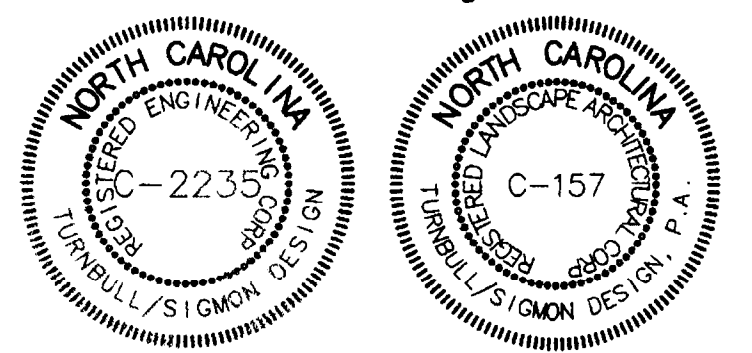
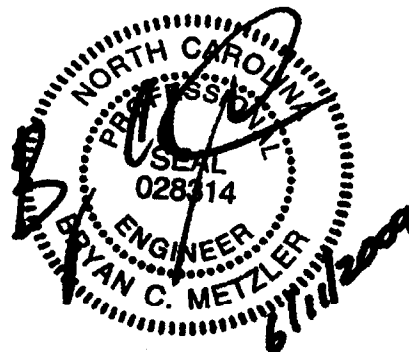


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LAND DEVELOPMENT DESIGN SERVICES



