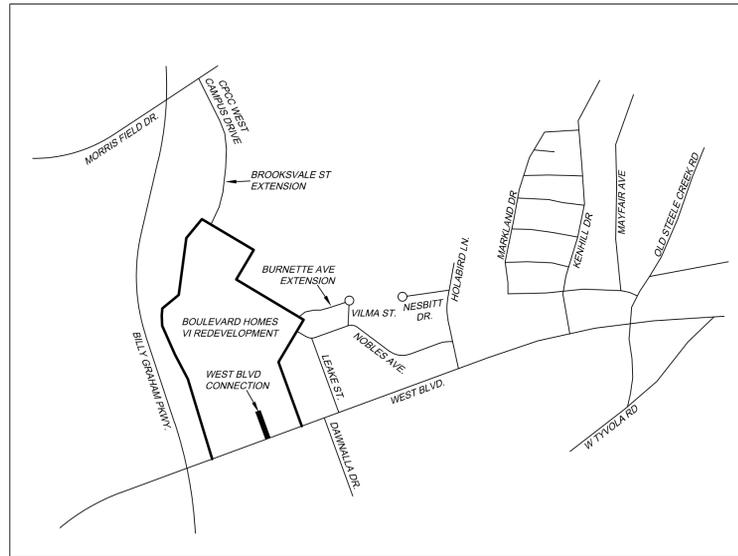


BOULEVARD HOMES OFFSITE ROAD IMPROVEMENTS PHASE 1

CITY OF CHARLOTTE, NORTH CAROLINA



VICINITY MAP
NO SCALE

SITE INFORMATION

OWNER: THE HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
1301 SOUTH BOULEVARD
CHARLOTTE, NC 28203
704.336.8332

CONTRACTOR: NEW BOULEVARD, LLC
1300 BAXTER STREET, SUITE 370
CHARLOTTE, NC 28204
704.561.6235

ENGINEER: TIMMONS GROUP
2030 SOUTH TRYON STREET, SUITE 3C
CHARLOTTE, NC 28203
704.376.1073

PETITION NO: 2009-043
PARCEL NO: 1150420
ACREAGE: 40.66 AC

C - SERIES DRAWING ABBREVIATIONS:

ADV - ADVANCE	OHE - OVERHEAD ELECTRIC
AFG - ABOVE FINISHED GRADE	OHP - OVERHEAD POWER
APPR LOC - APPROXIMATE LOCATION	OHT - OVERHEAD TELEPHONE
ASSY - ASSEMBLY	PB - PLAT BOOK
B/C - BACK OF CURB	PC - POINT OF CURVATURE
B/L - BASE LINE	PED - PEDESTAL
B/W - BOTTOM OF WALL	PG - PAGE
CBR - CALIFORNIA BEARING RATIO	PH - PHASE
CG - CURB AND GUTTER	PI - POINT OF INTERSECTION
CL - CENTERLINE	PKG - PARKING
CL - CLASS	PIL - PROPERTY LINE
CMP - CORRUGATED METAL PIPE	PT - POINT OF TANGENT
CO - CLEAN OUT	PP - POWER POLE
CONC - CONCRETE	PVC - POLYVINYL CHLORIDE
CONN - CONNECTION	PVMT - PAVEMENT
CP - CORRUGATED PLASTIC	PWR - POWER
CY - CUBIC YARD	RD - ROOF DRAIN
DI - DROP INLET	RJ - RESTRAINED JOINT
DIP - DUCTILE IRON PIPE	R/W - RIGHT-OF-WAY
DR - DRIVE	REQ'D - REQUIRED
DS - DOWNSPOUT	RCP - REINFORCED CONCRETE PIPE
E - ELECTRIC	S - SLOPE
EA - EACH	SAN - SANITARY SEWER
E BOX - ELECTRICAL BOX	SDWK - SIDEWALK
ELEC - ELECTRIC	SF - SILT FENCE
E/P - EDGE OF PAVEMENT	SPT - SPOT GRADE
E/S - EDGE OF SHOULDER	SS - SANITARY SEWER CONNECTION
EX - EXISTING	STA - STATION
F/C - FACE OF CURB	STD - STANDARD
FDC - FIRE DEPARTMENT CONNECTION	STM - STORM
FF - FINISHED FLOOR	STMH - STORM SEWER MANHOLE
FH - FIRE HYDRANT	T - TELEPHONE
FL - FLOW LINE	TCM - TELECOMMUNICATIONS MANHOLE
FL - FIRE LANE	T/C - TOP OF CURB
G - GAS	TEL - TELEPHONE
GND - GROUND	UGE - UNDERGROUND ELECTRIC
GTS - GAS TEST STATION	UNK - UNKNOWN
GV - GAS VALVE	UP - UTILITY POLE
HDPE - HIGH DENSITY POLYETHYLENE	VAR - VARIABLE
HORIZ - HORIZONTAL	VERT - VERTICAL
INV - INVERT	WI - WITH
LF - LINEAR FEET	WL - WATER LINE
MECH - MECHANICAL	W - WATER
MH - MANHOLE	WUS - WATERS OF THE US
MIN - MINIMUM	X-ING - CROSSING
MIN S - MINIMUM SLOPE	Ø - DIAMETER
MJ - MECHANICAL JOINT	
NIC - NOT IN CONTRACT	

