

DEVELOPMENT  
AREA 'B'

DEVELOPMENT  
AREA 'B'

CARDINAL POINT RD.  
(50' PUBLIC R/W)  
REFERENCE MB 30, PG 243

EXISTING ZONING  
R-3  
EXISTING SINGLE FAMILY USE

TREE SAVE AREA

DEVELOPMENT  
AREA 'B'

WATER QUALITY STORMWATER  
DETENTION AREA

FOGGY MEADOW RD.  
(50' PUBLIC R/W)  
REFERENCE MB 30, PG 243

HAMMERHEAD AND PATH  
TO BE CONSTRUCTED BY  
THE CITY OF CHARLOTTE

DEVELOPMENT AREA 'A'

CARDINAL POINT ROAD  
EXTENSION/PUBLIC STREET

35' FRONT SETBACK

DEVELOPMENT AREA 'A'

DEVELOPMENT  
AREA 'D'

DEVELOPMENT  
AREA 'C'

DEVELOPMENT  
AREA 'F'

DEVELOPMENT  
AREA 'G'

DEVELOPMENT  
AREA 'H'

75' FUTURE RIGHT-OF-WAY  
WITH 41' WIDE ROADWAY

TREE SAVE AREA

CLASS 'B' BUFFER  
40.5' WIDTH  
(54' WITH 25% REDUCTION)

WATER QUALITY STORMWATER  
DETENTION AREA

TREE SAVE AREA

EXISTING ZONING  
R-3  
EXISTING MANUFACTURED  
HOME USE

PROPOSED PUBLIC  
STREET CONNECTION

CLASS 'B' BUFFER  
56.25' WIDTH  
(75' WITH 25% REDUCTION)

50' FUTURE RIGHT-OF-WAY  
WITH 25' WIDE ROADWAY

TREE SAVE AREA

EXISTING ZONING  
R-3  
EXISTING SINGLE  
FAMILY USE

FUTURE  
LOGANVILLE DRIVE

OLD RIDGE  
ROAD  
(60' PUBLIC R/W)

EXISTING ZONING  
UR-2(CD)  
NO EXISTING USE

EXISTING ZONING  
NS  
EXISTING BUSINESS USE

PROSPERITY  
CHURCH ROAD  
(60' PUBLIC R/W)  
REFERENCE MB 30, PG 360

RIDGE ROAD  
(60' PUBLIC R/W)  
REFERENCE MB 28, PG 102

100' FUTURE  
RIGHT-OF-WAY WITH 50'  
WIDE ROADWAY

EFFECTIVE SETBACK  
IS SUE (14' FROM  
BACK OF CURB)

OPEN SPACE  
AMENITY AREA  
(15' WIDE)

EXISTING ZONING  
CC  
EXISTING COMMERCIAL USE

TREE SAVE AREA

DEVELOPER SHALL CONSTRUCT SIDEWALK, CURB AND  
GUTTER, AND BASE COURSE FOR ADDITIONAL LANES, BIKE  
LANE, AND PARALLEL PARKING ALONG RIDGE ROAD  
EXTENSION. PAVING TO BE COMPLETED BY CDOT.

FRONT  
SETBACK (14'  
FROM BACK  
OF CURB)

