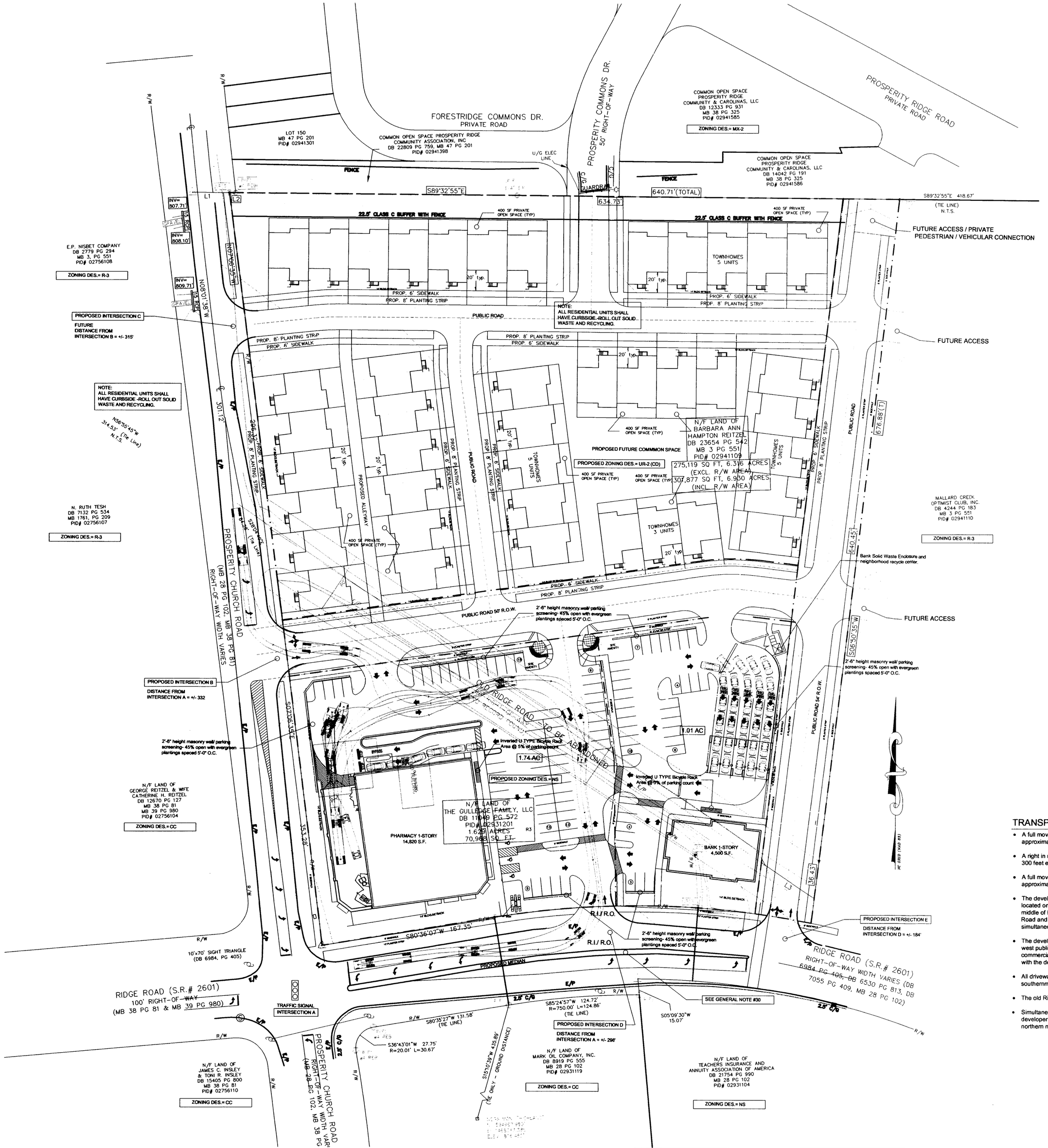

1 SCH-3 **ILLUSTRATIVE SITE PLAN**
SCALE= 1:50

REZONING PETITION 2008-081

SITE DATA

TAX PARCEL 02931201	
TAX PARCEL 02941109	
OLD RIDGE ROAD ABANDONMENT	
TOTAL ACREAGE	± 8.851 ACRES

PRINCIPLE STRUCTURE SETBACK REQ.-D
FRONT SETBACK: 14' MIN.
20' MIN. SETBACK FOR GARAGES
SIDE SETBACK: 10'
REAR SETBACK: 20' MIN.
BUILDING HEIGHT ALLOWANCE:
40'-0" MAX. (UR-2(CD))
60'-0" MAX. (NS)

