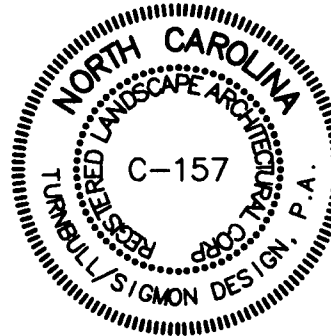
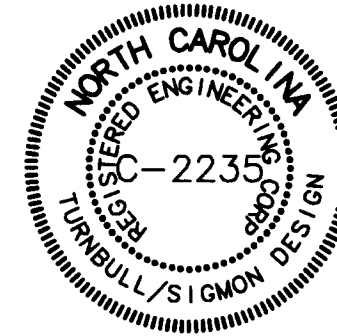


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## Charter Properties Inc

1520 SOUTH BLVD.  
CHARLOTTE, NC 28203  
704-377-4172

## Prosperity Village

For Public Hearing

Petition Number 07-II2

CITY OF CHARLOTTE

## Technical Data Sheet

PROJECT NUMBER: 07-022

DRAWN BY: SSS/JKG

DESIGNED BY: BCS

ISSUE DATE: 06/19/07

1	08-24-07	Per Comments
2	09-13-07	Per Comments
3	09-21-07	Per CDOT Comments
4	10-05-07	Per Planning Comments

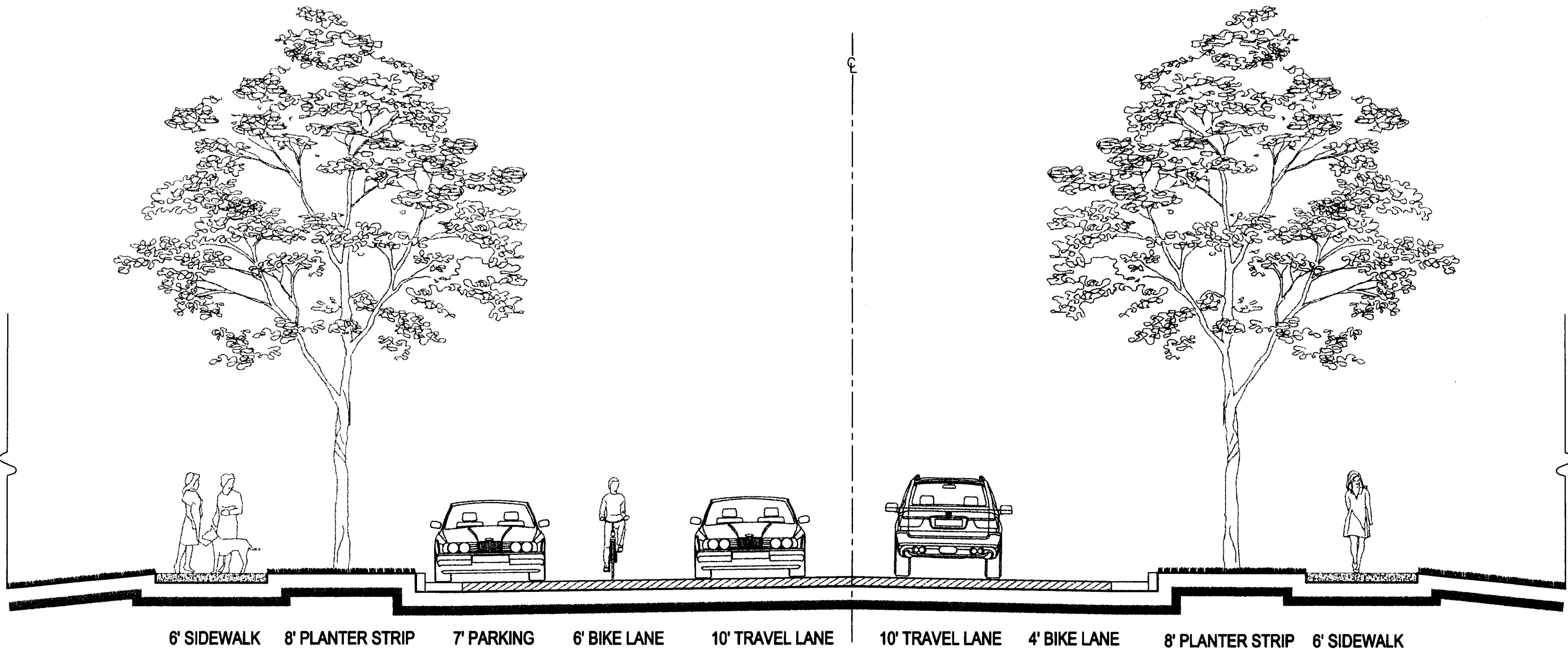
NO. DATE: BY: REVISIONS:

