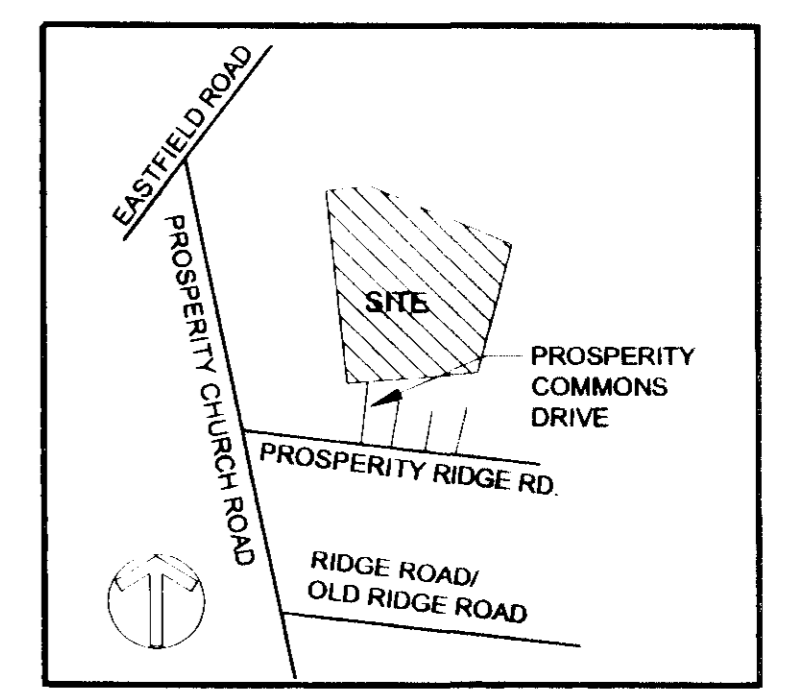


DEVELOPMENT STANDARDS

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases per Section 6.2 of the Zoning Ordinance.
- Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- The use of the site will be for a detached housing development and associated accessory uses and open spaces. Building elevations that have already been approved for Phase 1 of the development have been submitted as part of the Phase 2 plan and will control the design of the homes in Phase 2.
- Access will be provided by street connections to public streets on adjoining tracts and will extend those streets to provide connectivity and to further the implementation of the Prosperity Village Plan. The configuration of sidewalk and planting strips that has been previously approved for Phase 1 of the development will extend along the streets into Phase 2 up to the first street intersection in Phase 2. Thereafter, the width of the planting strip shall be increased from 4' to 6'.
- The common area that borders the existing single-family homes will be developed with different landscaping and tree preservation treatments as generally depicted on sheet RZ-2. These treatments are designed to address the varying conditions found along the project edge and to add continuity to the project edge. This area will be a passive open space area with no active recreation areas or trails. The larger common open space area will be developed with a clubhouse and pedestrian amenities such as seating and trails. Smaller open space/landscaped areas may be installed in other areas of the site as part of the overall site development.
- The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
- The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
 - Street right-of-way widths,
 - Street type, dimensions, and construction standards,
 - Minimum lot size,
 - Setbacks (internal) and yards,
 - Lot width,
 - Off-street parking (for community building).
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- No residential lot line will be located within 200' of existing communication tower.
- A portion of the site (approximately the area of lot 41 through lot 50) which does not drain to a pipe system will be designed so as to detain the 10 year storm to pre-development run-off rates. Discharge from this detention system will be dispersed to avoid a single, concentrated release point, and will approximate "sheet" flow to the extent practical.



VICINITY MAP - NTS

DEVELOPMENT DATA:

| | |
|--|---------------------------------|
| SITE AREA = | 36.40 AC |
| EXISTING ZONING = | R-3 |
| PROPOSED ZONING = | MX-1 (INNOVATIVE) |
| MAXIMUM # UNITS PROPOSED = | 170 DETACHED SINGLE FAMILY LOTS |
| MAXIMUM # UNITS ALLOWED BY MX-1 ZONING = | 217 |
| MAXIMUM PROPOSED DENSITY = | 4.70 UNITS / ACRE |
| DENSITY BONUS REQUESTED = | NONE |

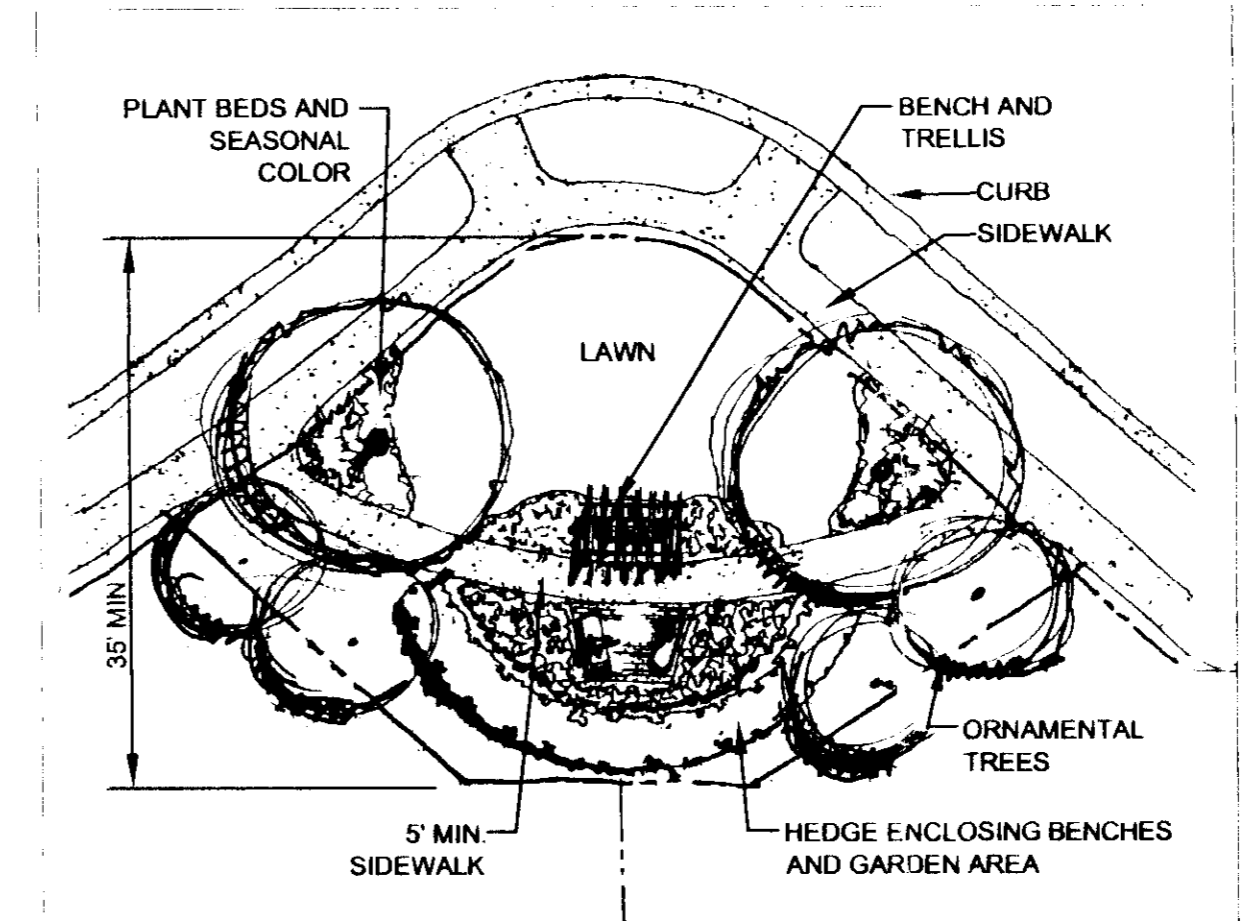
MINIMUM LOT STANDARDS

| | R-6 | PROPOSED MX-1 INNOVATIVE STD. |
|---------------------|----------|-------------------------------|
| MINIMUM LOT WIDTH = | 45 FEET | |
| MIN. SETBACK = | 20 FEET | |
| MIN. REAR YARD = | 30 FEET | 20 FEET |
| MIN. SIDE YARD = | 5 FEET | |
| MIN. LOT SIZE = | 4,500 SF | |

