



**SWM / DETENTION**  
CITY ENGINEERING

**DRAINAGE PLAN**  
CITY ENGINEERING

**EROSION CONTROL**  
FOR A PRE-CONSTRUCTION MEETING  
48 HRS. PRIOR TO ANY LAND  
DISTURBING ACTIVITY, CONTACT:

**TREE ORDINANCE**  
URBAN FORESTRY

**CDOT**  
CHARLOTTE DEPT. OF TRANSPORTATION

**APPROVED**

By Brendan Smith at 4:15 pm, May 09, 2013

**APPROVED**

By Brendan Smith at 4:15 pm, May 09, 2013

**APPROVED**

By Brendan Smith at 4:15 pm, May 09, 2013

Ahmad Sabha (704) 517-7893

**APPROVED**

By Gary Turner (704-336-4330) (gturner@charlottesnc.gov) at 2:19 pm, May 10, 2013

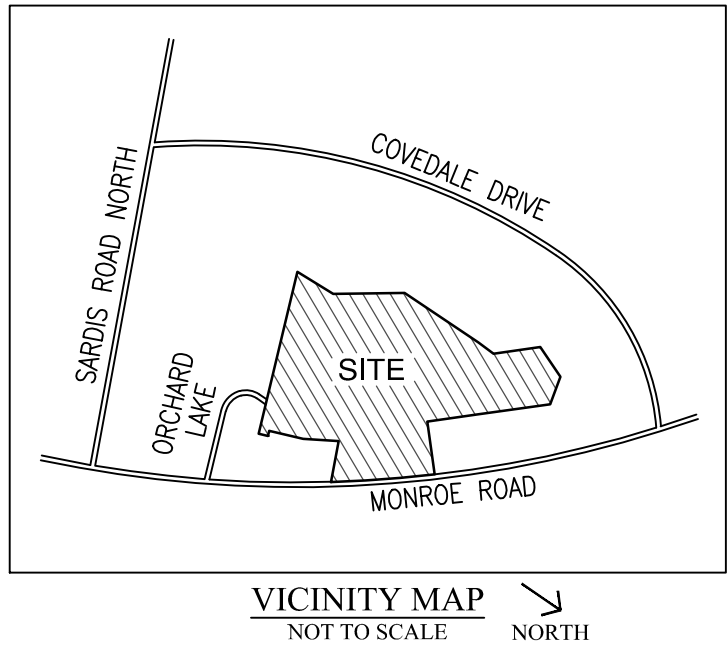
**APPROVED**

# ORCHARD PARK

## CHARLOTTE, NORTH CAROLINA

CASHEL ROCK INVESTORS  
8514 MCALPINE PARKWAY, SUITE 190  
CHARLOTTE, NC 28211

**PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL**  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
[By Brent Wilkinson May 13, 2013]



■ design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.358.3093  
www.drgp.com

# CONSTRUCTION DOCUMENTS

#### GENERAL NOTES:

1. SURVEY INFORMATION OBTAINED BY R.B. PHARR AND ASSOCIATES, P.A.
2. ARCHITECTURAL DIMENSIONS TO BE VERIFIED BY SURVEYOR. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THE SITE PLAN AGAINST ANY SITE DEVELOPMENT REQUIREMENTS SPECIFIED BY THE SITE PLAN TO THE OWNER, LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO ANY ACTUAL CONSTRUCTION.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
5. ALL ROAD IMPROVEMENTS AT MONROE ROAD AND ORCHARD LAKE DRIVE ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
6. DEVELOPER WILL PROVIDE STREET SIGNS PER CMILDS# 50.05 (9" SIGNS ONLY).
7. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
8. 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.
9. 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.
10. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
11. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
12. CURB AND GUTTER SHOWN ON PLANS ALONG ORCHARD LAKE DRIVE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
13. 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.
14. 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.
15. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
16. ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
17. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1') FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
18. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
19. "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.
20. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
21. PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
22. NONSTANDARD 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.
23. 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 ROADWAY IMPROVEMENT PLAN.
24. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) 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.
25. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
26. ALL CONSTRUCTION TO CONFORM TO CHARLOTTE / MECKLENBURG LAND DEVELOPMENT STANDARDS.
27. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHALL DURING THE BUILDING PERMIT PROCESS.
28. CERTIFICATION OF STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CDOT (704-336-4025) OR VISIT <http://www.charmeck.org/Departments/Transportation/Street+Maintenance/Home.htm>
29. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.
30. PER SECTION 18-175(e) OF CITY CODE AND SECTION 10.00 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROL EASEMENTS (PCEE's) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

#### SITE ACCESSIBILITY NOTES

1. ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE STATED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED THAT CONFORM TO THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT", "FAIR HOUSING STANDARDS", AND GOVERNING STATE HANDICAP CODE STANDARDS.

THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:

1. MAXIMUM WALK SLOPE = 1:20  
MAXIMUM RAMP SLOPE = 1:12 WITH RAILING  
MAXIMUM CROSS SLOPE = 1/4" PER FOOT (2%)  
ALL WALKS TO BE BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS  
MAXIMUM ACCESSIBLE ROUTE LENGTH (NC) = 200'  
2. THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
3. CONTRACTOR TO CONTACT DESIGN RESOURCE GROUP FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.

#### SITE DATA

TAX MAP NO: 213-491-22  
ZONING: UR-2 (CD), UR-C (CD), I-1 (CD)  
REZONING PETITION NO: 2009-023  
SITE AREA: 24.08 ACRES TOTAL  
OPEN SPACE REQUIRED (OVERALL): 30% ~ 7.22 ACRES  
OPEN SPACE PROVIDED: 7.74 ACRES (AREA 1A&1B)

#### AREA 1A

ZONING: UR-2 (CD)  
SITE AREA (PHASE LINE AND EXCLUDING NEW RIGHT OF WAY): 228,058 SF (5.24 AC.)  
TOWN HOME STYLE APARTMENTS

DENSITY: 6.87 (36 UNITS/5.24 AC.)  
MAX UNITS: 270 UNITS TOTAL (AREA 1A+1B)  
PROPOSED UNITS: 36 UNITS  
TOTAL BUILDING SQUARE FOOTAGE: 43,840 SF  
MAX FAR: 1.0  
PROPOSED FAR: 43,840/228,058 = 0.19 FAR

PARKING REQUIRED: (1 SP/UNIT MIN - 2 SP/UNIT MAX)  
LOADING SPACE REQUIRED: NONE

PARKING PROVIDED: 58 REGULAR SPACES  
2 VAN ACCESSIBLE SPACES  
14 ON STREET SPACES  
74 TOTAL SPACES

BICYCLE PARKING REQUIRED: 1 SPACE PER 20 UNITS (2 SHORT TERM SPACES)  
BICYCLE PARKING PROVIDED: 5 SHORT TERM SPACES (1 RACK)

IMPERVIOUS AREA: 48,006 SF (1.10 ACRES)  
PRE 1978 IMPERVIOUS AREA: 0 SF (0 ACRES)

SETBACK: 14'  
SIDE YARD: 5'  
REAR YARD: 10'  
BUILDING SEPARATION: 10'  
BUILDING HEIGHT: 40' MAXIMUM  
PROPOSED BUILDING HEIGHT: BUILDINGS 5&6: 26'  
TRASH & RECYCLING PICK UP REQUIRED: (1) 8 CY. COMPACTOR PER 90 UNITS or (1) 8 CY DUMPSTER PER 30 UNITS  
(1) 144 SF RECYCLING STATION PER 80 UNITS

TRASH & RECYCLING PICK UP PROVIDED: (1) 8 CY. DUMPSTER  
(1) CARDBOARD RECYCLING DUMPSTER  
(1) 231 SF RECYCLING STATION

NOTE: PRIVATE TRASH COLLECTION WITH MULTIPLE WEEKLY PICK UPS

#### AREA 2

ZONING: UR-C (CD)  
LOT AREA (PHASE LINE AND EXCLUDING NEW RIGHT OF WAY): 28,895 SF (0.66 AC.)  
PER CONDITIONAL NOTES OF REZONING PLAN  
14' ALONG ORCHARD LAKE DRIVE (PER REZONING)  
20' ALONG MONROE ROAD (PER REZONING)

SIDE YARD: 5'  
REAR YARD: 20'  
BUILDING SEPARATION: 10'  
BUILDING HEIGHT: 58' MAXIMUM (PER REZONING)  
MINIMUM LOT WIDTH: 20'

#### AREA 3

ZONING: I-1 (CD)  
LOT AREA (PHASE LINE AND EXCLUDING NEW RIGHT OF WAY): ±129,414 SF (2.97 AC.)  
PER CONDITIONAL NOTES OF REZONING PLAN

MAX FAR: 0.80  
SETBACK: 20'  
SIDE YARD: 0 OR 5' PER ORDINANCE REQUIREMENTS  
REAR YARD: 10'  
BUILDING HEIGHT: 58' MAXIMUM  
MINIMUM LOT WIDTH: 50'

#### AREA 1B

ZONING: UR-2 (CD)  
SITE AREA (PHASE LINE AND EXCLUDING NEW RIGHT OF WAY): 586,124 SF (13.46 AC.)  
PROPOSED USE: APARTMENTS

DENSITY: 17.08 (230 UNITS/ 13.46 AC.)  
MAX UNITS: 270 UNITS TOTAL (AREA 1A+1B)  
PROPOSED UNITS: 162  
BUILDINGS 1 & 2: 68  
BUILDINGS 3 & 4: 230 UNITS

TOTAL BUILDING SQUARE FOOTAGE: 240,763 SF  
MAX FAR: 1.0  
PROPOSED FAR: 240,763/586,124 = 0.41 FAR

PARKING REQUIRED: 1 SP/UNIT MIN - 2 SP/UNIT MAX  
BUILDINGS 1 & 2: 162 MIN - 324 MAX  
BUILDINGS 3 & 4: 68 MIN - 136 MAX

LOADING SPACES REQUIRED: BUILDINGS 1 & 2  
BUILDINGS 3 & 4: (1) 10x25' SPACE  
NONE

PARKING PROVIDED: BUILDINGS 1 & 2: 225 REGULAR SPACES  
25 ON STREET SPACES  
4 VAN ACCESSIBLE SPACES  
7 REGULAR ACCESSIBLE SPACES  
7 GARAGE SPACES  
1 ACCESSIBLE GARAGE SPACE  
1 LOADING SPACE  
270 TOTAL SPACES

PARKING PROVIDED (CONTINUED): BUILDINGS 3 & 4: 98 REGULAR SPACES  
11 ON STREET SPACES  
2 VAN ACCESSIBLE SPACES  
1 REGULAR ACCESSIBLE SPACES  
4 GARAGE SPACES  
116 TOTAL SPACES

BICYCLE PARKING REQUIRED: BUILDINGS 1 & 2: 1 SPACE PER 20 UNITS  
BUILDINGS 3 & 4: 9 SHORT TERM SPACES  
4 SHORT TERM SPACES

BICYCLE PARKING PROVIDED: BUILDINGS 1 & 2: 10 SHORT TERM SPACES (2 RACKS)  
BUILDINGS 3 & 4: 5 SHORT TERM SPACES (1 RACK)

IMPERVIOUS AREA: 227,610 SF (5.23 ACRES)  
PRE 1978 IMPERVIOUS AREA: 0 SF (0 ACRES)

SETBACK: 14'  
SIDE YARD: 5'  
REAR YARD: 10'  
BUILDING SEPARATION: 10'  
BUILDING HEIGHT: 58' MAXIMUM  
PROPOSED BUILDING HEIGHT: BUILDINGS 1,2,3,&4: 36'

TRASH & RECYCLING PICK UP REQUIRED: BUILDINGS 1 & 2: (1) 8 CY. COMPACTOR PER 90 UNITS or (1) 8 CY DUMPSTER PER 30 UNITS  
(1) 144 SF RECYCLING STATION PER 80 UNITS  
BUILDINGS 3 & 4: (1) 8 CY. COMPACTOR PER 90 UNITS or (1) 8 CY DUMPSTER PER 30 UNITS  
(1) 144 SF RECYCLING STATION PER 80 UNITS

TRASH & RECYCLING PICK UP PROVIDED: BUILDINGS 1 & 2: (1) 8 CY. COMPACTOR  
(1) CARDBOARD RECYCLING DUMPSTER  
(1) 195 SF STATION  
BUILDINGS 3 & 4: (1) 8 CY. DUMPSTER  
(1) CARDBOARD RECYCLING DUMPSTER  
(1) 231 SF RECYCLING STATION

NOTE: TRASH AND RECYCLING COLLECTION SHALL BE PROVIDED BY PRIVATE COLLECTION SERVICE. DEVELOPER ACKNOWLEDGES THAT CHARLOTTE SOLID WASTE DEPARTMENT WILL NOT NOW OR IN THE FUTURE SERVE THIS DEVELOPMENT UNLESS THE REQUIREMENTS OF THE ORDINANCE FOR MINIMUM TRASH COLLECTION FACILITIES ARE PROVIDED.