### Development Notes:

- Development of this property will be governed by the conditions shown on this Technical Data Plan as to buffers, setbacks, land configurations, and access points. The site is heavily impacted by the design and right-of-way requirements for the future I-485 and minor modifications that may be necessitated by that design may be accommodated as an administrative change to the plan without further action by the City Council.
- The attached Schematic Site Plan depicts a proposed form of development for the property. The final site plan shall be of a similar nature but may change with regard to building placement, parking and circulation details. The final site plan shall create a pedestrian friendly environment, a street network providing strong connectivity among uses, tree-lined streets, building frontage relating to the street, and other features designed to create a quality development project. Among the measures to be required to address development quality shall be the following.
  - On-street parking shall be provided (subject to design guidelines of Charlotte DOT and NCDOT).
  - A six-foot wide sidewalk shall be provided and located along Prosperity Village Rd. and the I-485 frontage road so as to provide for a minimum eight foot planting strip between the back of curb and sidewalk. This may be accomplished by placing the sidewalk in an easement outside the R/W if necessary. Construction of sidewalks to the future sidewalks along I-485 may be delayed until those sidewalks are constructed by NCDOT.
  - Streets shall be planted with large-maturing street trees (min. 2 1/4" cal. at planting) at an average spacing of 40' on center. Spacing may be adjusted to accommodate drives, utilities, etc.
  - Architectural compatibility of buildings shall be assured by quality design and execution. The portions of the building exterior located below the roof line (excluding areas devoted to windows, doors, garage doors, architectural accents and signage) shall be composed of a combination of brick, stone or similar masonry products, and hardi-plank/fiber cement board. Notwithstanding the foregoing, vinyl and/or wood may be utilized on the soffits and trim areas of the buildings and on any railings. Except as provided above, vinyl shall not be a permitted exterior building material. Buildings may be constructed in 2, 3, or 4 story configurations or combinations thereof.
  - Sidewalks will be constructed to connect buildings to the streets as prescribed by ordinance.
- Prior to the issuance of building permits on the site, right-of-way shall be dedicated along Ridge Road equal to 50 feet from centerline to provide for future widening.
- Access to the site shall be as generally depicted on the Schematic Site Plan, but will be subject to final approval by Charlotte Department of Transportation and North Carolina Department of Transportation.
- It is recognized that traffic generated by this site in its total development form will rely heavily upon the existence of the Outerbelt and the interchange adjacent to the property. As a result, building permits will not be issued (but can be submitted for review, approval and construction of site work) until the following conditions are met:
  - Improvements by Petitioner
    - Construction of the proposed eastern north-south minor thoroughfare (Prosperity Village Road) through the entire property to thoroughfare standards with the appropriate Prosperity Village cross-section.
    - The construction of a left-turn lane on westbound Ridge Road onto southbound Prosperity Village Road, and shadows out for the left-turn lane on eastbound Ridge Road. (In lieu of shadowing out the left-turn lane, the developer can build the eastbound left-turn lane as well.)
    - Improvements in the vicinity of/at the proposed Prosperity Village Road/Ridge Road intersection to meet minimum sight distance requirements as determined by CDOT and NCDOT, and based upon generally accepted minimum sight distances for a road of this description and design speed. If Prosperity Village Road is constructed by others north of this intersection prior to the road construction on this site, the responsibility for ensuring adequate sight distances shall be required as part of that road development to the north.
- No storm water detention will be placed in any setbacks or buffers, unless the topography of the site and the design of the facilities limits the location to the setback or buffer and then only if such facility is designed and maintained as part of the landscaping of the site. The Petitioner will tie-in to the existing storm water system(s) if any exist in the area. The Petitioner will have the receiving drainage system(s) analyzed at the point that the Petitioner's site discharges into that system 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 will provide alternate methods to prevent this from occurring. If the system is already out of standard, then the Petitioner's development will be designed so as to not place the downstream system further out of standard.
- The Petitioner will control and treat the difference in storm water runoff volume leaving the project site between the pre and post development runoff conditions for the 1-year 24-hour storm. Runoff draw down time will be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.
- With regard to water quality, the Petitioner will construct water quality best management practices (BMPs) for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall due to new development on the site. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, that have been designed to achieve 85% Total Suspended Solid (TSS) removal. Use of Low Impact Development (LID) techniques is optional. The Petitioner will contact the appropriate State and federal agencies regarding any required water quality or wetlands permits.
- All signs shall be in compliance with the Zoning Ordinance.
- Parking will be provided that will meet or exceed ordinance requirements.
- All dumpsters, if located on this site, shall be screened and contained in enclosures with gates. Trash facilities for this site may also be provided elsewhere within the overall project including on land that is not within the boundaries of this rezoning Petition.
- Existing lake shall be preserved; however, it may be drained and reconfigured as necessary for development.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- Bicycle parking will be provided in accordance with Ordinance requirements and may be located within the buildings.
- It is the Petitioner's intent that the site included with this rezoning will be developed in conjunction with and as part of a master plan for the development of the property to the north of the site that is currently zoned R-22 MF(CD).
- Pedestrian scale lighting will be located within the site and may include building mounted fixtures as well as free standing fixtures.
- Tree save areas are generally depicted on the site plan. It is understood that I-485 ROW may be adjusted per the direction of NCDOT and that if such adjustment reduces Tree Save area Petitioner shall provide alternate Tree Save location(s) to achieve 10% minimum and that such new location(s) will be accommodated through an administrative change to the site plan. Further, if site constraints or accommodations to NCDOT to construct I-485 result in destruction of Tree Save, same shall be mitigated by Petitioner by replanting trees at a rate of 36 per acre to be a minimum of 35% native species with multiple species provided per the Tree Ordinance.
- The Petitioner may substitute a vehicular connection from the site to the property to the north of the site in place of the pedestrian connection shown on the site plan under the following conditions: (1) the development of such connection does not require the Petitioner to seek the approval of an Individual Permit regarding impacts to wetlands, (2) the connection can be developed to meet fire department and other standards while keeping the overall width to the absolute minimum possible, and (3) separate sidewalks and planting strips are not required along this connection in order to minimize the overall width of the connection.