SHEET INDEX

NO.	NAME	LAST REV.
C100	PHASE 1 - COVER SHEET	4-4-12
C101	PHASING PLAN	4-4-12
C102	PHASE 1 - WEST BOULEVARD CONNECTION	4-4-12
C103	NEW RENAISSANCE WAY ROAD PROFILE	11-30-12
C104	INTERSECTION SIGHT DISTANCE PROFILE	11-30-12
L100	PHASE 1 - LANDSCAPE PLAN	4-4-12
RZ-0	REZONING PLAN - SURVEY SHEET	10-11-12
RZ-1	REZONING PLAN - TECHNICAL DATA SHEET	10-11-12
RZ-2	REZONING PLAN - DEVELOPMENT NOTES	10-11-12
RZ-3	REZONING PLAN - PHASING PLAN	10-10-12



THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
2030 S. Tryon Street, Suite 3C | Charlotte, NC 28203
TEL 704.376.1073 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson April 29, 2013

REVISION DESCRIPTION	DATE	CITY COMMENTS
	4-4-13	

LEGEND

SEWER	MISCELLANEOUS UTILITIES	SITE
SS - EXISTING SANITARY SEWER	∞ - EXISTING LIGHT POLE	----- - EXISTING STORM SEWER
--- - SANITARY SEWER	☆ - EXISTING YARD LIGHT	----- - STORM SEWER
1 - SANITARY MANHOLE NUMBER	⚡ - EXISTING GROUND LIGHT	□ - EX DROP INLET
○ - EX SANITARY MANHOLE	⚡ - LIGHT POLES	1 - DROP INLET & STRUCTURE NUMBER
● - SANITARY MANHOLE	⚡ - EXISTING UTILITY POLE	⊙ - EXISTING STORM SEWER MANHOLE
⊙ - EXISTING CLEAN OUT	⚡ - UTILITY POLE	⊙ - STORM SEWER MANHOLE
● - CLEAN OUT	⚡ - EXISTING GUY WIRE	⊙ - EXISTING ROOF DRAIN DOWNSPOUT
W - EXISTING WATER LINE	⊙ - EXISTING ELECTRIC METER	● - ROOF DRAIN DOWNSPOUT
--- - WATER LINE	--- OHP --- EXISTING OVERHEAD ELECTRIC	----- - EXISTING CURB
⊗ - EXISTING WATER VALVE	--- OHP --- OVERHEAD ELECTRIC	----- - CURB
⊗ - WATER VALVE	--- UGP --- EX UNDERGROUND ELECT LINE	----- - EXISTING CURB & GUTTER
⊗ - POST INDICATOR VALVE	--- UGP --- UNDERGROUND ELECTRIC LINE	----- - CURB & CUTTER
⊙ - EXISTING WATER METER	⊞ - EXISTING TELEPHONE PEDESTAL	----- - PROPERTY LINE
⊙ - WATER METER	⊞ - EXISTING TELEPHONE MANHOLE	⊙ - BENCH MARK
⊙ - EXISTING FIRE HYDRANT	--- OHT --- EX OVERHEAD TELEPHONE LINE	⊙ - APPROX BORING LOCATION
⊙ - FIRE HYDRANT	--- OHT --- OVERHEAD TELEPHONE LINE	--- - LIMITS OF CONSTRUCTION
--- - WATER LINE REDUCER	--- UGT --- EX UNDERGROUND TELEPHONE LINE	--- - EXISTING TREE LINE
W - EX WATER LINE PLUG	--- UGT --- UNDERGROUND TELEPHONE LINE	--- - CLEARING LIMITS
W - WATER LINE PLUG	--- OFO --- EX OVERHEAD FIBER OPTIC LINE	⊙ - EXISTING SHRUB
⊞ - WATER LINE CROSS	--- OFO --- OVERHEAD FIBER OPTIC LINE	⊙ - EXISTING TREE
