

SHEET INDEX

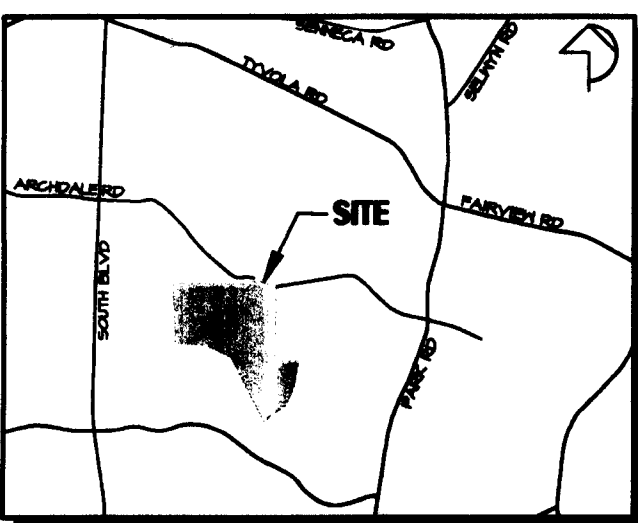
SHEET No. SHEET Title

- 1 COVER SHEET
- 2 Existing Conditions/Boundary Survey
- 3 Preliminary Site/Landscaping Plan
- 4 Preliminary Site/Landscaping Plan
- 5 Preliminary Site/Landscaping Plan
- 6 Preliminary Site/Landscaping Plan
- 7 Storm Drainage and Grading Plan
- 8 Storm Drainage and Grading Plan
- 9 Storm Drainage and Grading Plan
- 10 Storm Drainage and Grading Plan
- 11 Erosion Control Plan (Pre)
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- 27 Site Construction Details (Development)
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- 29 Roundabout Details
- 30 Conditional Notes and Details
- 31 Drainage Area Map
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- 33 Archdale Drive Ex. and Prop. Conditions

TREE SAVE INDEX

TREESAVE A 0.08 AC
TREESAVE B 0.27 AC
TREESAVE C 0.39 AC
TREESAVE D 0.2 AC
TREESAVE E 0.08 AC
TREESAVE F 0.32 AC
TREESAVE G 0.32 AC
TREESAVE H 0.27 AC
TREESAVE I 1.00 AC
TREESAVE J 0.07 AC
TREESAVE K 0.03 AC
TREESAVE L 0.04 AC
TREESAVE M 0.30 AC
TREESAVE N 0.30 AC
TREESAVE O 0.30 AC
TREESAVE P 0.00 AC
TREESAVE Q 0.09 AC
TREESAVE R 0.07 AC
TREESAVE S 0.09 AC
TOTAL: 20.50 AC