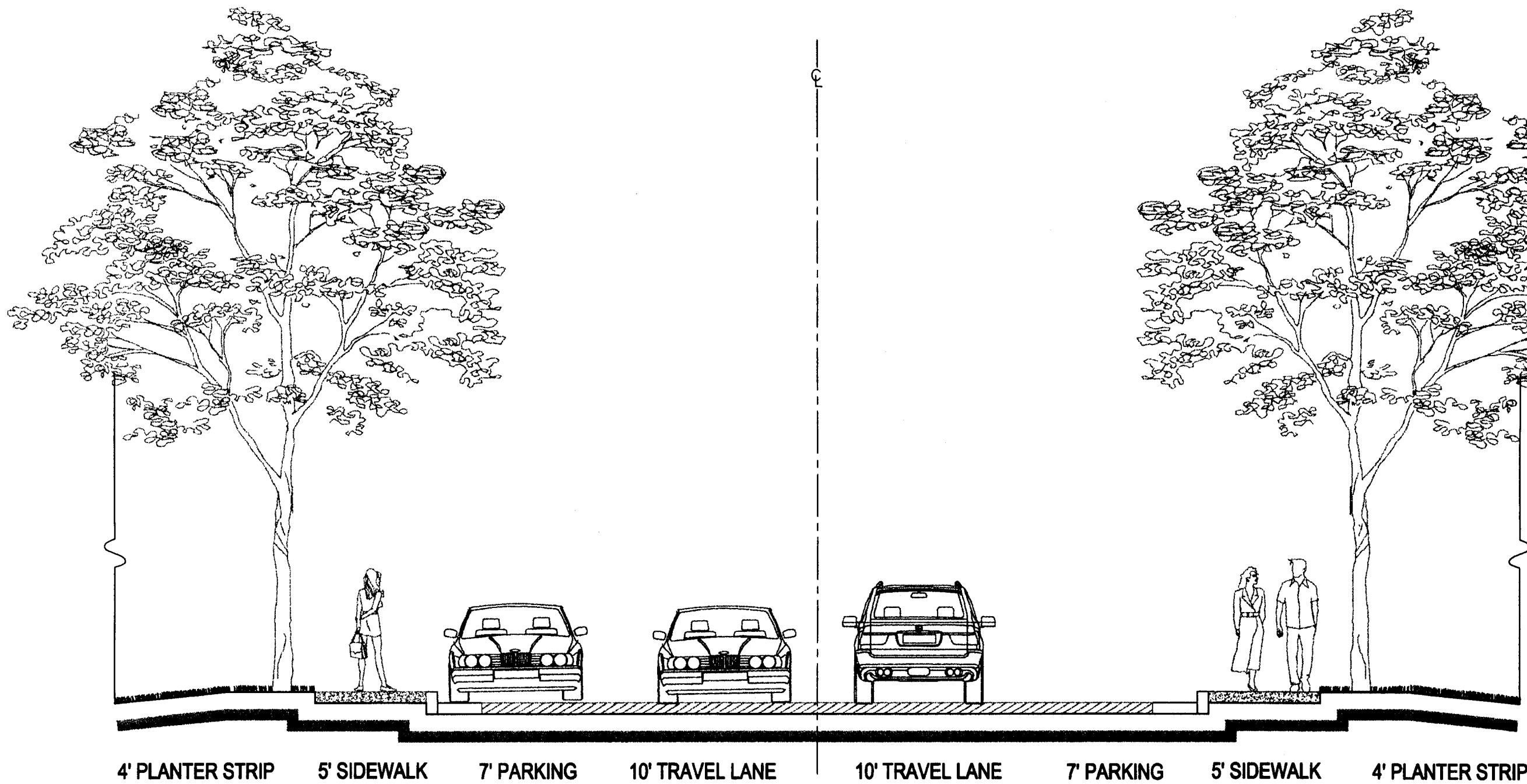
Revised per staff comments 8/23/07

Revised per staff analysis 9/21/07



### Section A: Prosperity Village Road

Scale 1"=5'



### Section B: Private Street

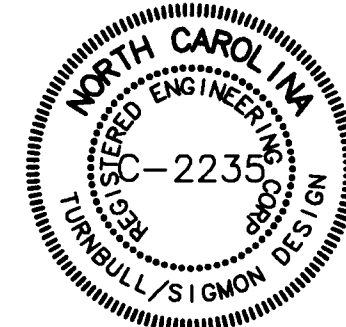
Scale 1"=5'





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**Charter Properties Inc**

1520 SOUTH BLVD.  
CHARLOTTE, NC 28203  
704-377-4172

