAT SHOWING PROPERTY ON
PROSPERITY CHURCH ROAD
(NEAR THE INTERSECTION OF JOHNSTON OEHLER RD)
OWNER: PROSPERITY SHOPPING PLAZA, LLC
AREA: 1.968 ACRES TOTAL
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA