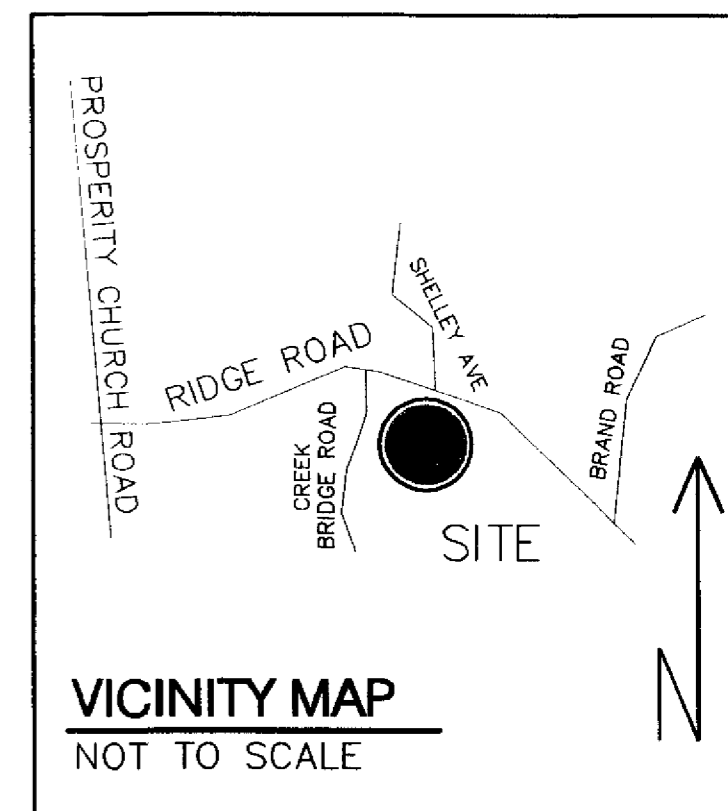


Development Data

| | |
|-------------------------------------|--|
| Tax Parcel Number(s) | 029-62-130 029-62-131 029-62-132 |
| Existing Zoning | R-3 |
| Proposed Zoning | R-4 (CD) |
| Development Criteria | R-4 (Cluster) |
| Total Rezoning Site Area | 16.38 Ac. |
| Church Site Area | 2.62 Ac. |
| Subdivision Site Area | 13.76 Ac. |
| (Less Church Site and existing R/W) | |
| No. of Proposed Lots | 50 |
| Min. Common Open Space | 2.0 Ac. |
| (12% of Total Rezoning Site Area) | |
| (14% of Subdivision Site Area) | |
| Total Site Density | 3.05 DU/Ac. |
| Subdivision Site Density | 3.63 DU/Ac. |
| (Less Church Site and existing R/W) | |



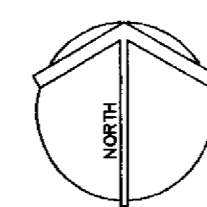
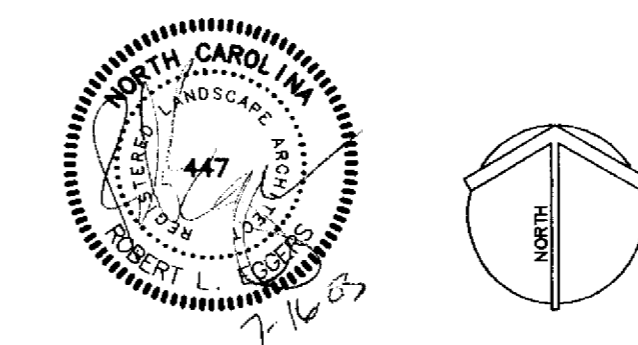
Lot Criteria

| | |
|--|---------|
| Min. Required Lot Area | 6000 SF |
| Min. Required Lot Width | 50' |
| Min. Required Setback | 15' |
| Min. Garage Setback | 20' |
| Min. Required Rear Yard | 30'/40' |
| Min. Required Side Yard | 3' |
| * As allowed by SWIM Ordinance, Section 12.805 | |

