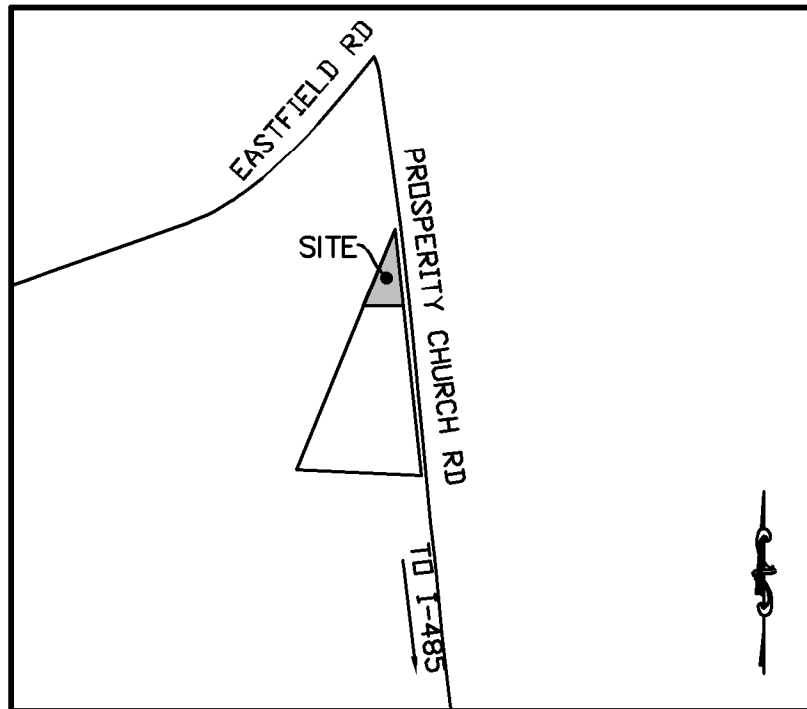


Preserve at Prosperity

Charlotte, North Carolina



Owner

Mark Blythe
BnA, LLC
10648 Buncloody Drive
(704) 733-9404

Designer



Alfred Benesch & Company
2320 West Morehead Street
Charlotte, NC 28208
www.benesch.com
P 704.521.9880
Corp. NC License: F-1320

Contact: Phillip Hobbe, ASLA

Sheet Schedule

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Cover Sheet	.	07.18.16	11.10.16	2	Per City Comments # Bldg change
Administrative Amendment- Site Plan	.	05.17.16	05.17.16		
Administrative Amendment- Sections	.	05.17.16	05.17.16		
Administrative Amendment- Elevations	.	05.17.16	05.17.16		
Administrative Amendment- Elevations	.	05.17.16	05.17.16		
Site Survey	.	07.18.16	01.19.17	3	Per City Comments
Existing Conditions/Demolition Plan	C-1.0	07.18.16	09.22.16	1	Per City Comments # Bldg change
Site Plan	C-2.0	07.18.16	01.19.17	3	Per City Comments
Vehicle Turning Movements	C-2.1	09.22.16	01.19.17	3	Per City Comments
Erosion Control Plan Post Development	C-3.0	07.18.16	09.22.16	1	Per City Comments # Bldg change
Overall Grading/Storm Drainage Plan	C-3.2	07.18.16	11.10.16	2	Per City Comments # Bldg change
Grading South	C-3.3	07.18.16	09.22.16	1	Per City Comments # Bldg change
Grading North	C-3.4	07.18.16	09.22.16	1	Per City Comments # Bldg change
Stormwater Plan	C-3.5	07.18.16	09.22.16	1	Per City Comments # Bldg change
Drainage Component Plan	C-3.6	09.22.16	09.22.16	1	Per City Comments # Bldg change
Utility Plan	C-4.0	07.18.16	10.07.16	1	Per Charlotte Water Comments
Site Construction Details	C-5.0	07.18.16	07.18.16		
Site Construction Details	C-5.1	07.18.16	09.22.16	1	Per City Comments # Bldg change
Site Construction Details	C-5.2	07.18.16	07.18.16		
Site Construction Details	C-5.3	07.18.16	09.22.16	1	Per City Comments # Bldg change
Landscape Plan	C-6.0	07.18.16	01.19.17	3	Per City Comments
Open Space Plan	C-6.1	07.18.16	07.18.16		
Lighting Plan	C-7.0	10.19.16	01.19.17	3	Per City Comments

