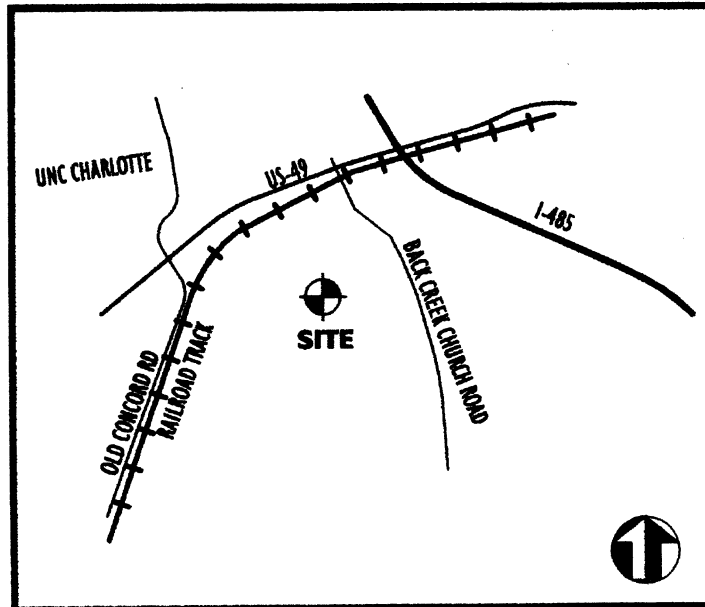


The Villages at Back Creek Phase I - Floodplain Permit

Portrait Homes

Charlotte, North Carolina



Vicinity Map - NTS

Owner PRELIMINARY PLANNED S.F. & MULTI-FAMILY SUBDIVISION

Portrait Homes
9111 Monroe Road, Suite 100
Charlotte, NC 28270-1490
(704) 849-2221

Designer



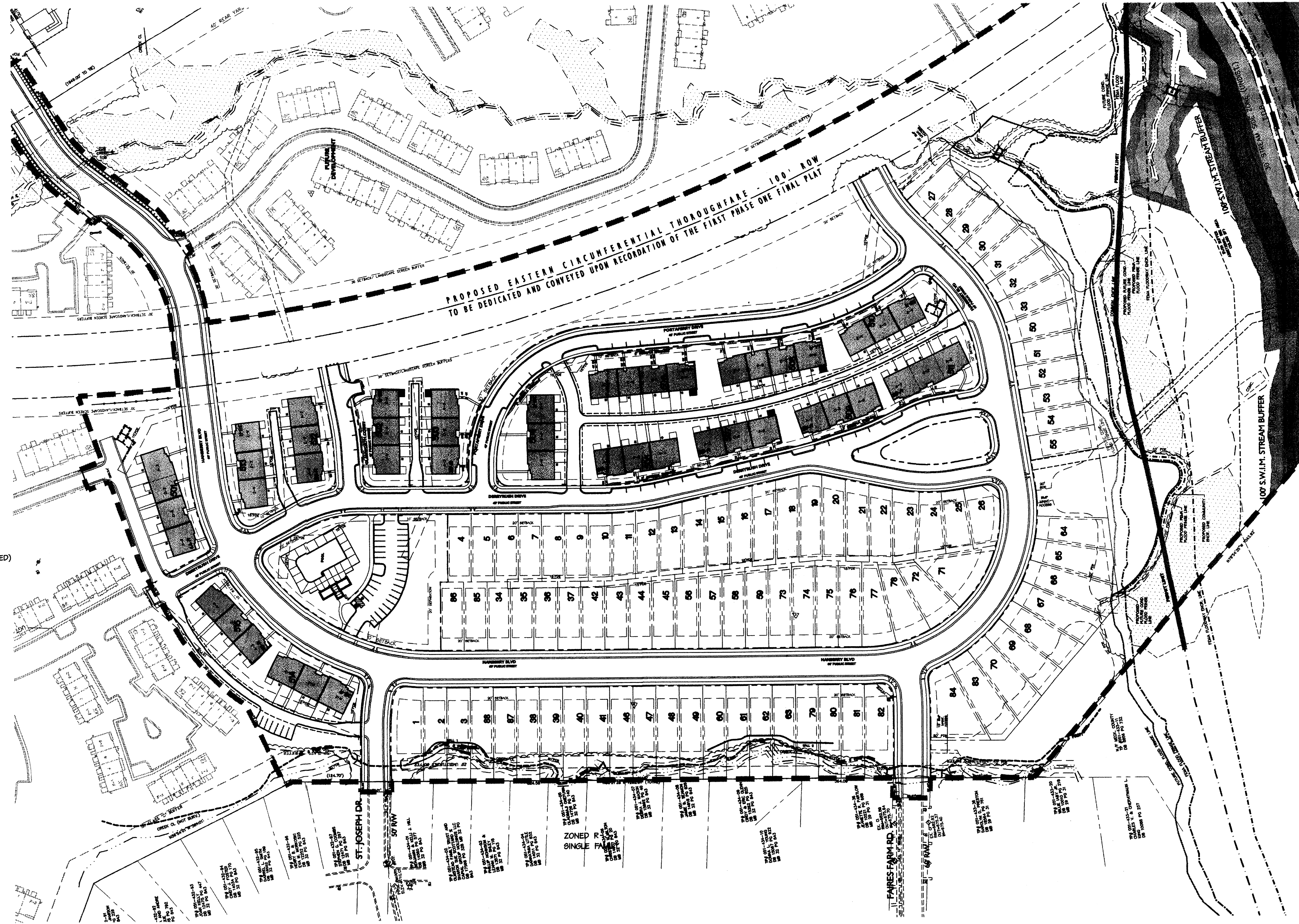
2 3 2 0
W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionspa.com
Telephone: 704-521-9880
Facsimile: 704-521-8955
CADD# 2289A

