

**DEVELOPMENT NOTES:**

- The purpose of this petition applies to tract 2 only. All other tracts are excluded from this petition.
- The purpose of this rezoning is an update to the existing conditional zoning plan for tract 2, which was passed by Mecklenburg County Commissioners in September 1998. The approved zoning allows for a mixed-use development as reflected in the adopted Northeast District Plan which envisions an urban village development at this location. This property is adjacent to an existing shopping center site and continues the concept of establishing a mixture of uses, including a variety of housing types, light business, and office uses along the I-485 Services Road. Moreover, this rezoning is to address final alignment of the proposed Prosperity Village Road. This new alignment has been approved by adjacent property owners, the petitioner and the Metropolitan Planning Organization.
- 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. Each of the respective districts shall be developed in accordance with the applicable standards of that district.
- 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 between 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 in tract 2 shall be the following:
  - Building entrance shall be oriented toward the street, and most of the parking shall be behind the buildings.
  - Buildings or activity areas such as outdoor dining, plazas, etc. shall be located on or near the street setback lines.
  - 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 1/2" 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.
- Prior to the issuance of building permits on the site, right-of-way shall be dedicated along Ridge Road equal to 50 feet from center line 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. Street connection will be made to the adjacent shopping center area as indicated, and access will be provided to the property to the east to provide circulation connectivity between different parcels. The petitioner agrees to provide a maximum of 5 access points to the business and office tracts.
- 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-22 MF (CD) will not be issued building permits (but can be submitted for review, approval and construction of site work) until the following conditions are met.

**a. Improvements by others** (currently expected to be completed within two years of the date of this petition).

- 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.

**b. Improvements by Petitioner**

- Construction of the proposed eastern north-south minor thoroughfare (Prosperity Village Road) through the entire property to thoroughfare standards and 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 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 signalizing the Prosperity Church Road/Ridge Road intersection when warranted, at a cost not to exceed \$10,000.

Occupancy permits for the Commercial (Parcel IV) site will not be granted until after access to I-485 is completed and available for use; provided, however, if the frontage road as shown on this Technical Data Plan is not built and open to traffic at the same time that I-485 immediately adjacent to the site is open to traffic, then occupancy permits for the Commercial site may be issued when the interchange at I-485 and Prosperity Church Road is opened.