Site Development Data

JURISDICTION: CITY OF CHARLOTTE
EXISTING ZONING: R-5MF (OD) Rezoning Petition 2002-066
TAX PARCEL NUMBER: 02708260
DEED BOOK NUMBER: 21451, PAGE 706
PROPOSED USE: TOWNHOMES FOR SALE
SITE AREA: 12.4 ACRES

MAXIMUM ALLOWABLE UNITS: 114 MULTI FAMILY ATTACHED
PROPOSED UNITS (SHOWN): 75 TOWNHOMES
EXISTING UNITS (SHOWN): 13 TOWNHOMES
TOTAL UNITS (SHOWN): 05 TOWNHOMES

SETBACK: 30' FROM PUBLIC THOROUGHFARE (PROSPERITY CHURCH RD. & BENFIELD RD.)
20' FROM BACK OF CURB OR SIDEWALK TO FACE OF GARAGE
5' FROM NON-ENTRY BUILDING
REAR YARD: 50'
SIDE YARD: 20'

BUILDING SEPARATION: 16'
REQUIRED PARKING (1.5/UNIT)
TOTAL REQUIRED PARKING: 132 SPACES
PROVIDED PARKING SPACES: 170 SPACES
PROPOSED GROSS DENSITY: 6.76 UNITS/AC

PRIVATE OPEN SPACE: 75 TOWNHOME UNITS (400 SF/UNIT) = 30,000 SF
EACH TOWNHOME UNIT WILL HAVE MIN. OF 400 S.F. GULCHLOT
COMMON OPEN SPACE REQUIRED: 6.2 AC 50% (MIN.)
PROVIDED: 6.21 AC

MAXIMUM HEIGHT: 40' MAX.

SOLID WASTE/ RECYCLING CONTAINER REQUIREMENTS
- ONE (1) 144 S.F. COMPACTOR DUMPER IS REQUIRED PER 30 UNITS
- ONE (1) 144 S.F. RECYCLING STATION REQUIRED FOR 30-60 UNITS
2 FUTURE DUMPER LOCATIONS PROVIDED (FUTURE/OPTIONAL)
1 FUTURE RECYCLING LOCATION PROVIDED (FUTURE/OPTIONAL)

NOTE: NO DUMPSTERS WILL BE BUILT IN THIS PHASE. APPROPRIATE DUMPER PADS AND SCREENING WILL BE DESIGNED AND PERMITTED SEPARATELY IF REQUIRED IN A FUTURE PHASE.

NOTE: THIS PROJECT WILL COMPLETE BUILDOUT FOR THIS SITE.

THIS PROJECT IS ANTICIPATED TO BEGIN CONSTRUCTION 10/30/16 AND WILL BE CONSTRUCTED CONTINUOUSLY WITH COMPLETION 10/30/18.

ALL UTILITIES WILL BE UNDERGROUND.

**PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 3/2/17

*The proposed plan includes revisions to the building footprints. There is also a reduction in number of units. Revised building elevations.



