

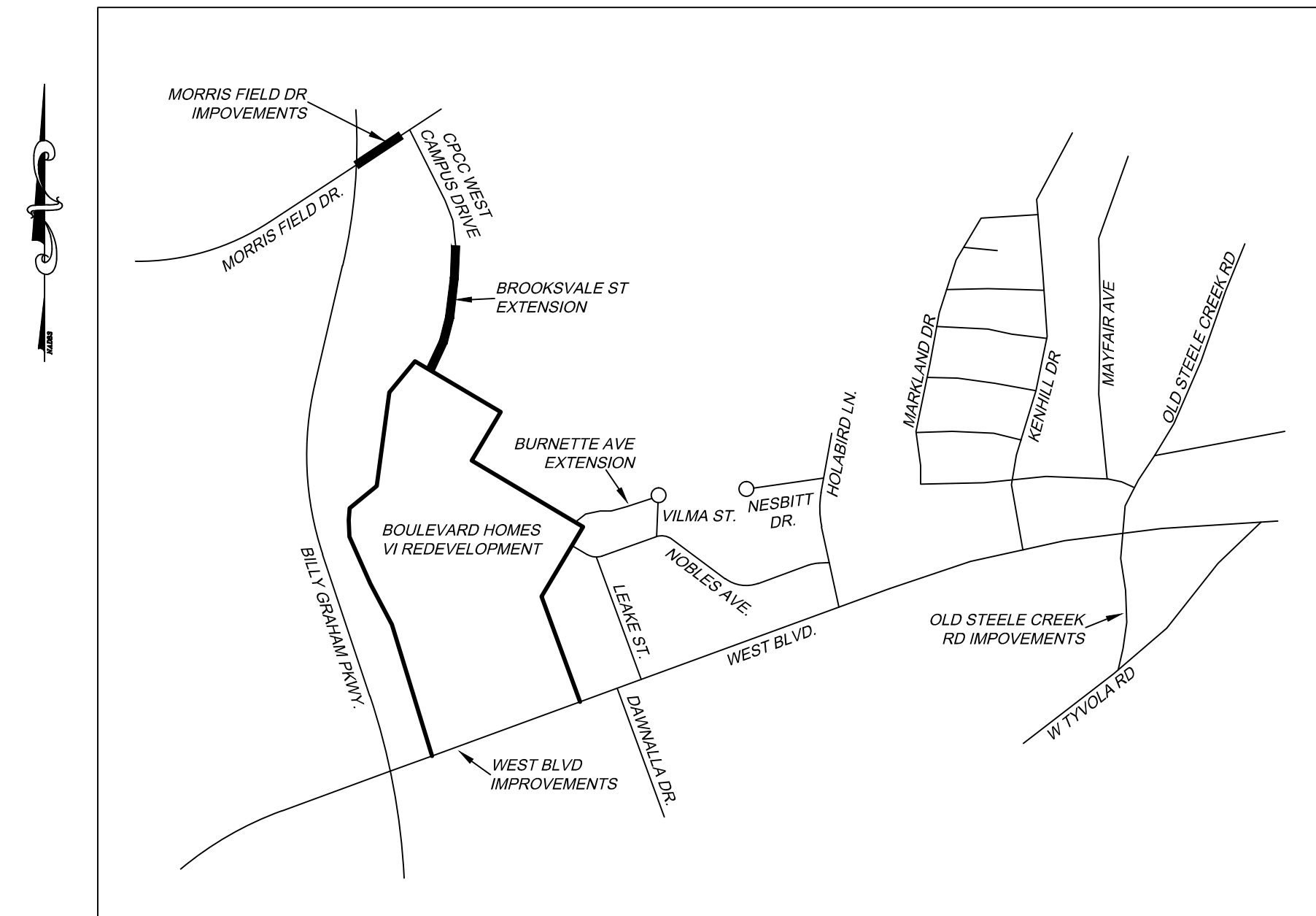
R:\104315\DWG\Sheet\CDPhase 301515C-C100-COV.R.dwg [Plotted on 2/11/2015 1:16 PM] by Brian Crutcher

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       |
| C/L - CENTERLINE                 | PKG - PARKING                    |
| CL - CLASS                       | P/L - 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            |                                  |

