

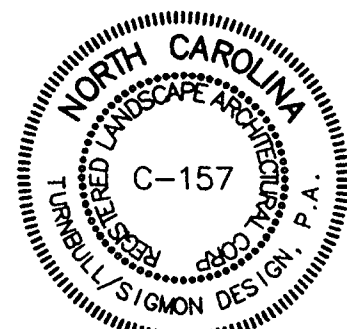
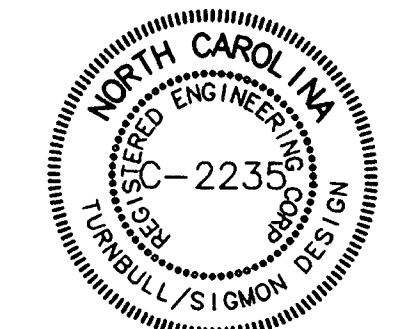
Development Notes:

- All public streets to have 15' building setback.
- Internal public streets will have 6 foot planting strips with street trees at 40' on center.
- Townhouse will front public streets.
- Single family homes to have recessed garages or detached garages behind the homes.
- Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry staff approval.
- Culvert located directly downstream at Ridge Road will be studied to ensure that development of proposed rezoning does not take culvert out of standard passing a 25 year storm without over topping the road.
- Fire hydrant will be within 150 feet of most remote point of building as truck travels.
- Parallel parking on Prosperity Ridge Road to be worked out with Charlotte Department of Transportation during subdivision review.
- Detention basin will be shallow and grassed or screened from public streets. If stormwater detention is not placed in under-ground storage, an above ground location will be utilized in an area outside of the central improved open space.
- Developer reserves the right to develop lots with larger lot area, lot width and yard requirements than the minimum requirement for the MX-2 district.



Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704.529.8500
Fax: 704.522.0882

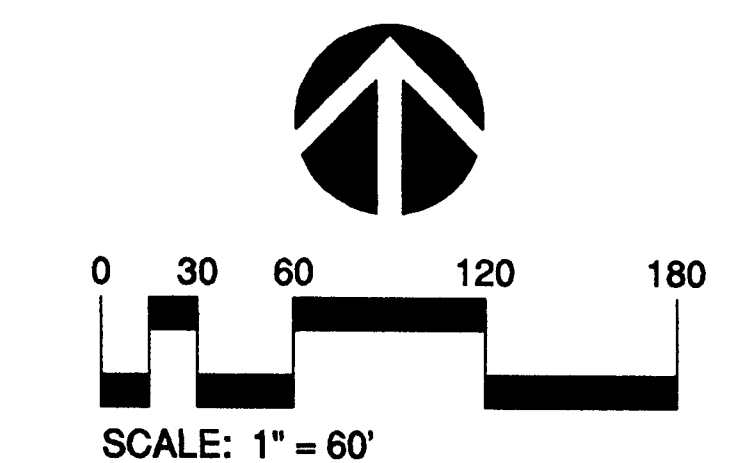
LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN THEREON ARE INSTRUMENTS OF PROFESSIONAL SERVICE. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2004-07

Landcraft Properties

IJL FINANCIAL CENTER
201 NORTH TRYON STREET
SUITE 2650
CHARLOTTE, NC 28202



Ridge Road Property

CITY OF CHARLOTTE
NORTH CAROLINA

Rezoning Plan Administrative Amendment
(Petition #2003-121)