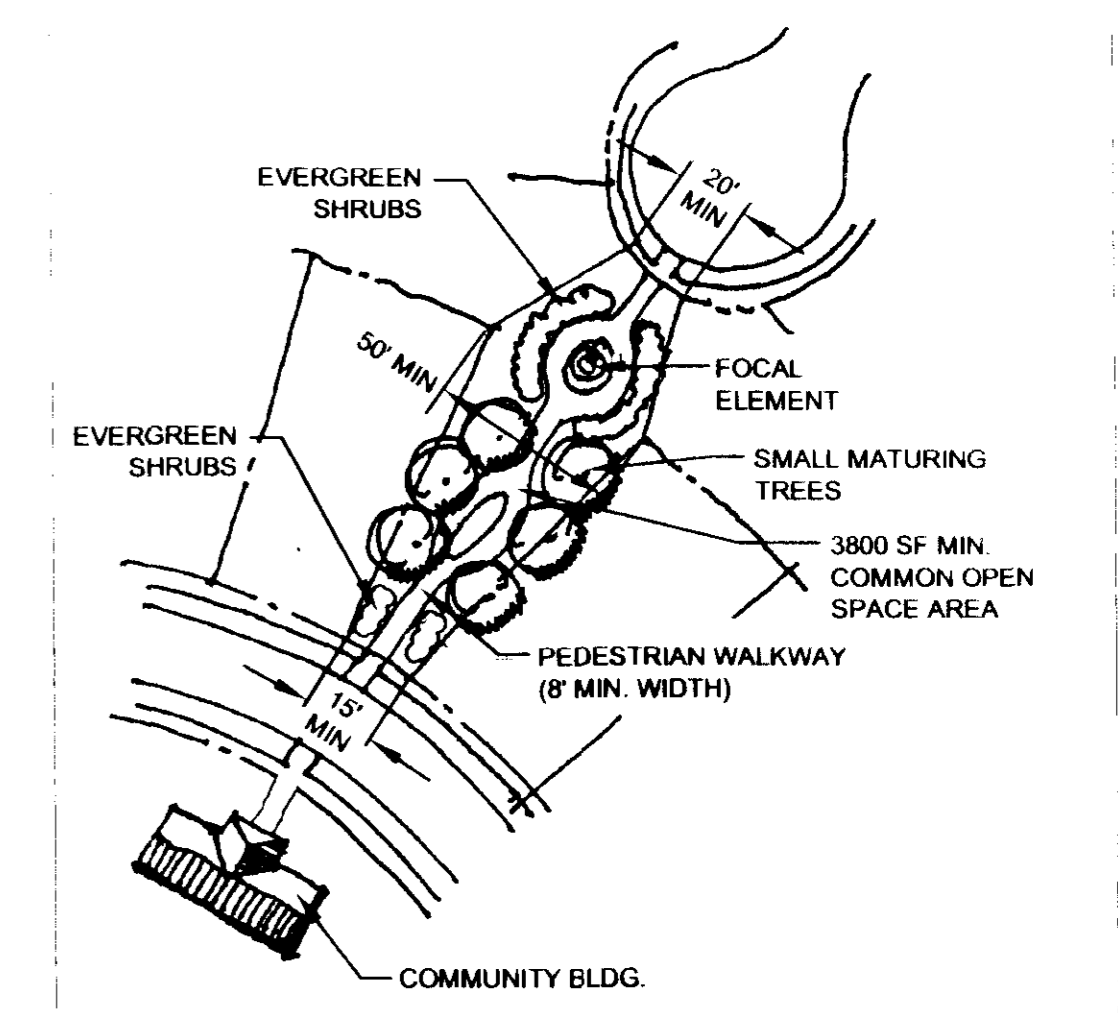
PARKING FOR COMMUNITY BUILDING MAY BE PROVIDED BY ON-STREET PARALLEL PARKING (MX-INNOVATIVE STD.)

BASE INFORMATION NOTES:

- BOUNDARY SURVEY INFORMATION WAS TAKEN FROM A SURVEY BY: R. B. PHARR AND ASSOCIATES, P.A., DATED 6/6/97, REVISED 1-20-04.
- TOPOGRAPHIC INFORMATION OBTAINED FROM MECKLENBURG COUNTY DELD CD