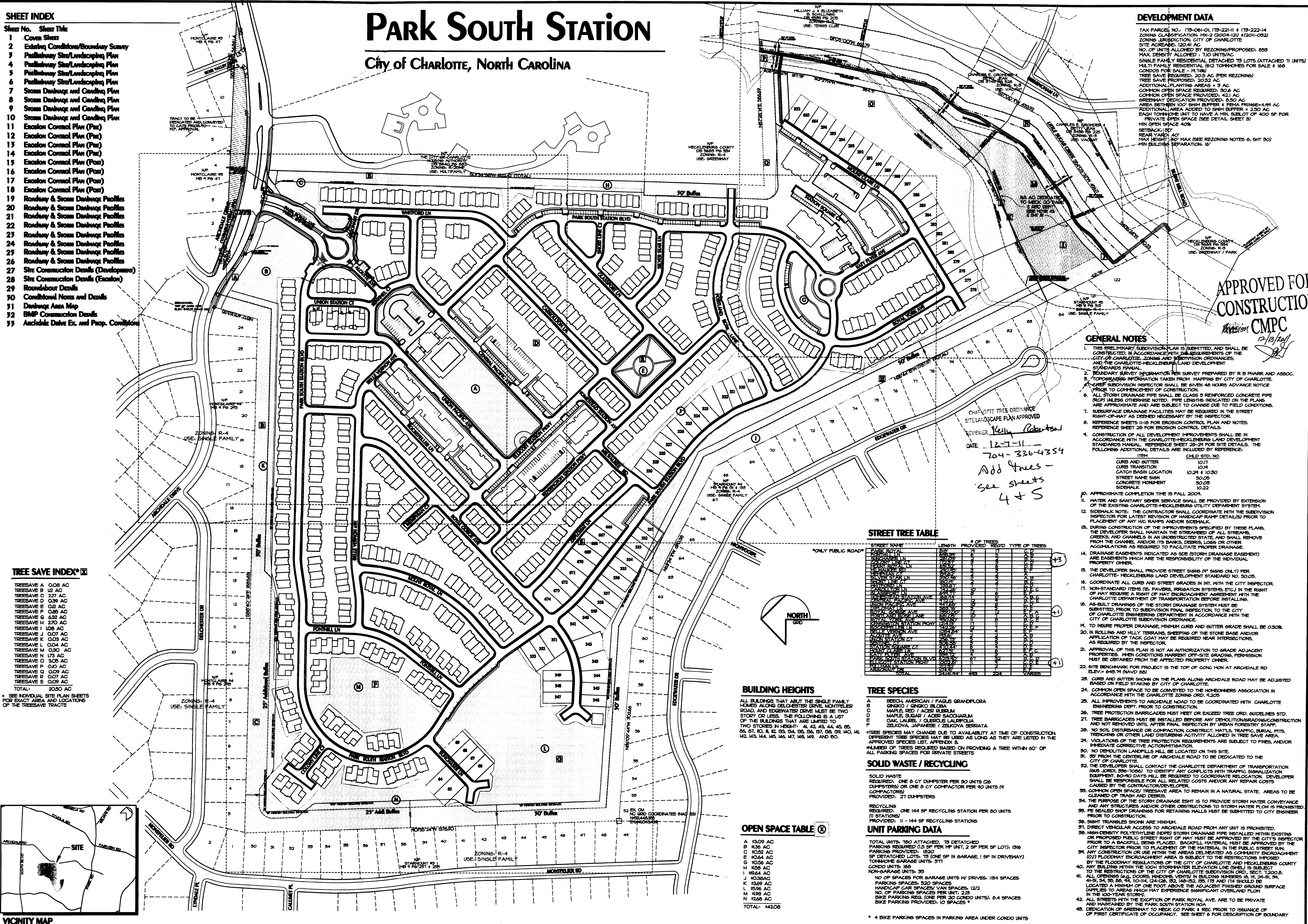
* SEE INDIVIDUAL SITE PLAN SHEETS FOR EXACT AREA AND LOCATIONS OF THE TREESAVE TRACTS



VICINITY MAP

Park South Station

City of Charlotte, North Carolina



DEVELOPMENT DATA

TAX PARCEL NO. 179-061-01, 179-221-11 & 179-222-14
ZONING CLASSIFICATION: M-1 (2004-12) & (2011-2022)
NO. OF UNITS ALLOWED BY ZONING: 168
SINGLE FAMILY RESIDENTIAL DETACHED 18 LOTS (ATTACHED 11 UNITS)
TOWNHOMES 150 UNITS (162 TOWNHOMES FOR SALE & 168 CONDO UNITS FOR SALE)
MAX. DENSITY ALLOWED: 1.10 UNITS/AC
TREESAVE REQUIRED: 20.50 AC (PER ZONING)
ADDITIONAL PLANTING AREAS: 3 AC
COMMON OPEN SPACE REQUIRED: 30.6 AC
COMMON OPEN SPACE PROVIDED: 42.1 AC
GREENWAY DEDICATION PROVIDED: 8.50 AC
AREA BETWEEN 100' SWIM BUFFER & PERM FRINGE: 4.91 AC
ADDITIONAL AREA ADDED TO SWIM BUFFER: 2.30 AC
EACH TOWNHOME UNIT TO HAVE A MIN. SUBLOT OF 400 SF FOR PRIVATE OPEN SPACE (SEE DETAIL SHEET 3)
MIN. OPEN SPACE: 408
SETBACK: 150'
REAR YARD: 10'
MAX. HEIGHT: 10' MAX (SEE ZONING NOTES 6, 5HT 30)
MIN. BUILDING SEPARATION: 10'