ZONING CLASSIFICATION

CURRENT CLASSIFICATION	
TAX PARCEL 02931201	R-3
TAX PARCEL 02941109	R-3
PROPOSED CLASSIFICATION	
TAX PARCEL 02941109	UR-2(CD)
TAX PARCEL 02931201	NS

BUILDING DATA

RETAIL	±14,820 SF
RETAIL	±4,500 SF
TOTAL	±19,320 SF
TOWN HOMES- For Sale	43 UNITS

PARKING DATA

PARKING COUNTS

4,500 SF / 200 S.F.	=	23 spaces required
14,820 SF / 250 S.F.	=	60 spaces required
		83 total spaces required

TOTAL SPACES SHOWN:
105 spaces provided

TRANSPORTATION NOTES

- A full movement access drive for the property to Ridge Road is to be situated approximately 470 feet east of Prosperity Church Road.
- A right in right out driveway to the property from Ridge Rd. shall be situated approximately 300 feet east of the intersection of Ridge R. & Prosperity Church Rd.
- A full movement access drive for the property to Prosperity Church Rd. is to be situated approximately 310 feet north of Ridge Rd.
- The developer shall provide a left turn lane from Ridge Road into the proposed road located on the eastern property line of the property thereby installing a raised island in the middle of Ridge Road, creating back-to-back left turn lanes between Prosperity Church Road and the easternmost public road. This left turn lane shall be installed simultaneously with the development of the NS portion of the property.
- The developer shall provide a left turn lane from Prosperity Church Rd. to the now east west public road located between the proposed town home development and the commercial portion of the property. This left turn lane shall be installed simultaneously with the development of the NS portion of the property.
- All driveways shown on the site plan from the NS portion of the property to the southernmost east west right of way are permitted.
- The old Ridge Rd. right of Way as shown on the site plan shall be abandoned.
- Simultaneous with the development of the UR-2(CD) portion of the property, the developer shall provide for a left turn lane from Prosperity Church Road to the northern most east-west road of the property.

GENERAL NOTES

1. All distances shown hereon are horizontal ground distances unless otherwise noted. All areas were calculated using the coordinate method.
2. Property as shown hereon may be subject to recorded or unrecorded easements, right-of-ways, restrictions, and/or conditions not observed or indicated hereon.
3. This drawing is a conceptual site study and is subject to further design analysis in regards to applicable local, state, and national building codes and local zoning ordinances.
4. All modifications to this site plan will be done in accordance Chapter 6 of the Zoning Ordinance.
5. Curb with dimensions and locations to be approved by NCDOT.
6. Not to be used for construction, plan subject to approval by local authorities.
7. All building signage shall comply with all applicable city sign ordinances.
8. Sidewalk (6ft. width) required from each building to each public street as indicated on drawing.
9. Curb/gutter, storm drainage and sidewalks are required along all public streets.
10. One (1) inverted U-type bicycle rack at each non-residential building to be provided on the site.
11. Typical parking module dimensions are 8'-6" wide by 18'-6" long.
12. *** The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
13. The Developer will fund speed hump installation at new interior roads and Prosperity Commons Rd. provided that of the speed hump requirements by the City are met. Consideration for installation shall be determined and approved by CDOT. The installation of the speed humps shall be intalled simultaniously with the UR2 zoned protion of the property.
14. All proposed development on the site shall comply with applicable ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, screening, tree ordinance, etc.
15. Storm water detention facilities shall not be located within any setback.
16. The maximum height of any freestanding light fixture shall not exceed 30 feet. All such lighting will be full cut-off fixtures.
17. Vehicular access points shall be limited to those shown on the site plan. The exact location may vary somewhat from that depicted and shall comply with all applicable design requirements of CDOT and/or NCDOT.
18. ***The following agencies must be contacted prior to construction regarding wetland and water quality permits:
    Section 401 Permit- NCDEHNR - Raleigh Office (919) 733.1786
    Section 404 Permit- US Army Corps of Engineers (704) 271.4854
19. ***Deleted
20. For commercial projects with greater than 24% built-upon area, control the peak to match the predevelopment runoff rates for the 10-year, 6-hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of frequency, or if a downstream analysis is not performed, control the peak for the 10-year and 25-year, 6-hour storms.
21. ***Deleted
22. ***Deleted
23. All first story non-residential building windows shall have "Clear Vision Glass" per ordinance requirements
24. Pedestrian scale lighting shall be placed per Ordinance requirements at all along all internal sidewalks(s) shown with in the site plan in addition to parking lot lighting.
25. Town home (residential buildings) material palette shall primarily consist of brick, Hardi board, and Dryvit (E.I.F.S.), all non-residential buildings shall primarily consist of brick, stone and Dryvit (E.I.F.S.). Vinyl Siding shall not be allowed except on building eves, soffits,and window trims.
26. All Installation and design of curb and gutter along Prosperity Church road and Ridge Road shall comply and correspond to the ultimate Prosperity Village Cross Section Requirements.
27. All internal infrastructure roadways associated with the NS Zoning shall be installed only with the build-out of that protion of the development.
28. All internal roadways and infrastructure associated with UR-2 Zoning shall be installed only with the build-out of that protion of the development.
29. ***Deleted
30. The developer of Prosperity Church Road Villages is responsible for providing an exclusive left turn lane on Ridge Road for the new site access drive thereby installing a raised island in the middle of Ridge Road, creating back-to-back left turn lanes between Prosperity Church Road and the easternmost site access drive.
31. All exisiting trees greater than 6" dbh located within the Ordinance specified building setback shall be saved.
32. ***Deleted
32. The northern most intersection at Prosperity Church Road to the northern most East / West internal road, shall have a left turn lane constructed into the property. This turn lane improvement shall be constructed at the time of the UR-2 (CD) portion of the property is constructed.
33. All non-residential building first floor windows shall not be internally obstructed. All permitted signage shall not be considered an internal obstruction.