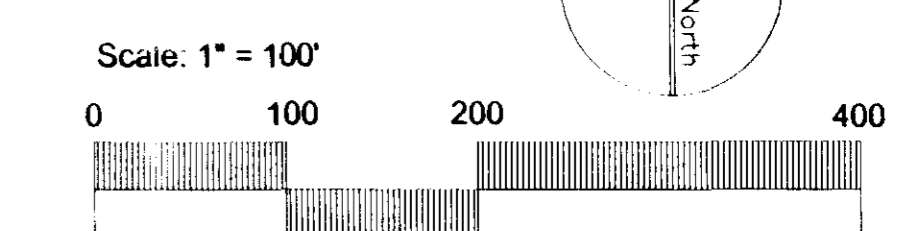
1 POCKET PARK DETAIL RZ-1 NTS



2 OPEN SPACE DETAIL RZ-1 APPROX. SCALE: 1"=60'

FOR PUBLIC HEARING PETITION # 2004-41

CHANGES MADE AFTER PUBLIC HEARING



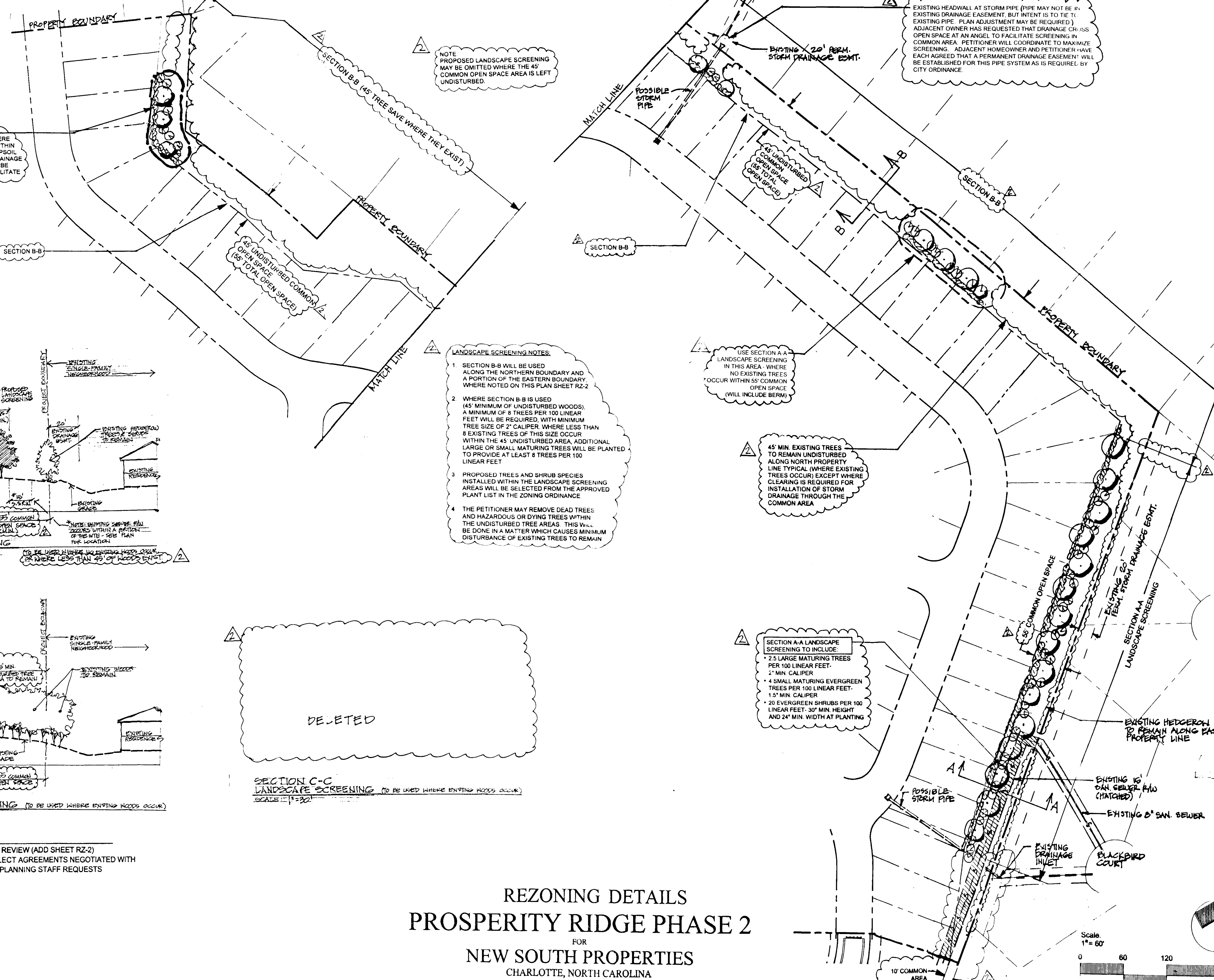
**REZONING PLAN
PROSPERITY RIDGE PHASE 2
FOR
NEW SOUTH PROPERTIES
CHARLOTTE, NORTH CAROLINA**

- REVISIONS:
- 3-15-04 PER FIRST STAFF REVIEW
 - 5-13-04 PER AGREEMENT WITH ADJACENT NEIGHBORS AND PLANNING STAFF REQUEST

Project Manager: TM
 Drawn By: RJG
 Checked By: TM
 Date: 1/15/04
 Project Number: 03054.2



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



NOTE: PROPOSED LANDSCAPE SCREENING MAY BE OMITTED WHERE THE 45' COMMON OPEN SPACE AREA IS LEFT UNDISTURBED.

EXISTING HEADWALL AT STORM PIPE (PIPE MAY NOT BE IN EXISTING DRAINAGE EASEMENT, BUT INTENT IS TO TIE TO EXISTING PIPE. PLAN ADJUSTMENT MAY BE REQUIRED). ADJACENT OWNER HAS REQUESTED THAT DRAINAGE CROSS OPEN SPACE AT AN ANGLE TO FACILITATE SCREENING IN COMMON AREA. PETITIONER WILL COORDINATE TO MAXIMIZE SCREENING. ADJACENT HOMEOWNER AND PETITIONER HAVE EACH AGREED THAT A PERMANENT DRAINAGE EASEMENT WILL BE ESTABLISHED FOR THIS PIPE SYSTEM AS IS REQUIRED BY CITY ORDINANCE.

USE SECTION A-A LANDSCAPE SCREENING IN THIS AREA, WHERE NO EXISTING TREES OCCUR WITHIN 55' COMMON OPEN SPACE. TOPSOIL BERM MAY BE PROVIDED IF DRAINAGE PERMITS. OLD ROADBED WILL BE REMOVED/LOOSENE TO FACILITATE PLANT GROWTH.

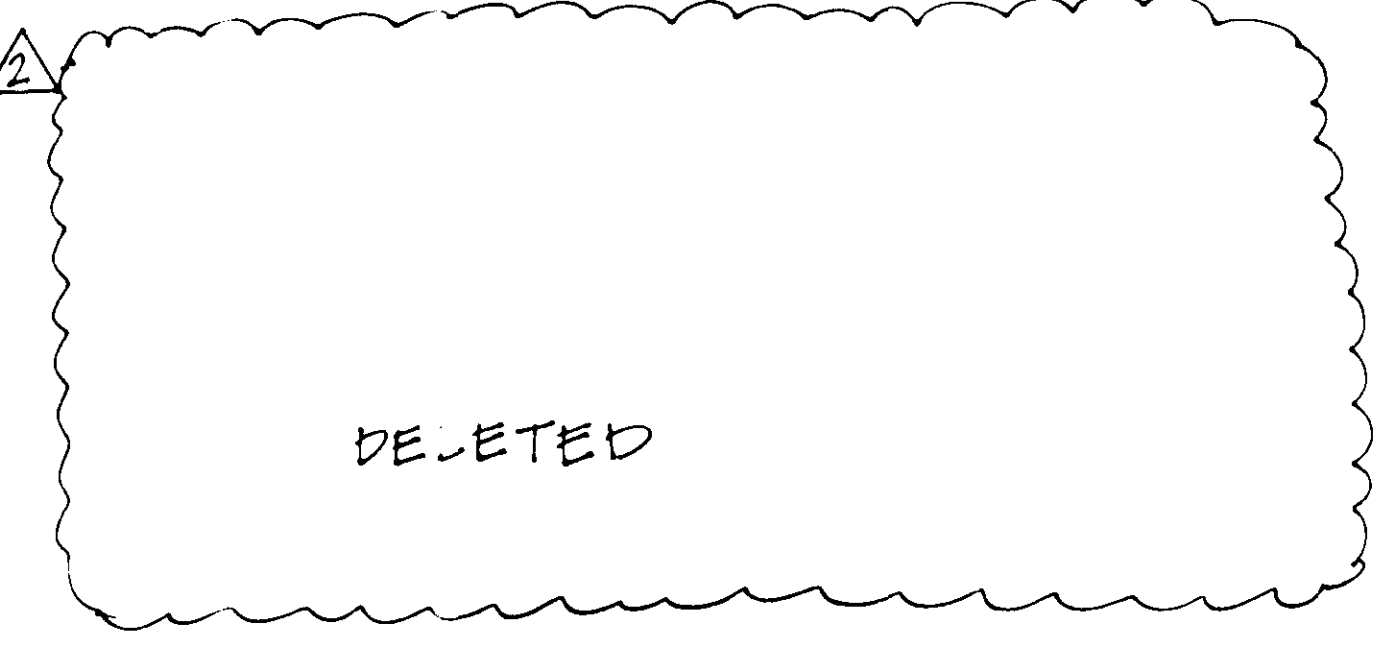
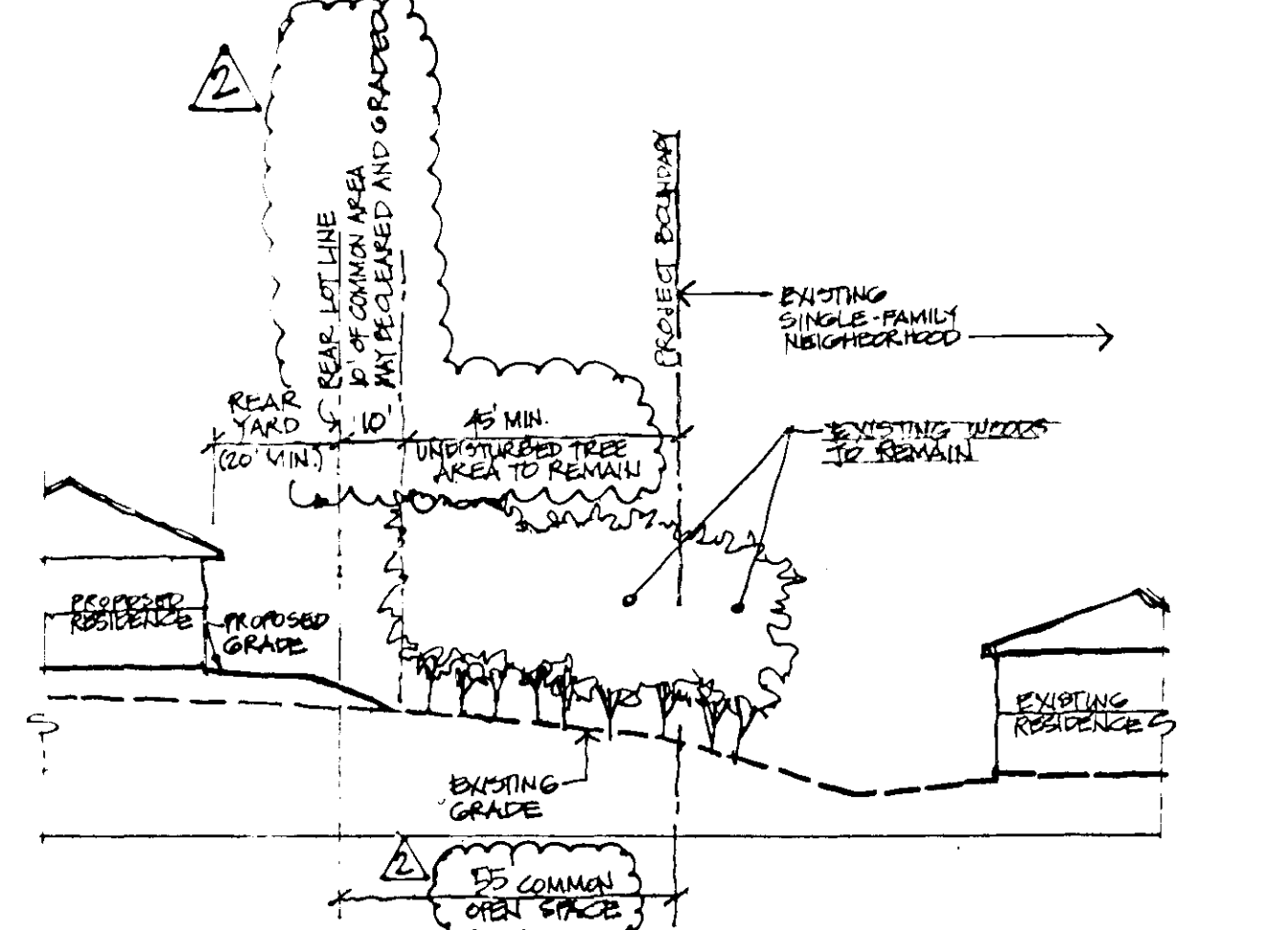
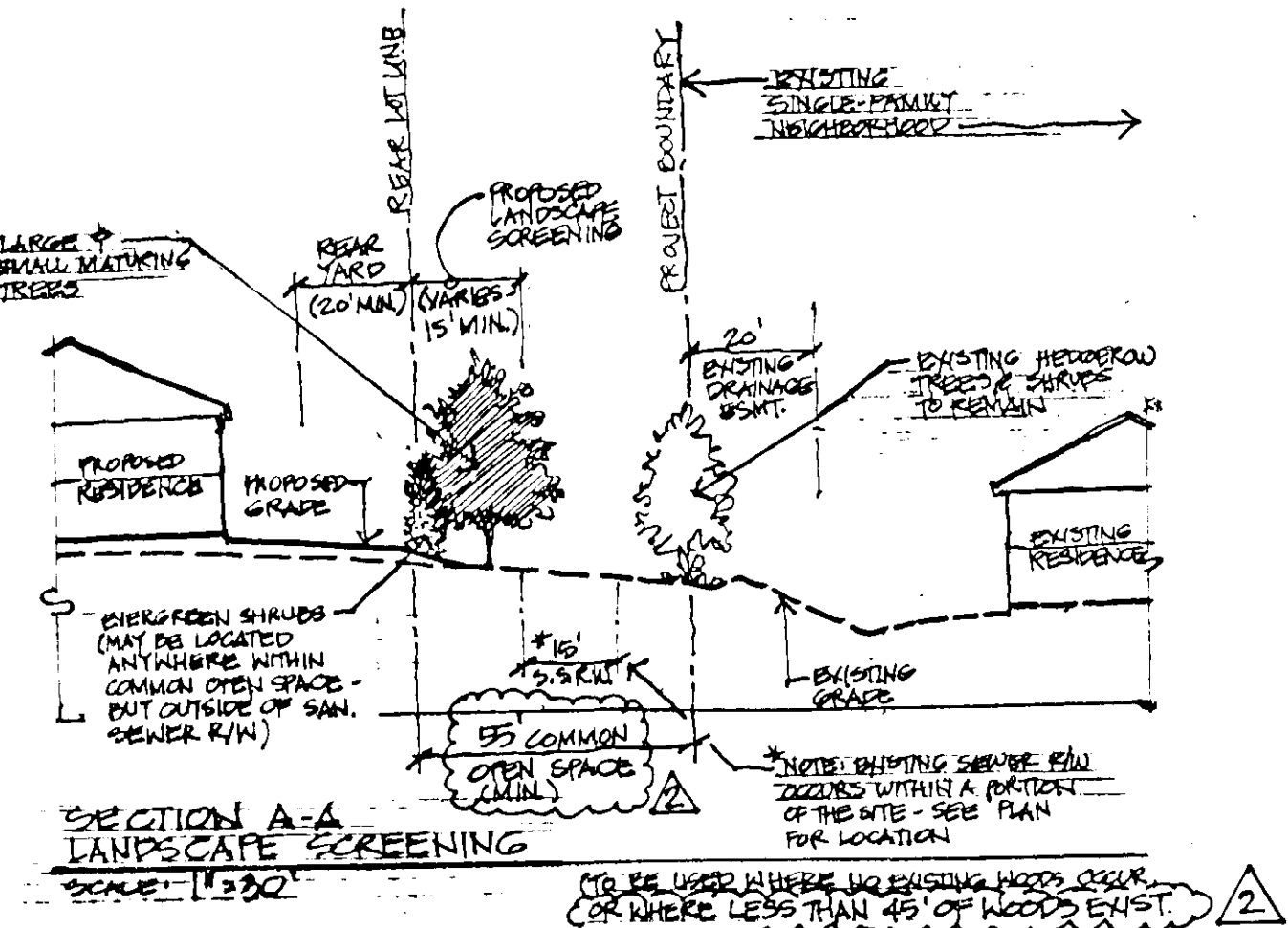
- LANDSCAPE SCREENING NOTES:**
- SECTION B-B WILL BE USED ALONG THE NORTHERN BOUNDARY AND A PORTION OF THE EASTERN BOUNDARY, WHERE NOTED ON THIS PLAN SHEET RZ-2
 - WHERE SECTION B-B IS USED (45' MINIMUM OF UNDISTURBED WOODS), A MINIMUM OF 8 TREES PER 100 LINEAR FEET WILL BE REQUIRED, WITH MINIMUM TREE SIZE OF 2" CALIPER. WHERE LESS THAN 8 EXISTING TREES OF THIS SIZE OCCUR WITHIN THE 45' UNDISTURBED AREA, ADDITIONAL LARGE OR SMALL MATURING TREES WILL BE PLANTED TO PROVIDE AT LEAST 8 TREES PER 100 LINEAR FEET
 - PROPOSED TREES AND SHRUB SPECIES INSTALLED WITHIN THE LANDSCAPE SCREENING AREAS WILL BE SELECTED FROM THE APPROVED PLANT LIST IN THE ZONING ORDINANCE
 - THE PETITIONER MAY REMOVE DEAD TREES AND HAZARDOUS OR DYING TREES WITHIN THE UNDISTURBED TREE AREAS. THIS WILL BE DONE IN A MANNER WHICH CAUSES MINIMUM DISTURBANCE OF EXISTING TREES TO REMAIN

USE SECTION A-A LANDSCAPE SCREENING IN THIS AREA, WHERE NO EXISTING TREES OCCUR WITHIN 55' COMMON OPEN SPACE (WILL INCLUDE BERM)

45' MIN. EXISTING TREES TO REMAIN UNDISTURBED ALONG NORTH PROPERTY LINE TYPICAL (WHERE EXISTING TREES OCCUR) EXCEPT WHERE CLEARING IS REQUIRED FOR INSTALLATION OF STORM DRAINAGE THROUGH THE COMMON AREA

SECTION A-A LANDSCAPE SCREENING TO INCLUDE:

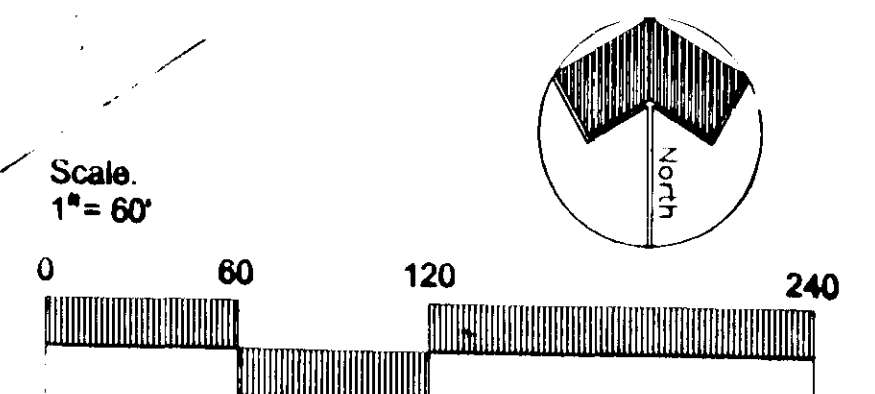
- 2.5 LARGE MATURING TREES PER 100 LINEAR FEET - 2" MIN CALIPER
- 4 SMALL MATURING EVERGREEN TREES PER 100 LINEAR FEET - 1.5" MIN CALIPER
- 20 EVERGREEN SHRUBS PER 100 LINEAR FEET - 30" MIN. HEIGHT AND 24" MIN. WIDTH AT PLANTING



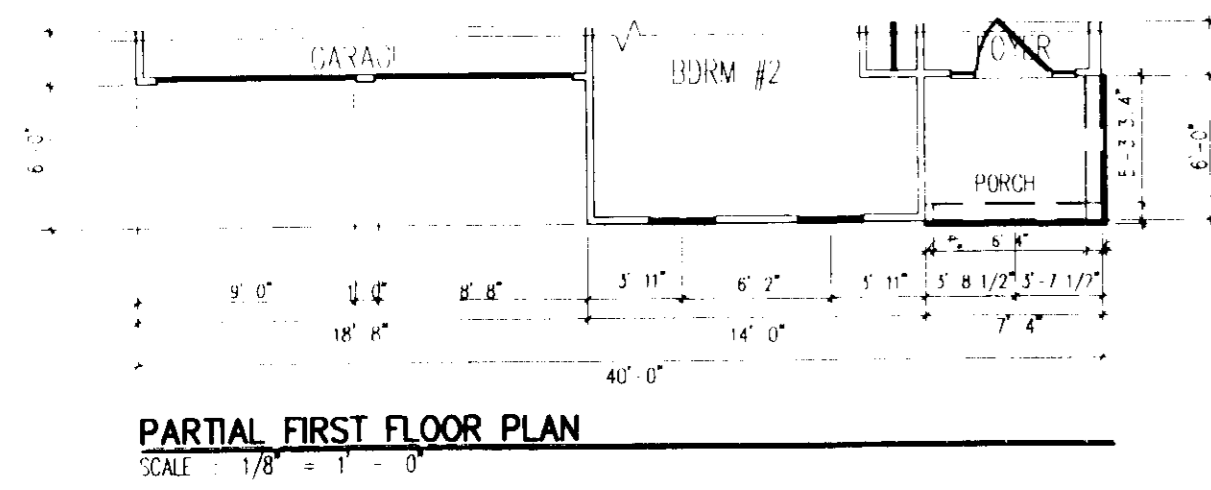
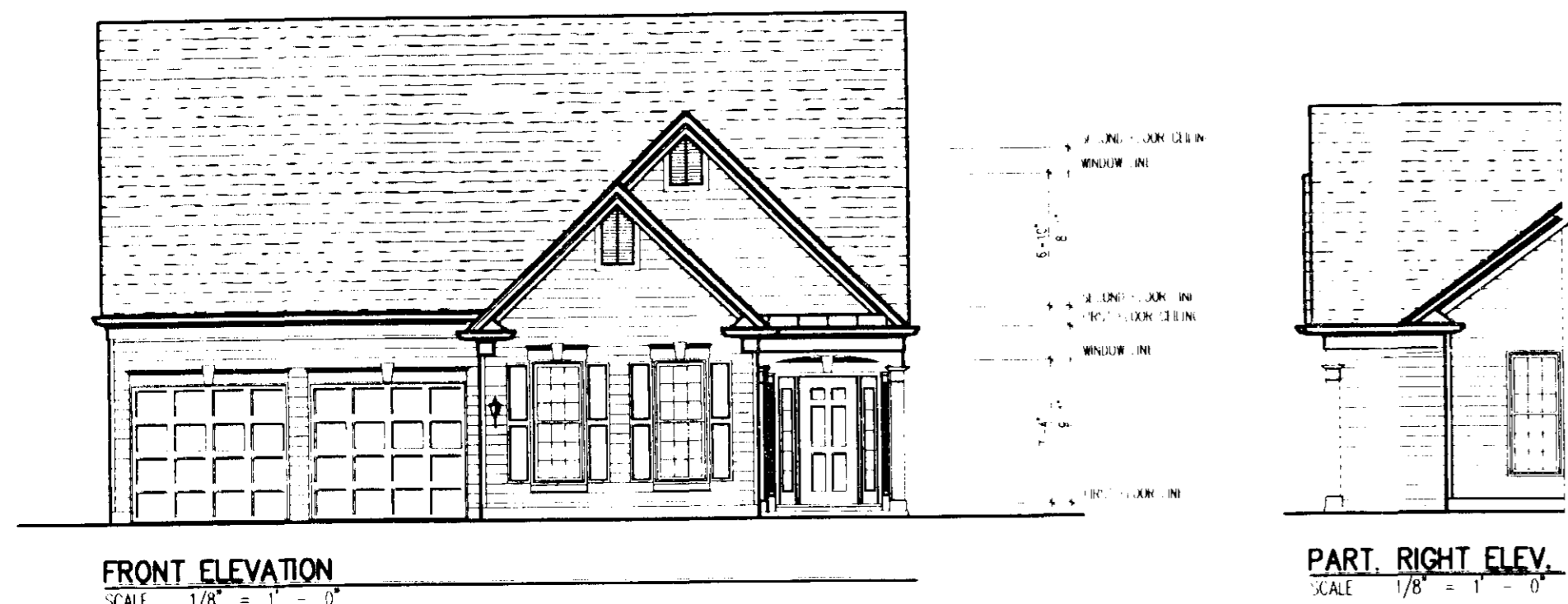
- REVISIONS**
- 3-15-04 PER FIRST STAFF REVIEW (ADD SHEET RZ-2)
 - 5-13-04 REVISED TO REFLECT AGREEMENTS NEGOTIATED WITH ADJACENT OWNERS AND PLANNING STAFF REQUESTS

