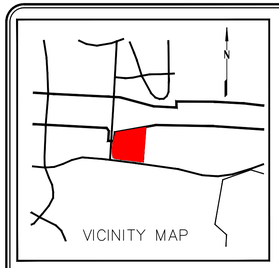

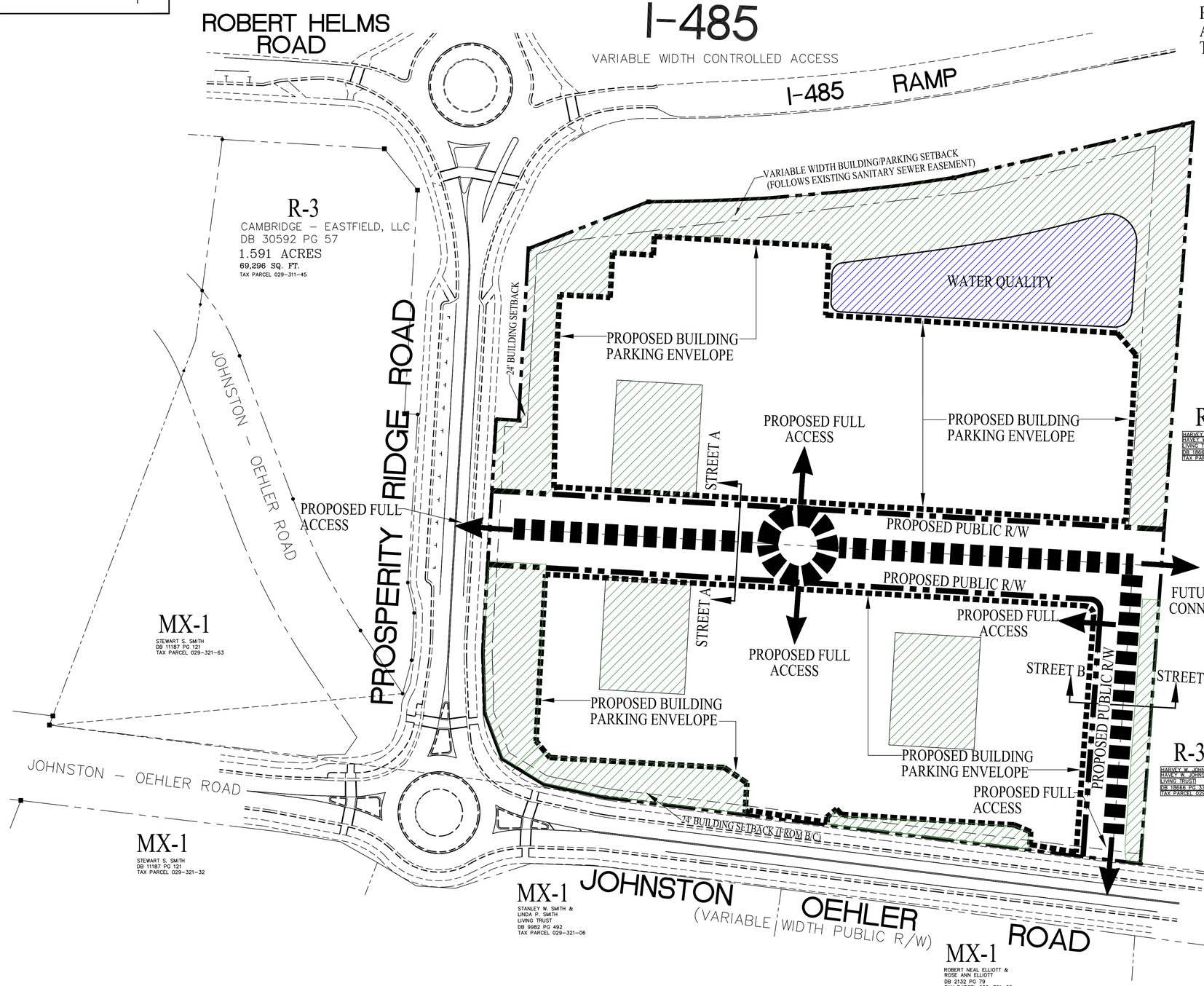

SITE DATA:

OWNER: CAMBRIDGE-EASTFIELD, LLC
TAX PARCEL: 02931107, DB 30592, PG 57
TOTAL SITE AREA: 8.955 ACRES
EXISTING ZONING: UR-2(CD)
PR0POSED ZONING: UR-2(CD) SPA
TOTAL UNITS: 260
PARKING: A COMBINATION OF STRUCTURED AND SURFACE PARKING WILL BE PROVIDED TO MEET CODE.

OPEN SPACE: PER CODE
TREE SAVE : PER CODE

north

Prosperity Ridge Development Standards

1. General Provisions.
a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, 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 zoning conditions imposed by this site plan. Unless specifically noted in the conditions 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.
c. 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.

2. Purpose
The purpose of this Rezoning application is to provide for the development of a multifamily community. To achieve this purpose, the application seeks to amend the current approved zoning plan for the site to a modified UR-2 (CD) district with a Site Plan Amendment.

3. Permitted Uses

Uses allowed on the property included in this Petition will be multifamily dwelling units and related accessory uses as are permitted in the UR-2 district.

4. Transportation

a. The site will have access via a driveway to Prosperity Ridge Road and Johnson-Oehler Road and possible future connections to adjoining properties as generally identified on the concept plan for the site.
b. Parking areas are generally indicated on the concept plan for the site.

5. Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district.

6. Streetscape and Landscaping

Reserved

7. Environmental Features

Reserved

8. Parks, Greenways, and Open Space

Reserved

9. Fire Protection

Reserved

10. Signage

Reserved

11. Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaries.

12. Phasing

Reserved

Initial Submission- 5/22/17, 1.1

REZONING PETITION:

CAMBRIDGE PROPERTIES
704/333-2393
cambridgeprop.com
831 East Morehead Street • Suite 245
Charlotte, North Carolina 28202

PROSPERITY RIDGE
CITY OF CHARLOTTE, NC

TECHNICAL DATA SHEET

REVISIONS

DATE	ITEM

DATE 5-22-17
SCALE 1"-50'
DRAWN BY D.T.
CHECKED BY CPI
SHEET # RZ-1

REZONING PETITION:

CAMBRIDGE PROPERTIES
831 East Morehead Street • Suite 245
Charlotte, North Carolina 28202
704/333-2393
cambridgeprop.com

PROSPERITY RIDGE
CITY OF CHARLOTTE, NC

ILLUSTRATIVE SITE PLAN

REVISIONS

DATE	ITEM

DATE 5-22-17

SCALE 1" =50'

DRAWN BY D.T.

CHECKED BY CPI

SHEET # RZ-2