⊞ - WATER LINE TEE	--- UFO --- EX UNDERGROUND FIBER OPTIC LINE	--- - EXISTING FENCE
⊞ - FIRE DEPT CONNECTION	--- UFO --- UNDERGROUND FIBER OPTIC LINE	--- - FENCE
⊙ - WATER SPIGOT	--- OCATV --- EX OVERHEAD CABLE TV LINE	--- - EXISTING CONTOUR
--- - EXISTING WELL CASING	--- OCATV --- OVERHEAD CABLE TV LINE	--- - CONTOUR
◇ - EXISTING GAS METER	--- UCATV --- EX UNDERGROUND CABLE TV	--- - SPOT ELEVATION
⊙ - EXISTING GAS VALVE	--- UCATV --- UNDERGROUND CABLE TV LINE	--- - C/L SWALE
--- - EXISTING GAS LINE	--- UG P/C --- COMBINED POWER/CATV	⊞ - EXISTING SIGN
--- - GAS LINE	--- UG P/T --- COMBINED POWER, TELE, CATV	⊞ - SIGN
	--- UG T/C --- COMBINED TELEPHONE, CATV	⊙ - BOLLARD
		⊙ - EXISTING FLAG POLE
		⊙ - PROPERTY MARKER FOUND / ROD FOUND
		⊙ - PIPE FOUND
		⊙ - MONUMENT FOUND
		--- - LIMITS OF CONSTRUCTION

CITY OF CHARLOTTE SITE PLAN NOTES

- COORDINATE ALL CURB AND GUTTER GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND NCDOT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM# 50.05 (9' SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- DIRECT VEHICULAR ACCESS TO _____ FROM LOTS _____ IS PROHIBITED.
- 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.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- CURB AND GUTTER SHOWN ON PLANS ALONG ALL PUBLIC STREETS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- THE PURPOSE OF STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NO PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (e.g. DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #S _____ SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS.)
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEM MUST BE PROVIDED.
- NON-STANDARD ITEMS (ie: 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. CONTACT LINDA POISSANT AT 704.336.2562 TO OBTAIN AN ENCROACHMENT AGREEMENT.
- PRIOR TO PLAT RECORDATION, 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 BOULEVARD HOMES OFFSITE IMPROVEMENTS PLAN.
- THE DEVELOPER SHALL CONTACT THE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704.336.7886) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60 - 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704.336.4025) OR VISIT <http://www.charmeck.org/Departments/Transportation/Street+Maintenance/Home.htm>
- PER SECTION 18-175(e) OF THE CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