Project Manager: TMC
 Drawn By: MA
 Checked By:
 Date: 7/24/04
 Project Number: 03054

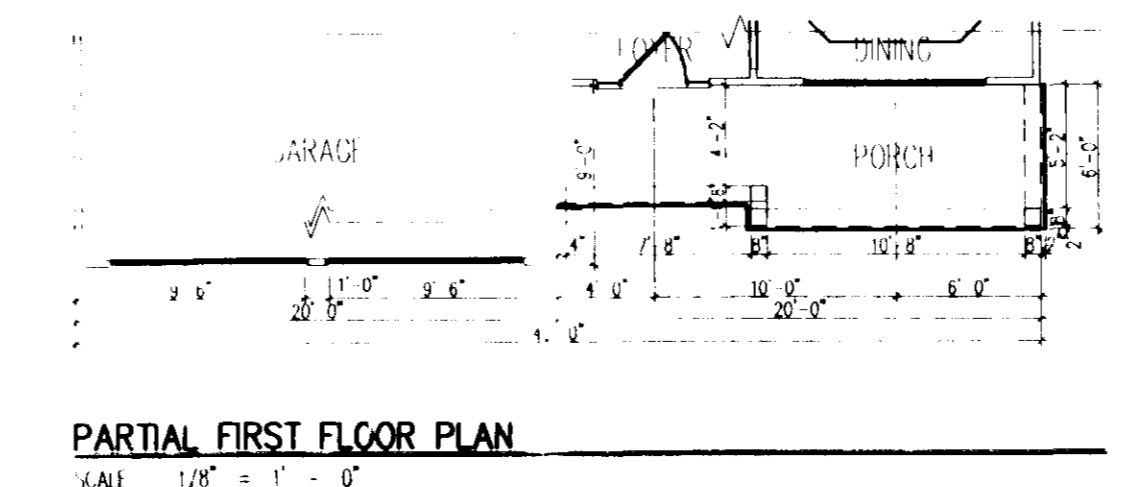
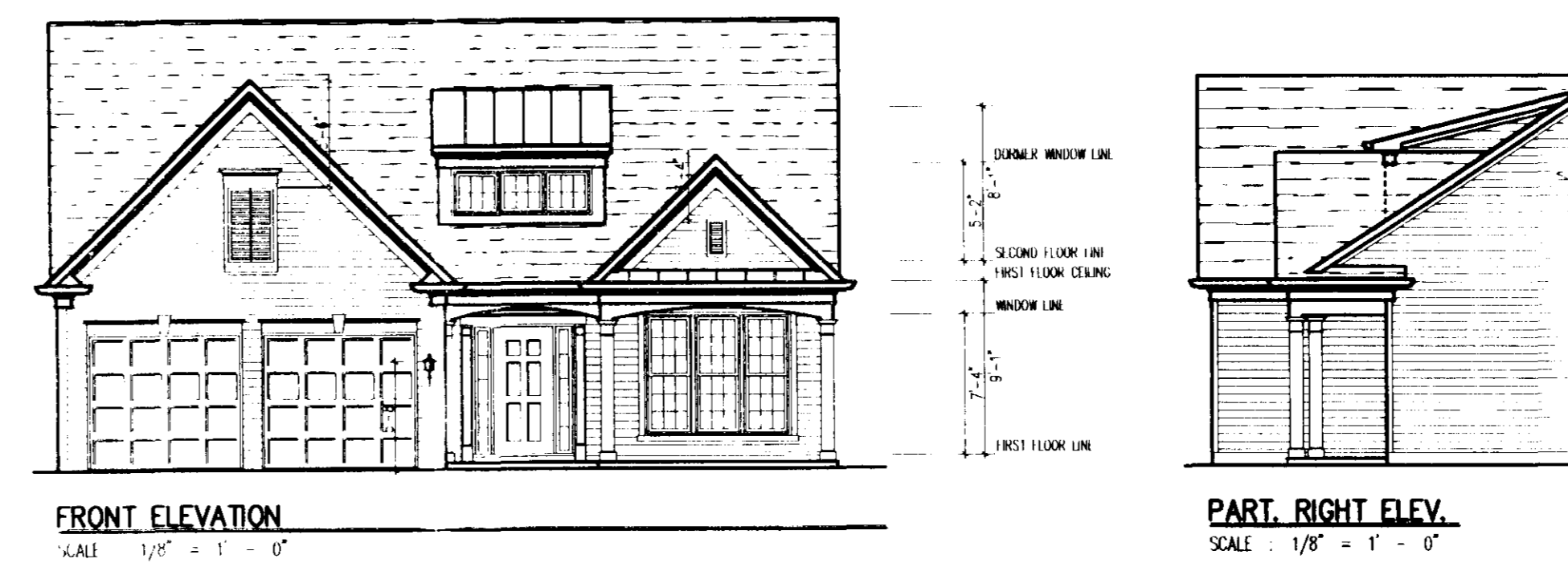
**REZONING DETAILS
 PROSPERITY RIDGE PHASE 2**
 FOR
NEW SOUTH PROPERTIES
 CHARLOTTE, NORTH CAROLINA