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## Charter Properties

1520 SOUTH BOULEVARD  
SUITE 215  
CHARLOTTE, NC 28203

## Prosperity Village

CITY OF CHARLOTTE

## Site Plan

APPROVED FOR  
CONSTRUCTION  
CMPC

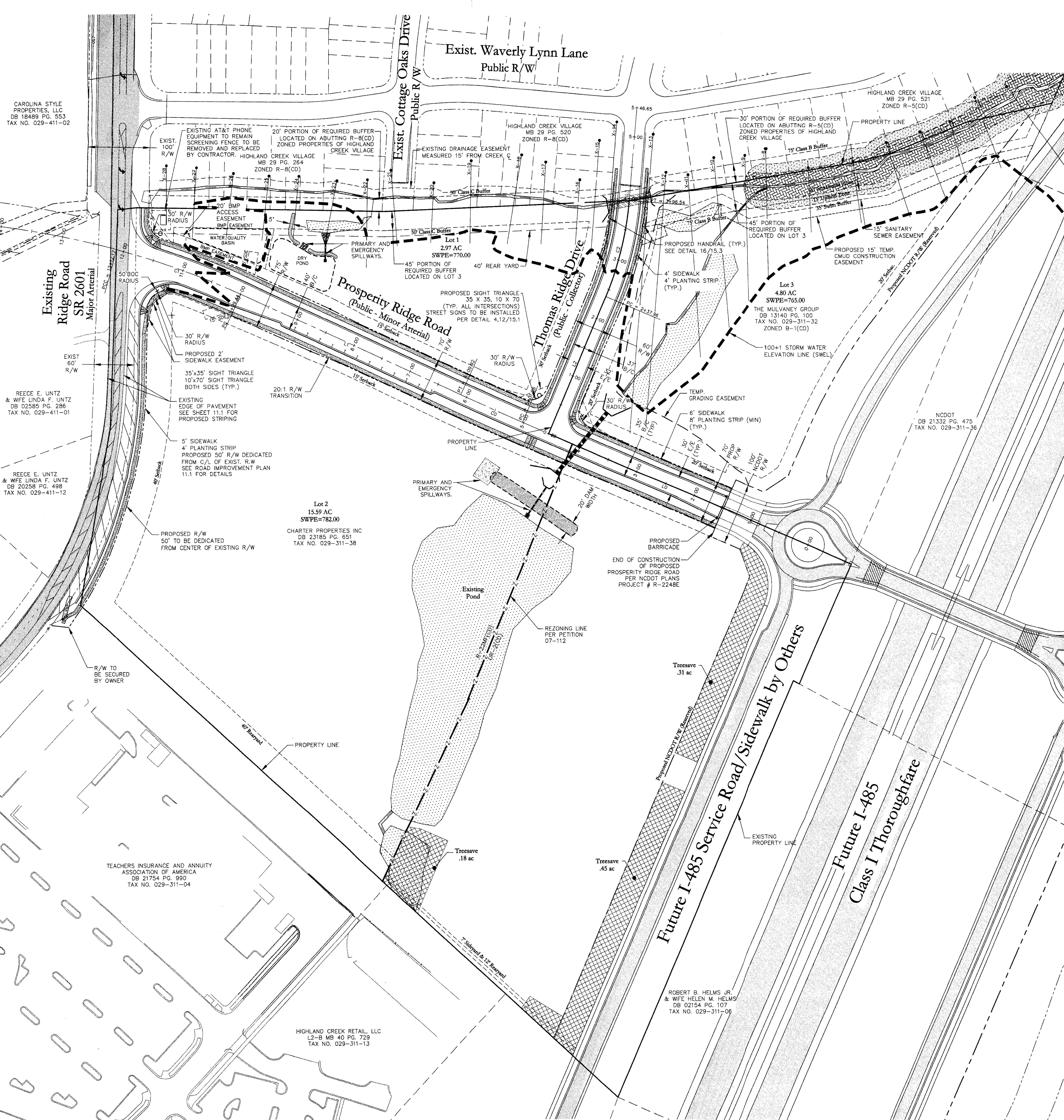
PROJECT NUMBER: 07085

DRAWN BY: RLF

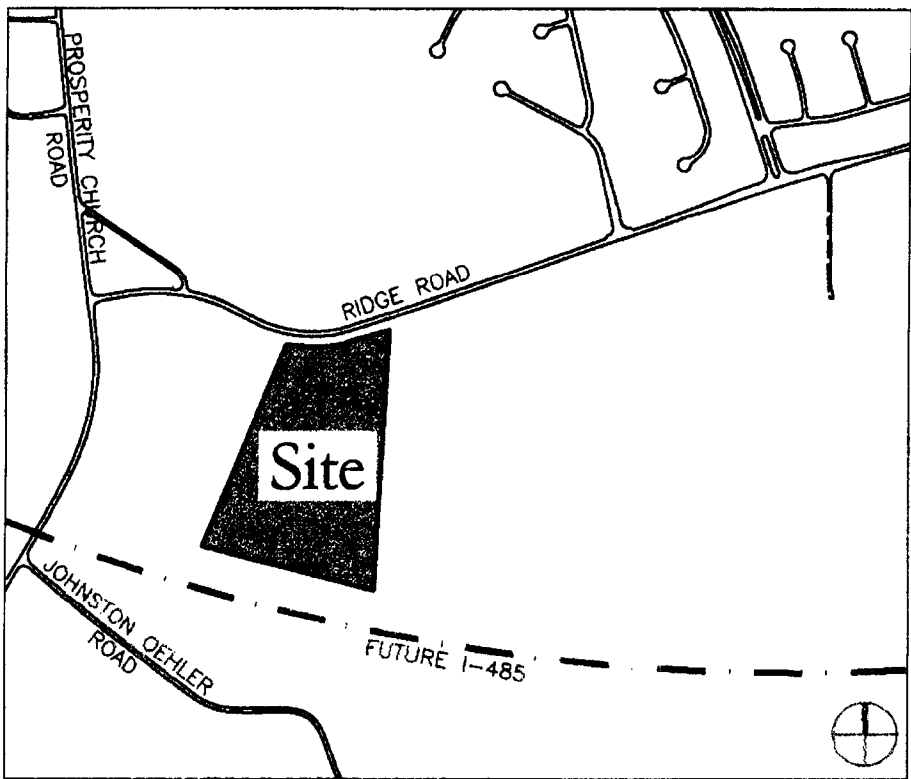
DESIGNED BY: BCM

ISSUE DATE: 5-1-08

4 6/11/09 RLF REVISED BOC RADIUS AT ENTRY TO 50'  
3 5/15/09 RLF PER CITY OF CHARLOTTE COMMENTS  
2 3/20/09 JBM PER CITY OF CHARLOTTE COMMENTS  
1 9/23/08 RLF PER CITY OF CHARLOTTE COMMENTS  
NO. DATE BY: REVISIONS



