



DEVELOPMENT NOTES:

- All units within this development are condominiums and residents will be members of the Condominium Association.
- All private streets, as indicated on site plan, within the development shall be maintained by the Condominium Association.
- The detention basin located at Ridge and Prosperity Ridge Roads will be a wet basin and used as a landscape amenity for the development. The landscape plan for the basin shall be reviewed and approved by the City.
- Fire Hydrants will be within 750 feet of the most remote point of building as the truck travels.
- Building footprints shown on this plan depict the number of units to be constructed in each building. Actual floor plans and footprints will be determined at the time of building plan submitted.
- All green space shown within the development shall be "Common Open Space" and maintained by the Condominium Association.
- Public Right of Way for Ridge Road and Prosperity Ridge Road shall be dedicated and conveyed to the City of Charlotte prior to the issuance of a building permit.
- Multi Family Complexes must meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.
- Trees shall be planted at 40 foot on center along Ridge Road and the internal public and private streets. Large maturing trees with a 2 inch minimum caliper are to be used, except where overhead power lines exist.
- Only the front or side of the units may be oriented to face a public street.
- The developer will work with CATS to determine a location for and provide a waiting pad on Ridge Road per development standard 60.01A.
- Portion of this parcel located west of Prosperity Village Road (1.15 Ac) shall not be used to calculate the developed density of the project. This area is not required to remain a part of this development and could be sold for future development. The developer reserves the right to use the area as a dry detention basin. If a basin is placed at this location it shall be buffered from surrounding properties and from Prosperity Ridge Road.
- The developer commits to build the portion of Prosperity Ridge Road indicated on this site plan. The remaining portions of the roadway on this parcel and adjoining parcels shall be constructed, by others, in the future once the Right of Way across the adjoining parcels has been acquired.
- Developer will work with the city staff to investigate potentially relocating the street connection between Prosperity Ridge Road and Prosperity View Drive as long as the developable property is not compromised.
- If requested by the city, the developer agrees to place, in escrow, monies equal to the current construction cost for the portion of Prosperity Ridge Road shown on this plan, in lieu of constructing the roadway.
- The dry detention basin located along the west side of Prosperity Ridge Road shall be designed to be as shallow as possible with maximum side slopes of 3:1. In the future the basin may be relocated to an adjacent parcel and become part of a regional detention basin to allow this area to be developed.

INNOVATIVE DESIGN STANDARDS

- 40' Right-of-Way on Internal Public Streets
- 15' building setback along Prosperity Ridge Road
- The preferred building setback, along internal public streets, is 15 feet from R/W but developer reserves the right to reduce the setback to a minimum of 14 feet from back-of-curb as necessary due to site constraints encountered during final design.

STORM WATER

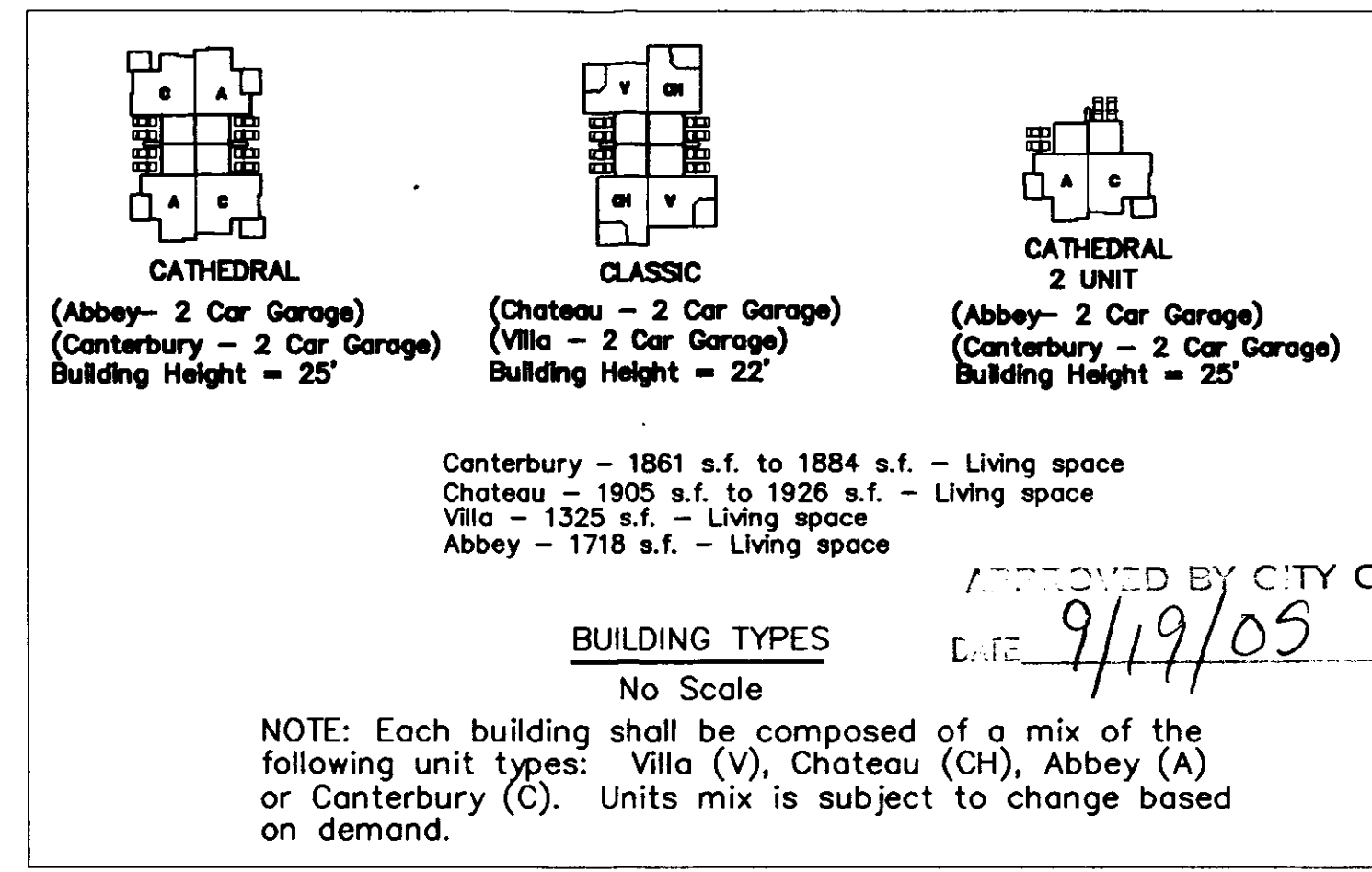
Storm water system for proposed site shall tie into existing systems. These existing systems (including Ridge Road) shall be analyzed to ensure that they will not be taken out of standard due to the development. If it is found that this development causes the storm drainage systems to be taken out of standard, alternate methods to prevent this from occurring will be provided. The culvert under Ridge Road should pass the 25 year storm event.