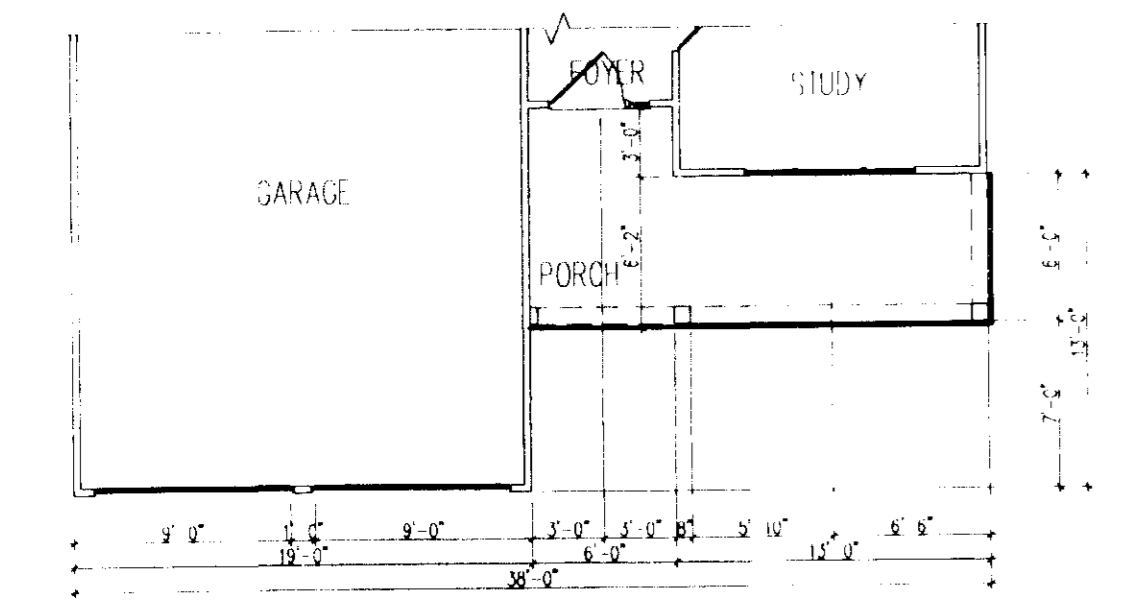
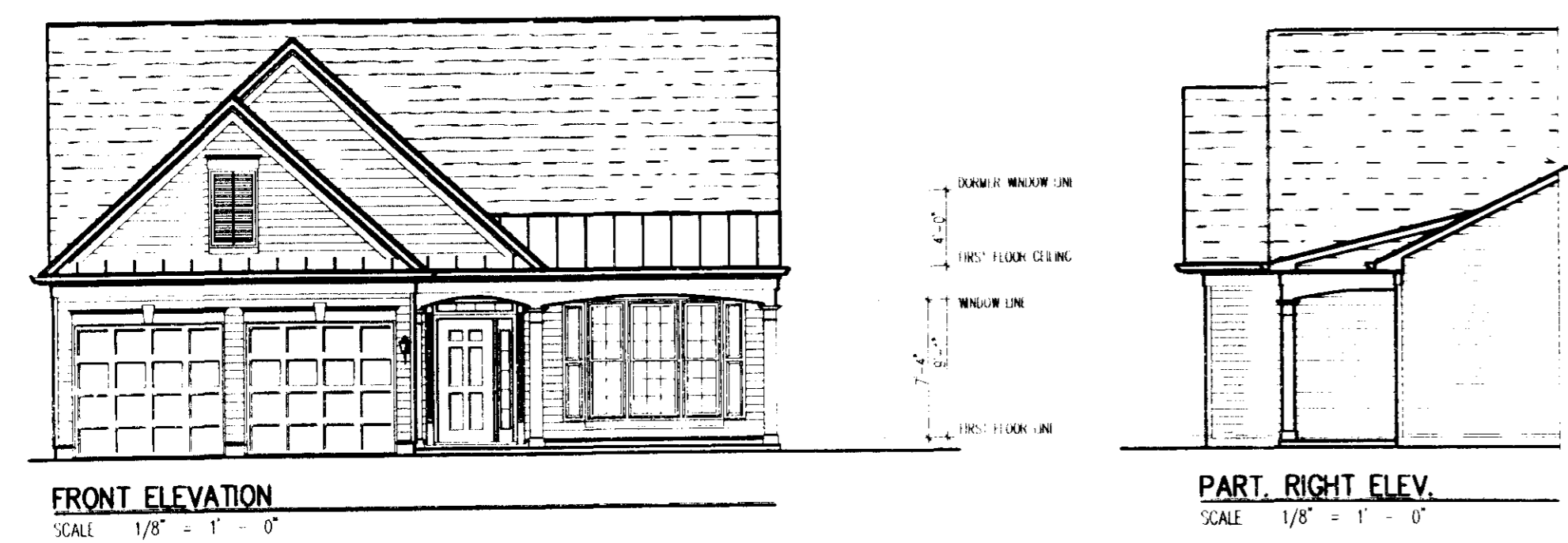
FOR PUBLIC HEARING
 PETITION # 2004-41
 CHANGES MADE AFTER
 PUBLIC HEARING



