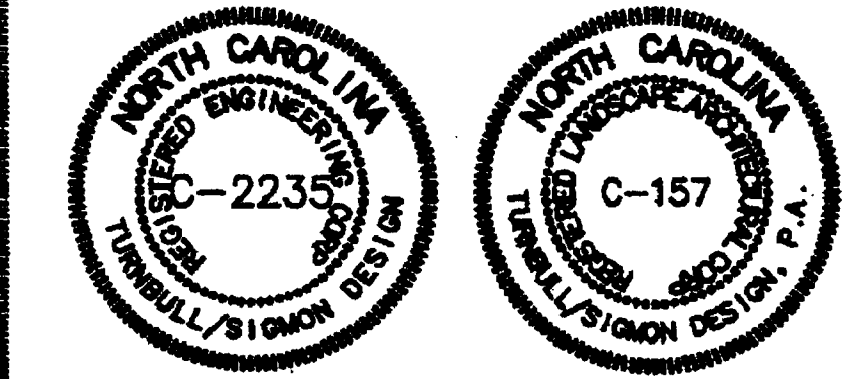


Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 500
Charlotte, NC 28203
Phone: 704-599-6500
Fax: 704-522-0882

LAND DEVELOPMENT DESIGN SERVICES



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Charter Properties Inc

1520 SOUTH BLVD.
CHARLOTTE, NC 28203
704-377-4172

Prosperity Village

For Public Hearing

Petition Number 07-112

CITY OF CHARLOTTE

Technical Data Sheet

PROJECT NUMBER: 07-022

DRAWN BY: SSS/JJK

DESIGNED BY: BCS

ISSUE DATE: 06/18/07

1	06-24-07	Per Comments
2	08-13-07	Per Comments
3	09-21-07	Per CDOT Comments
4	10-05-07	Per Planning Comments

NO. DATE: BY: REVISIONS:



landscape architecture
urban design
land planning
1815 south tryon street suite b
charlotte north carolina 28203
telephone 704 333 4830
www.sigmondesign.com

The Ridge
at
Highland
Creek

ATTACHED FOR ADMINISTRATIVE APPROVAL

DATE: 11-19-2012

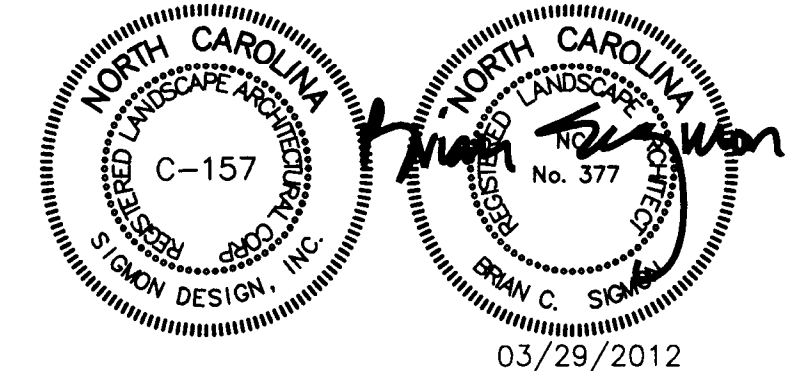
BY: DEBRA CAMPBELL

Charlotte, North Carolina
Mecklenburg County

CHARTER
PROPERTIES
INC.

1520 South Boulevard, Suite 215
Charlotte, North Carolina 28203

For Administrative Amendment
Petition Number 07-112



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project number 09003
drawn by JJK
designed by BCS
issue date 09/29/2011

revisions

1	03/29/12	JJK Administrative Zoning Change
2		
3		
4		
5		
6		
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Rezoning Plan