SWM / DETENTION	APPROVED By Robert Zink at 1:22 pm, Apr 29, 2013
EROSION CONTROL FOR A PRE-CONSTRUCTION MEETING 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY, CONTACT:	N/A Permitted by NCDENR
DRAINAGE PLAN	APPROVED By Robert Zink at 1:22 pm, Apr 29, 2013
TREE ORDINANCE	N/A
CDOT DRIVEWAYS	APPROVED By Rick Grochaska (rgrochaska@charlottennc.gov) at 1:13 pm, Apr 26, 2013
NCDOT DRIVEWAYS	APPROVED By Rick Grochaska (rgrochaska@charlottennc.gov) at 1:13 pm, Apr 26, 2013

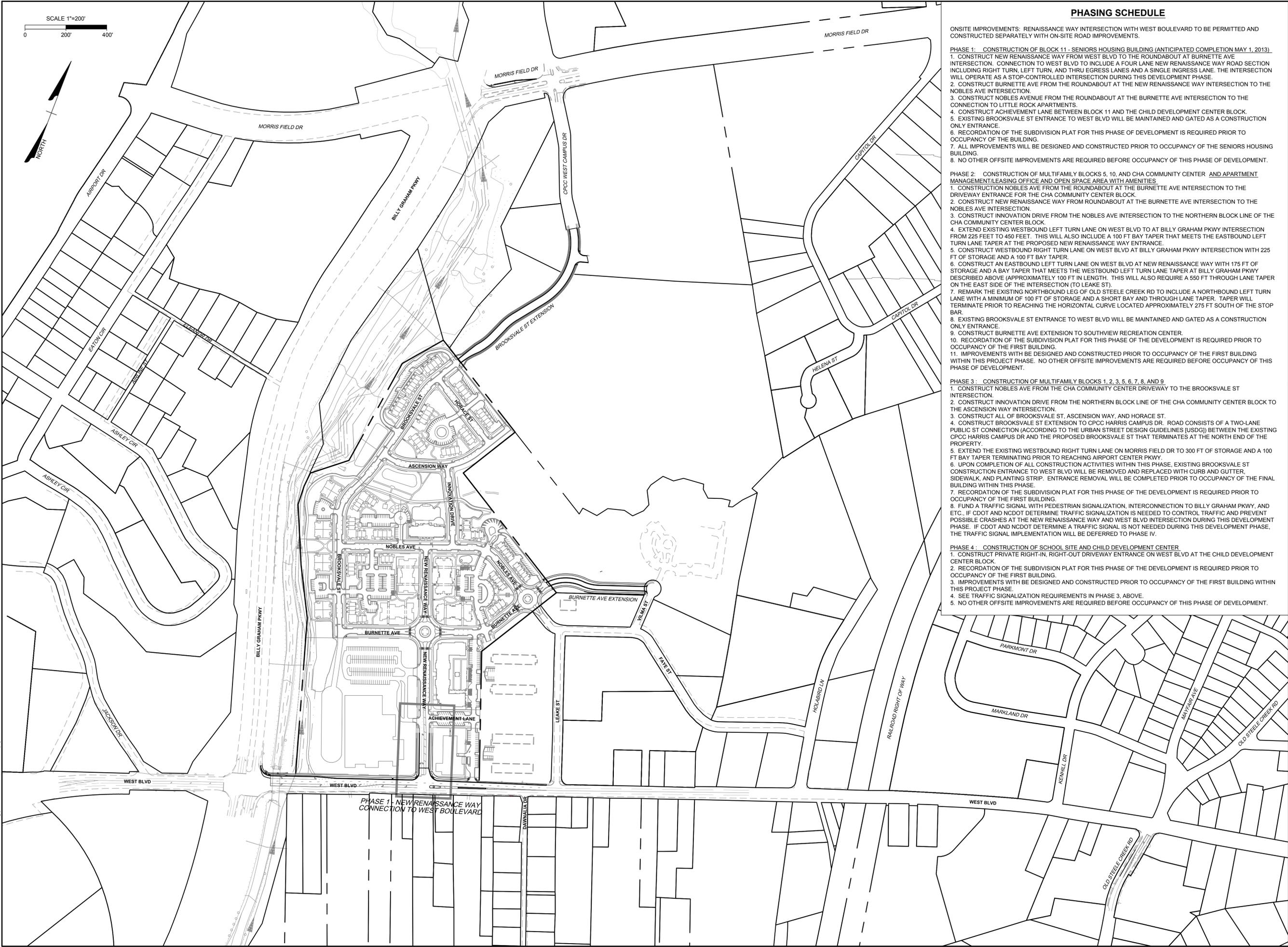
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECK. CO. CODE ENFORCEMENT. PLEASE CALL THE CTAC AT 704-336-3829 FOR MORE INFORMATION.