#### SHEET SCHEDULE

C0.0	COVER SHEET
RZ-1	EXISTING CONDITIONS PLAN
RZ-2	TECHNICAL DATA SHEET
RZ-3	SCHEMATIC SITE PLAN
RZ-4	DEVELOPMENT STANDARDS
RZ-5	BUILDING ELEVATIONS
RZ-6	ADMINISTRATIVE APPROVAL PLAN
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C2.1	INTERSECTION SIGHT DISTANCE
C2.2	ACCESSIBLE ROUTE PLAN
C2.3	OPEN SPACE PLAN
C2.4	PAVEMENT MARKING PLAN
C3.0	EROSION CONTROL PHASE 1
C3.1	EROSION CONTROL PHASE 2
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C4.5	GRADING PLAN
C4.6	STORM DRAINAGE PLAN
C4.7	STORM DRAINAGE AREAS PLAN
C4.8	STORM WATER MANAGEMENT PLAN
C4.9	OFF-SITE STORM DRAINAGE IMPROVEMENT PLAN
C5.0	WATER AND SEWER PLAN
C5.1	SANITARY SEWER PROFILES
C5.2	SANITARY SEWER PROFILES
C5.3	SANITARY SEWER PROFILES
C6.0	REQUIRED LANDSCAPING PLAN
C6.1	WET POND PLANTING PLAN
C7.0	ROAD PROFILES
C7.1	ROAD PROFILES
C7.2	TRAFFIC CONTROL PLAN
C8.0	SITE DETAILS
C8.1	SITE DETAILS
C8.2	SITE DETAILS
C8.3	SITE DETAILS
C8.4	SITE DETAILS
C9.0	EROSION CONTROL DETAILS
C9.1	EROSION CONTROL DETAILS
C9.2	STORM DRAINAGE DETAILS
C9.3	STORM DRAINAGE DETAILS
C9.4	WATER QUALITY & DETENTION DETAILS
C9.5	WATER & SANITARY SEWER DETAILS
C9.6	WATER & SANITARY SEWER DETAILS
C9.7	STRUCTURAL NOTES AND DETAILS
C9.7A	STRUCTURAL DETAILS
A1.0	BUILDING ELEVATIONS

#### CONSTRUCTION SCHEDULE:

IT IS ANTICIPATED THAT CONSTRUCTION OF PHASE 1A AND PHASE 1B SHALL BEGIN IN THE SPRING OF 2012, AND BE COMPLETED BY THE SUMMER OF 2014. ACTUAL CONSTRUCTION SCHEDULE MAY VARY.

PHASE 2 AND 3 ARE OUTPARCELS AND WILL BE DEVELOPED AT A LATER TIME, AND SHALL BE SUBJECT TO LAND DEVELOPMENT REVIEW OF THE FINAL SITE PLANS PRIOR TO CONSTRUCTION.

#### CONSULTANTS:

OWNER: CASHEL ROCK INVESTORS  
8514 MCALPINE PARKWAY  
SUITE #190  
CHARLOTTE, NC 28211  
704.688.5315

DEVELOPER: CASHEL ROCK INVESTORS  
8514 MCALPINE PARKWAY  
SUITE #190  
CHARLOTTE, NC 28211  
704.688.5315

ARCHITECT: AXIOM ARCHITECTURE  
333 WEST TRADE STREET  
SUITE 200  
CHARLOTTE, NC 28202  
704.927.9900

LANDSCAPE ARCH.: DESIGN RESOURCE GROUP, PA  
2459 WILKINSON BOULEVARD  
SUITE 200  
CHARLOTTE, NC 28208  
704.343.0608

CIVIL ENGINEER: DESIGN RESOURCE GROUP, PA  
2459 WILKINSON BOULEVARD  
SUITE 200  
CHARLOTTE, NC 28208  
704.343.0608

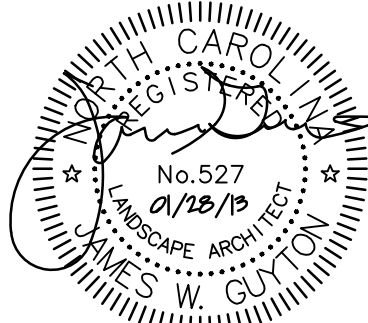
SURVEYOR: R.B. PHARR AND ASSOCIATES, PA  
420 HAWTHORNE LANE  
CHARLOTTE, NC 28204  
704.376.2186

