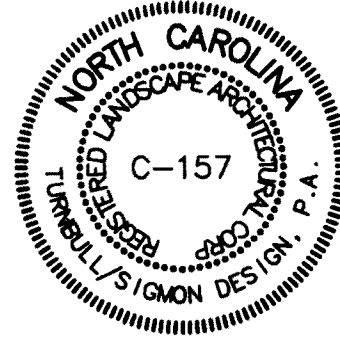
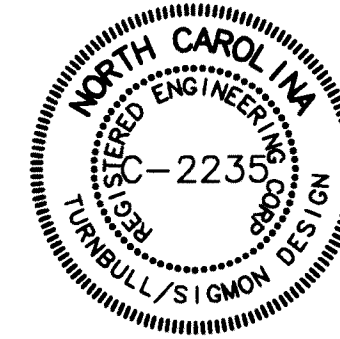




Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
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LAND DEVELOPMENT DESIGN SERVICES



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Charter Properties Inc

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

Ridge Road Property

CITY OF CHARLOTTE

Rezoning Plan

Petition Number 07-II2

PROJECT NUMBER: 07-022

DRAWN BY: SSS

DESIGNED BY: BCS

ISSUE DATE: 06/19/07

1 08-24-07 Per Comments

NO. DATE: BY: REVISIONS:

Development Notes:

1. 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.
2. 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.
3. Building entrance shall be oriented toward the street and most of the parking shall be behind the buildings.

* 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.

* Streets shall be planted with large-maturing street trees (min. 2 1/2" 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 exteriors 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 and 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.

4. 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.

5. 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.

6. 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:

A. Improvements by Petitioner:

- 1) 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.
- 2) 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.)
- 3) 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.
7. Storm water detention shall be provided in compliance with the Charlotte-Mecklenburg Stormwater Detention Ordinance, and shall not be located in buffers or setbacks. Details of the design and location of storm water facilities will be approved as part of the development review process.

8. All signs shall be in compliance with the Zoning Ordinance.

9. Parking will be provided that will meet or exceed ordinance requirements.

10. All dumpsters, if located on this site, shall be provided elsewhere within the overall project including on land that is not within the boundaries of this rezoning Petition.

11. Existing lake shall be preserved; however, it may be drained and reconfigured as necessary for development.

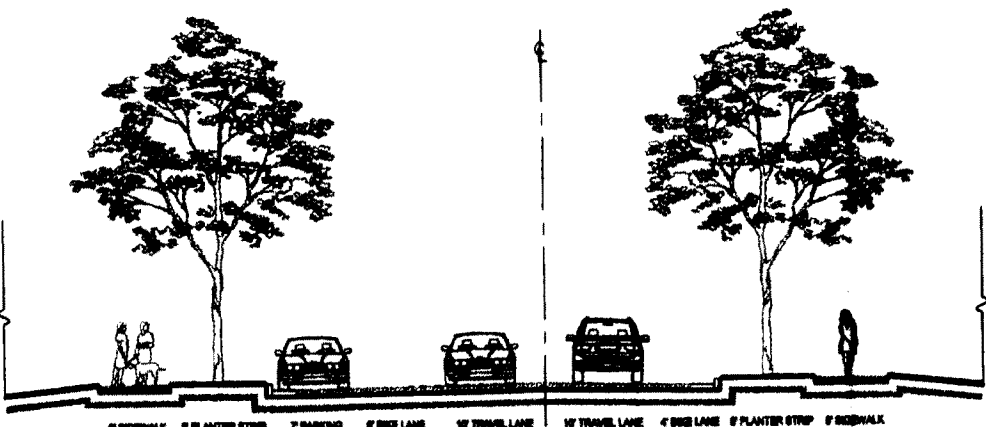
12. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate 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.

13. 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.