## Prosperity Village

For Public Hearing

Petition Number 07-112

CITY OF CHARLOTTE

## Schematic Site Plan

PROJECT NUMBER: 07-022

DRAWN BY: SSS/JKG

DESIGNED BY: BCS

ISSUE DATE: 06/19/07

1	08-24-07	Per Comments
2	09-13-07	Per Comments
3	09-21-07	Per CDOT Comments
4	10-05-07	Per Planning Comments

NO. DATE: BY: REVISIONS:

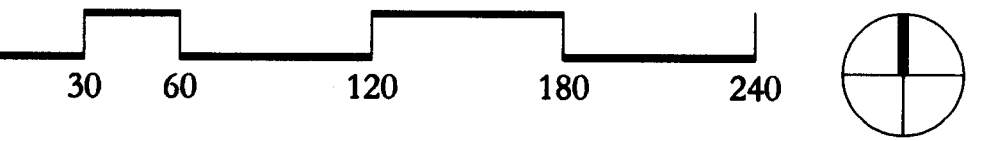
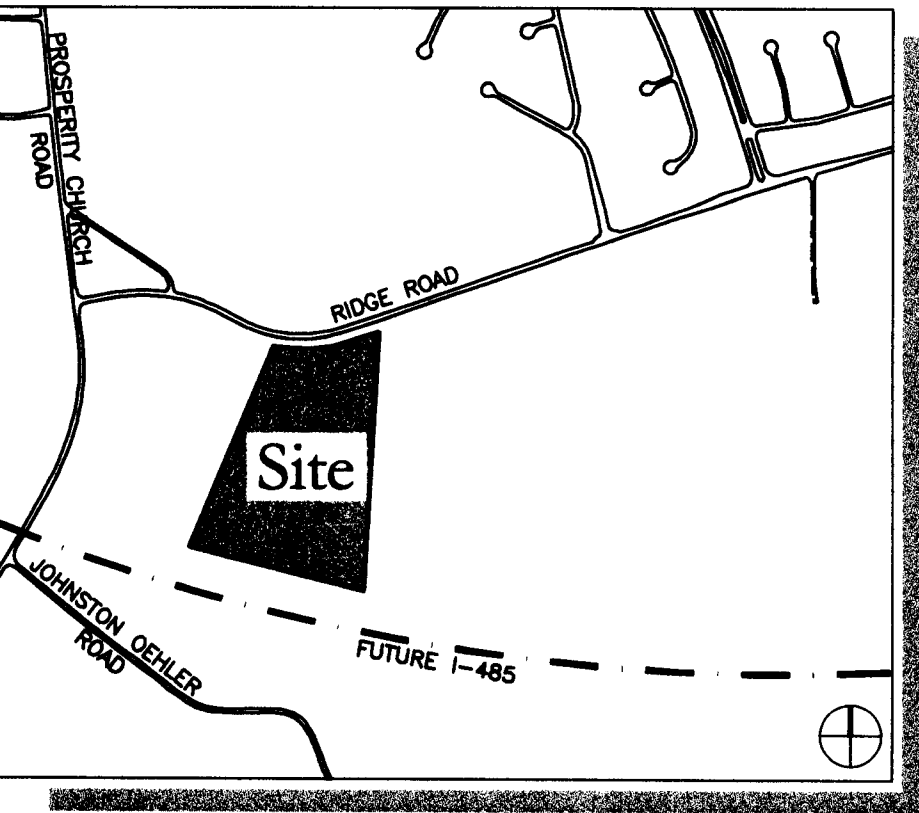
### Legend:

