

JIS 9-10			
EWAY	IMPERVIOUS IN LOTS	IMPERVIOUS IN STREETS, SIDEWALKS, DRIVEWAYS,	PRIOR TO PLAT RECORDATION, OFF-SITE 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.
500X OR EQUAL)		RETAINING WALLS NOT CONTAINED WITHIN LOTS	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
ONE	76,734S.F.	33,637 S.F.	ALL RELATED RELOCATION COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/
BGRADE		PERVIOUS LOT	IF THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE. PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.
	LOT #	MAX. IMPERVIOUS AREA	ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS.
	1	2850.00	IN ORDER TO INSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON CURB.
	2	2850.00	ALL ROAD IMPROVEMENTS AT SHARON VIEW ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE
	3	2850.00	ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
	4	2850.00	DIRECT VEHICULAR ACCESS FROM LOTS 1 AND 12 TO SHARON VIEW ROAD IS PROHIBITED.
	/ 5	2850.00	
	6	2500.00	MEDIANS AND PRIVATE STREETS TO BE MAINTAINED BY AVIGNON HOMEOWNERS ASSOCIATION.
-1	8	4745.00	PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
	9	6326.00	
	10	2850.00	THE DEVELOPER SHALL MAINTAIN THE BED OF EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS,
	11	2850.00	LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
	12	2500.00	SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY
	13	2625.00	BY THE INSPECTOR.
	N14	2625.00	CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING.
	15	2625.00	ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD
		1666.00	그는 이 지지 않는 것 같은 것 같
	16B	1666.00	LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOUR NOTICE PRIOR TO START.
	16C	1666.00	APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD
	17A 17B	1666.00	CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
	17B	1666.00	PROPOSED GRADING SUBJECT TO CHANGE BASED ON FIELD CONDITIONS.
	17D	1666.00	그는 것 같은 것 같
	18A	1666.00	ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
	18B	1666.00	"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES,
	18C	1666.00	MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
	18D	1666.00	그는 것 같은 것 같
	19A	1666.00	IN ROLLING AND HILLY TERRAINS, SWEEPING OF STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE
	19B	1666.00	INSPECTOR BASED ON FIELD CONDITIONS.
	19C	1666.00	NON-STANDARD ITEMS (I.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRES
	19D	1666.00	A "RIGHT OF WAY ENCROACHMENT AGREEMENT" WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
	20A 20B	1666.00	COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
	208	1666.00	영화 관계 관계 전 전 것 같은
	TOTAL	76734.00	DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS 50.05 (9" SIGNS ONLY).
			SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY
Avignon Development St	andards		THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.

DRAINAGE AREA IMPERVIOUS SUMMARY GENERAL NOTES

Avignon Development Standards

e standards depicted on this site plan and by the standards of the Charlot this plan is intended to reflect the arrangement of proposed uses on th d size of individual site elements may be altered or modified within the limit development and construction phases as allowed upder the provisions

loycle parking, and site development, may a t administered by the Zoning Administrator, a lically noted in the conditions for this site p pment of this site as defined by those other nay apply to the development of this sit tor, and are not separate zoning condition site plan, these other standard development other city ordinances. c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

The purpose of this Rezoning application is to provide for the development of a residential community composed of single family detached and single family attached dwellings. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district. Uses allowed on the property included in this Petition will be single family detached and single family attached dwelling units and related accessory uses as are permitted in the UR-2 district.

a. The site will have access via a new standard residential medium public street connection to Sharon View Road and by a future public street connection to adjoining property as generally identified on the concept plan for the site. b.No driveways serving individual residences will be permitted to connect to Sharon View Road.

c. If not already present, the Petitioner will dedicate and convey a right of way to the City of Charlotte along the entire Sharon View Road frontage of 35' measured from the centerline of the existing Sharon View Road right of way. The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and by the conditions included as part of this rezoning site plan.

The Petitioner has also provided images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated. To further define the character of the buildings to be constructed on the site, the Petitioner will include the following elements or features: a. The building exteriors located below the roof line, excluding areas devoted to windows, doors, garage doors, gables, and architectural accents will be constructed of masonry products such as brick, architectural CMU or precast, man made stone, cementatious board or other similar durable material. b.No vinyl, EIFS, or Masonite will be used for siding materials but vinyl may be used for soffit, and trim including window and door trim.

d.Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the e.Buildings will be designed so that no more that 20 feet of blank wall, excluding windows and doors, will be constructed along the frontage of a public or private street.