Contact: Phillip Hobbs, ASLA

Sheet Schedule

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Cover Sheet	1 of 3	6.12.06	4.13.07	7	Floodplain Permit
Rezoning Plan	2 of 3				
Rezoning Plan	3 of 3				
Site Survey					
Site Survey - Cross Section Data	L-1.0	1.22.07		4	Per City Comments/added sheet
Master Phasing Plan	L-1.1	6.12.06		7	Floodplain Permit
Clearing/Demolition Plan	L-1.2	6.12.06	4.13.07	5	Garbage Truck Movement
Site Plan	L-2.1	6.12.06	3.26.07	5	Garbage Truck Movement
Site Plan	L-2.2	6.12.06	4.13.07	7	Floodplain Permit
Site Plan	L-2.3				
Initial Erosion Control Plan	L-3.1	6.12.06		7	Floodplain Permit
Initial Erosion Control Plan	L-3.2	6.12.06	4.13.07	7	Floodplain Permit
Final Erosion Control Plan	L-3.3	6.12.06	4.13.07	7	Floodplain Permit
Final Erosion Control Plan	L-3.4	6.12.06	3.26.07	5	X-Section/Elevations
Grading/Storm Drainage Plan	L-3.5	6.12.06	3.26.07	5	X-Section/Elevations
Grading/Storm Drainage Plan	L-3.6	6.12.06	4.13.07	7	Floodplain Permit
Grading/Storm Drainage Plan	L-3.7	6.12.06		4	Per City Comments/Added Sheet
Flood Cross Sections Existing & Proposed Conditions	2 of 2	2.6.07		4	Per City Comments/Added Sheet
Flood Cross Sections Proposed Conditions	2 of 2	2.6.07		4	Per City Comments
Component Drainage Area Plan	L-3.8	6.12.06	10.27.06	2	Added Sheet Per City Comments
CMUD Cover	1 of 9	6.12.06	4.12.07	7	Per CMJ Rev3 Comments
CMUD Permit	2 of 9	6.12.06	4.12.07	7	Per CMJ Rev3 Comments
CMUD Plan & Profile	3 of 9	6.12.06	4.12.07	7	Per CMJ Rev3 Comments
CMUD Plan & Profile	4 of 9	6.12.06	4.12.07	7	Per CMJ Rev3 Comments
CMUD Plan & Profile	5 of 9	6.12.06	4.12.07	7	Per CMJ Rev3 Comments
CMUD Plan & Profile	6 of 9	6.12.06	4.12.07	7	Per CMJ Rev3 Comments
CMUD Plan & Profile	7 of 9	6.12.06	4.12.07	7	Per CMJ Rev3 Comments
CMUD Plan & Profile	8 of 9	6.12.06	4.12.07	7	Per CMJ Rev3 Comments
CMUD Plan & Profile	9 of 9	6.12.06	4.12.07	7	Per CMJ Rev3 Comments
Road Plan and Profile Public Streets	L-5.1	6.12.06			
Road Plan and Profile Public Streets	L-5.2	6.12.06			
Road Plan and Profile Public Streets	L-5.3	6.12.06			
Road Plan and Profile Public Streets	L-5.4	6.12.06			
Road Plan and Profile Public Streets	L-5.5	6.12.06			
Road Plan and Profile Public Streets	L-5.6	1.16.07			Added sheet
Road Plan and Profile Eastern Circumferential	L-5.7	1.16.07	1.16.07	3	Per City Comments
Thoroughfare					
Sight Distance Eastern Circumferential	L-5.8	6.12.06			
Thoroughfare @ Intersection					
Sight Distance Eastern Circumferential	L-5.9	6.12.06			
Thoroughfare @ Dead End					
Guardrail Plan and Details	L-5.10		10.27.06	2	Added Sheet Per City Comments
Storm Sewer Profile	L-6.1	6.12.06	10.27.06	2	Per City Comments
Storm Sewer Profile	L-6.2	6.12.06			
Storm Sewer Profile	L-6.3	6.12.06			
Storm Sewer Profile	L-6.4	6.12.06	10.27.06	2	Per City Comments
Storm Sewer Profile	L-6.5	6.12.06	10.27.06	2	Per City Comments
Retaining Wall Elevations	L-6.6	6.12.06			
Site Construction Details	L-7.1	6.12.06			
Site Construction Details	L-7.2	6.12.06			
Site Construction Details	L-7.3	6.12.06			
Site Construction Details	L-7.4	6.12.06	10.27.06	2	Per City Comments
Site Construction Details	L-7.5	6.12.06	10.27.06	3	Per City Comments
Site Construction Details	L-7.6	6.12.06	1.16.07	2	Per City Comments
Site Construction Details	L-7.7	6.12.06	10.27.06	2	Per City Comments
Site Construction Details	L-7.8	6.12.06	2.6.07	4	Per City Comments
Basin 1 Stormwater Wetland Details	L-7.9	6.12.06	10.27.06	2	Per City Comments
Basin 2 Stormwater Wetland Details	L-7.10	6.12.06			
Basin 3 Stormwater Wetland Details	L-8.1	6.12.06	2.6.07	4	Building Numbers
Landscape Plan	L-8.2	6.12.06	2.6.07	4	Building Numbers
Landscape Plan	L-8.3	6.12.06	2.6.07	4	Building Numbers

This Set current Through Sheet Date: April 13, 2007



INNOVATIVE DEVELOPMENT STANDARDS
SINGLE FAMILY DETACHED
MINIMUM LOT SIZE: 3000 SF
SET BACK: 20'
SIDE YARD: 3'
REAR YARD: 10'
INTERNAL: 45'
EXTERNAL: 30'
LOT WIDTH: 30'
SINGLE FAMILY ATTACHED - TOWNHOMES FOR SALE
SETBACK: 10'
REAR YARD: 10'
INTERNAL: 40'
EXTERNAL: 16'
BUILDING SEPARATION: 16'
SOLID WASTE/RECYCLING REQUIREMENTS
SOLID WASTE
REQUIRED: ONE 6 CU YD DUMPSTER PER 30 UNITS
PROPOSED: 2 DUMPSTERS
RECYCLING
REQUIRED: ONE 144 SD RECYCLING STATION PER 80 UNITS
PROPOSED: 2 RECYCLING STATIONS

Site Plan

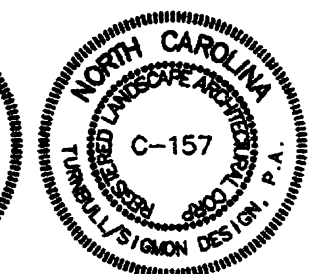
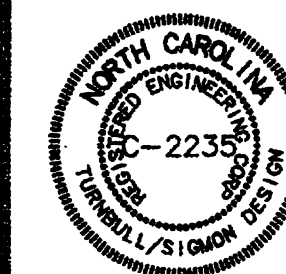
100 0 50 100 200
SCALE: 1" = 100'



LEGEND

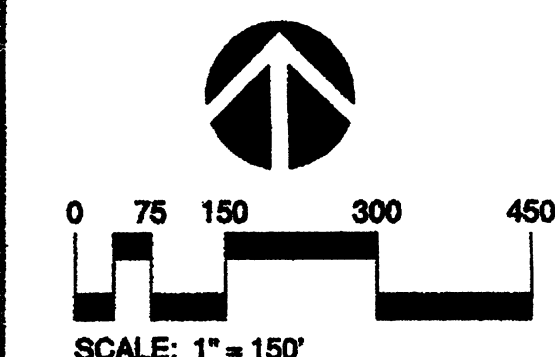
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER
- EXISTING FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- BUILDING NUMBER
- OPEN SPACE

Set No.



