

1 ILLUSTRATIVE SITE PLAN
SCH-3 N.T.S.

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. Alternate layouts will be reviewed administratively.
- 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. Limit signs to 7'-0" high and 32 square feet in area with one per street front.
- 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. One (1) inverted U-type bicycle rack at building to be provided on the site.
- 11. Typical parking module dimensions are 9'-0" wide by 18'-6" long.
- 12. Stormwater to be tied into existing and copy with The Charlotte-Mecklenburg Zoning Ordinances.

LANDSCAPING NOTES

- 1. All buffers to comply with the requirements of The Charlotte-Mecklenburg Zoning Ordinance (Chapter 12, Part 3).
- 2. "B" Class Buffer based on Table 12.302(b). See site plan for exact buffer calculations (i.e. tree & scrub counts).
- 3. Trees & shrubs to be selected from the Charlotte-Mecklenburg approved plant list in Appendix 1 of the Zoning Ordinance. All trees and shrubs shown are approximate and will comply with zoning ordinances.

SITE DATA

TAX PARCEL 02931201	± 2.34 ACRES
TAX PARCEL 02941109	± 6.918 ACRES
TOTAL ACREAGE	± 9.258 ACRES
PRINCIPLE STRUCTURE SETBACK REQ.-D	
FRONT SETBACK: 14' MIN.	
SIDE SETBACK: 10'	
REAR SETBACK: 20' MIN.	
BUILDING HEIGHT ALLOWANCE:	
40'-0" MAX.	

ZONING CLASSIFICATION

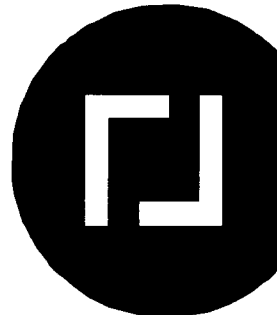
CURRENT CLASSIFICATION	
TAX PARCEL 02931201	R-3
TAX PARCEL 02941109	R-3
PROPOSED CLASSIFICATION	
TAX PARCEL 02941109	NS
TAX PARCEL 02931201	NS

BUILDING DATA

RETAIL	±14,820 SF
RETAIL	±4,500 SF
TOTAL	±19,320 SF
TOWN HOMES	
62 UNITS	

PARKING DATA

PARKING COUNTS	
4,500 SF	= 23
250 S.F.	spaces required
14,820 SF	= 60
250 S.F.	spaces required
	83
	total spaces required
TOTAL SPACES SHOWN:	
110 spaces provided	



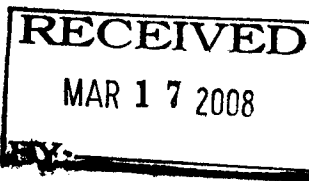
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STAMPS

RIDGE ROAD
RETAIL
CHARLOTTE, NC.

PROJECT NUMBER 0808
ISSUE DATE
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2008-081

DRAWING DATA

DRAWN BY: CEC
CHECKED BY: RJ
FILE NUMBER: 02_11_08 Prelim_Site_Rezo

SHEET TITLE

Preliminary
Site Plan
Rezoning

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