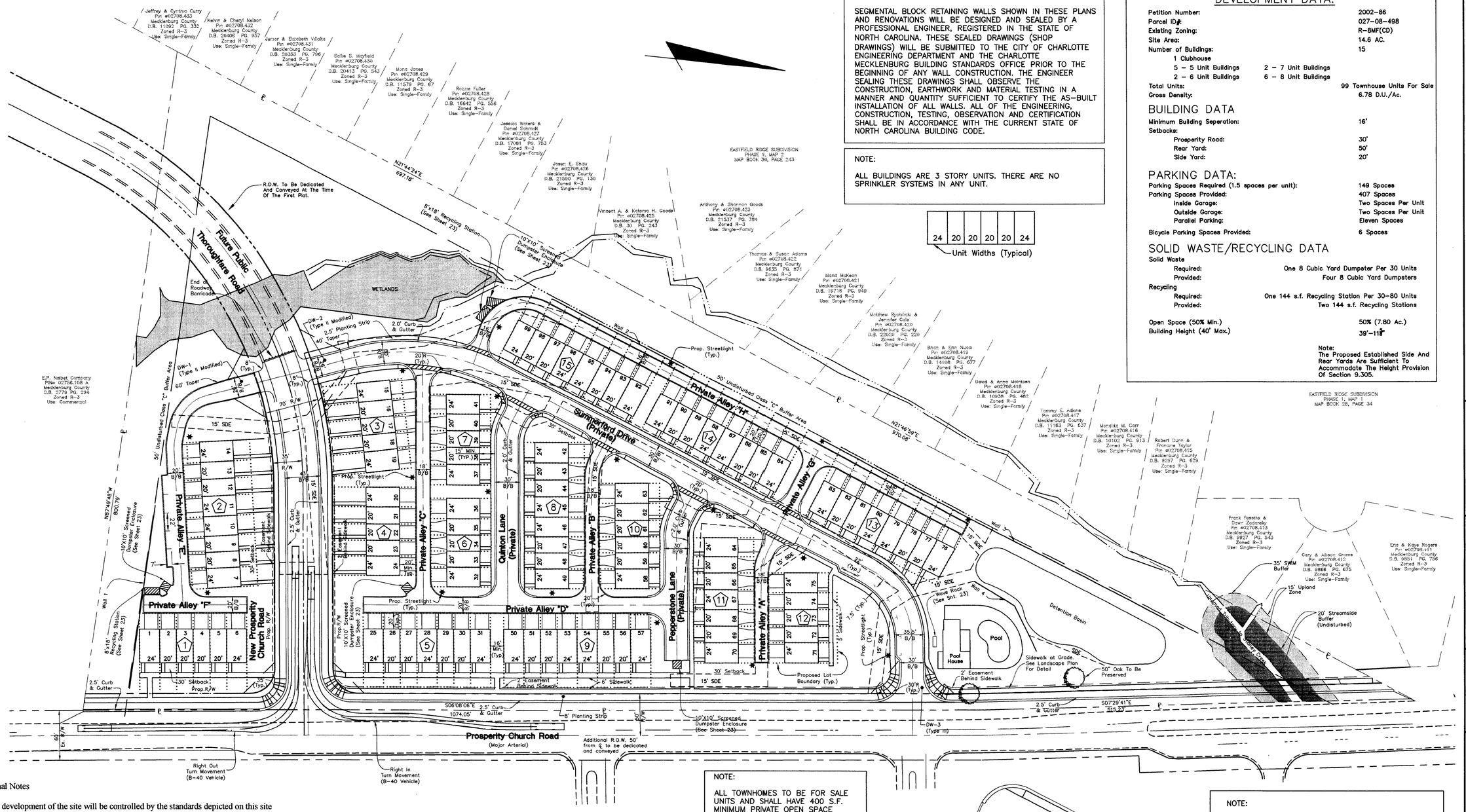


NOTE:

SEGMENTAL BLOCK RETAINING WALLS SHOWN IN THESE PLANS AND RENOVATIONS WILL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF NORTH CAROLINA. THESE SEALED DRAWINGS (SHOP DRAWINGS) WILL BE SUBMITTED TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND THE CHARLOTTE MECKLENBURG BUILDING STANDARDS OFFICE PRIOR TO THE BEGINNING OF ANY WALL CONSTRUCTION. THE ENGINEER SEALING THESE DRAWINGS SHALL OBSERVE THE CONSTRUCTION, EARTHWORK AND MATERIAL TESTING IN A MANNER AND QUANTITY SUFFICIENT TO CERTIFY THE AS-BUILT INSTALLATION OF ALL WALLS. ALL OF THE ENGINEERING, CONSTRUCTION, TESTING, OBSERVATION AND CERTIFICATION SHALL BE IN ACCORDANCE WITH THE CURRENT STATE OF NORTH CAROLINA BUILDING CODE.

NOTE:

ALL BUILDINGS ARE 3 STORY UNITS. THERE ARE NO SPRINKLER SYSTEMS IN ANY UNIT.

DEVELOPMENT DATA:

Petition Number:	2002-86
Parcel ID#:	027-08-498
Existing Zoning:	R-8MF(CD)
Site Area:	14.6 AC.
Number of Buildings:	15
1 Clubhouse	
5 – 5 Unit Buildings	2 – 7 Unit Buildings
2 – 6 Unit Buildings	6 – 8 Unit Buildings
Total Units:	99 Townhouse Units For Sale
Gross Density:	6.78 D.U./Ac.

BUILDING DATA

Minimum Building Seperation:	16'
Setbacks:	
Prosperity Road:	30'
Rear Yard:	50'
Side Yard:	20'

PARKING DATA:

Parking Spaces Required (1.5 spaces per unit):	149 Spaces
Parking Spaces Provided:	407 Spaces
Inside Garage:	Two Spaces Per Unit
Outside Garage:	Two Spaces Per Unit
Parallel Parking:	Eleven Spaces
Bicycle Parking Spaces Provided:	6 Spaces

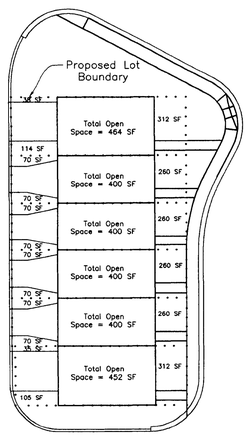
SOLID WASTE/RECYCLING DATA

Solid Waste	
Required:	One 8 Cubic Yard Dumpster Per 30 Units
Provided:	Four 8 Cubic Yard Dumpsters
Recycling	
Required:	One 144 s.f. Recycling Station Per 30-80 Units
Provided:	Two 144 s.f. Recycling Stations
Open Space (50% Min.)	50% (7.80 Ac.)
Building Height (40' Max.)	39'-11"

Note:
The Proposed Established Side And Rear Yards Are Sufficient To Accommodate The Height Provision Of Section 9.305.

NOTE:

ALL TOWNHOMES TO BE FOR SALE UNITS AND SHALL HAVE 400 S.F. MINIMUM PRIVATE OPEN SPACE SUBLOTS FOR EACH UNIT.



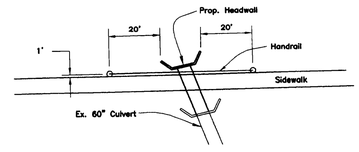
TYPICAL BUILDING AND SUBLOT DETAIL

NOTE:

SEE SHEET 23 FOR RECYCLING STATION & SCREEN DUMPSTER ENCLOSURE DETAILS.

NOTE:

ESTIMATED PROJECT SCHEDULE:
BEGIN: APRIL, 2008
END: NOVEMBER, 2010.