SHEET C4.9 ADDED FOR RTAP (01/28/13)

ORCHARD PARK  
CHARLOTTE, NORTH CAROLINA

CASHEL ROCK INVESTORS  
8514 MCALPINE PARKWAY, SUITE 190  
CHARLOTTE, NC 28211

CONSTRUCTION  
DOCUMENTS



SCALE: NTS

PROJECT #: 377-001  
DRAWN BY: THH  
CHECKED BY: JWC

COVER SHEET

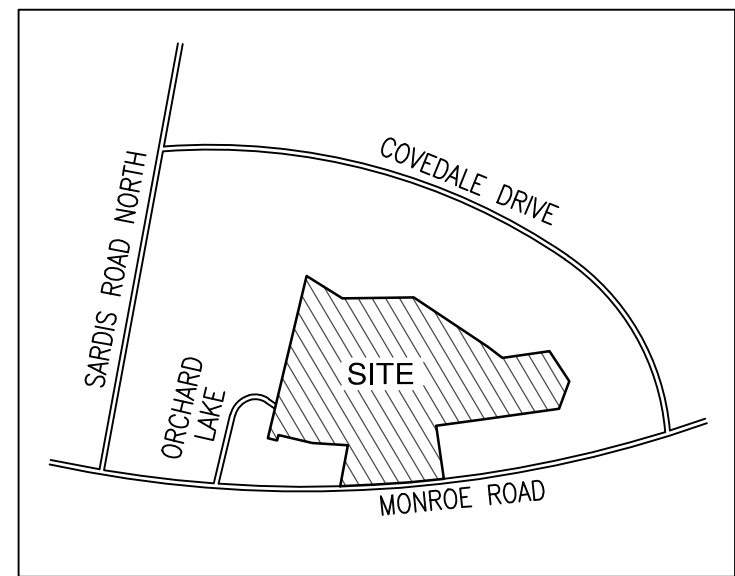
JULY 15, 2011

#### REVISIONS:

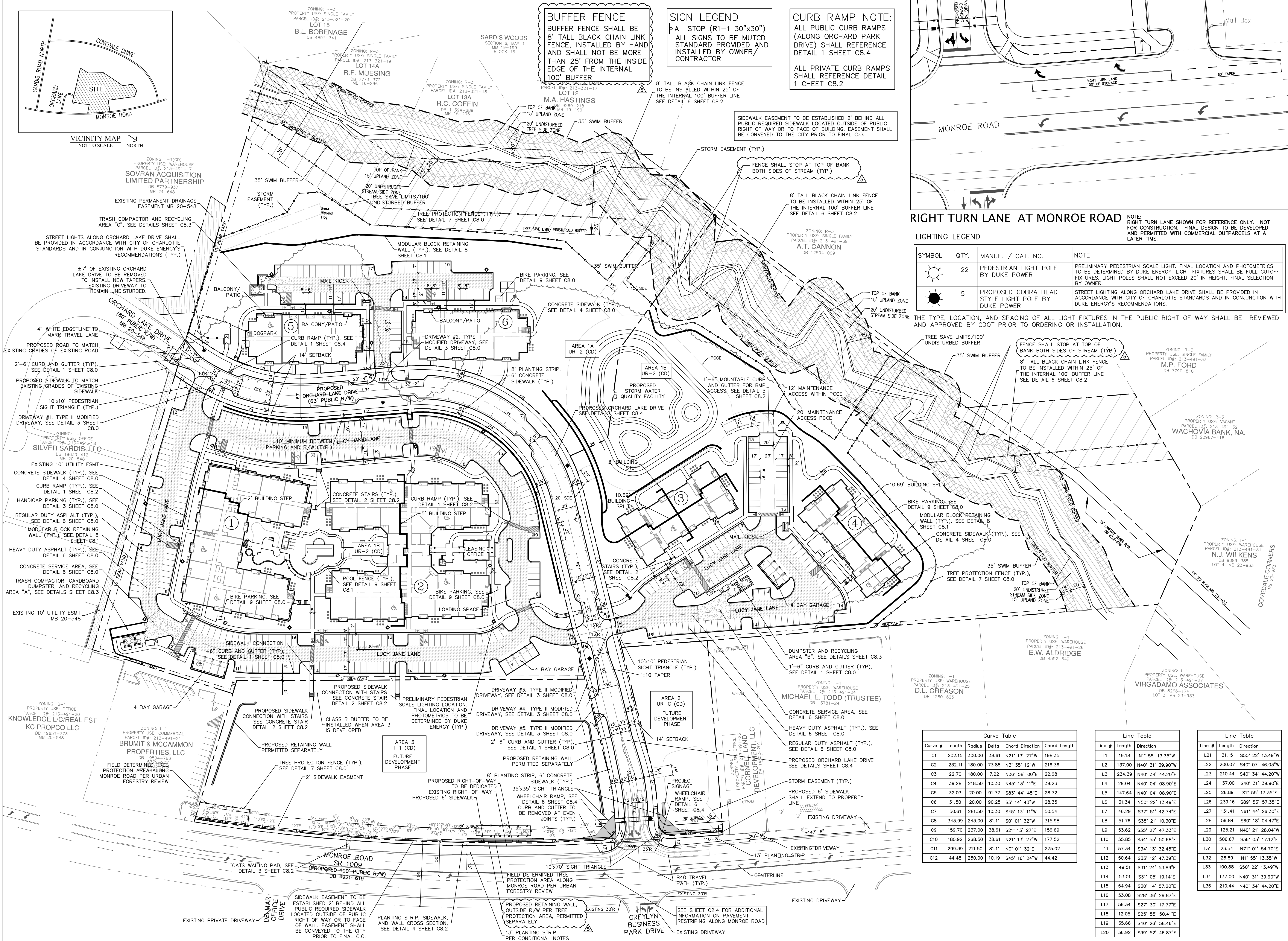
1. 9/12/11 REV. PER CMPC COMMENTS
2. 12/9/11 REV. PER CMPC COMMENTS
3. 03/29/12 RTAP
4. 01/28/13 RTAP