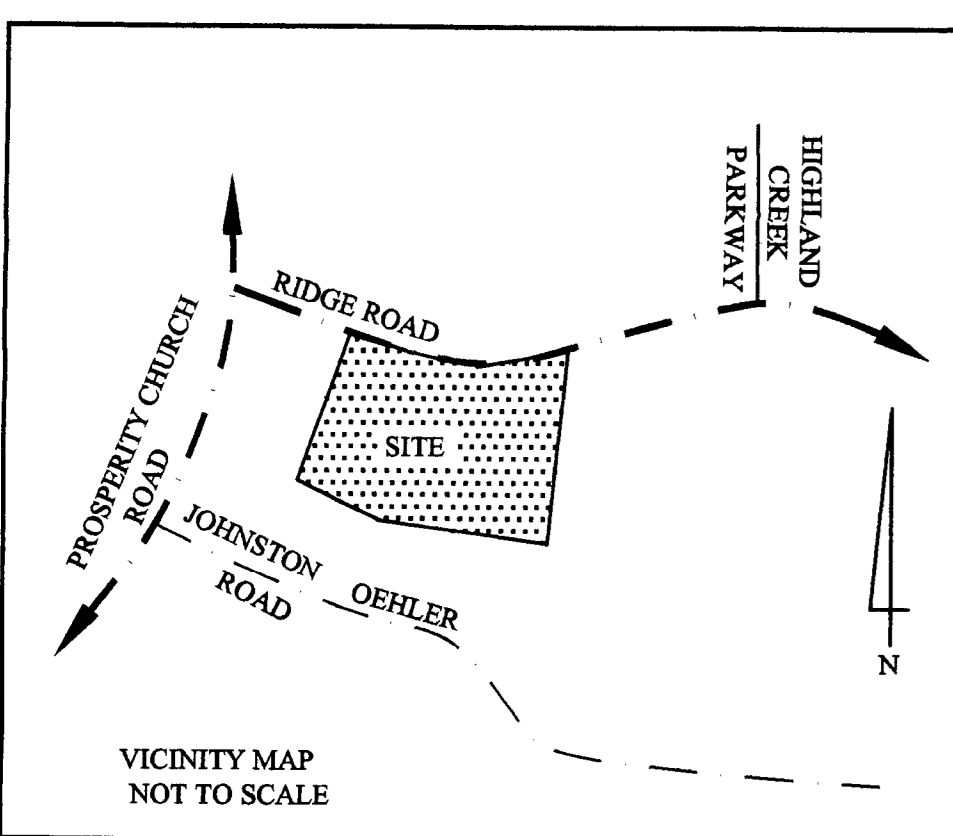
- Storm water detention shall be provided in compliance with the Charlotte-Mecklenburg Stormwater Detention Ordinance, and shall not be located within buffers or setbacks.
- Parking shall be provided to meet or exceed the minimum requirements of section 12.201 of the Zoning Ordinance for the respective uses.
- Detached signage will be ground mounted monument style only and shall be limited to a height of 6' and an area of 50 square feet. All building signage shall be in compliance with the Zoning Ordinance.
- If more land is needed than is shown on this plan for the proposed I-485 expressway and interchange, up to 100' of additional width will be provided at a cost to the public not to exceed the value of such land based upon R-3 single family use.
- 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.

**SITE DEVELOPMENT DATA:**

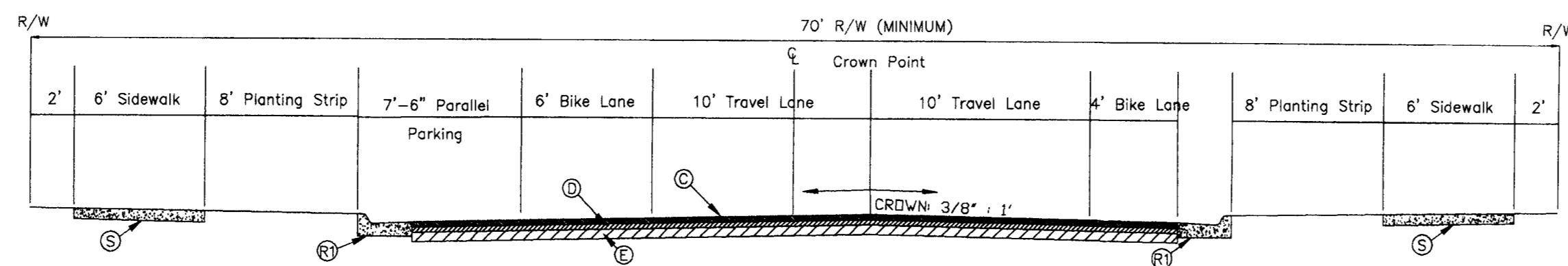
TOTAL SITE SIZE - 16.82 ACRES (TOTAL)  
16.41 ACRES (TO EXIST RIDGE RD. R/W)

EXISTING ZONING - R-22 MF (CD)  
PROPOSED USE - MULTI-FAMILY

MAXIMUM PROPOSED DEVELOPMENT:  
R-22 MF (CD) TRACT 2 — 361 UNITS OF MULTI-FAMILY (22 DU/AC.)