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9105 MONROE ROAD
SUITE 120
CHARLOTTE, NC 28270-1490
704-849-2221



HANBERRY DRIVE
CHARLOTTE
NORTH CAROLINA

**SCHEMATIC
SITE PLAN
Petition #2002-II2**

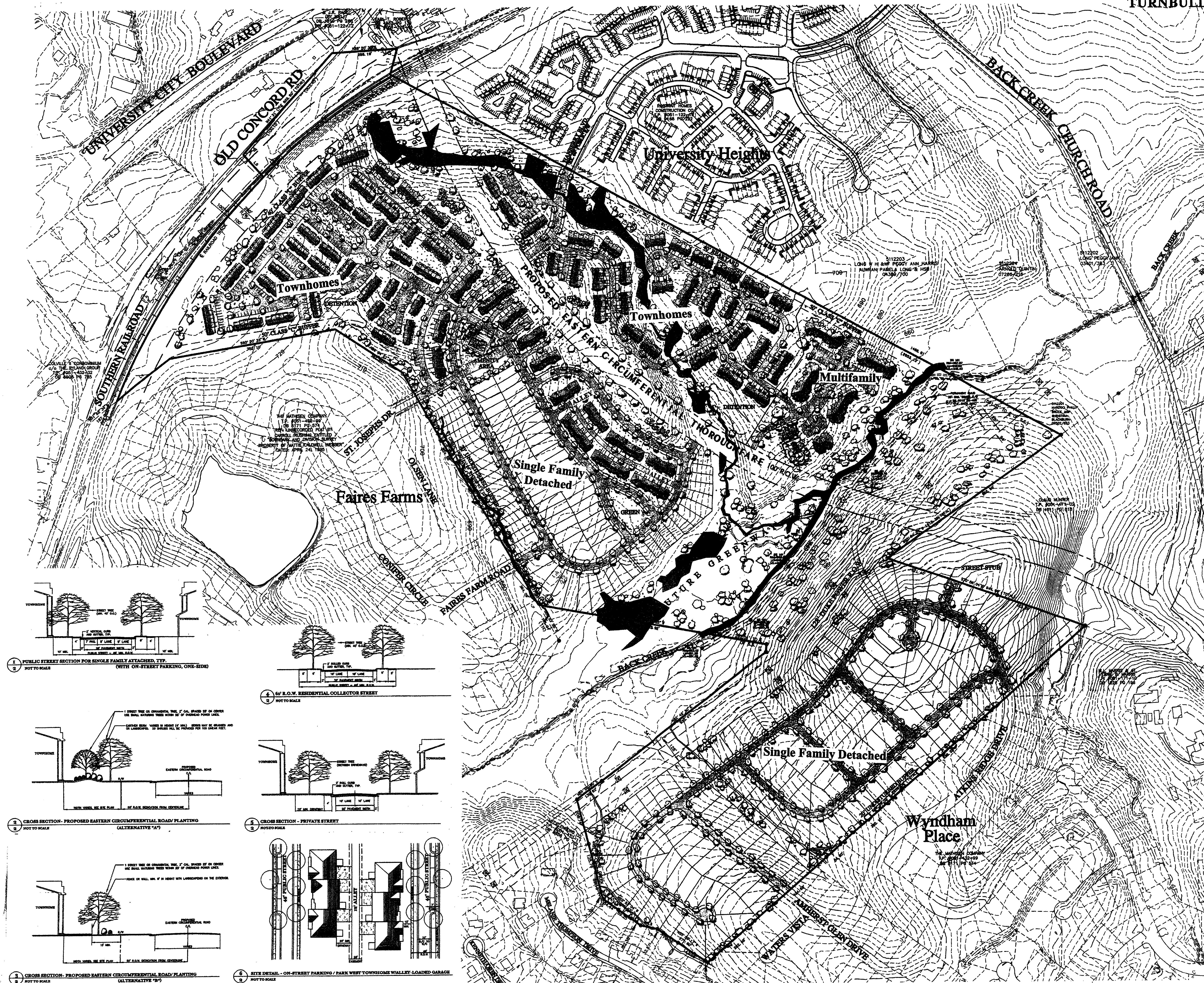
PROJECT NUMBER: 02015

DRAWN BY: TCS

DESIGNED BY: SFC

ISSUE DATE: 09/05/02

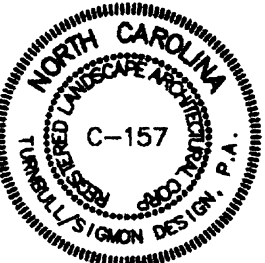
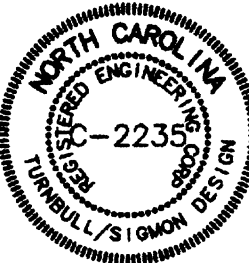
A 03-14-05 KKK REVISE SECTIONS B6(D), 813(N) AND C2
 A 02-18-05 TCS REVISE PER STAFF/CLIENT COMMENTS
 A 03-14-05 TCS REVISE PER STAFF/CLIENT COMMENTS
 A 02-24-05 TCS REVISE PER CLIENT COMMENTS
 A 2-24-05 TCS REVISE PER CLIENT COMMENTS
 A 12-02-02 TCS REVISE PER CLIENT COMMENTS
 A 11-26-02 TCS REVISE PER WETLANDS DELINEATION
 A 10-22-02 TCS REVISE PER CMPC STAFF COMMENTS
 NO. DATE: BY: REVISIONS:





Turnbull Sigmon Design
1001 Morehead Square Drive
Suite 550
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



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PORTRAIT HOMES

9105 MONROE ROAD
SUITE 120
CHARLOTTE, NC 28270-1490
704-849-2221

MERRYHUE FARMS

HANBERRY DRIVE
CHARLOTTE
NORTH CAROLINA

FOR PUBLIC HEARING

DEVELOPMENT STANDARDS
Petition #2002-II2

PROJECT NUMBER: 02015

DRAWN BY: TCS, ABS

DESIGNED BY: SFC

ISSUE DATE: 09/05/02

- 02-14-02 HNK REVISE SECTIONS BE(6), B13(a) AND C12(a)
02-14-02 TCS REVISE PER STAFF/CLIENT COMMENTS
02-14-02 TCS REVISE PER STAFF/CLIENT COMMENTS
02-24-02 TCS REVISE PER CLIENT COMMENTS
2-24-02 TCS REVISE PER CLIENT COMMENTS
12-02-02 TCS REVISE PER CLIENT COMMENTS
11-28-02 TCS REVISE PER WETLANDS DELINEATION
10-22-02 TCS REVISE PER CMPC STAFF COMMENTS
NO. DATE BY: REVISIONS:

DEVELOPMENT STANDARDS

A. PERMITTED USES:

Up to 225 for sale single family detached dwelling units, 361 for sale single family attached dwelling units, and 132 multi-family units, for 112 for sale single family attached dwelling units, as further described below, may be constructed on the Site, together with any incidental or accessory uses associated therewith which are permitted under the City of Charlotte Zoning Ordinance (the "Ordinance") in the M62 Zoning District.

Tract "A"

Up to 88 for sale single family detached dwelling units may be constructed on Tract A, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the M62 Zoning District.

Tract "B"

Up to 147 for sale single family detached dwelling units may be constructed on Tract B, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the M62 Zoning District. Tract "B" will be developed in accordance with the R4 Cluster development standards in the Ordinance except that all lots will have a minimum width of 60 feet.

Tract "C"

Up to 38 for sale single family attached dwelling units may be constructed on Tract C, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the M62 Zoning District.

Tract "D"

Up to 132 multi-family units or up to 112 for sale single family attached dwelling units may be constructed on Tract D, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the M62 Zoning District.

Tract "E"

Up to 196 for sale single family attached dwelling units may be constructed on Tract E, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the M62 Zoning District.

Tract "F"

Up to 147 for sale single family attached dwelling units may be constructed on Tract F, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the M62 Zoning District.

B. DEVELOPMENT REQUIREMENTS:

1. General Provisions.

At a minimum, all applicable development standards established under the Ordinance for the M62 Zoning District will be satisfied in connection with development taking place on the Site. In accordance with Section 11.204(f) of the Ordinance, at no point in the development of the Site shall the density of residential development in a completed phase of the Site exceed 8 dwelling units per acre.

In addition, development of the Site shall be governed by these Development Standards, the Technical Data Sheet and the Schematic Site Plan.

The building configurations, placements and sizes, streets and parking areas shown on the Schematic Site Plan (Sheet 02-2), are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building limit lines established on the Technical Data Sheet.

Landscape areas and sidewalks within the Site will be planted and installed in sequences which are keyed to development taking place on the Site.

The Petitioner or the owner or owners of the Site will not be required to install sidewalks or other improvements along the unimproved open space's frontage on Old Concord Road.

2. Setbacks, Side Yards and Rear Yards.

All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established on the Technical Data Sheet.

3. Buffer Areas.

Buffer areas established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 and to the provisions of Paragraphs (b) and (c) of this Section.

Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.

In all buffer areas where existing trees and natural vegetation have been cleared to accommodate grading, berms, walls, fences, or the installation of utility lines or facilities, the cleared, unimproved area will be landscaped as required by Section 12.302 of the Ordinance.

As depicted on the Technical Data Sheet, a 20 foot wide undisturbed buffer shall be maintained along the exterior edge of Tract "A" adjacent to the Faires Farm subdivision and Tract "B" adjacent to the Wyndham Place Subdivision. Notwithstanding the foregoing, Petitioner reserves the right to selectively cut, clear and clean underbrush and dead or dying trees and vegetation located within this buffer area.

4. Landscaped Areas and Screenings.

Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance and the City of Charlotte Tree Ordinance. Development of the Site will comply with the provisions of the City of Charlotte Tree Ordinance, including the requirement for minimum tree size areas.

The Petitioner shall install a landscape screen buffer a minimum of 30 feet in width along the Site's frontage on the proposed Eastern Circumferential Thoroughfare in those areas generally depicted on the Technical Data Sheet.

The Petitioner shall install a 6 foot decorative screen fence within the landscape screen buffer in those areas generally depicted on the Technical Data Sheet. Additionally, the Petitioner shall install within the landscape screen buffer ornamental trees that are at least 2 inches in caliper at the time of installation, with such trees to be planted 25 feet on center. The Petitioner shall also install within the landscape screen buffer 20 shrubs per 100 lineal feet.

5. Trash Collection.

The Petitioner presently contemplates that trash will be collected from each individual unit from separate trash containers located at each unit.

If this form of collection is utilized, pick up will be handled by a private hauler unless and until governmental policy would provide for the public pick up of trash.

If dumpsters are provided, they will be screened with solid wooden or masonry enclosures with gates.

6. Streets and Driveways.

Vehicular access to the Site will be limited to the access points shown on the Technical Data Sheet and will be located in the general areas depicted. The configurations and ultimate locations of these access points within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by CDOT and/or the North Carolina Department of Transportation (NCDOT).

The Petitioner shall dedicate and convey in fee (by quitclaim deed and subject to a reversionary interest in any property not used for right of way purposes in the future) right of way for the proposed Eastern Circumferential Thoroughfare along the Site's frontage and as generally depicted on the Technical Data Sheet (such area being hereinafter referred to as the "Right of Way Area"). Such dedication and conveyance shall occur upon recordation of the first Phase final plat.