C0.0





VICINITY MAP  
NOT TO SCALE



## RIGHT TURN LANE AT MONROE ROAD

### LIGHTING LEGEND

SYMBOL	QTY.	MANUF. / CAT. NO.	NOTE
	22	PEDESTRIAN LIGHT POLE BY DUKE POWER	PRELIMINARY PEDESTRIAN SCALE LIGHT. FINAL LOCATION AND PHOTOMETRICS TO BE DETERMINED BY DUKE ENERGY. LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES. LIGHT POLES SHALL NOT EXCEED 20' IN HEIGHT. FINAL SELECTION BY OWNER.
	5	PROPOSED COBRA HEAD STYLE LIGHT POLE BY DUKE POWER	STREET LIGHTING ALONG ORCHARD LAKE DRIVE SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF CHARLOTTE STANDARDS AND IN CONJUNCTION WITH DUKE ENERGY'S RECOMMENDATIONS.

THE TYPE, LOCATION, AND SPACING OF ALL LIGHT FIXTURES IN THE PUBLIC RIGHT OF WAY SHALL BE REVIEWED AND APPROVED BY CDOT PRIOR TO ORDERING OR INSTALLATION.

NOTE: RIGHT TURN LANE SHOWN FOR REFERENCE ONLY. NOT FOR CONSTRUCTION. FINAL DESIGN TO BE DEVELOPED AND PERMITTED WITH COMMERCIAL OUTPARCELS AT A LATER TIME.



## design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

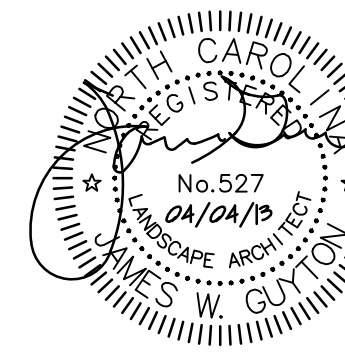
2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0808 f 704.358.3093  
www.drgroup.com

## ORCHARD PARK

CHARLOTTE, NORTH CAROLINA

CASHEL ROCK INVESTORS  
8514 MCALPINE PARKWAY, SUITE 190  
CHARLOTTE, NC 28211

## CONSTRUCTION DOCUMENTS



30 0 30 60  
SCALE: 1" = 60'

PROJECT #: 337-001  
DRAWN BY: BC  
CHECKED BY: TH

## SITE PLAN

JULY 15, 2011

- REVISIONS:
- 9/12/11 REV. PER CMPC COMMENTS
  - 12/9/11 REV. PER CMPC COMMENTS
  - 03/29/12 RTAP
  - 01/28/13 RTAP
  - 4/4/13 RTAP, PER REVIEW COMMENTS