Proposed Zoning Line	— Z — Z —
Existing Zoning Line	— z — z — z —
Public Street R.O.W.	— — — —
Existing Contour	~~~~~
Proposed Tree Save Area	XXXXX

### Development Data

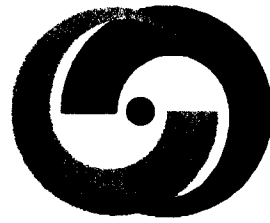
Site Area	9.39 Ac.
Existing Zoning	B-1 (CD) & R-22 MF (CD)
Proposed Zoning	UR-2 (CD)
Proposed Use	Multi-Family Housing
Dwellings	128 Units
Net Density	13.63 d.u./Ac.
Parking Spaces	will meet or exceed 1.5 spaces per unit
Maximum Building Height	60'
Tree Save Calculation	9.39 Ac. X 10% = 0.94 Ac.
Tree Save Area Provided	0.94 Ac.

### Vicinity Map: (NTS)



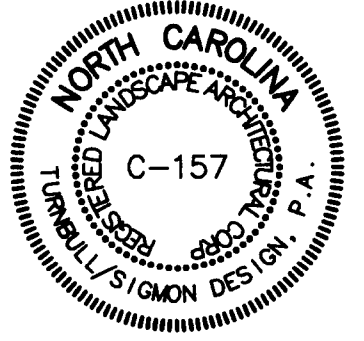
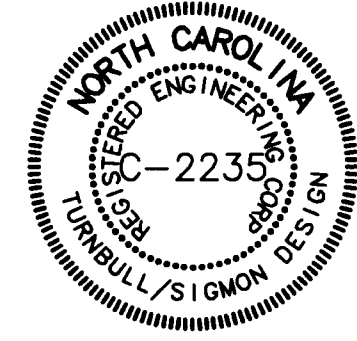
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704-377-4172

Prosperity Village

For Public Hearing

Petition Number 07-112

CITY OF CHARLOTTE

Storm Water Managment Plan

PROJECT NUMBER: 07-022  
DRAWN BY: JKG  
DESIGNED BY: BCM  
ISSUE DATE: 10/04/07

NO. DATE: BY: REVISIONS:

Storm Water Management Requirements

- 1. Fringe area will not require storm water detention or treatment.
- 2. Treatment drainage area shall be captured in storm drainage system and released into an pretreatment devise. Basin shall be designed per NCDENR Storm Water Best Management Practices Manual. Basin should treat first 1" of rainfall and control the 1-year, 24-hour storm volume to be released over a period of 2 - 5 days.
- 3. Existing pond may be used for quantity and/or quality controls.

Storm Water Notes

The following agencies must be contacted prior to construction regarding wetland and water quality permits:  
Section 401 Permit NCDEHNR - Raleigh Office (919) 733-1786  
Section 404 Permit US Army Corps of Engineers (704) 271-4854  
The developer may, through an agreement with necessary property owners and/or agencies and entities, utilize and improve the existing pond on the proposed development site for detention and water quality benefits. If the existing pond is to be utilized, the petitioner shall improve/enhance the pond to meet the aforementioned specifications listed above. Improvements and enhancements may include construction of a forebay at the site's storm water discharge, construction of a littoral shelf around the perimeter of the pond, and construction of an outlet control structure to meet all detention requirements as well as drawdown requirements.

Water Quality Summary

Proposed Treatment Area (Total)= 5.33 acres  
Proposed Treatment Area Impervious % = 65%  
Proposed Impervious Area Treated = 3.46 acres

Vicinity Map:  
(NTS)