Prior to the conveyance of the Right of Way Area for the proposed Eastern Circumferential Thoroughfare, the Petitioner or the owner or owners of the Site shall have the right to reserve such easements over the Right of Way Area that are necessary to provide the vehicular connection and street between Tract "C" and Tract "F" that is generally depicted on the Technical Data Sheet and Schematic Site Plan (such easement to expire upon the completion and opening of the proposed Eastern Circumferential Thoroughfare), and to reserve such easements over the Right of Way Area for the installation, maintenance, repair and replacement of utility lines or facilities. The Petitioner shall also have the right to reserve such temporary construction easements over the Right of Way Area as are necessary to develop the Site (such temporary construction easements to expire upon the completion of the development of the Site).

Petitioner shall prohibit construction vehicles relating to the development of the Site from using St. Josephs Drive or Faires Farm Road for ingress and egress to and from the Site.

The street labeled "collector street" on the Technical Data Sheet shall be built to collector street standards. The Petitioner shall install a 4 foot planting strip and a 5 foot sidewalk on both sides of this collector street. All units along the collector shall front on the collector.

The portion of the Site that connects existing Faires Farm Road and existing Hanberry Drive must be completed and open to vehicular traffic prior to the recording of the plat for the thirty first (31st) dwelling unit to be located on that portion of the Site situated north of Back Creek (i.e., Tracts A, C, D, E and F). The piling, construction or occupancy of any dwelling units located on that portion of the Site designated as Tract B on the Technical Data Sheet shall not impact or trigger the Petitioner's obligations with respect to the above described "Collector Street".

7. Lighting

A uniform lighting system will be employed throughout the Site. All lighting within the Site except street lights which may be erected along any public street or private street shall be designed such that direct illumination does not extend past exterior property lines of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.

Lighting fixtures will not exceed 20 feet in height, except for street lights along public streets.

Street lights will be installed along public and private streets within the Site by the Petitioner.

8. Parking.

The parking spaces depicted on the Schematic Site Plan may vary but in all events will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance.

No parking will be permitted within buffer areas or setback areas.

9. Signs.

A uniform signage and graphics system will be employed throughout the Site which will comply with the provisions of Section 13 of the Ordinance.

10. Fire Protection.

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

11. Design Standards.

Landscape islands will be provided in parking areas to avoid large expanses of pavement. These islands will satisfy or exceed the City of Charlotte Tree Ordinance.

The Site shall conform to the City of Charlotte Tree Ordinance.

All parking will be screened from public streets in accordance with the requirements of Section 12.303 of the Ordinance.

Within Tract C, garages, if provided, may not front a public street. All such garages shall be accessed by a rear alley.

12. Storm Drainage.

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department.

No storm water facilities may be placed within buffer areas or setback areas.

The Petitioner shall work with local agencies to develop methods for pollutant removal and storm water quality such as rain gardens, extended detention wetlands, and velocity reduction devices.

The owner or owners of the Site shall dedicate and convey in fee by quitclaim deed the Greenway area depicted on the Technical Data Sheet up to the .5 foot encroachment line (such area being hereinafter referred to as the "Greenway Area") to Mecklenburg County for greenway purposes. The Greenway Area shall be dedicated and conveyed upon recordation of the first phase final plat sooner if requested by Mecklenburg County. Prior to a conveyance of the Greenway Area to Mecklenburg County, the owner and owners of the Site shall have the right to maintain the Greenway Area, to install and locate utility lines through the Greenway Area, to reserve such easements over the Greenway Area that are necessary to maintain and repair such utility lines, and to reserve easements for the future installation of utilities.

Prior to the dedication and conveyance of the Greenway Area to Mecklenburg County, the Petitioner shall install a 6 foot wide pit gravel walking trail within the Greenway Area as generally depicted on the Technical Data Sheet.

14. Architectural Commitments

All single family detached dwelling units located within Tract "B" shall contain a minimum of 1,080 heated square feet.

At a minimum, each single family detached dwelling unit located within Tract "B" shall have a 2 car garage.

Each single family detached dwelling unit located within Tract "B" shall be constructed with a brick surround from the exterior grade of the lot to the first floor elevation of the home, or at least 25% of the front elevation (inclusive of doors and windows) shall consist of brick or stone materials.

15. Sidewalks / Pedestrian Connections

Sidewalks will be provided in accordance with the requirements of the Ordinance.

A pedestrian path connecting Tracts "A", "B" and "C" to the Greenway Area shall be provided by the Petitioner in the location generally depicted on the Technical Data Sheet.

A pedestrian path connecting Tract "D" to the greenway area shall be provided by the Petitioner.

C. PHASING REQUIREMENTS AND TRANSPORTATION COMMITMENTS:

The Petitioner's development of up to 147 for sale single family detached dwelling units within Tract B in accordance with the Technical Data Sheet and Schematic Site Plan shall not be subject to any phasing requirements.

Phase 1

The Petitioner may construct up to 286 for sale single family attached dwelling units on those portions of the Site designated on the Technical Data Sheet as Tract C, Tract D, Tract E and Tract F during Phase 1 of the proposed development. The Petitioner may construct up to 88 single family detached dwelling units within that portion of the Site designated as Tract A on the Technical Data Sheet during Phase 1 of the proposed development.

In connection with the development of Phase 1, the Petitioner shall construct a northbound leftturn lane on Back Creek Church Road at Hanberry Drive, and an eastbound leftturn lane on Midway Road at Faires Farm Road. These leftturn lanes will be constructed and installed by the Petitioner concurrently with the development of Phase 1, and the construction plans for such leftturn lanes shall be submitted with the development plans as part of and be subject to the subdivision process. The Petitioner is responsible for the design of the leftturn lanes, to include appropriate traffic controls during construction and pavement markings. The design of these improvements must meet applicable minimum requirements as determined by and be subject to the review and approval of CDOT and NCDOT.

In connection with the design of the northbound leftturn lane on Back Creek Church Road at Hanberry Drive, the Petitioner will complete the preliminary design/construction plans for improvements described in paragraph 2b(1) Under Phase 2 to ensure that the design of this leftturn lane is compatible with NCDOT's planned improvements to the intersection of Back Creek Church Road and University City Boulevard from a design and functionality standpoint as determined by CDOT and NCDOT.

Phase 2

Phase 2 of the proposed development shall consist of the remaining 227 dwelling units permitted to be developed on those portions of the Site designated on the Technical Data Sheet as Tract C, Tract D, Tract E and Tract F.