NOTE:  
TECHNICAL DATA SHEET MAY NOT REFLECT ALL CHANGES MADE TO REZONING SUBMITTAL



**ELEVATION DIFFERENCES FOR VALLEY GUTTER BETWEEN TOP OF CURB AND FINISH GRADE AT 0'**

| TO FINISH GRADE OF SUBGRADE | FOR STONEBASE | FOR HB |
|-----------------------------|---------------|--------|
| -12"                        | -12"          | -7"    |
| -2"                         | -2"           | -2"    |
| 0"                          | 0"            | 0"     |

**NOTES:**

- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET A MINIMUM OF 8' FROM THE BACK OF CURB.
- THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT.
- 2'-0" VALLEY GUTTER SECTION MAY BE USED WITH APPROVAL OF APPROPRIATE CITY/COUNTY ENGINEERING DEPT.
- 2-INCH BITUMINOUS CONCRETE BINDER COURSE, TYPE H, IS TO BE PLACED IMMEDIATELY FOLLOWING PREPARATION OF A.S.C. PLANT MIX TO MEET NCDOT SPECIFICATIONS.
- 2-INCH BITUMINOUS SURFACE COURSE, TYPE I-1, IS TO BE PLACED FOLLOWING BINDER COURSE.
- DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT SCHEDULE. ALL PERTINENT INFORMATION MAY BE SUBMITTED TO THE APPROPRIATE CITY/COUNTY ENGINEERING DEPT.
- PAVEMENT WIDTH SHALL TRANSITION FROM 39' TO 42' 150' FROM RIDGE ROAD R/W