TIMMONS GROUP

BOULEVARD HOMES OFFSITE ROAD IMPROVEMENTS
CITY OF CHARLOTTE - MECKLENBURG COUNTY - NORTH CAROLINA

PHASE 1 - COVER SHEET

JOB NO. 31515
SHEET NO. C100



PHASING SCHEDULE

ONSITE IMPROVEMENTS: RENAISSANCE WAY INTERSECTION WITH WEST BOULEVARD TO BE PERMITTED AND CONSTRUCTED SEPARATELY WITH ON-SITE ROAD IMPROVEMENTS.

- PHASE 1:** CONSTRUCTION OF BLOCK 11 - SENIORS HOUSING BUILDING (ANTICIPATED COMPLETION MAY 1, 2013)
1. CONSTRUCT NEW RENAISSANCE WAY FROM WEST BLVD TO THE ROUNDABOUT AT BURNETTE AVE INTERSECTION. CONNECTION TO WEST BLVD TO INCLUDE A FOUR LANE NEW RENAISSANCE WAY ROAD SECTION INCLUDING RIGHT TURN, LEFT TURN, AND THROUGH EGRESS LANES AND A SINGLE INGRESS LANE. THE INTERSECTION WILL OPERATE AS A STOP-CONTROLLED INTERSECTION DURING THIS DEVELOPMENT PHASE.
 2. CONSTRUCT BURNETTE AVE FROM THE ROUNDABOUT AT THE NEW RENAISSANCE WAY INTERSECTION TO THE NOBLES AVE INTERSECTION.
 3. CONSTRUCT NOBLES AVENUE FROM THE ROUNDABOUT AT THE BURNETTE AVE INTERSECTION TO THE CONNECTION TO LITTLE ROCK APARTMENTS.
 4. CONSTRUCT ACHIEVEMENT LANE BETWEEN BLOCK 11 AND THE CHILD DEVELOPMENT CENTER BLOCK.
 5. EXISTING BROOKSVALE ST ENTRANCE TO WEST BLVD WILL BE MAINTAINED AND GATED AS A CONSTRUCTION ONLY ENTRANCE.
 6. RECORDATION OF THE SUBDIVISION PLAT FOR THIS PHASE OF DEVELOPMENT IS REQUIRED PRIOR TO OCCUPANCY OF THE BUILDING.
 7. ALL IMPROVEMENTS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO OCCUPANCY OF THE SENIORS HOUSING BUILDING.
 8. NO OTHER OFFSITE IMPROVEMENTS ARE REQUIRED BEFORE OCCUPANCY OF THIS PHASE OF DEVELOPMENT.