Storm water controls will be used to treat the difference in storm water runoff volume leaving the project site between the pre and post development runoff conditions for the 1 year 24 hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.

The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc.) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the N.C. Department of Environment and Natural Resources Best Management Practices Manual, April 1999.

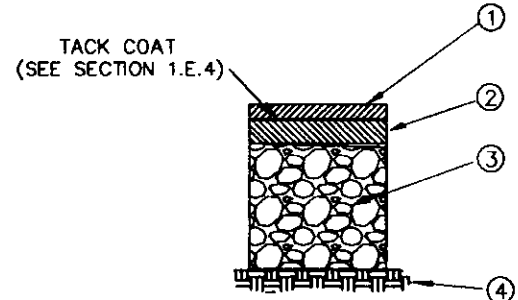
DEVELOPMENT DATA:

PARCEL ID#:	029-411-02
EXISTING ZONING:	MX-2
PROPOSED ZONING:	MX-2 S.P.A.
SITE AREA:	16.99 AC.
NUMBER OF BUILDINGS:	21
1 CLUBHOUSE	
18 - 4 UNIT BUILDING	
2 - 2 UNIT BUILDING	
TOTAL UNITS:	76 UNITS
GROSS DENSITY:	4.47 D.U./Ac.
NET DENSITY (16.99 Ac.-1.15Ac.-1.07Ac. = 14.77):	5.15 D.U./Ac.
OPEN SPACE REQ. (10% x 16.99 Ac.):	1.70 AC.
OPEN SPACE PROVIDED (LESS TREE PRES. AREA):	4.53 AC.
TREE PRESERVATION AREA:	1.20 AC.
AREA OF FUTURE PROSPERITY RIDGE ROAD:	1.07 AC.
PARKING DATA:	
PARKING SPACES REQUIRED (1.5 spaces per unit)	114 Spaces
PARKING SPACES PROVIDED	313 Spaces



NOTES:

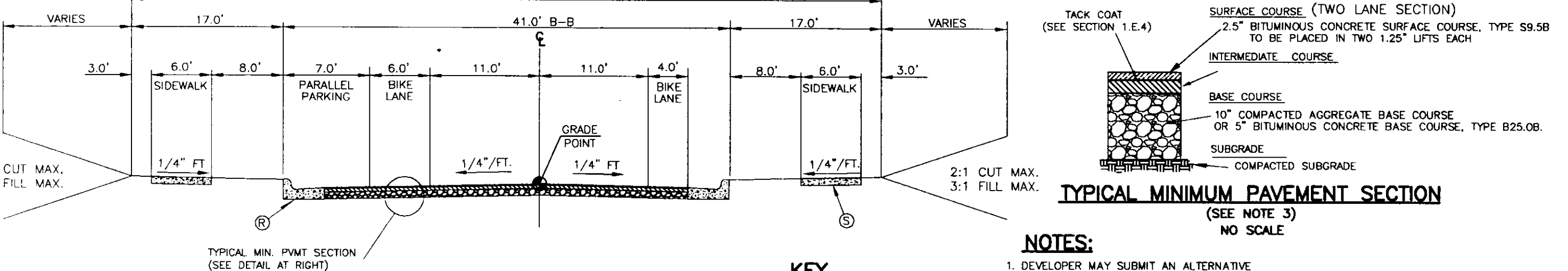
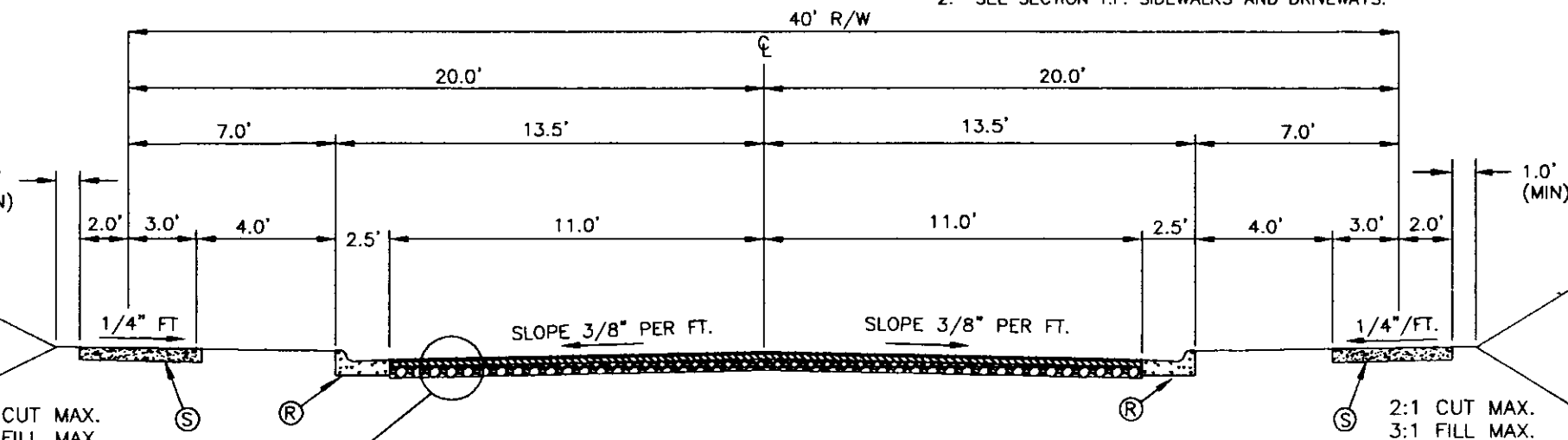
- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF STREET, MINIMUM 4' FROM BACK OF CURB.
- SEE SECTION 1.F. SIDEWALKS AND DRIVEWAYS.



TYPICAL PAVEMENT SECTION

- SURFACE COURSE: 1" SF9.5A (OR TYPE 1-2 BCSQ CITY ONLY) FINAL LIFT TO BE APPLIED AFTER 75% DEVELOPMENT OCCUPANCY OR 1 YEAR FROM INTERMEDIATE COURSE PLACEMENT (WHICHEVER OCCURS FIRST).
- INTERMEDIATE COURSE: 1 1/2" SF9.5A, SF9.5A (OR TYPE 1-2 BCSQ CITY ONLY)
- BASE COURSE: 8" COMPACTED AGGREGATE BASE COURSE, OR 4" BCSQ TYPE B25.0B (OR 4" BCSQ TYPE B25.0B, CITY ONLY). SHOULD ENTIRE DEVELOPMENT HAVE A CBR OF 6 OR GREATER, THEN AN ALTERNATIVE BASE COURSE PAVEMENT DESIGN MAY BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
- SUBGRADE: COMPACTED SUBGRADE (SEE SECTION 1.A.18)

TYPICAL SECTION - PROSPERITY VIEW DRIVE



- KEY
- 2'-6" STD. CURB AND GUTTER
  - 4" CONCRETE SIDEWALK

- NOTES:
- DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN TO CITY ENGINEER.
  - SEE SECTION 1.F. SIDEWALKS AND DRIVEWAYS.
  - AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY CDDT/NCDDT BASED ON SPECIFIC TRAFFIC PARAMETERS.

SCHEMATIC SITE PLAN  
FOR  
**VILLAS @  
RIDGE ROAD**  
4758 RIDGE ROAD  
CITY OF CHARLOTTE, NORTH CAROLINA  
**Petition Number: 2005-80  
"For Public Hearing"**

PREPARED FOR:  
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MARK	DATE	DESCRIPTION
1	5/23/05	Revisions Per Staff Comments
2	6/13/05	Updated Plan to Reflect Prosperity Ridge Road Thoroughfare Alignment
3	6/16/05	Revisions per 6/13/05 Staff Comments
4	8/24/05	Revisions per Staff Comments
5	9/14/05	Revisions per Staff Comments

Date	Job No.
August 24, 2005	2005-0357
Scale	Sheet
1" = 60'	1/1