The subdivision plans and/or building permits for any dwelling unit in Phase 2 of this proposed development will not be approved/issued until such time as the following improvements have been completed:

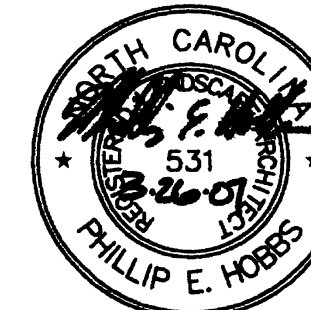
The planned and funded improvements to the intersection of Old Concord Road and Midway Road to be constructed by NCDOT, which improvements are designated as Project No. P-3814 by NCDOT.

The planned and funded improvements to the intersection of Back Creek Church Road and University City Boulevard (NC 49) to be constructed by NCDOT, which improvements are designated as Project No. P-3814 by NCDOT.

(1) The construction of an additional northbound lane on Back Creek Church Road, such lane to extend from the intersection of Hanberry Drive and Back Creek Church Road to the intersection of Back Creek Church Road and University City Boulevard (NC 49) (the "Additional Lane"), the primary purpose of which is to provide a northbound dual leftturn lane, and the extension of the concrete median (the "Extended Median") that would be constructed as part of 2b(1) above to a point north of the intersection of Hanberry Drive and Back Creek Church Road (such point to be determined by CDOT). The Additional Lane can utilize the pavement area that will be constructed in connection with the installation of the northbound leftturn lane on Back Creek Church Road at Hanberry Drive for shadowing that leftturn lane and creating the appropriate transition. During the design stage, CDOT will determine the final configuration and design of the Additional Lane (i.e. storage, taper, and etc.), the termination point of the Extended Median and the pavement markings and signage that will be required. Minor modifications to the foregoing concept may be required to maintain reasonable access to the church located on the eastern side of Back Creek Church Road.

In connection with the construction of the Additional Lane and the Extended Median described above in paragraph 2b(1), the Petitioner will submit construction plans, including traffic control and pavement marking plans, for these improvements to CDOT and NCDOT for their review and approval. All traffic lanes on Back Creek Church Road must align appropriately with the existing lanes on Pavilion Boulevard. The improvements must be designed in accordance with all applicable design standards as determined by CDOT and NCDOT.

The Petitioner is responsible for all costs associated with the construction of the Additional Lane and Extended Median and all other associated intersection and roadway modifications necessary as a result of the installation of the Additional Lane and Extended Median as determined by CDOT and NCDOT to include, but not be limited to, lane re-alignments; right-of-way acquisition/ dedication; any railroad crossing/signal modifications; utility relocations; pavement markings; and traffic signal modifications.



The Villages at Back Creek Phase One Portrait Homes Charlotte, North Carolina

Project No: 2289A

Drawn By: C. Coleman / C. Hobbs

Designed By: P. Hobbs

Checked By: P. Hobbs

Date: 06.12.06

Revisions:

Rev. per comments 10.27.06

Rev. per comments 1.18.07

Building Numbers 2.06.07

Garbage Truck Movement / Sidewalk at Driveway 3.26.07

Sheet Title:

Site Plan

Sheet No:

L-2.1

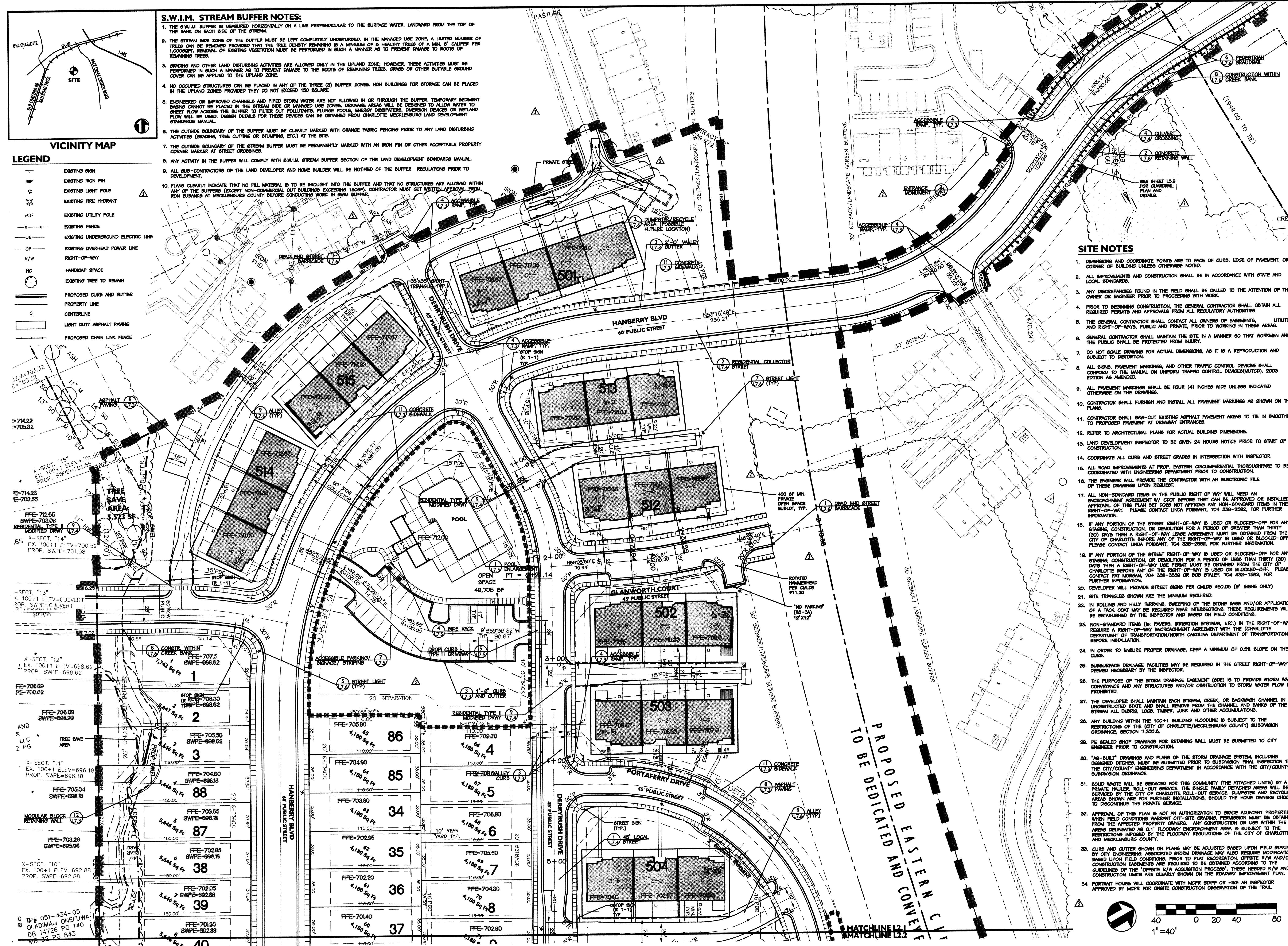
S.W.I.M. STREAM BUFFER NOTES:

1. THE S.W.I.M. BUFFER IS MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF THE BANK ON EACH SIDE OF THE STREAM.
2. THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 3 HEALTHY TREES OF 4" DBH PER 1,000 SQ. FT. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES.
3. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
4. NO OCCUPIED STRUCTURES CAN BE PLACED IN ANY OF THE THREE (3) BUFFER ZONES. NON BUILDINGS FOR STORAGE CAN BE PLACED IN THE UPLAND ZONES PROVIDED THEY DO NOT EXCEED 150 SQUARE FEET.
5. ENGINEERED OR IMPROVED CHANNELS AND PIPED STORM WATER ARE NOT ALLOWED IN OR THROUGH THE BUFFER. TEMPORARY SEDIMENT BASINS CANNOT BE PLACED IN THE STREAM SIDE OR MANAGED USE ZONES. DRAINAGE AREAS WILL BE DESIGNED TO ALLOW WATER TO SHEET FLOW ACROSS THE BUFFER TO FILTER OUT POLLUTANTS. FLUMES, ROCKS, ENERGY DISSIPATORS, DIVERSION DEVICES OR WETLAND FLOW WILL BE USED. DESIGN DETAILS FOR THESE DEVICES CAN BE OBTAINED FROM CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
6. THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE.
7. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS.
8. ANY ACTIVITY IN THE BUFFER WILL COMPLY WITH S.W.I.M. STREAM BUFFER SECTION OF THE LAND DEVELOPMENT STANDARDS MANUAL.
9. ALL SUB-CONTRACTORS OF THE LAND DEVELOPER AND HOME BUILDER WILL BE NOTIFIED OF THE BUFFER REGULATIONS PRIOR TO DEVELOPMENT.
10. PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFERS (EXCEPT NON-COMMERCIAL OUT BUILDINGS EXCEEDING 150 SQ. FT. CONTRACTOR MUST GET WRITTEN APPROVAL FROM IRON BURNING AT MECKLENBURG COUNTY BEFORE CONDUCTING WORK IN S.W.I.M. BUFFER).

VICINITY MAP

LEGEND

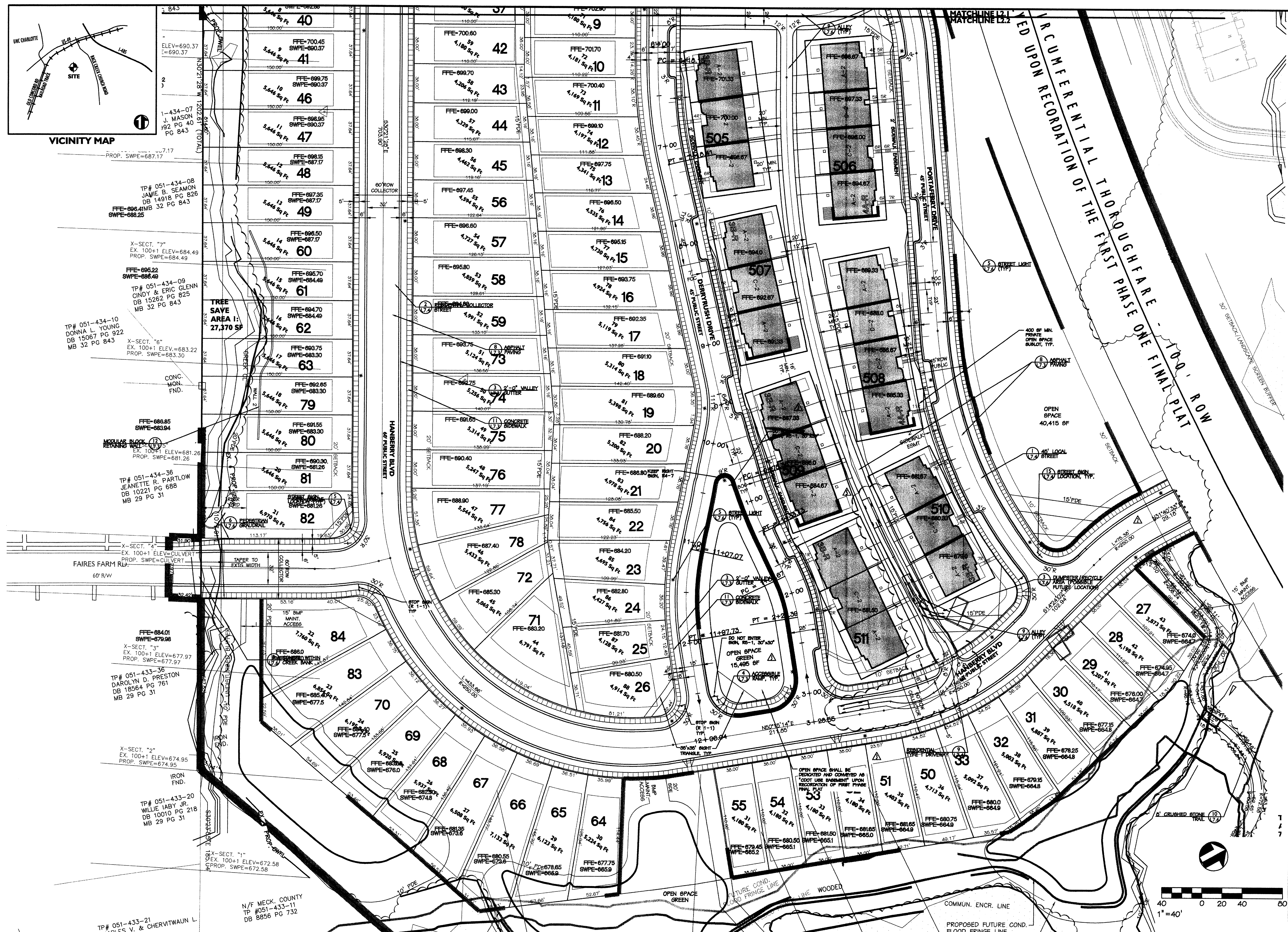
- EXISTING SIGN
- EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD POWER LINE
- RIGHT-OF-WAY
- HANDICAP SPACE
- EXISTING TREE TO REMAIN
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- CENTERLINE
- LIGHT DUTY ASPHALT PAVING
- PROPOSED CHAIN LINK FENCE



