

**SITE DATA**

TAX PARCEL 02931201	
TAX PARCEL 02941109	
OLD RIDGE ROAD ABANDONMENT	
TOTAL ACREAGE	± 8.851 ACRES
PRINCIPLE STRUCTURE SETBACK REQ.-D	
FRONT SETBACK: 14' MIN.	
SIDE SETBACK: 10'	
REAR SETBACK: 20' MIN.	
BUILDING HEIGHT ALLOWANCE:	
40'-0" MAX. (UR-2)	
60'-0" MAX. (NS)	

**ZONING CLASSIFICATION**

CURRENT CLASSIFICATION	
TAX PARCEL 02931201	R-3
TAX PARCEL 02941109	R-3
PROPOSED CLASSIFICATION	
TAX PARCEL 02941109	UR-2
TAX PARCEL 02931201	NS

**BUILDING DATA**

RETAIL	±14,820 SF
RETAIL	±4,500 SF
TOTAL	±19,320 SF
TOWN HOMES	43 UNITS

**PARKING DATA**

PARKING COUNTS	
4,500 SF	= 23 spaces required
200 S.F.	= 60 spaces required
14,820 SF	= 60 spaces required
250 S.F.	= 83 spaces required
	total spaces required
	83
TOTAL SPACES SHOWN:	
105 spaces provided	

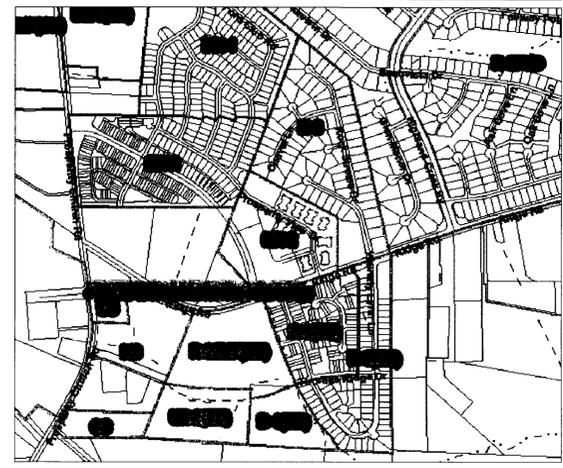
**GENERAL NOTES**

- All distances shown hereon are horizontal ground distances unless otherwise noted. All areas were calculated using the coordinate method.
- Property as shown hereon may be subject to recorded or unrecorded easements, right-of-ways, restrictions, and/or conditions not observed or indicated hereon.
- This drawing is a conceptual site study and is subject to further design analysis in regards to applicable local, state, and national building codes and local zoning ordinances.
- Alternate layouts will be reviewed administratively.
- Curb with dimensions and locations to be approved by NCDOT.
- Not to be used for construction, plan subject to approval by local authorities.
- Limit signs to 7'-0" high and 32 square feet in area with one per street front.
- Sidewalk (6ft. width) required from each building to each public street as indicated on drawing.
- Curb/gutter, storm drainage and sidewalks are required along all public streets.
- One (1) inverted U-type bicycle rack at building to be provided on the site.
- Typical parking module dimensions are 9'-0" wide by 18'-6" long.
- Stormwater to be tied into existing and comply with The Charlotte-Mecklenburg Zoning Ordinances.
- Speed reducing strips (speed-bumps) shall be placed along proposed access road from Ridge Road to future connection at the time of proposed town home configuration installation.
- All proposed development on the site shall comply with applicable ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, screening, tree ordinance, etc.
- Storm water detention facilities shall not be located within any setback.
- The maximum height of any freestanding light fixture shall not exceed 30 feet. All such lighting will be full cut-off fixtures.
- Vehicular access points shall be limited to those shown on the site plan. The exact location may vary somewhat from that depicted and shall comply with all applicable design requirements of CDOT and/or NCDOT.
- For project with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMP's) to achieve 85% total suspended solid (TSS) removal for the entire post-developed runoff volume for the runoff generated from the first inch of rainfall. BMP's must be designed and constructed in accordance with the City of Charlotte Best Management Practice Manual.
- For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
- For commercial projects with greater than 24% built-upon area, control the peak to match the predevelopment runoff rates for the 10-year, 6-hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of frequency, or if a downstream analysis is not performed, control the peak for the year and 25-year, 6-hour storms.
- For commercial projects with less than 24% built-upon area, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-year, 6-hour storms.
- All stormwater detention facilities shall be located underground.

**LANDSCAPING NOTES**

- All buffers to comply with the requirements of The Charlotte-Mecklenburg Zoning Ordinance (Chapter 12, Part 3).
- "B" Class Buffer based on Table 12.302(b). See site plan for exact buffer calculations (i.e. tree & scrub counts).
- Trees & shrubs to be selected from the Charlotte-Mecklenburg approved plant list in Appendix 1 of the Zoning Ordinance. All trees and shrubs shown are approximate and will comply with zoning ordinances.

**VICINITY MAP**



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STAMPS

**RIDGE ROAD RETAIL**  
 CHARLOTTE, NC.

PROJECT NUMBER	0808
ISSUE DATE	
FOR REVIEW	02.13.08
PER PLANNING COMMENTS	06.19.08

DRAWING DATA	
DRAWN BY:	CEC
CHECKED BY:	RJ
FILE NUMBER:	06_19_08 Prelim_Site_Rezon.dwg
SHEET TITLE	

**Preliminary Site Plan Rezoning**

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SHEET NUMBER

**SCH-3**