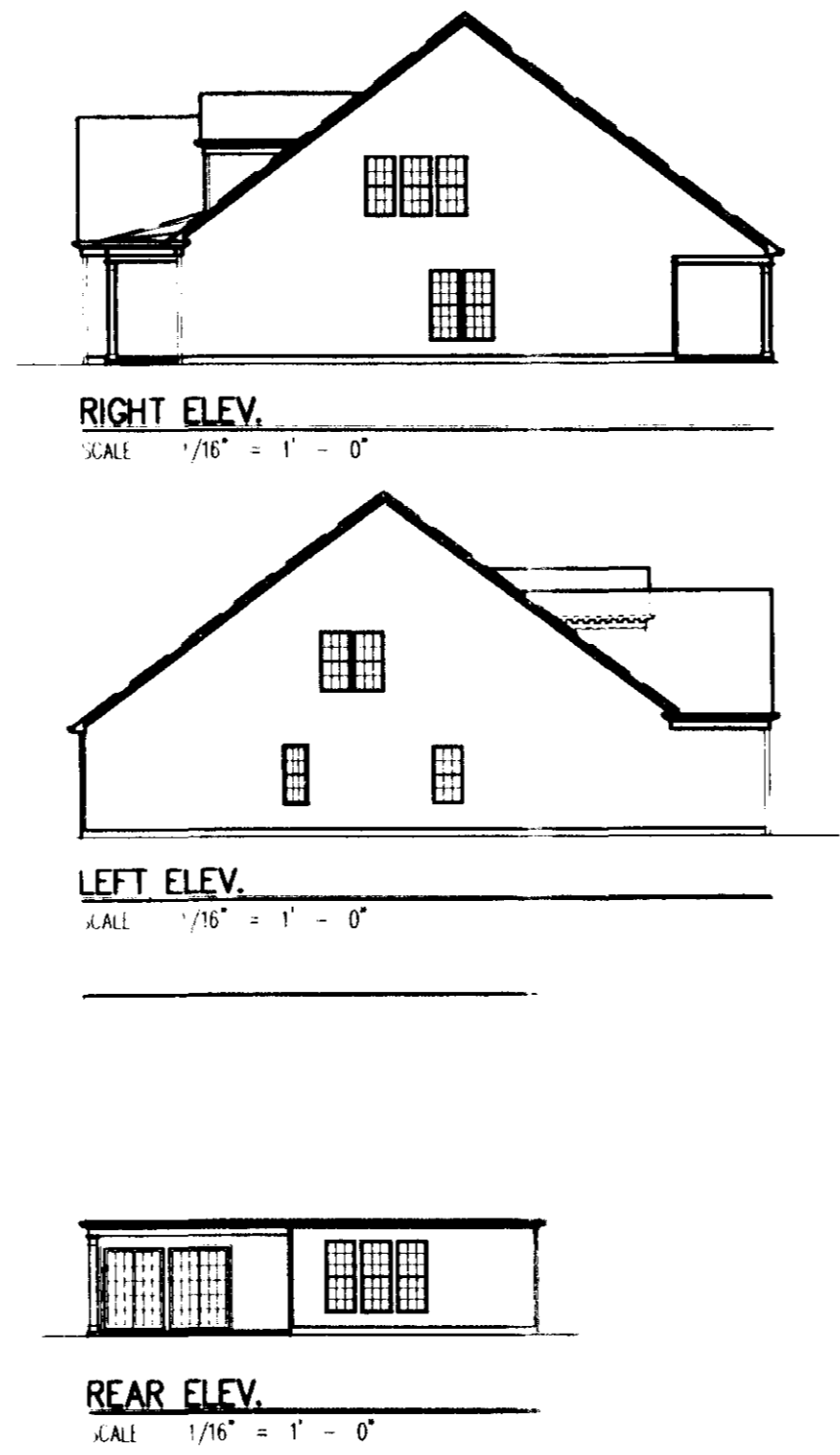
BUILDING TYPE 1



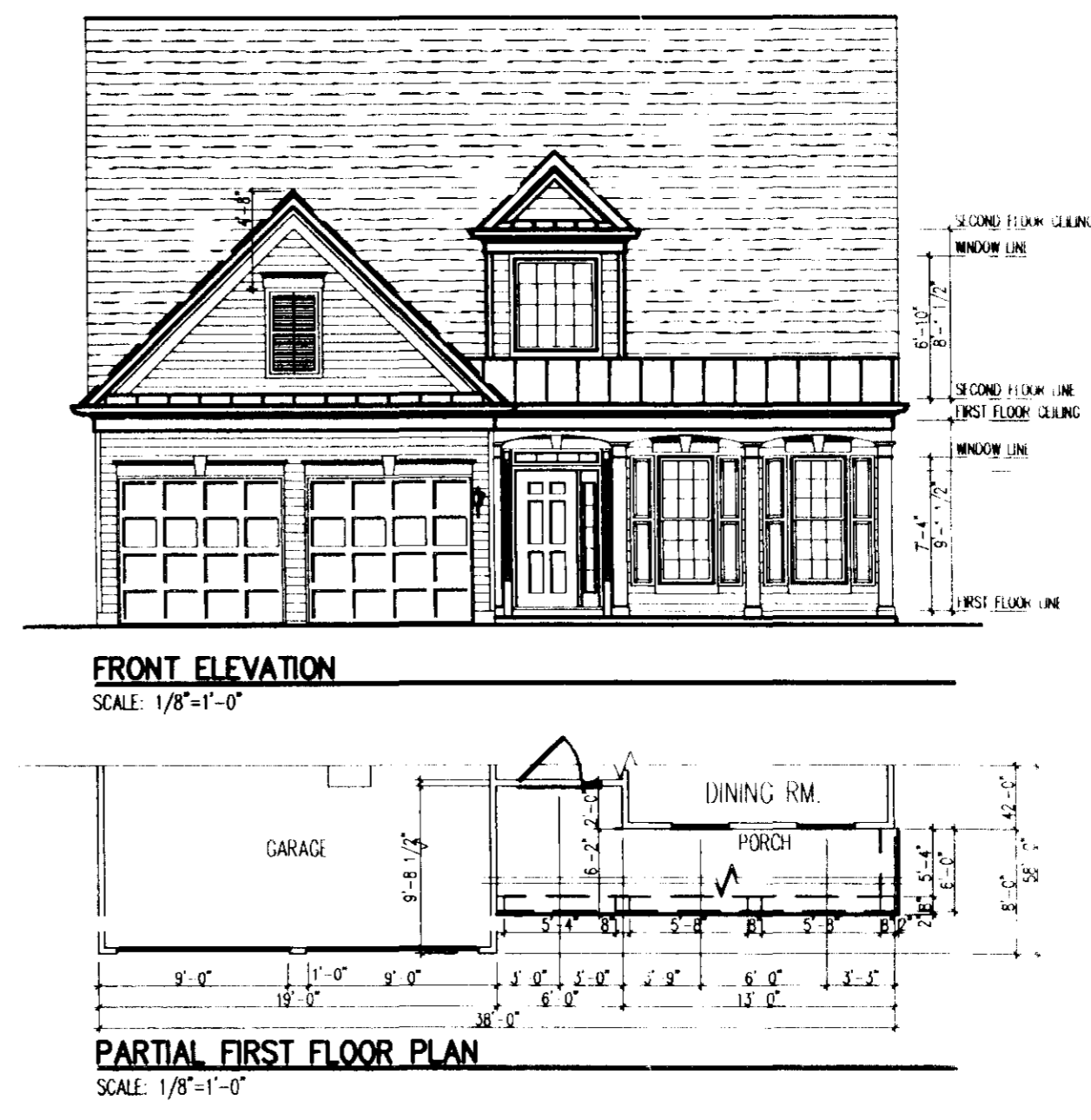
BUILDING TYPE 3



BUILDING TYPE 2



BUILDING TYPE 4



APPROVED BY CITY COUNCIL
DATE: _____

NOTE:

THE BUILDING PLANS AND ELEVATIONS SHOWN HERE ARE INTENDED TO BE REPRESENTATIONS OF THE GENERAL CHARACTER OF THE HOMES AND THE COMMUNITY. OF PARTICULAR IMPORTANCE IS THE PROVISION OF PORCHES WHICH ARE A MINIMUM OF 6 FEET IN DEPTH. THE GARAGE ARCHITECTURAL TREATMENTS AND PROVISION OF ARCHITECTURAL DETAILS. EACH DESIGN SHOWN HERE HAS SEVERAL OTHER ELEVATION OPTIONS USING DIFFERENT MATERIALS THAN THOSE SHOWN, BUT THE GENERAL CHARACTER IS RETAINED IN THOSE OPTIONAL ELEVATIONS. OTHER PRODUCT DESIGN MAY BE INTRODUCED INTO THE COMMUNITY SO LONG AS THE GENERAL CHARACTER REPRESENTED BY THESE ELEVATIONS IS MAINTAINED.

- ② SHEET RZ-3 INCLUDED IN PETITION AFTER PUBLIC HEARING IN RESPONSE TO REQUEST BY PLANNING COMMISSION STAFF
- ③ 5/26/04: REVISED NOTE TO RESPOND TO PLANNING COMMISSION STAFF REQUEST.

Project Manager
TM
Drawn By
R/JG
Checked By
TM
Date
5/14/04
Project Number
03054.2



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

SCHEMATIC BUILDING ELEVATIONS
PROSPERITY RIDGE PHASE 2
FOR
NEW SOUTH PROPERTIES
CHARLOTTE, NORTH CAROLINA

Sheet Number
RZ-3
OF 3 SHEETS TOTAL