- PHASE 2:** CONSTRUCTION OF MULTIFAMILY BLOCKS 5, 10, AND CHA COMMUNITY CENTER AND APARTMENT MANAGEMENT/LEASING OFFICE AND OPEN SPACE AREA WITH AMENITIES
1. CONSTRUCT NOBLES AVE FROM THE ROUNDABOUT AT THE BURNETTE AVE INTERSECTION TO THE DRIVEWAY ENTRANCE FOR THE CHA COMMUNITY CENTER BLOCK.
 2. CONSTRUCT NEW RENAISSANCE WAY FROM ROUNDABOUT AT THE BURNETTE AVE INTERSECTION TO THE NOBLES AVE INTERSECTION.
 3. CONSTRUCT INNOVATION DRIVE FROM THE NOBLES AVE INTERSECTION TO THE NORTHERN BLOCK LINE OF THE CHA COMMUNITY CENTER BLOCK.
 4. EXTEND EXISTING WESTBOUND LEFT TURN LANE ON WEST BLVD TO AT BILLY GRAHAM PKWY INTERSECTION FROM 225 FEET TO 450 FEET. THIS WILL ALSO INCLUDE A 100 FT BAY TAPER THAT MEETS THE EASTBOUND LEFT TURN LANE TAPER AT THE PROPOSED NEW RENAISSANCE WAY ENTRANCE.
 5. CONSTRUCT WESTBOUND RIGHT TURN LANE ON WEST BLVD AT BILLY GRAHAM PKWY INTERSECTION WITH 225 FT OF STORAGE AND A 100 FT BAY TAPER.
 6. CONSTRUCT AN EASTBOUND LEFT TURN LANE ON WEST BLVD AT NEW RENAISSANCE WAY WITH 175 FT OF STORAGE AND A BAY TAPER THAT MEETS THE WESTBOUND LEFT TURN LANE TAPER AT BILLY GRAHAM PKWY DESCRIBED ABOVE (APPROXIMATELY 100 FT IN LENGTH). THIS WILL ALSO REQUIRE A 550 FT THROUGH LANE TAPER ON THE EAST SIDE OF THE INTERSECTION (TO LEAKE ST).
 7. REMARK THE EXISTING NORTHBOUND LEG OF OLD STEELE CREEK RD TO INCLUDE A NORTHBOUND LEFT TURN LANE WITH A MINIMUM OF 100 FT OF STORAGE AND A SHORT BAY AND THROUGH LANE TAPER. TAPER WILL TERMINATE PRIOR TO REACHING THE HORIZONTAL CURVE LOCATED APPROXIMATELY 275 FT SOUTH OF THE STOP BAR.
 8. EXISTING BROOKSVALE ST ENTRANCE TO WEST BLVD WILL BE MAINTAINED AND GATED AS A CONSTRUCTION ONLY ENTRANCE.
 9. CONSTRUCT BURNETTE AVE EXTENSION TO SOUTHVIEW RECREATION CENTER.
 10. RECORDATION OF THE SUBDIVISION PLAT FOR THIS PHASE OF THE DEVELOPMENT IS REQUIRED PRIOR TO OCCUPANCY OF THE FIRST BUILDING.
 11. IMPROVEMENTS WITH BE DESIGNED AND CONSTRUCTED PRIOR TO OCCUPANCY OF THE FIRST BUILDING WITHIN THIS PROJECT PHASE. NO OTHER OFFSITE IMPROVEMENTS ARE REQUIRED BEFORE OCCUPANCY OF THIS PHASE OF DEVELOPMENT.