HANDRAIL DETAIL
(PER CLDSM #50.04)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Conditional Notes

1. The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of the individual buildings and/ or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) during the design development and construction phases.
2. All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, buffers, screening, landscaping, etc.
3. The proposed development shall consist of townhomes for sale.
4. As shown on the site plan, required buffers shall be established. Buffers shall conform to the provisions of the zoning ordinance. Buffer areas shall remain as undisturbed except minimal grading needed to install utilities which are needed to service the site shall be permitted. Any such graded areas (which are not anticipated) shall be replanted in acceptance with Class C Buffer Standards. Any utility crossings shall be done at +/- 90 degree crossings through the buffer.
5. The petitioner shall dedicate land measured 50' from existing centerline along the site's frontage for additional right-of-way purposes. This dedication shall occur prior to the issuance of any building permit associated with the proposed development.
6. Stormwater detention facilities shall not be located within front setback or buffer areas.
7. The maximum height of any freestanding light fixture shall not exceed 20 feet, including its base. All direct lighting within the site shall be designed such that direct illumination does not extend past any property line.
8. Vehicular access points shall be limited to those shown on the site plan. The exact location may vary slightly from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and/ or the North Carolina Department of Transportation.
9. The maximum number of dwelling units shall be 114. The overall density of the proposed development shall be 7.7 dwelling units per acre.
10. The 50 inch oak tree labeled on the Technical Data Sheet shall be preserved. Prior to the commencement of grading the tree will be properly barricaded and protected. The petitioner will hire a professional arborist to assure the tree protection. Prior to site grading, petitioner will implement recommendations of a professional arborist.
11. No individual driveways shall be permitted on Prosperity Church Road or the proposed throughfare.
12. A six-foot sidewalk and an eight-foot planting stripe, as well as curb and gutter, will be established along Prosperity Church Road.
13. The petitioner shall have the drainage system located directly downstream of the site reviewed to ensure that it will not be taken out of standard or adversely impact downstream properties due to the rezoning. If it is found that rezoning will cause the storm drainage system to be taken out of standard or adversely impact downstream properties, the petitioner shall provide alternate methods to prevent this from occurring.
14. The petitioner shall provide a Left Turn Lane on Prosperity Church Road at the proposed thoroughfare. The Left Turn Lane will be designed with a minimum of 150 feet of strange, no bay taper, and 35:1 through lane tapers. This commitment shall not preclude or prevent the petitioner's eligibility for City Participation for paving on an existing thoroughfare.
15. The petitioner shall provide a fire hydrant, if one does not already exist, within 750' as the fire truck travels of the most remote and accessible point of all buildings.
16. The common open space system shall be improved by a combination of natural areas, and passive recreation, such as walking paths, along with benches, etc.
17. In accordance with the subdivision ordinance, the petitioner shall construct the full cross section of the proposed thoroughfare as the property develops along the thoroughfare frontage and as needed for access. Should the US Army Corps of Engineers approve the wetlands as delineated, the petitioner shall end construction of the thoroughfare and the grading into existing grade so as not to disturb the wetlands.
18. The 50' Undisturbed Buffer will not be reduced in depth.
19. The attached elevations are hereby made a part of this site plan. The elevations are intended to provide the general architectural style and design of the elevation shown. Minor alternations are permitted which do not significantly alter the elevations as shown. The exterior building façade will be a minimum of 50% brick. The end elevation will not be a blank wall on the end elevation of units facing Prosperity Church Road shall be brick and will have windows.
20. The petitioner shall install sidewalks connecting the internal sidewalk system to the sidewalks along the thoroughfares. Sidewalks shall also be installed linking the buildings fronting the thoroughfares to the sidewalk system.
21. All street trees will be planted 40' on center.

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
4/10/08

NORTH CAROLINA PROFESSIONAL SEAL PE 029095 ENGINEER SCOTT MCCLINTOCK
3/10/08

PLANS FOR IMPROVEMENTS OF

PRESERVE AT PROSPERITY CHURCH

PROSPERITY ROAD
CITY OF CHARLOTTE
MECKLENBERG COUNTY,
NORTH CAROLINA

PREPARED FOR:
Hills Communities of Charlotte
5016 Parkway Plaza Blvd.
Suite 250
Charlotte, North Carolina 28217

PREPARED BY:

EMH&T
Evans, Mechwart, Hambleton, & Tilton, Inc.
Consulting Engineers
8307 University Executive Park Drive, Suite 231, Charlotte, NC 28262
Phone: 704.548.0333 Fax: 704.548.0334
M C M X X V I

SITE PLAN

REVISIONS		
MARK	DATE	DESCRIPTION

Date: MARCH 12, 2008	PROJECT NUMBER: 2007-0448
Scale: 1"=60'	Sheet: 3 / 42

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