FINAL
APPROVAL

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY

TREE ORDINANCE

CDOT

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

APPROVED

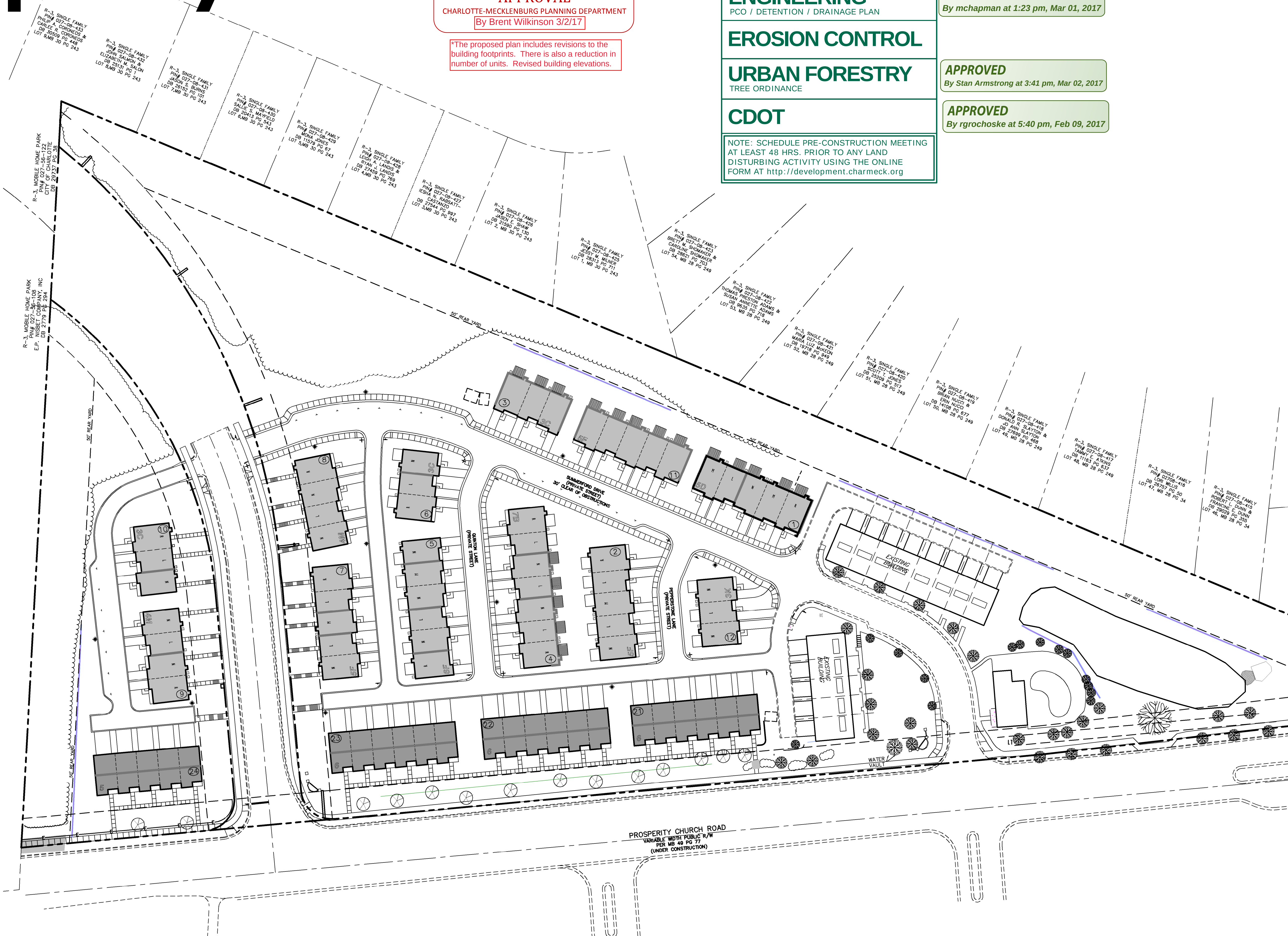
By mchapman at 1:23 pm, Mar 01, 2017

APPROVED

By Stan Armstrong at 3:41 pm, Mar 02, 2017

APPROVED

By rgrochoske at 5:40 pm, Feb 09, 2017



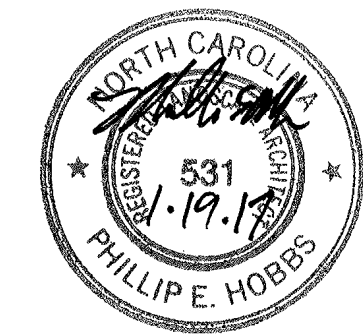
Site Plan



LEGEND

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER
- EXISTING FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- BUILDING NUMBER
- OPEN SPACE

Set No. _____



Corp. NC License: F-1320

Preserve at Prosperity

Charlotte, North Carolina

Project No: 17.000090
Date: 07.18.16
Revisions:

1	09.22.16	Per City Comments & Bldg C
2	11.10.16	Per City Comments & Bldg C
3	01.19.17	Per City Comments

Sheet Title:

Site Plan

Sheet No: **C-2.0**