- PHASE 3:** CONSTRUCTION OF MULTIFAMILY BLOCKS 1, 2, 3, 5, 6, 7, 8, AND 9
1. CONSTRUCT NOBLES AVE FROM THE CHA COMMUNITY CENTER DRIVEWAY TO THE BROOKSVALE ST INTERSECTION.
 2. CONSTRUCT INNOVATION DRIVE FROM THE NORTHERN BLOCK LINE OF THE CHA COMMUNITY CENTER BLOCK TO THE ASCENSION WAY INTERSECTION.
 3. CONSTRUCT ALL OF BROOKSVALE ST, ASCENSION WAY, AND HORACE ST.
 4. CONSTRUCT BROOKSVALE ST EXTENSION TO CPCC HARRIS CAMPUS DR. ROAD CONSISTS OF A TWO-LANE PUBLIC ST CONNECTION (ACCORDING TO THE URBAN STREET DESIGN GUIDELINES (USDG)) BETWEEN THE EXISTING CPCC HARRIS CAMPUS DR AND THE PROPOSED BROOKSVALE ST THAT TERMINATES AT THE NORTH END OF THE PROPERTY.
 5. EXTEND THE EXISTING WESTBOUND RIGHT TURN LANE ON MORRIS FIELD DR TO 300 FT OF STORAGE AND A 100 FT BAY TAPER TERMINATING PRIOR TO REACHING AIRPORT CENTER PKWY.
 6. UPON COMPLETION OF ALL CONSTRUCTION ACTIVITIES WITHIN THIS PHASE, EXISTING BROOKSVALE ST CONSTRUCTION ENTRANCE TO WEST BLVD WILL BE REMOVED AND REPLACED WITH CURB AND GUTTER, SIDEWALK, AND PLANTING STRIP. ENTRANCE REMOVAL WILL BE COMPLETED PRIOR TO OCCUPANCY OF THE FINAL BUILDING WITHIN THIS PHASE.
 7. RECORDATION OF THE SUBDIVISION PLAT FOR THIS PHASE OF THE DEVELOPMENT IS REQUIRED PRIOR TO OCCUPANCY OF THE FIRST BUILDING.
 8. FUND A TRAFFIC SIGNAL WITH PEDESTRIAN SIGNALIZATION, INTERCONNECTION TO BILLY GRAHAM PKWY, AND ETC. IF CDOT AND NCDOT DETERMINE TRAFFIC SIGNALIZATION IS NEEDED TO CONTROL TRAFFIC AND PREVENT POSSIBLE CRASHES AT THE NEW RENAISSANCE WAY AND WEST BLVD INTERSECTION DURING THIS DEVELOPMENT PHASE. IF CDOT AND NCDOT DETERMINE A TRAFFIC SIGNAL IS NOT NEEDED DURING THIS DEVELOPMENT PHASE, THE TRAFFIC SIGNAL IMPLEMENTATION WILL BE DEFERRED TO PHASE IV.

- PHASE 4:** CONSTRUCTION OF SCHOOL SITE AND CHILD DEVELOPMENT CENTER
1. CONSTRUCT PRIVATE RIGHT-IN, RIGHT-OUT DRIVEWAY ENTRANCE ON WEST BLVD AT THE CHILD DEVELOPMENT CENTER BLOCK.
 2. RECORDATION OF THE SUBDIVISION PLAT FOR THIS PHASE OF THE DEVELOPMENT IS REQUIRED PRIOR TO OCCUPANCY OF THE FIRST BUILDING.
 3. IMPROVEMENTS WITH BE DESIGNED AND CONSTRUCTED PRIOR TO OCCUPANCY OF THE FIRST BUILDING WITHIN THIS PROJECT PHASE.
 4. SEE TRAFFIC SIGNALIZATION REQUIREMENTS IN PHASE 3, ABOVE.
 5. NO OTHER OFFSITE IMPROVEMENTS ARE REQUIRED BEFORE OCCUPANCY OF THIS PHASE OF DEVELOPMENT.



THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
 2030 S. Tryon Street Suite 3C | Charlotte, NC 28203
 TEL 704.376.1073 FAX 704.376.1076 www.timmons.com
 NC License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.	DATE	REVISION DESCRIPTION
	4-4-13	CITY COMMENTS
	30 NOV 2012	

DRAWN BY	A. CARROLL
DESIGNED BY	A. CARROLL
CHECKED BY	B. CRUTCHFIELD
SCALE	1" = 200'

TIMMONS GROUP

BOULEVARD HOMES OFFSITE ROAD IMPROVEMENTS
 CITY OF CHARLOTTE - MECKLENBURG COUNTY - NORTH CAROLINA
 PHASING PLAN

JOB NO.	31515
SHEET NO.	C101

R:\701315\DWG\Sheet\CD\Phase 1\31515C-C101-Phase 1.dwg | Plotted on 4/2/2013 12:52 PM | by Adam Carroll

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.