

SITE DATA:

PIN: 029-311-38
OWNER: Charter Properties, Inc.
ADDRESS: 1520 South Boulevard, Suite 215
Charlotte, NC 28203
TELEPHONE NUMBER: (704) 377-4172

Site Area:
R-22 MF(CD) 12.328 Ac.
UR-2 CD 6.241 Ac.
Total: 18.569 Ac.

Jurisdiction: City of Charlotte
Zoning: R-22 MF(CD) & UR-2 CD
Zoning Petitions: 2002-125 and 2007-112

Dwellings:
R-22 MF(CD) 214
UR-2 CD 124
Total: Apartments for Rent 338

Parking:
Required R-22 MF(CD) (1.5*214) 321
UR-2 CD (1.5*124) 186
Total: 507
Provided R-22 MF(CD) 352
UR-2 CD 207
Total: 559

Standard Space: 9'x18'
B Space: 8.5'x18' Wide
C Space: 8'x18' Wide

Bicycles:
Required spaces: 1 Per 20 Units=17
Provided spaces: 32 3 space racks=96

DENSITY: 18.28 Du/Ac

COMMON OPEN SPACE:
Required: 50%=9.28 Acres
Provided: 9.77 Acres

TREE SAVE AREA:
SEE SHEET L5.0

YARD REQUIREMENTS:
Setback (front): 40' Ridge Road
From Right-of-Way: 8' I-485 Service Road
15' Prosperity Ridge Road
14' Prosperity Ridge Road UR-2 CD
Measured from BOC or R/W
Whichever is greater
30' Thomas Ridge Road
10' and 12' see plans
12', 40' FT see plans

Side Yard:
Rear Yard:
Building Separation: 16 FT Minimum R22MF CD
10 FT Minimum UR-2 CD

SOLID WASTE/RECYCLING STATION REQUIREMENTS
Solid Waste:
Required: 8 cu.yd. Compactor Per 90 Units
338 Units=32 cu. yd.
Provided: 32 cu. yd. Compactor
Required: 1 144sf station per 80 units
Section 12.403 321-400 Units Req. 5 x 144 sf.
5 Recycling Stations
(5 x 144 = 720 sf)

STAKING AND MATERIALS LEGEND:

SYMBOL		DETAIL	
	PROPOSED HANDICAP SPACE	CLDS #50.10A	NCDOT CONTROLLED ACCESS
	PROPOSED HANDICAP SIGNS	CLDS #50.10A CLDS #50.10B CLDS #50.10C	NCDOT RIGHT OF WAY
	PROPOSED SIDEWALK	CLDS #10.22	POND PATH
	PROPOSED HANDICAP RAMP	CLDS #10.32A CLDS #10.32B	
	PROPOSED HEAVY DUTY ASPHALT	6/L7.0	
	PROPOSED HEAVY DUTY CONCRETE	-/-	
	PROPOSED STOP SIGN TO BE INSTALLED BY DEVELOPER AT REAMES ROAD EXIT	MUTCD R1-1 30 x 30	
	PROPOSED STOP SIGN TO BE INSTALLED BY DEVELOPER AT INTERIOR INTERSECTIONS	MUTCD R1-1 24 x 24	
	PROPOSED BUFFER FENCING	12/L7.3	
	PROPOSED PRECAST CONCRETE WHEEL STOPS AT DEPRESSIONED CURB	-/-	
	ACCESSIBLE RAMP	2/L7.1	
	PROPOSED CARD BOARD DUMPSTER	15/L7.0	
	PROPOSED RECYCLE CENTER	15-16/L7.0	
	PROPOSED COMPACTOR	1-3/L7.0	
	PROPOSED SAFETY FENCE	18/L7.0	
	FIRE DEPARTMENT CONNECTION	-/-	
	TRADITIONAL LIGHT FIXTURE 12\"/>		
	SHOE BOX LIGHT FIXTURE 20\"/>		
	SHOE BOX 2 LIGHT FIXTURES 180\"/>		
	INTERIOR BICYCLE RACK LOCATIONS		
	ADA SIGNAGE AREA OF RESCUE ASSISTANCE 1/32\"/>	CLDS #10.17B	
	PROPOSED SAFETY FENCE		

Public streets and improvements to existing streets were approved on June 15, 2009 as part of the Prosperity Village Plan.

ACCESSIBLE UNITS:
Required Type A: 5% of 100=5 0.02x238=2.72 total =10
Provided Type A: 10
Provided Type B: (Remaining none "A" Ground units) 104-10=94

BUILDING HEIGHT(feet): 40' MAX.-HEIGHTS MAY EXCEED WITH INCREASED YARDS R-22MF CD
60' MAX. UR-2 CD

Building Type I: 49'-6"
Building Type IA: 47'-9"
Building Type II: 52'-1"
Building Type III: (Clubhouse) 32'-6"
Building Type IV: 32'-6"
Building Type IVA: 32'-6"
Building Type V: 32'-6"
Building Type VI: 32'-6"
Building Type VII: 32'-6"

No gating of private streets will be allowed with this project.

See L1.1 for General notes

With respect to this note building permits will be issued to allow construction of the proposed eastern north-south minor thoroughfare (Prosperity Village Road) through the entire property. No Certificates of Occupancy will be released for units south of Thomas Ridge Road until Prosperity Ridge Road is complete and platted.

Vicinity Map

sigmon design

landscape architecture
urban design
land planning
1815 south byron street, suite b
charlotte north carolina 28203
telephone 704 333 4830
www.sigmondesign.com

The Ridge at Highland Creek

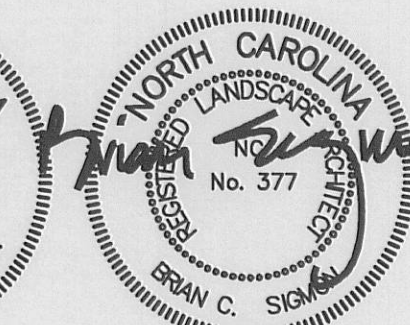
Charlotte, North Carolina
Mecklenburg County

CHARTER PROPERTIES INC.

1520 South Boulevard, Suite 215
Charlotte, North Carolina 28203

Review Submittal

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT



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project number 09003
drawn by JKK
designed by BCS
issue date 10/07/2011

revisions
1. 12/08/11 JKK Per Review Comments
2. 02/15/12 JKK Per Review Comments
3. 03/22/12 JKK Per Review Comments
4. 03/27/12 JKK Per Review Comments
5. .
6. .
7. .
8. .
9. .
10. .
11. .

Overall Site Plan

L1.0