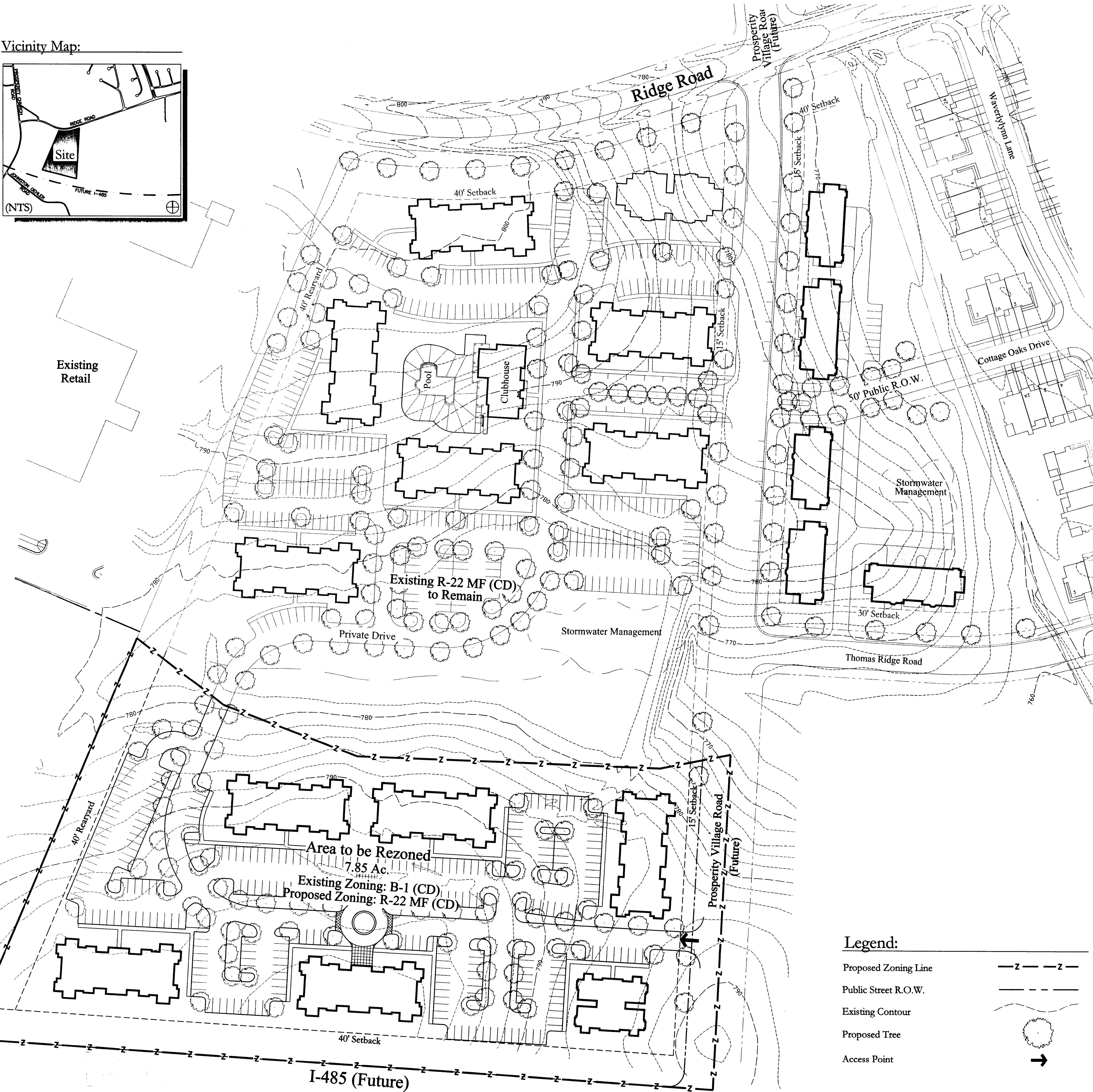
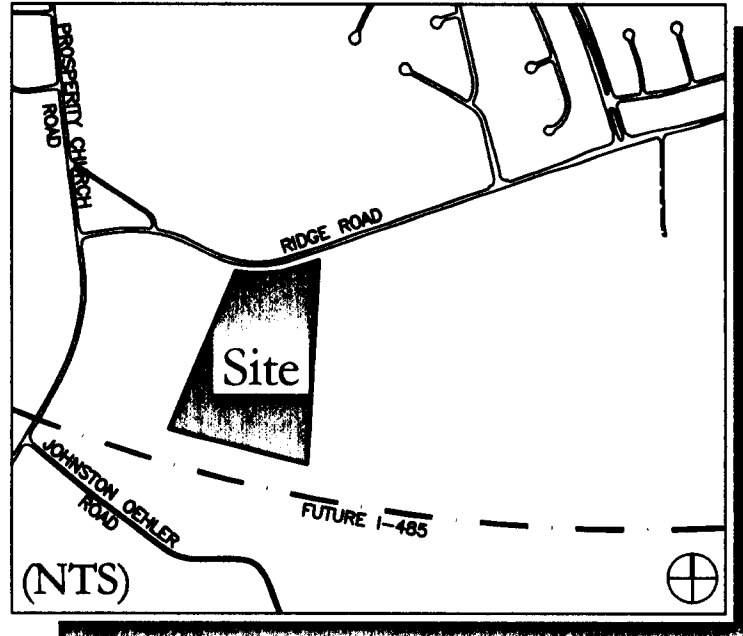