BOULEVARD HOMES OFFSITE ROAD IMPROVEMENTS  
PHASE 3

CITY OF CHARLOTTE, NORTH CAROLINA



VICINITY MAP  
NO SCALE

SITE INFORMATION

|   |   |
|---|---|
| OWNER:  | THE HOUSING AUTHORITY OF THE CITY OF CHARLOTTE<br>1301 SOUTH BOULEVARD<br>CHARLOTTE, NC 28203<br>704.336.8332 |
| CONTRACTOR:   | NEW BOULEVARD, LLC<br>1300 BAXTER STREET, SUITE 370<br>CHARLOTTE, NC 28204<br>704.561.5235                    |
| ENGINEER:   | TIMMONS GROUP<br>2030 SOUTH TRYON STREET, SUITE 3C<br>CHARLOTTE, NC 28203<br>704.376.1073                     |
| PETITION NO:  | 2009-043  |
| PARCEL NO:  | 1150420   |
| ACREAGE:  | 40.66 AC  |
| EROSION CONTROL PLAN FOR THIS PROJECT WAS APPROVED BY NCDENR<br>LAND QUALITY SECTION ON MARCH 22, 2013 (PROJECT ID: MECKL-2013-046) |   |

THIS PROJECT DOES NOT REQUIRE REVIEW OR PERMITTING  
BY NCDOT BECAUSE NO WORK WILL BE PERFORMED WITHIN  
AN NCDOT OWNED AND MAINTAINED RIGHT OF WAY

APPROVED FOR  
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By: Joshua Weaver 3-11-2015

SHEET INDEX

| NO.  | NAME  | LAST REV. |
|------|---|-----------|
| C100 | PHASE 3 - COVER SHEET                             | 2-9-15    |
| C101 | PHASING PLAN                                      | 4-16-13   |
| C102 | PHASE 3 - BROOKSVALE ST EXTENSION DEMOLITION PLAN | 7-28-14   |
| C103 | PHASE 3 - BROOKSVALE ST EXTENSION PLAN & PROFILE  | 7-28-14   |
| C104 | PHASE 3 - MORRIS FIELD DRIVE IMPROVEMENTS         | 7-28-14   |
| C105 | PHASE 3 - DRAINAGE AREA MAP                       | 7-28-14   |
| C106 | PHASE 3 - NOTES & DETAILS                         | 7-28-14   |
| L100 | PHASE 3 - LANDSCAPE PLAN                          | 4-30-14   |



<http://development.charmeck.org>

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING  
AT LEAST 48 HRS. PRIOR TO ANY LAND  
DISTURBING ACTIVITY USING THE ONLINE  
FORM AT <http://development.charmeck.org>

URBAN FORESTRY

TREE ORDINANCE

CDOT

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

APPROVED

By Robert Zink at 3:30 pm, Mar 11, 2015

APPROVED

APPROVED

LEGEND

SEWER

|    |                         |
|----|-------------------------|
| SS | EXISTING SANITARY SEWER |
| —  | SANITARY SEWER          |
| 1  | SANITARY MANHOLE NUMBER |
| ○  | EX SANITARY MANHOLE     |
| ●  | SANITARY MANHOLE        |
| ⊙  | EXISTING CLEAN OUT      |
| ⦿  | CLEAN OUT               |

WATER

|   |                       |
|---|-----------------------|
| W | EXISTING WATER LINE   |
| — | WATER LINE            |
| ⊗ | EXISTING WATER VALVE  |
| ⊕ | WATER VALVE           |
| ⊗ | POST INDICATOR VALVE  |
| ⊕ | EXISTING WATER METER  |
| ⊕ | WATER METER           |
| ⊕ | EXISTING FIRE HYDRANT |
| ⊕ | FIRE HYDRANT          |
| ⊕ | WATER LINE REDUCER    |
| W | EX WATER LINE PLUG    |
| — | WATER LINE PLUG       |
| + | WATER LINE CROSS      |
| + | WATER LINE TEE        |
| ✓ | FIRE DEPT CONNECTION  |
| ⦿ | WATER SPIGOT          |
| — | EXISTING WELL CASING  |

NATURAL GAS

|   |                    |
|---|--------------------|
| ◆ | EXISTING GAS METER |
| ● | EXISTING GAS VALVE |
| G | EXISTING GAS LINE  |
| G | GAS LINE           |