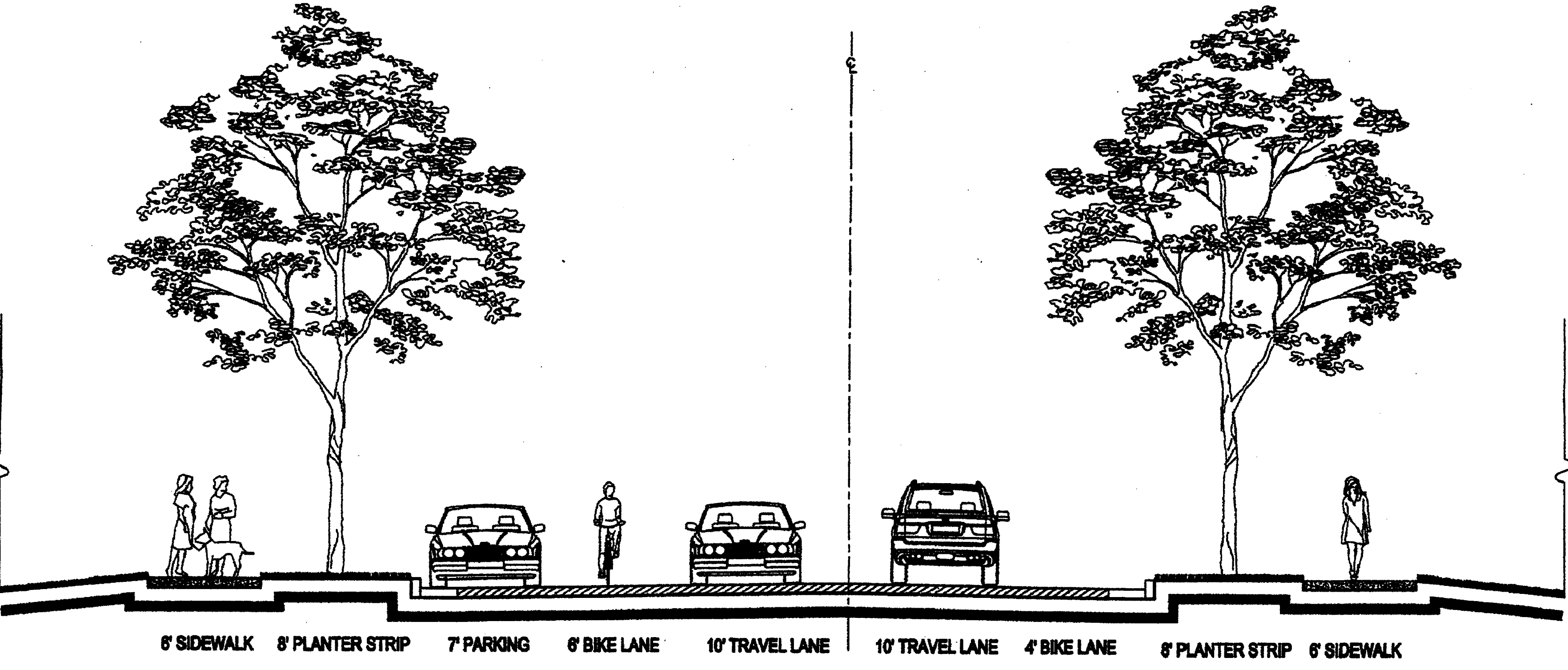
RZ1.3

Development Notes:

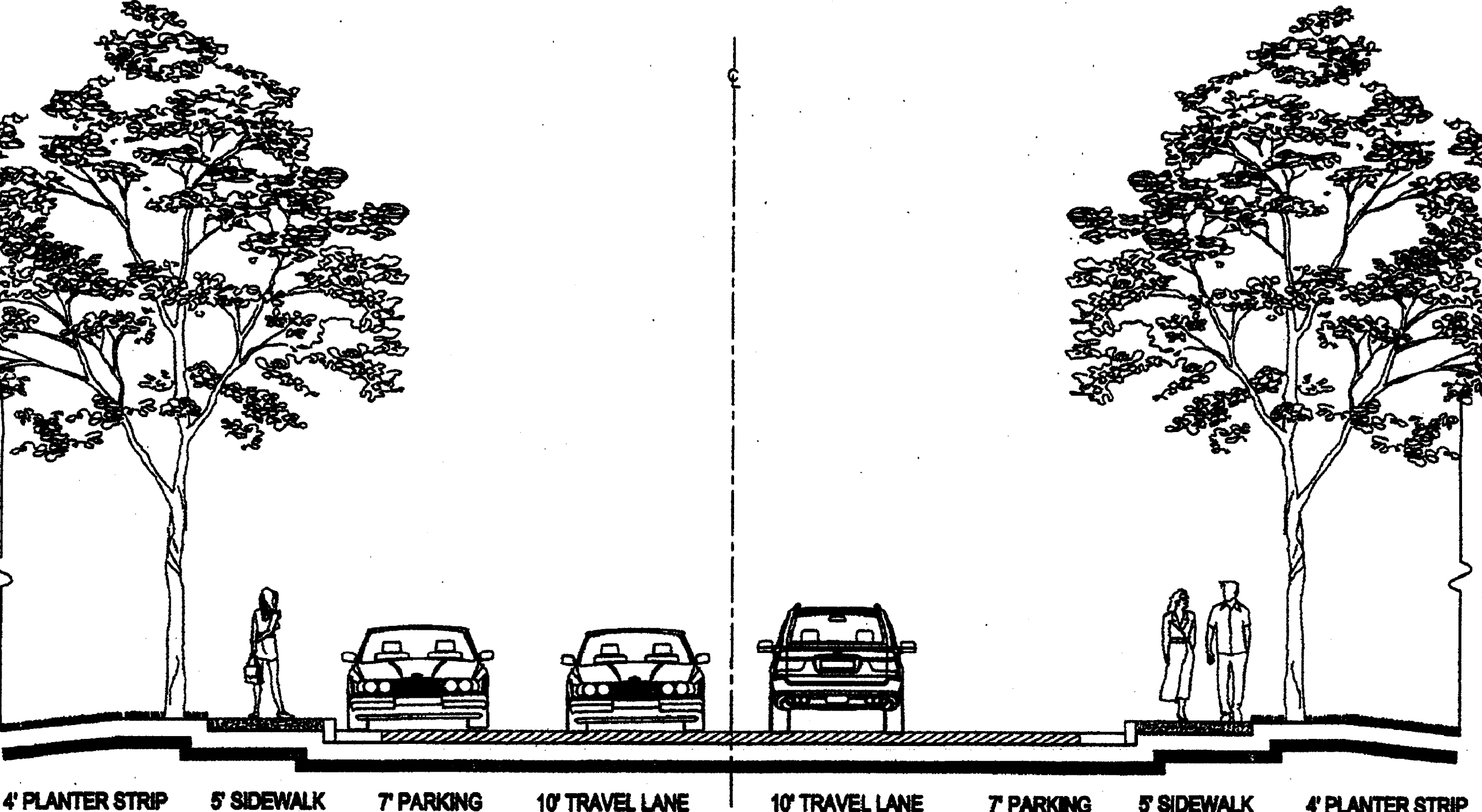
- Development of this property will be governed by the conditions shown on this Technical Data Sheet as to buffers, setbacks, load configurations, and access points. The site is heavily impacted by the design and right-of-way requirements for the future I-485 and minor modifications that may be necessitated by that design may be accommodated as an administrative change to the plan without further action by the City Council.
- 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 among uses, tree-lined streets, building footprints relating to the street, and other features designed to create a quality development project. Among the measures to be required to address development quality shall be the following:
 - On-street parking shall be provided (subject to design guidelines of Charlotte DOT and NCDOT)
 - A six-foot wide sidewalk shall be provided and located along Prosperity Village Rd. and the I-485 frontage road so as to provide for a minimum eight 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. Construction of sidewalks to the future sidewalks along I-485 may be delayed until those sidewalks are constructed by NCDOT.
 - 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 assessed by quality design and execution. The portions of the building exterior located below the roofline (excluding areas devoted to windows, doors, garage doors, architectural accents and signage) shall be composed of a combination of brick, stone or similar masonry product, and hard-shank fiber cement board. Non-dissimulating the foregoing vinyl and/or wood may be utilized on the soffits and eaves areas of the buildings and on any railings. Except as provided above, vinyl shall not be a permitted exterior building material. Buildings may be constructed in 2, 3, or 4 story configurations or combinations thereof.
 - Sidewalks will be constructed to connect buildings to the streets as prescribed by ordinance.
- Prior to the issuance of building permits on the site, right-of-way shall be dedicated along Ridge Road equal to 50 feet from easement 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 Department of Transportation and North Carolina Department of Transportation.
- It is recognized that traffic generated by the site in its total development form will only heavily impact the easement of the Center and the interchange adjacent to the property. As a result, building permits will not be issued (but can be submitted for review, approval and construction of site work) until the following conditions are met:
 - Improvements by Petitioner
 - With respect to this note building permits will be issued to allow construction of the proposed eastern north-south minor thoroughfare (Prosperity Village Road) through the entire property. No Certificates of Occupancy will be released for units south of Thomas Ridge Road until Prosperity Ridge Road is complete and platted.
 - 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/ at 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 distance shall be required as part of the road development to the north.
- No storm water detention will be placed in any setbacks or buffers, unless the topography of the site and the design of the facilities limits the location to the setback or buffer and then only if such facility is designed and maintained as part of the landscaping of the site. The Petitioner will tie-in to the existing storm water system(s) if any exist in the area. The Petitioner will have the receiving drainage system(s) analyzed at the point that the Petitioner's site discharges into that system to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the Petitioner will provide alternate methods to prevent this from occurring. If the system is already out of standard, then the Petitioner's development will be designed so as to not place the downstream system further out of standard.
- The Petitioner will control and 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 event. Runoff down time will 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.
- With regard to water quality, the Petitioner will construct water quality best management practices (BMPs) for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall due to new development on the site. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, that have been designed to achieve 83% Total Suspended Solid (TSS) removal. Use of Low Impact Development (LID) techniques is optional. The Petitioner will contact the appropriate State and Federal agencies regarding any required water quality or wetlands permits.

Revised per staff comments 8/23/07
Revised per staff analysis 9/21/07

APPROVED BY
CITY COUNCIL
OCT 17 2007



Section A: Prosperity Village Road
Scale 1"=5'



Section B: Private Street
Scale 1"=5'

Charlotte-Mecklenburg Planning Department

DATE: April 15, 2012
TO: Mark Fowler, Zoning Supervisor
FROM: Debra Campbell, Planning Director
SUBJECT: Administrative Approval for Petition No. 2007-112 Charter Properties, INC.
Attached are the revised site plans for the above referenced rezoning petition. The revised plan allows for building permits to be issued but no CO's until Prosperity Ridge Road is constructed and platted. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.
Note: All other Zoning, Tree Ordinance and conditional requirements still apply.