Streetscape and Landscaping The Petitioner reserves the right to install an entrance feature at the driveway connection to Sharon View Road and an ornamental fence along the frontage of Sharon View Road, subject to all sight distance restrictions in the location generally depicted on the site plan.

The water quality facility that will be constructed on the front portion of the site will be designed and landscaped and/or screened as part of the overall site design.

The location, size and type of storm water management systems depicted on the Rezoning Plan and subject to review and approval as part of the full development plan submittai and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points.

a.Freestanding lighting on the site will utilize full cut-off luminaries and be limited to 20' of total height. b. The Petitioner will install pedestrian lighting that will be designed as a component of and a compliment to the architectural lighting on the site. All such lighting will be limited to 12' in total height. All costs associated with the design, construction, installation, maintenance, and on-going energy use of the pedestrian lighting will be the responsibility of the Petitioner.

APPROVED FOR

CONSTRUCTION

By: Joshua Weaver 12-31-2014

HARLOTTE-MECKLENBURG PLANNING DEPARTMEN

MIN. LOT WIDTH: 20' MIN. GARAGE SETBACK ON PUBLIC STREET: 18' FROM BACK OF SIDEWALK MIN. BUILDING SEPERATION FOR MULTI-FAMILY: 10' IMPERVIOUS AREA: 109,160 SF (51.41%) TAX ID # 183-141-07, 183-141-12, 183-141-20 GRAPHIC SCALE

1 inch = 40 ft.

THIS PLAN IS A FINAL DESIGN-NOT **RELEASED FOR CONSTRUCTION**

	5 11/12/14	REVISED LOTS, SIDEWALK ALONG CALVET COURT, SETBACKS/ADDED GARAGE SETBACK	BTG
k.	4 04/22/14	REVISED STREET NAMES AND OWNERSHIP ENTITY	YWH
	3 03/04/14	PER CITY OF CHARLOTTE COMMENTS	YWH
	2 01/31/14	REVISED PER CITY COMMENTS	YWH
e	1 01/27/14	ATTACHED TOWNHOMES TO 25' WIDE PER CLIENT	YWH
	ND. DATE	REVISION	BY
4	SHEET TITLE	PROJECT NO.	
Y	SITE PL	scale 1"=40' date 10/31/13	
	PREJECT AVIGNON CITY OF CH FOR: ICP A	DRAWN BY BTG CHECKED BY MAH	
SEAL 14906	FOR: ICP A		
ANTHONY	NC Corpo Registration		234—674 _{знт} 1А _в 23 ₅

(IN FEET)

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAY 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 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. CONSTRUCTION WILL BEGIN IN JUNE OF 2014 AND WILL BE COMPLETED WITHIN 1 YEAR. CONTACT BOB STALEY AT 704-432-1562 FOR RIGHT OF WAY USE PERMIT AND LINDA POISSANT FOR NON-STANDARD ENCROACHMENT PERMITS AT 980-722-5461. PROJECT DATA: TOTAL SITE AREA: 5.22 ACRES DEDICATED R/W: 0.35 ACRES NET SITE ARÉA: 4.87 ACRES

GRADE SLOPES SHALL BE NO STEEPER THAN 2:1.

C.M. - CONCRETE MONUMENT

S.D.E. - STORM DRAINAGE EASEMENT

ALL TOPOGRAPHY IS FROM FIELD SHOTS.

TREE SAVE AREA REQUIRED: 0.487 ACRES(10%) TREE SAVE AREA PROPOSED: 0.52 ACRES(10.70%)

ZONING: UR-2(CD)1 PETITION #2013-066 PROPOSED DETACHED SINGLE FAMILY LOTS: 15 PROPOSED ATTACHED SINGLE FAMILY LOTS: 18

MIN. LOT AREA: 3,000 SF

MIN. SIDE YARD: 3.75' MIN. SETBACK: 14' FROM BOC

MIN. INTERIOR REAR YARD: 7.5'

MIN EXTERIOR REAR YARD: 10' (SECTION 9.406 (8)(e))

ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER CMLDS 10.31 THRU 10.35.

ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO CITY OF CHARLOTTE STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADWAYS.

CURB - MIN. 20' RADIUS, R/W MIN. 20' RADIUS UNLESS SHOWN OTHERWISE.

ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (S.D.E.) IS TO PROVIDE STORMWATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORMWATER FLOW IS PROHIBITED. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.

STREETS AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

EACH SUBLOT WILL HAVE WILL HAVE A MIN. 400 SQ. FT. OF PRIVATE OPEN SPACE.