Notes

- All development standards established by the City's Zoning Ordinance for the R-4 district shall be met.
- Street and lot layout shown on the Illustrative Site Plan is schematic in nature and may be revised during final site design and construction permitting.
- Whereas the Illustrative Site Plan shows 50 single family lots, the petitioner reserves the right to develop a maximum of 50 lots on the property, however, reverse frontage will not be allowed along Ridge Road.
- The existing church on the northeast end of the site shall remain. No additional single family lots shall be developed on property reserved for the existing church as part of this subdivision. The church portion of the existing parcels is included in the rezoning petition.
- Property shall be developed as a cluster subdivision, with a minimum open space as indicated in the Development Data. All common open space will be passive open space. Tree Save Area will be provided per Subdivision Ordinance.
- Right-of-way along Ridge Road equal to 50 feet from the street centerline shall be dedicated and conveyed as part of project development. A 6-foot sidewalk and 8-foot planting strip will be provided along the residential subdivision frontage along Ridge Road.
- Vehicular access shall be made to Ridge Road directly across from Shelly Avenue (see note 13 below). No lots shall have direct vehicular access to Ridge Road. Additional vehicular access shall be made to Green Pasture Road along the western property line. Two public street stubs shall be provided along the eastern property line in the approximate location shown on plan.
- This site has a 50-foot SWIM buffer near the southern property line. Development of the site shall abide by the current SWIM Stream Buffer regulations, where applicable.
- Class C buffer shall be provided between existing church and proposed subdivision, as shown on plan. A 50' wide buffer shall be located on property reserved for the church (included in rezoning petition 2003-025).
- All Subdivision streets shall be public, constructed to City Standards.
- A 100 year flood study shall be prepared along the SWIM stream channel. Lots along the SWIM stream channel shall be located at least one foot above the 100 year flood elevation. The SWIM stream channel drains eastward towards undeveloped property. Development shall adhere to all requirements of the Charlotte Mecklenburg Storm Water Design Manual. In addition, storm drainage discharge points will be designed, to the degree practicable, so that discharge points will minimize impact to development across the channel and immediately downstream from the site.
- No wetland areas shall be disturbed without prior notification to NCDEHNR (919-733-1786) and the US Army Corps of Engineers (704-271-4854).
- All vehicular access points to Ridge Road are subject to approval from CDOT and NCDOT.

APPROVED DATE 4/9/03



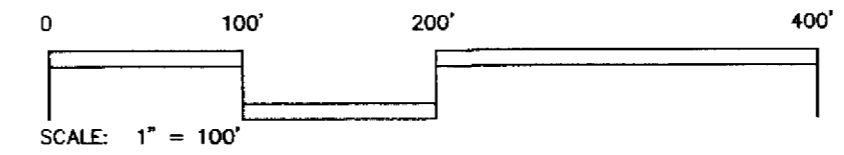
**Conditional Zoning Plan
Technical Data Sheet
Petition #2003-025**

Ridge Road Site
3805 Ridge Road
City of Charlotte, North Carolina ETJ
For Florence S Puckett & Community Christian Church of Charlotte

SITE DESIGN STUDIO
5835 Executive Center Drive
Suite 115
Charlotte, NC 28212
Phone: 704-566-0706
Fax: 704-567-0980