PROJECT NUMBER: 03106

DRAWN BY: SFC/TCS

DESIGNED BY: SRT

ISSUE DATE: 03/10/04

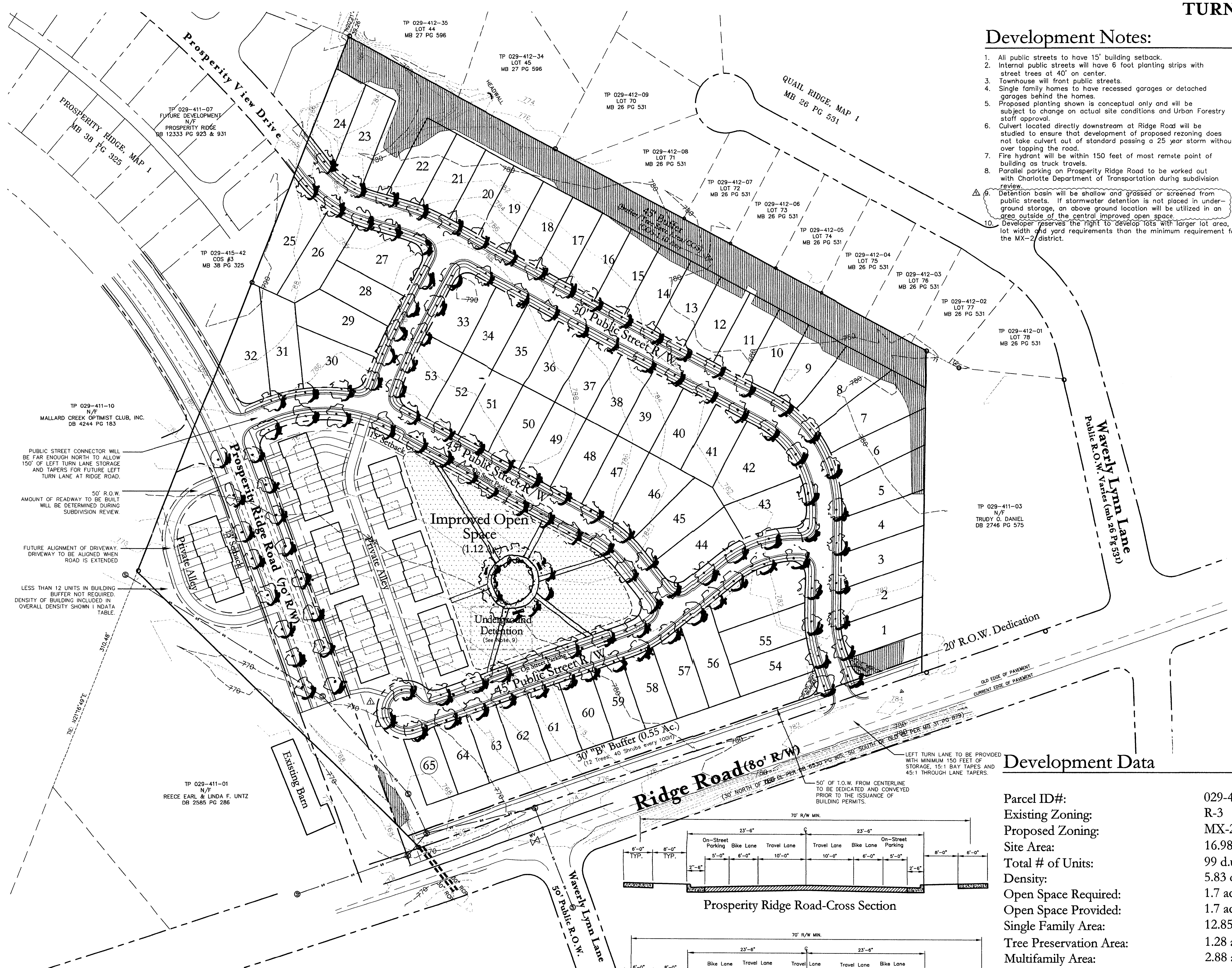
ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: August 20, 2004