GENERAL NOTES

1. THIS PRELIMINARY SUBDIVISION PLAN IS SUBMITTED, AND SHALL BE CONSIDERED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE, ZONING AND SUBDIVISION ORDINANCES, AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
2. TOPOGRAPHIC INFORMATION FROM SURVEY PREPARED BY R.B. PHARR AND ASSOC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL STORM DRAINAGE PIPE SHALL BE CLASS B REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED. PIPE LENGTHS INDICATED ON THE PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DUE TO FIELD CONDITIONS.
4. SURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY AS DEEMED NECESSARY BY THE INSPECTOR.
5. REFERENCE SHEETS 11-18 FOR EROSION CONTROL, PLAN AND NOTES.
6. REFERENCE SHEET 28 FOR EROSION CONTROL, PLAN AND NOTES.
7. CONSTRUCTION OF ALL DEVELOPMENT IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL. REFERENCE SHEET 28-21 FOR SITE DETAILS. THE FOLLOWING ADDITIONAL DETAILS ARE INCLUDED BY REFERENCE:

ITEM	CHLD STD. NO.
CURB AND GUTTER	10.1
CURB TRANSITION	10.1
CATCH BASIN LOCATION	10.21 & 10.30
STREET NAME SIGN	50.25
CONCRETE MONUMENT	50.28
SIDEWALK	10.22
8. APPROXIMATE COMPLETION TIME IS FALL 2009.
9. WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED BY EXTENSION OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
10. SIDEWALK NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE SUBDIVISION INSPECTOR FOR LATEST REVISION OF HANDICAP RAMP DETAILS (PRIOR TO PLACEMENT OF ANY HIC RAMPS AND/OR SIDEWALK).
11. DURING CONSTRUCTION OF THE IMPROVEMENTS SPECIFIED BY THESE PLANS, THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF ALL STREAMS, CREEKS, AND CHANNELS IN AN UNOBTURATED STATE AND SHALL REMOVE FROM THE CHANNEL AND/OR ITS BANKS, LOGS OR OTHER ACCUMULATIONS AS REQUIRED TO FACILITATE PROPER DRAINAGE.
12. DRAINAGE EASEMENTS INDICATED AS SIDE (STORM DRAINAGE EASEMENT) ARE EASEMENTS WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
13. THE DEVELOPER SHALL PROVIDE STREET SIGNS (1" SIGNS ONLY) PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARD NO. 50.25.
14. COORDINATE ALL CURB AND STREET GRADES IN INT. WITH THE CITY INSPECTOR.
15. NON-PAVED ITEMS (E.G. PAVED, IRRIGATION SYSTEMS, ETC.) IN RIGHT OF WAY MAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLING.
16. AS-BUILT DRAWINGS OF THE STORM DRAINAGE SYSTEMS MUST BE SUBMITTED, PRIOR TO SUBDIVISION FINAL INSPECTION, TO THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE.
17. TO INSURE PROPER DRAINAGE, MINIMUM GUTTER AND GUTTER GRADE SHALL BE 0.50%.
18. IN ROLLING AND HILLY TERRAINS, SHEEPING OF THE STONE BASE AND/OR APPLICATION OF TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS, AS REQUIRED BY THE INSPECTOR.
19. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.
20. SITE REFERENCE IS THE TOP OF CONC. MON. AT ARCHDALE RD ELEV. 445.11 (MAY 09).
21. CURB AND GUTTER SHOWN ON THE PLANS ALONG ARCHDALE ROAD MAY BE ADJUSTED BASED ON FIELD STAKING BY CITY OF CHARLOTTE.
22. COMMON OPEN SPACE TO BE CONVERTED TO THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE CHARLOTTE ZONING ORD. 4.2.25.
23. ALL IMPROVEMENTS TO ARCHDALE ROAD TO BE COORDINATED WITH CHARLOTTE ENGINEERING DEPT. PRIOR TO CONSTRUCTION.
24. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORD. GUIDELINES STD.
25. TREE PROTECTION BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
26. NO SOIL DISTURBANCE OR CONSTRUCTION, EXCAVATION, TRAFFIC, BURIAL, PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREA.
27. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/REMEDIATION.
28. NO DEMOLITION LANDFILLS SHALL BE LOCATED ON THIS SITE.
29. 50' FROM THE CENTERLINE OF ARCHDALE ROAD TO BE DEDICATED TO THE CITY OF CHARLOTTE.
30. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (BUS JORDI, 336-1006) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND/OR ANY REPAIR COSTS CAUSED BY THE CONTRACTOR/DEVELOPER.
31. COMMON OPEN SPACE/TREESAVE AREA TO REMAIN IN A NATURAL STATE. AREAS TO BE CLEARED OF TRASH AND DEBRIS.
32. THE PURPOSE OF THE STORM DRAINAGE IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OTHER OBSTRUCTIONS TO STORM WATER FLOW IS PROHIBITED.
33. RE MAINTAINED SHOT DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
34. SIGHT TRIANGLES SHOWN ARE MINIMUM.
35. DIRECT VEHICULAR ACCESS TO ARCHDALE ROAD FROM ANY UNIT IS PROHIBITED.
36. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT OF WAY MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO A BACKFILL. BACKFILL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL IN THE PUBLIC STREET R/W.
37. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT OR FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
38. ANY BUILDING WITH A FINISH FLOOR ELEVATION LINE (FELL) IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORD. SEC. 12.02.B.
39. ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN BUILDING NUMBER 10, 11, 24-31, 34, 41-51, 54, 55, 61, 62, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BUILDING HEIGHTS