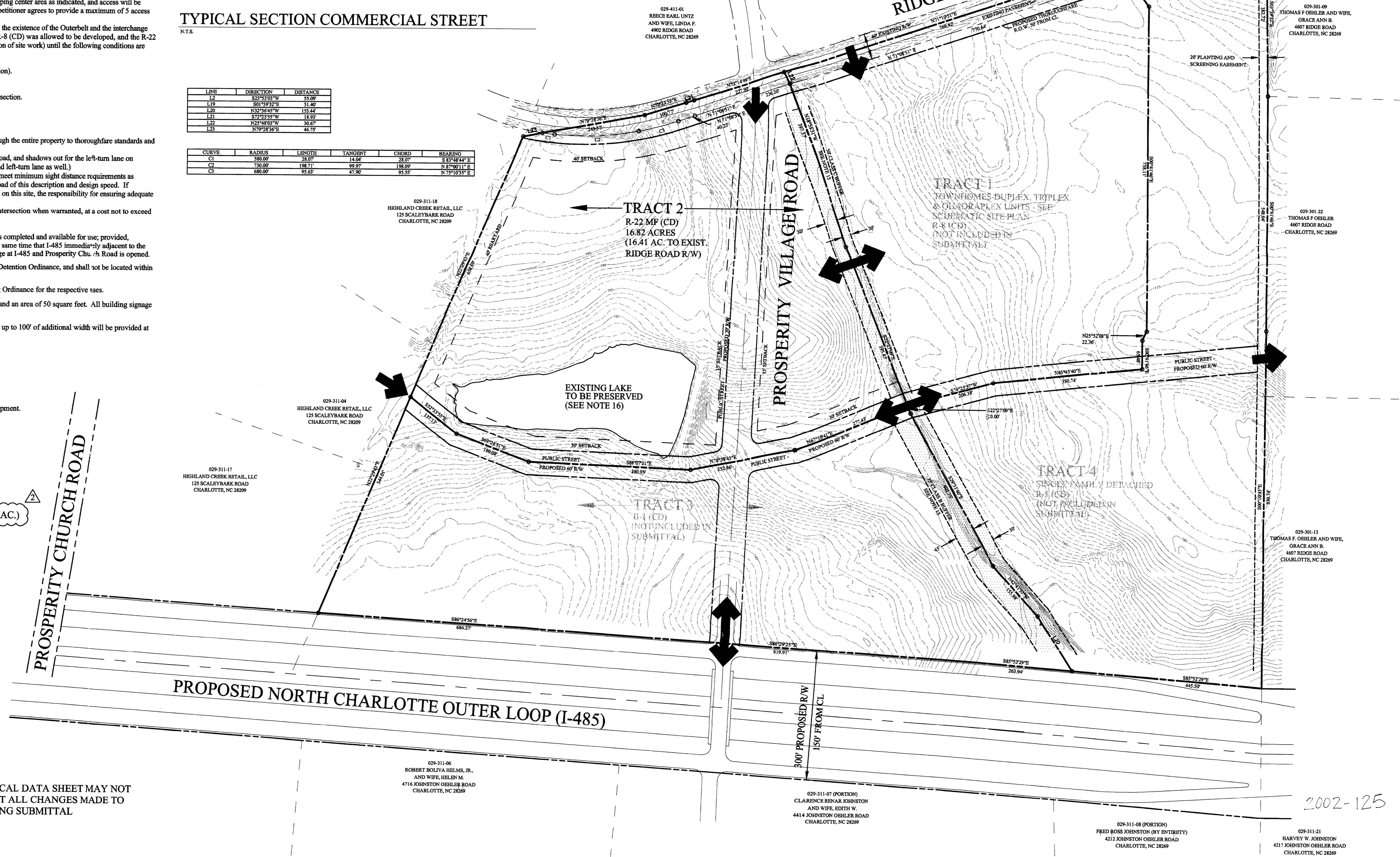
**PAVEMENT SCHEDULE:**

- ① 2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE I-1
- ② 10" COMPACTED AGGREGATE BASE COURSE, OR 8" BITUMINOUS CONCRETE BASE COURSE, TYPE HB
- ③ 2'-0" VALLEY GUTTER
- ④ 4" CONCRETE SIDEWALK

**TYPICAL SECTION COMMERCIAL STREET**

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| L12  | S23°33'03"W | 55.09'   |
| L19  | S01°19'27"E | 11.40'   |
| L20  | N32°36'45"W | 153.44'  |
| L21  | S72°23'25"W | 18.93'   |
| L22  | N25°48'05"W | 39.67'   |
| L23  | N79°28'34"E | 46.75'   |

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING     |
|-------|---------|---------|---------|---------|-------------|
| C1    | 580.00' | 28.07'  | 14.64'  | 28.07'  | S83°48'44"E |
| C2    | 730.00' | 108.71' | 60.97'  | 108.69' | N17°00'11"E |
| C3    | 680.00' | 95.63'  | 47.50'  | 95.55'  | N73°10'34"E |



|                 |          |
|-----------------|----------|
| Project Manager | ML       |
| Drawn By        | PW       |
| Checked By      | ML       |
| Date            | 8/5/2002 |
| Project Number  | 02046.2  |

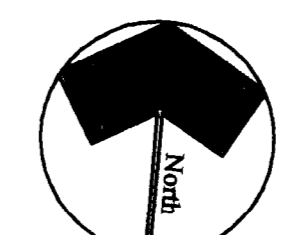


**DPR ASSOCIATES, INC.**  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204

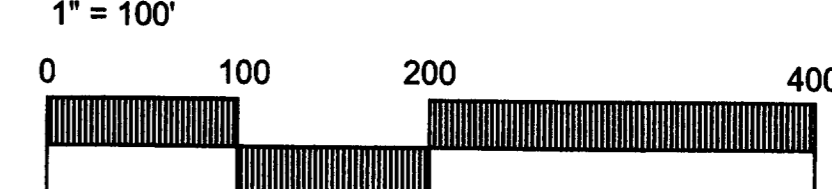
**RIDGE ROAD REZONING TECHNICAL DATA PLAN**

REVISION DATE: 11/25/2002

REVISED: REVISIONS PER STAFF COMMENTS (SEE REVISION CLOUDS)



Scale: 1" = 100'



APPROVED BY CITY COUNCIL

DATE 12/16/02

2002-125

Sheet Number

RZ-1