BY: DEBRA D. CAMPBELL

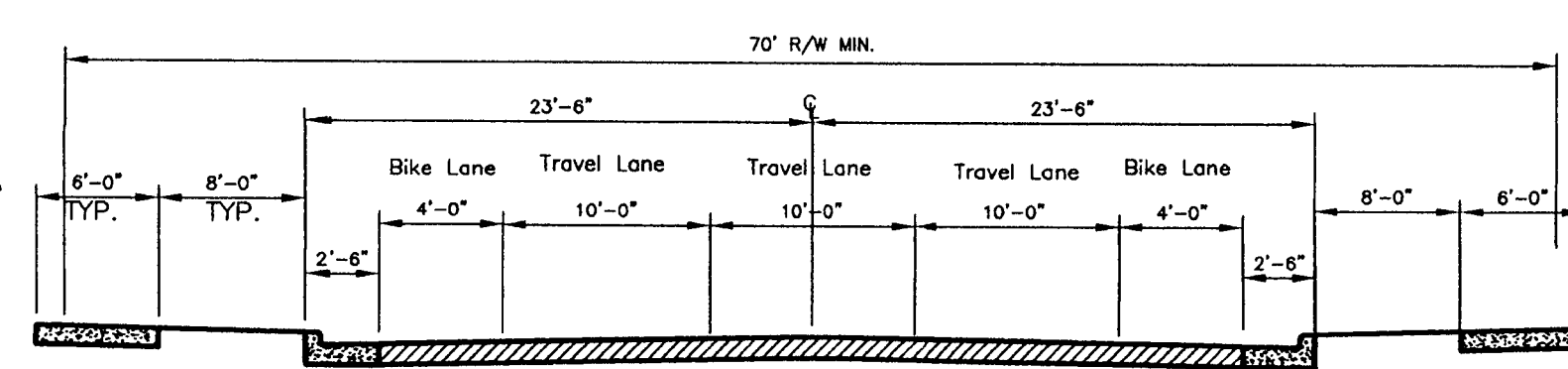
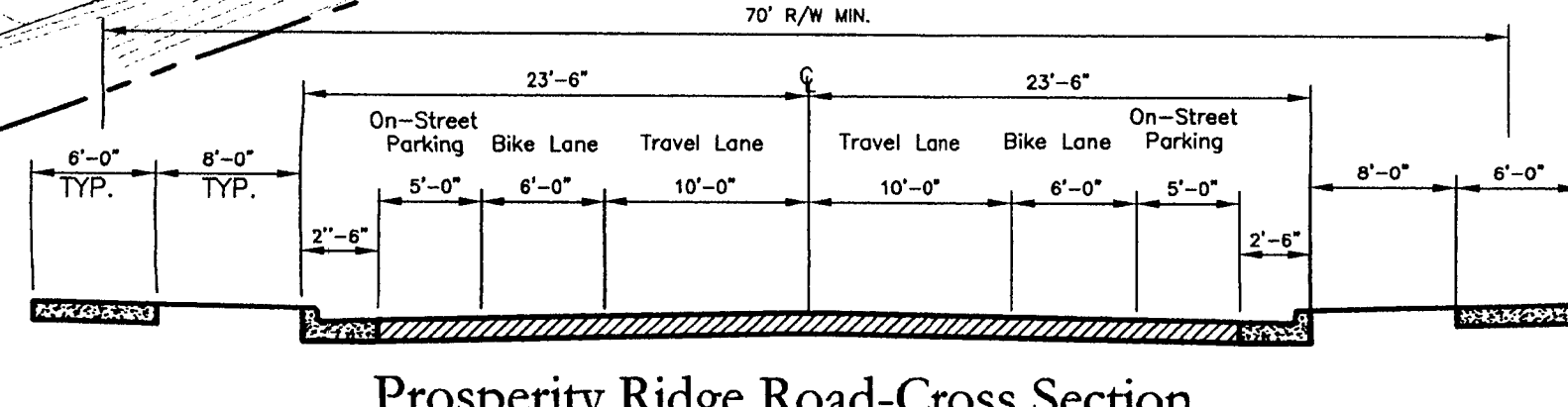
08/19/04 TCS Revise per OMP comments

NO. DATE: BY: REVISIONS:



Development Data

Parcel ID#:	029-411-02
Existing Zoning:	R-3
Proposed Zoning:	MX-2
Site Area:	16.98 ac.
Total # of Units:	99 d.u.
Density:	5.83 d.u./ac.
Open Space Required:	1.7 ac.
Open Space Provided:	1.7 ac.
Single Family Area:	12.85 ac.
Tree Preservation Area:	1.28 ac.
Multifamily Area:	2.88 ac.
Area of Prosperity Ridge Rd:	1.07 ac.



CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: August 20, 2004
TO: Robert Brandon, Zoning Administrator
FROM: Debra Campbell, Planning Director
SUBJECT: Administrative Approval for Petition No. 2003-121 by Landcraft Management, LLC.

Attached is a revised plan for the above rezoning petition and rear elevations for the proposed townhomes. The plan has been revised to make minor changes to the site layout and reduce the number of allowable units. Since these changes are minor and do not alter the intent of the original site plan, I am administratively approving this revised plan with townhome elevations. Please use this revised plan when evaluating requests for building permits and certificates of occupancy. Note this site must still meet all other ordinance requirements.

H:\projects\03106\06-17-04\03106sitef.dwg 08/19/2004 01:51:03 PM EDT



22' TOWNHOME / REAR CAR

ATTACHED TO ADMINISTRATIVE
APPROVAL

DATED: August 20, 2004

BY: DEBRA D. CAMPBELL

03-121