ALL BUILDINGS THAT ADJUT THE SINGLE FAMILY HOMES ALONG DELCHESTER DRIVE, MONTPELIER RD. AND EDGEWATER DRIVE MUST BE TWO STORIES OR LESS. THE FOLLOWING IS A LIST OF THE BUILDINGS THAT ARE LIMITED TO TWO STORIES IN HEIGHT: 41, 42, 43, 44, 45, 85, 86, 87, 101, 112, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, AND 150.

OPEN SPACE TABLE

A	13.09 AC	TOTAL UNITS: 760 ATTACHED, 78 DETACHED
B	13.36 AC	PARKING REQUIRED 11.5 SP PER 1/2 UNIT, 2 SP PER SF LOT7, 1316
C	10.52 AC	PARKING PROVIDED: 1620
D	10.44 AC	SP DETACHED LOTS: 78 (ONE SP IN GARAGE, 1 SP IN DRIVEWAY)
E	10.44 AC	TOWNHOME GARAGE UNITS: 377
F	13.36 AC	CONDO UNITS: 168
G	13.36 AC	NON-GARAGE UNITS: 35
H	13.36 AC	NO OFF SPACES FOR GARAGE UNITS W/ DRIVES: 1154 SPACES
I	13.36 AC	PARKING SPACES: 320 SPACES
J	13.36 AC	HANDICAP CAR SPACES/ VAN SPACES: 12/2
K	13.36 AC	NO. OF PARKING SPACES PER UNIT: 2.18
L	13.36 AC	BIKE PARKING REQ. (ONE PER 20 CONDO UNITS): 8.4 SPACES
M	13.36 AC	BIKE PARKING PROVIDED: 10 SPACES *
TOTAL: 342.08		