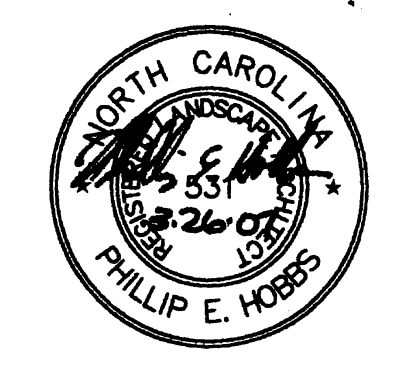
SITE NOTES

1. DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
3. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
5. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
7. DO NOT SCALE DRAWINGS FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
8. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2003 EDITION AS AMENDED.
9. ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
11. CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCES.
12. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
13. LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
14. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
15. ALL ROAD IMPROVEMENTS AT PROP. EASTERN CIRCUMFERENTIAL THOROUGHFARE TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
16. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THESE DRAWINGS UPON REQUEST.
17. ALL NON-STANDARD ITEMS IN THE PUBLIC RIGHT OF WAY WILL NEED AN EASEMENT AGREEMENT W/ COOT BEFORE THEY CAN BE APPROVED OR INSTALLED. APPROVAL OF THIS PLAN SET DOES NOT APPROVE ANY NON-STANDARD ITEMS IN THE RIGHT-OF-WAY. PLEASE CONTACT LINDA POBBANT, 704 336-2262, FOR FURTHER INFORMATION.
18. IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY LEASE AGREEMENT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT LINDA POBBANT, 704 336-2262, OR BOB STALEY, 704 432-1562, FOR FURTHER INFORMATION.
19. IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF LESS THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY USE PERMIT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT PAT MORGAN, 704 336-3008 OR BOB STALEY, 704 432-1562, FOR FURTHER INFORMATION.
20. DEVELOPER WILL PROVIDE STREET SIGNS PER CALDS #50.05 (8' SIGNS ONLY).
21. SITE TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
22. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
23. NON-STANDARD ITEMS (IN PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE) DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
24. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURBS.
25. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
26. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
27. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNDISTURBED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
28. ANY BUILDINGS WITHIN THE 100+1 FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.2.
29. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
30. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
31. SOLID WASTE WILL BE SERVICED FOR THIS COMMUNITY (THE ATTACHED UNITS) BY A PRIVATE HAULER, ROLL-OUT SERVICE. THE SINGLE FAMILY DETACHED AREAS WILL BE SERVICED BY THE CITY OF CHARLOTTE ROLL-OUT SERVICE. DUMPSTER AND RECYCLE AREAS BEHIND MODULAR BUILDINGS, SHOULD THE HOME OWNERS CHOOSE TO DISCONTINUE THE PRIVATE SERVICE.
32. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELIBERATELY DEGRADED OR REMOVED SHALL BE SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
33. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERS. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS. PRIOR TO PLAT REVISION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
34. PORTRAIT HOMES WILL COORDINATE WITH MCRP STAFF OR HIRE AN INSPECTOR APPROVED BY MCRP FOR ON-SITE CONSTRUCTION OBSERVATION OF THE TRAIL.

40 0 20 40 60
1"=40'



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The Villages at Back Creek Phase One Portrait Homes Charlotte, North Carolina

Project No: 289A
Drawn By: C. Coleman / C. Nobers
Designed By: P. Hobbs
Checked By: P. Hobbs
Date: 06.12.06

Revisions:

Rev. per comments	06.08.06
Rev. per comments	10.27.06
Rev. per comments	1.18.07
Building Numbers	2.06.07
Garbage Truck movement	3.26.07

Sheet Title:
Site Plan

Sheet No:
L-2.2



The Villages at Back Creek

Phase One

Portrait Homes

Charlotte, North Carolina

Project No: 2289A
Drawn By: C. Coleman / C. Roberts
Designed By: P. Hobbs
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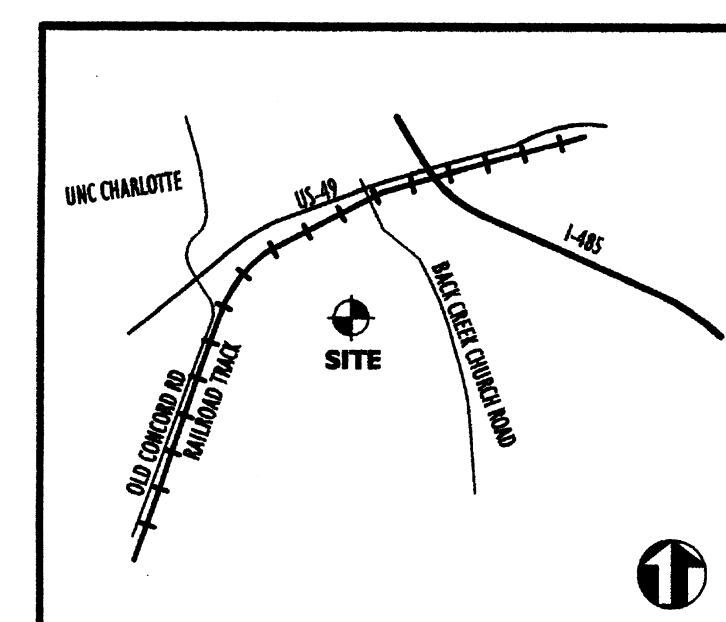
Revisions:	
1 Rev. per comments	06.08.06
2 Rev. per comments	10.27.06
3 Rev. per comments	1.18.07
4 Building Numbers	2.6.07
6 Floodplain Permit/ notes	4.3.07
7 Rev. per MCSWS comments	4.13.07

Sheet Title:

Site Plan

Sheet No:

L-2.3



VICINITY MAP