### Vicinity Map: (NTS)



### LEGEND:

- PROPOSED EDGE OF PAVEMENT
- PROPOSED SIDEWALK  
NCDOT STD. 848.01, CLDS:10/15.1
- PROPOSED ACCESSIBLE RAMP  
NCDOT STD. 848.05, CLDS:3,11/15.1
- PROPOSED STREET SIGN  
CLDS:4,12/15.1
- PROPOSED STOP SIGN  
CLDS:4,12/15.1
- PROPOSED HANDRAIL  
16/15.3
- 100+1 STORMWATER  
ELEVATION LINE (SWEL)

### STAKING NOTES:

- 20' RADIUS AT R/W FOR LOCAL STREETS.
- 20' RADIUS AT B/C FOR LOCAL STREETS.
- HANDICAP RAMP, CMUD STD. 10.31A-B, 10.35A SEE SHEET 15.1.
- SIGHT TRIANGLE, 35'x35' AT ALL ALL INTERIOR INTERSECTIONS.
- SIGHT TRIANGLE, 10'x70' AT RIDGE ROAD.
- RESIDENTIAL COLLECTOR STREET, SEE DETAIL 1/15.1
- COMMERCIAL STREET, SEE DETAIL 5/15.1
- STAKING INFORMATION IS AVAILABLE ON DISC (2000 OR 2006) UPON REQUEST.

### TREE PROTECTION NOTES:

- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY WILL BE ALLOWED IN THE TREE PROTECTION ZONE.
- VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS.
- BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
- NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
- BUSH, VINES AND SMALL TREES (<8 IN. DIAMETER, OR AS SMALL AS 2 IN. GAUPE) MAY BE HAND-CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
- EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL AS SOON AS POSSIBLE TO MINIMIZE EXPOSURE TO THE AIR.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
- PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES: ELECTRICAL, TELEPHONE, GAS, SEWER, WATER, AND SITE LIGHTING.
- TREE PROTECTION FENCE IS TO BE LOCATED PER PLAN OR AT A MINIMUM OF 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY.

### DEVELOPMENT DATA

TAX PARCEL NUMBER: 029-311-36, 029-311-31, 029-311-32  
PETITION NUMBER: #2002-125, 07-112, 97-34(C)  
ZONING: UR-2 CD, R-22MF(CD), AND B-1(CD)  
JURISDICTION: CITY OF CHARLOTTE  
PROPOSED USE: MULTI-FAMILY HOUSING  
SITE AREA: 30.76 AC  
TOTAL SITE: 30.76 AC  
I-485 R/W DEDICATION: 2.72 AC  
RIDGE ROAD R/W DEDICATION: .33 AC  
NET SITE AREA: 20.95 AC  
TREE SAVE: 21.28 AC  
AREA OF REZONING 07-112: 9.39 AC  
REQUIRED TREESAVE (10%): 94 AC  
TREESAVE PROVIDED: 94 AC

LINE TABLE		
LINE	LENGTH	BEARINGS
L1	501.96	N0433.02°E
L2	22.74	N92.13°E
L3	389.52	N0433.23°E
L4	537.96	S87.94°E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA TANGENT
C1	107.98	1500.00	114.14°
C2	212.74	1500.00	131.53°
C3	168.59	1500.00	118.19°

100+1 FLOOD STUDY ELEVATIONS			
STA	ELEVATION	STA	ELEVATION
X-1	755.86	X-15	762.92
X-2	757.05	X-16	764.23
X-3	759.48	X-17	765.25
X-4	760.78	X-18	766.64
X-5	761.18	X-19	766.83
X-6	761.26	X-20	767.39
X-7	761.66	X-21	768.89
X-8	762.24	X-22	768.67
X-9	762.51	X-23	769.70
X-10	762.75	X-24	771.81
X-11	762.83	X-25	772.78
X-12	762.96	X-26	772.92
X-13	763.01	X-27	774.36
X-14	763.18	X-28	774.82