***Notes Deleted and / or Replaced per city comments 10_23_09

APPROVED BY CITY COUNCIL
SEP 15 2008

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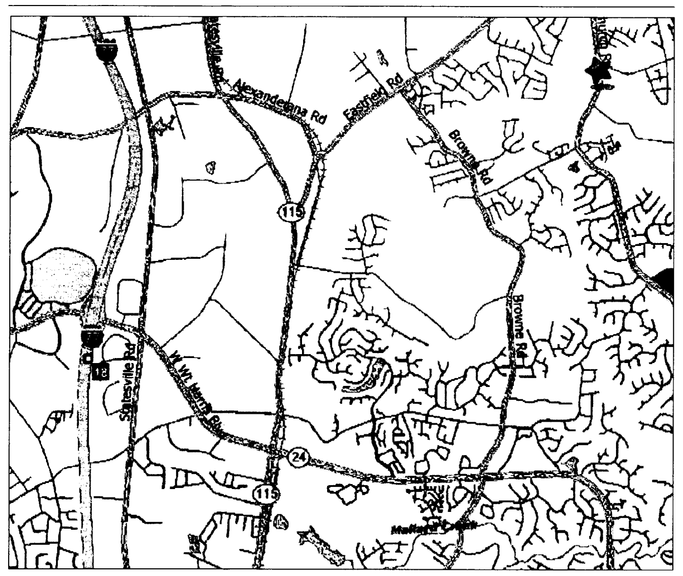
SEP 15 2008

LANDSCAPING NOTES

1. All buffers to comply with the requirements of The Charlotte-Mecklenburg Zoning Ordinance (Chapter 12, Part 3).
2. "C" Class Buffer based on Table 12.302(b). See site plan for exact buffer locations.
3. Trees & shrubs shall be selected from the Charlotte-Mecklenburg approved plant list in Appendix 1 of the Zoning Ordinance. All trees and shrub locations shown are approximate and will comply with zoning ordinances.

VICINITY MAP



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CONSULTANT

STAMPS

RIDGE ROAD RETAIL
CHARLOTTE, NC.

PROJECT NUMBER	0808
ISSUE	DATE
FOR REVIEW	02.13.08
PER PLANNING COMMENTS	06.19. 08
PER PLANNING COMMENTS	07.03. 08
PER PLANNING COMMENTS	07.14. 08
PER PLANNING COMMENTS	07.28. 08
PER PLANNING COMMENTS	07.29. 08
PER PLANNING COMMENTS	09.03. 08
PER PLANNING COMMENTS	10.23. 09

DRAWING DATA

DRAWN BY: CEC
CHECKED BY: RJ
FILE NUMBER: 10_23_09 Prelim_Site_Rezon.dwg

SHEET TITLE

Preliminary Site Plan Rezoning

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SHEET NUMBER

SCH-3