



DEVELOPMENT DATA

ZONING	
PROPOSED ZONING:	MX-1
EXISTING ZONING	R-3
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
SITE DESIGN	
TOTAL SITE AREA:	50.74 Ac.
TOTAL LOTS:	266
MIN. LOT AREA:	3000 S.F. MIN. (0.07 ACRE)
MIN. LOT WIDTH:	30 FT.

HEIGHT:	1-2 STORIES
SETBACK:	20'-30' FROM CURB ALONG 3 MINOR THOROUGHFARES, 15'-20' ALONG OTHER STREETS.
ENTRANCES:	FRONT DOOR ENTRANCES DIRECTLY FROM THE STREET WITH PRIVATE ACCESS FROM ALLEYS, GARAGES OR DRIVEWAYS.
FACADES:	PORCHES AND BALCONIES ARE ENCOURAGED TO ALLOW INTERACTION BETWEEN. AT GREATEST DEPTH, PORCHES TO BE A MIN. OF 6', NOT LESS THAN 4'.
PARKING:	IN GARAGES OFF OF REAR ALLEYS PREFERABLY. WHEN GARAGE IS IN FRONT OFF OF PUBLIC STREET IT SHOULD BE RECESSED BEHIND THE BUILDING FACADE.
ANCILLARY UNITS:	AN ADDITIONAL UNIT, TYPICALLY ABOVE A DETACHED GARAGE THAT ARE ENCOURAGED IN SINGLE FAMILY DETACHED DEVELOPMENTS TO PROVIDE AFFORDABLE RENTAL HOUSING.

THIS PROJECT WILL HAVE GREATER THAN 24% BUILT UPON AREA.

TREE SAVE AREA (CHAPTER 21 CITY CODE)	10% MIN.
	10% MIN. PROVIDED (EXCLUDES PROPOSED TREES IN OPEN SPACE AREAS)

TOTAL OPEN SPACE WILL BE GREATER THAN 10% OF SITE AREA.

SETBACK WIDTH	
FRONT YARD SETBACK:	20'-30' (MINOR THOROUGHFARE)
(MEASURED FROM CURB)	15'-20' (LOCAL STREETS)
SIDE YARD SETBACK:	3 FT.
REAR YARD SETBACK:	5 FT.

PUBLIC HEARING 2006-126

ITEMS DELETED

PROJECT PHASING:	TO BE DEVELOPED IN 2 PHASES
FLOODWAY AREA:	NONE
RIVER BUFFER:	NONE

- Adjoining Property Owners
- 02932107
Robert Boliva Jr., Helms and Helen M. Helms
Deed Book 02154 Deed Page 107
 - 02931109*
02931107*
02931108*
 - 02946195
Harvey W. Johnston and Roberta O. Johnston (H/W)
Deed Book 03236 Deed Page 373
 - 02946173
Cortina Blazer
Deed Book 18783 Deed Page 797
 - 02946190
Laram W. Willard and Mijael J. Hall
Deed Book 10852 Deed Page 621
 - 02946191
E. Nathan III Hale and Shelley B. Hale
Deed Book 10724 Deed Page 620
 - 02932121
William G. Langley and Sarah H. Langley
Deed Book 03690 Deed Page 675
 - 02755198**
02755197**
02755101**
 - 02932112
Gary L. Norris and Dean P. Norris
Deed Book 05110 Deed Page 538
 - 02932486
Beazer Homes Corporation
Deed Book 19300 Deed Page 505
 - 02932480
Prosperity Church Road LLC and % Landcraft Properties Inc.
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 - 02932483
Prosperity Church Road LLC and % Landcraft Properties Inc.
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 - 02932199
Prosperity Church Road LLC and % Landcraft Properties Inc.
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DATE: 28 APRIL 2006
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THE VILLAGES
AT PROSPERITY PLACE

PROSPERITY CHURCH ROAD & JOHNSTON OEHLEH ROAD, CITY OF CHARLOTTE, NC
MECKLENBURG COUNTY, NC

D.R. HORTON HOMES
1100 S. TRYON STREET, SUITE 100, CHARLOTTE, NC

DATE: 20 JUNE 2006 PROJECT NO.: 5887.001
DRAWN BY: MHW CHECKED BY:
SHEET TITLE: SITE LAYOUT
DRAWING FILES: B:\5K\5887\001\dwg\Engineering.dwg\587001\layout
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