14. Bicycle parking will be provided in accordance with Ordinance requirements and may be located within the buildings.

Development Data

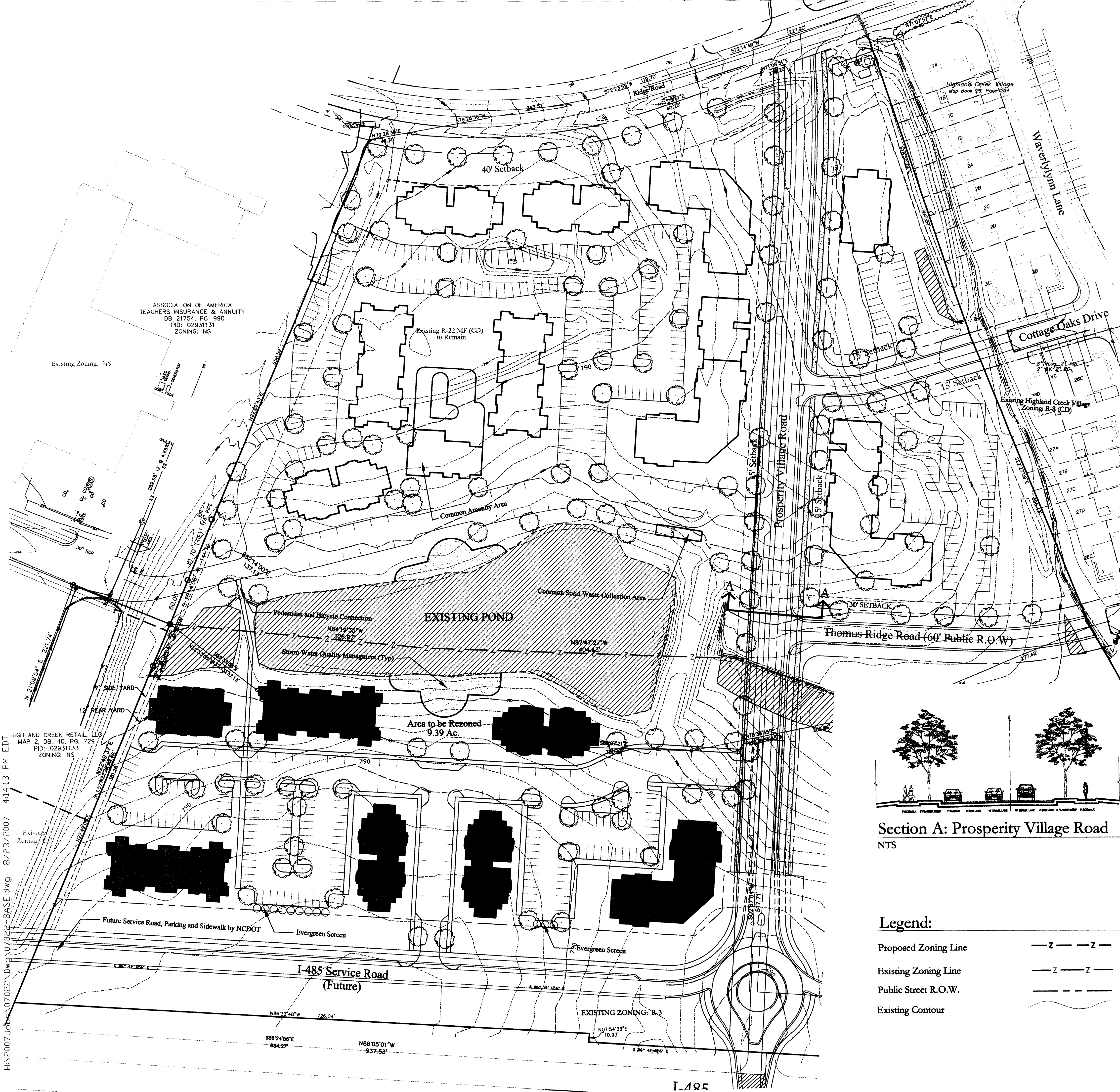
Site Area	9.39 Ac.
Existing Zoning	B-1 (CD) & R-22 MF (CD)
Proposed Zoning	UR-2 (CD)
Proposed Use	Multi-Family Housing
Dwellings	128 Units
Net Density	13.63 d.u./Ac.
Parking Spaces	will meet or exceed requirements



Section A: Prosperity Village Road
NTS

Legend:

Proposed Zoning Line	— Z — Z —
Existing Zoning Line	— Z — Z —
Public Street R.O.W.	— — — —
Existing Contour	~~~~~



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HIGHLAND CREEK RETAIL, LLC
MAP 2, DB, 40, PG. 729
PID: 02931133
ZONING: NS