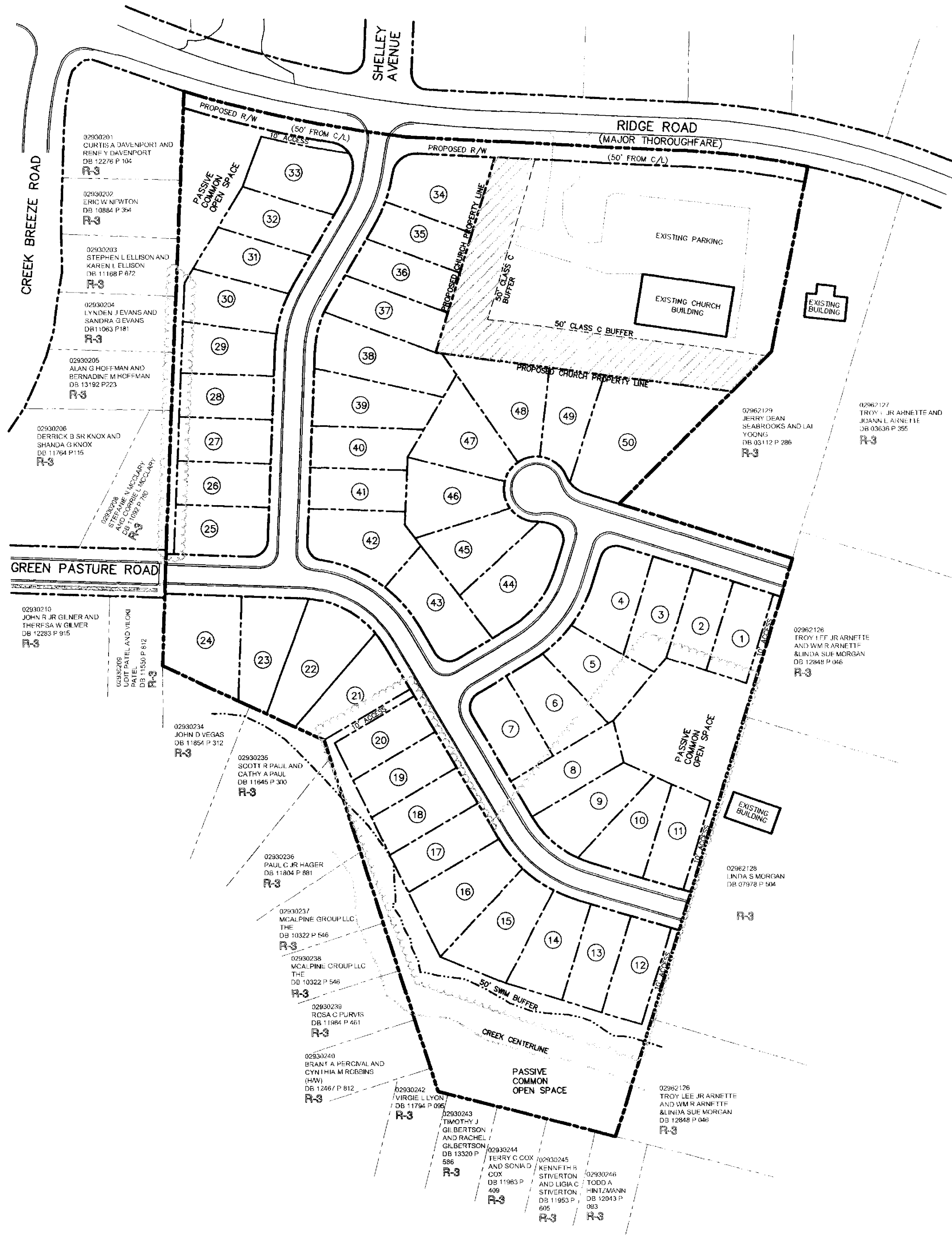
RZ-1
SHEET 1 OF 2

LAND PLANNING & LANDSCAPE ARCHITECTURE
March 14, 2003
Revised: April 2, 2003
April 29, 2003



THIS PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO REVISION.
SEE TECHNICAL DATA SHEET (RZ-1) FOR ALL CONDITIONS AND NOTES.

FOR PUBLIC HEARING



APPROVED BY CITY COUNCIL
 Date: 3/24/03



**Conditional Zoning Plan
 Illustrative Site Plan
 Petition # 2003-025**

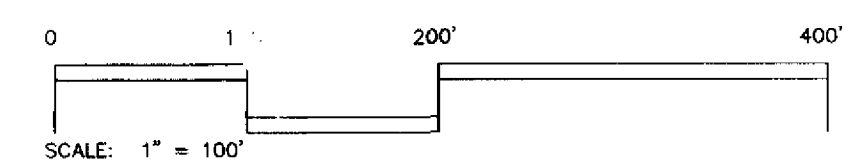
Ridge Road Site
 3805 Ridge Road
 City of Charlotte, North Carolina ETJ
 For Florence S Puckett & Community Christian Church of Charlotte

SITE DESIGN STUDIO
 LAND PLANNING & LANDSCAPE ARCHITECTURE
 5835 Executive Center Drive
 Suite 115
 Charlotte, NC 28212
 Phone: 704-566-0706
 Fax: 704-567-0980
 March 14, 2003
 Revised: April 2, 2003

RZ-2
 SHEET 2 OF 2
 COMM. NO. 0300

THIS PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO REVISION.
 SEE TECHNICAL DATA SHEET (RZ-1) FOR ALL CONDITIONS AND NOTES.

FOR PUBLIC HEARING



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