25' REAR SETBACK

25' SIDE SETBACK

25' SIDE SETBACK

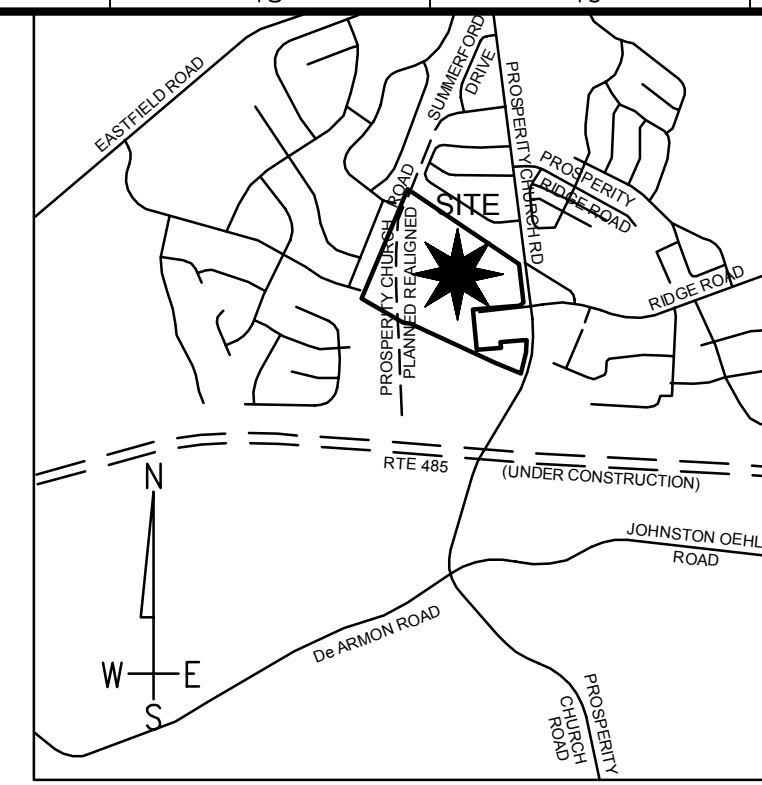
25' REAR SETBACK

25' REAR SETBACK

CLASS 'B' 40.5' BUFFER (54' WITH 25% REDUCTION)

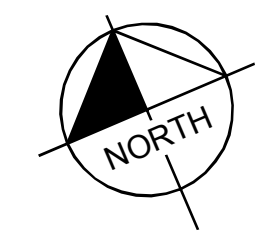
25' REAR SETBACK

EFFECTIVE SETBACK IS ROW  
(14' FROM BACK OF CURB)



VICINITY MAP  
NOT TO SCALE

LEGEND	
	AREA OUTLINE
	BUILDING ENVELOPE
	SETBACK/BUFFER LINE
	BUILDING EDGE
	TREE SAVE AREA
	PROPOSED RIGHT-OF-WAY AREA (CONSTRUCTION OF PROSPERITY CHURCH AND RIDGE ROAD IS BEING COMPLETED BY CDOT)
	FULL MOVEMENT ACCESS POINTS



GRAPHIC SCALE IN FEET  
0 40 80 160



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CLIENT:

**HALVORSEN DEVELOPMENT  
CORPORATION**  
1877 S. FEDERAL HIGHWAY  
SUITE 200  
BOCA RATON, FLORIDA 33432

PROJECT:

**PROSPERITY VILLAGE  
SQUARE**  
RIDGE ROAD  
MECKLENBURG COUNTY  
NORTH CAROLINA

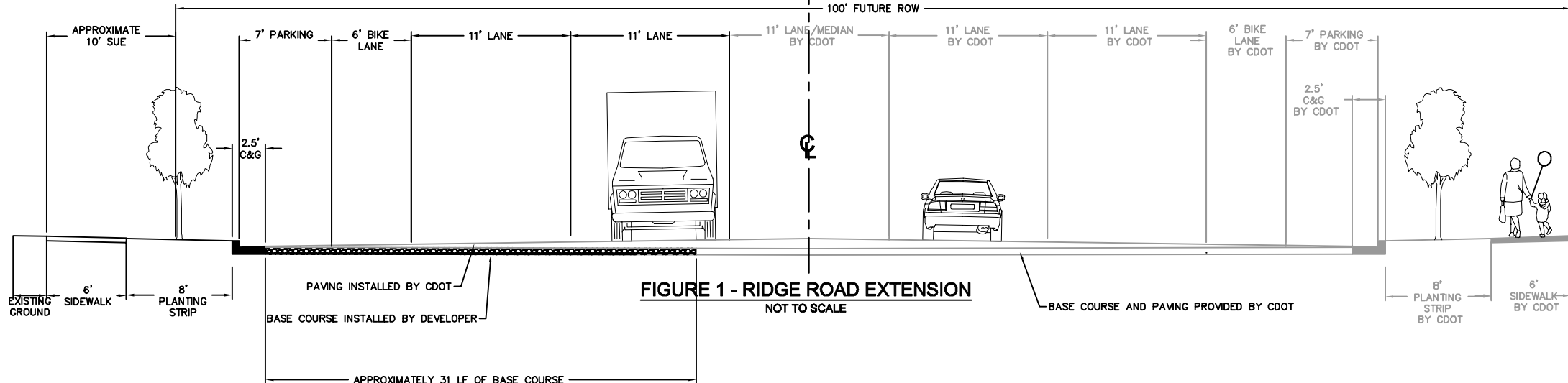
TITLE:

**TECHNICAL DATA SHEET**

DESIGNED BY:	LRB
DRAWN BY:	DMH
CHECKED BY:	ECH
DATE:	09/23/13
PROJECT#:	018667000

RZ-1





1. DEVELOPMENT SHOWN ON OUTPARCELS FOR DIAGRAMMATIC PURPOSES ONLY TO ILLUSTRATE DEVELOPMENT TYPE. ACTUAL SITE PLAN AND USE TO BE CONSISTENT WITH OVERALL CC DEVELOPMENT CRITERIA.

# RZ-2