Vicinity Map:



2007-112

Legend:

- Proposed Zoning Line — Z — Z —
- Public Street R.O.W. — — — —
- Existing Contour — — — —
- Proposed Tree (Symbol)
- Access Point (Arrow)

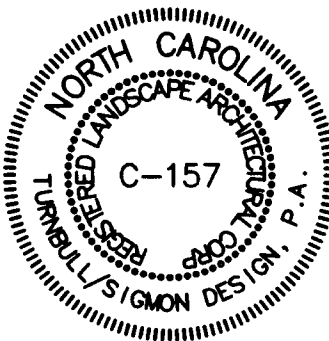
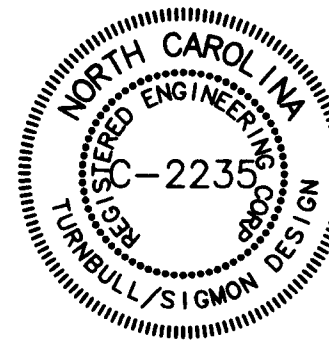
Development Data

Site Area	7.85 Ac.
Existing Zoning	B-1 (CD)
Proposed Zoning	R-22 MF (CD)
Proposed Use	Multi-Family Housing
Petition #	
# of Units Shown	172 Units
Net Density	21.9 d.u./Ac.
# Parking Spaces	will meet or exceed requirements



Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

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

PROJECT NUMBER: 07-022

DRAWN BY: ABS

DESIGNED BY: SRT

ISSUE DATE: 6/19/07

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 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 five-foot wide sidewalk shall be provided and located so as to provide for a minimum twelve 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.
 - Streets shall be planted with large-maturing street trees (min. 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 the establishment of an architectural review committee with jurisdiction over acceptable materials and details.
- Building entrance shall be oriented toward the street and most of the parking shall be behind the buildings.
- 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 Engineering Department 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. For that reason the portion of the property to be contained in the R-5 (CD) & R-8 (CD) was allowed to be developed and the R-22MF (CD) site will not be issued building permits (but can be submitted for review, approval and construction of site work) until the following conditions are met:
 - Improvements by others:
 - Widening of Prosperity Church Road from Mallard Creek Road to DeArmon/Johnston-Oehler Roads.
 - Construction of a roundabout at Prosperity Church Road/DeArmon Road/Johnston-Oehler Road intersection.
 - Left-turn lanes built on all four approaches to the Prosperity Church/Ridge Roads intersection.
 - 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 as shown on this sheet.
 - 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.
 - Contribution of one-fourth (25%) of the cost of signaling the Prosperity Church Road/Ridge Road intersection when warranted, at a cost not to exceed \$10,000.
 - Storm water detention shall be provided in compliance with the Charlotte-Mecklenburg Stormwater Detention Ordinance, and shall not be located buffers or setbacks.
 - All signs shall be in compliance with the Zoning Ordinance.
 - Screening shall be provided per Section 12.303 of the Zoning Ordinance.
 - Internal landscaping shall be provided per Section 12.208 of the Zoning Ordinance.
 - All dumpsters shall be screened and contained in enclosures with gates.
 - Buffer widths will not be reduced from that shown on this Technical Data Plan.
 - Existing lake shall be preserved; however, it may be drained and reconfigured as necessary for development.