MISCELLANEOUS UTILITIES

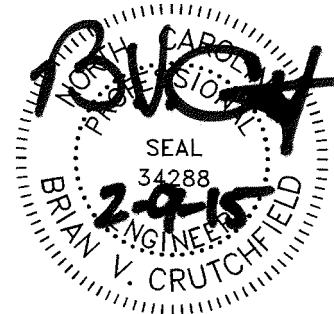
|        |                                 |
|--------|---------------------------------|
| ⦿      | EXISTING LIGHT POLE             |
| ☆      | EXISTING YARD LIGHT             |
| ⦿      | EXISTING GROUND LIGHT           |
| ⦿      | LIGHT POLES                     |
| ⦿      | EXISTING UTILITY POLE           |
| ⦿      | UTILITY POLE                    |
| ⦿      | EXISTING GUY WIRE               |
| ⦿      | EXISTING ELECTRIC METER         |
| OHP    | EXISTING OVERHEAD ELECTRIC      |
| OHP    | OVERHEAD ELECTRIC               |
| UGP    | EX UNDERGROUND ELECT LINE       |
| UGP    | UNDERGROUND ELECTRIC LINE       |
| ⦿      | EXISTING TELEPHONE PEDESTAL     |
| ⦿      | EXISTING TELEPHONE MANHOLE      |
| OHT    | EX OVERHEAD TELEPHONE LINE      |
| OHT    | OVERHEAD TELEPHONE LINE         |
| UGT    | EX UNDERGROUND TELEPHONE LINE   |
| UGT    | UNDERGROUND TELEPHONE LINE      |
| OFO    | EX OVERHEAD FIBER OPTIC LINE    |
| OFO    | OVERHEAD FIBER OPTIC LINE       |
| UFO    | EX UNDERGROUND FIBER OPTIC LINE |
| UFO    | UNDERGROUND FIBER OPTIC LINE    |
| ⦿      | EX CABLE TV PEDESTAL            |
| OCATV  | EX OVERHEAD CABLE TV LINE       |
| OCATV  | OVERHEAD CABLE TV LINE          |
| UCATV  | EX UNDERGROUND CABLE TV         |
| UCATV  | UNDERGROUND CABLE TV LINE       |
| UG P/C | COMBINED POWER/CATV             |
| UG P/T | COMBINED POWER, TELE, CATV      |
| UG P/T | COMBINED POWER, TELEPHONE       |
| UG T/C | COMBINED TELEPHONE, CATV        |

SITE

|                                |                                   |
|--------------------------------|-----------------------------------|
| ---                            | EXISTING STORM SEWER              |
| ---                            | STORM SEWER                       |
| 1                              | EX DROP INLET                     |
| 1                              | DROP INLET & STRUCTURE NUMBER     |
| ⦿                              | EXISTING STORM SEWER MANHOLE      |
| ⦿                              | STORM SEWER MANHOLE               |
| ⦿                              | EXISTING ROOF DRAIN DOWNSPOUT     |
| ⦿                              | ROOF DRAIN DOWNSPOUT              |
| ---                            | EXISTING CURB                     |
| ---                            | CURB                              |
| ---                            | EXISTING CURB & GUTTER            |
| ---                            | CURB & CUTTER                     |
| ---                            | PROPERTY LINE                     |
| DESCRIPTION<br>ELEVATION       | BENCH MARK                        |
| B-1                            | APPROX BORING LOCATION            |
| ---                            | LIMITS OF CONSTRUCTION            |
| ---                            | EXISTING TREE LINE                |
| ---                            | CLEARING LIMITS                   |
| ⦿                              | EXISTING SHRUB                    |
| ⦿                              | EXISTING TREE                     |
| X                              | EXISTING FENCE                    |
| X                              | FENCE                             |
| ---                            | EXISTING CONTOUR                  |
| 200                            | CONTOUR                           |
| X T/C 95.32 X EP 95.32 X 95.32 | SPOT ELEVATION                    |
| ---                            | C/L SWALE                         |
| ---                            | EXISTING SIGN                     |
| ---                            | SIGN                              |
| ●                              | 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 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, 704.336.7086) 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.
- 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.



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.

REVISION DESCRIPTION

| NO. | DATE    | DESCRIPTION   |
|-----|---------|---------------|
| 1   | 4/30/14 | CITY COMMENTS |
| 2   | 7/28/14 | CITY COMMENTS |
| 3   | 2/9/15  | CITY COMMENTS |

DATE  
17 FEB 2014

DRAWN BY  
A. CARROLL

DESIGNED BY  
A. CARROLL

CHECKED BY  
B. CRUTCHFIELD

SCALE  
AS SHOWN

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

PHASE 3 - COVER SHEET

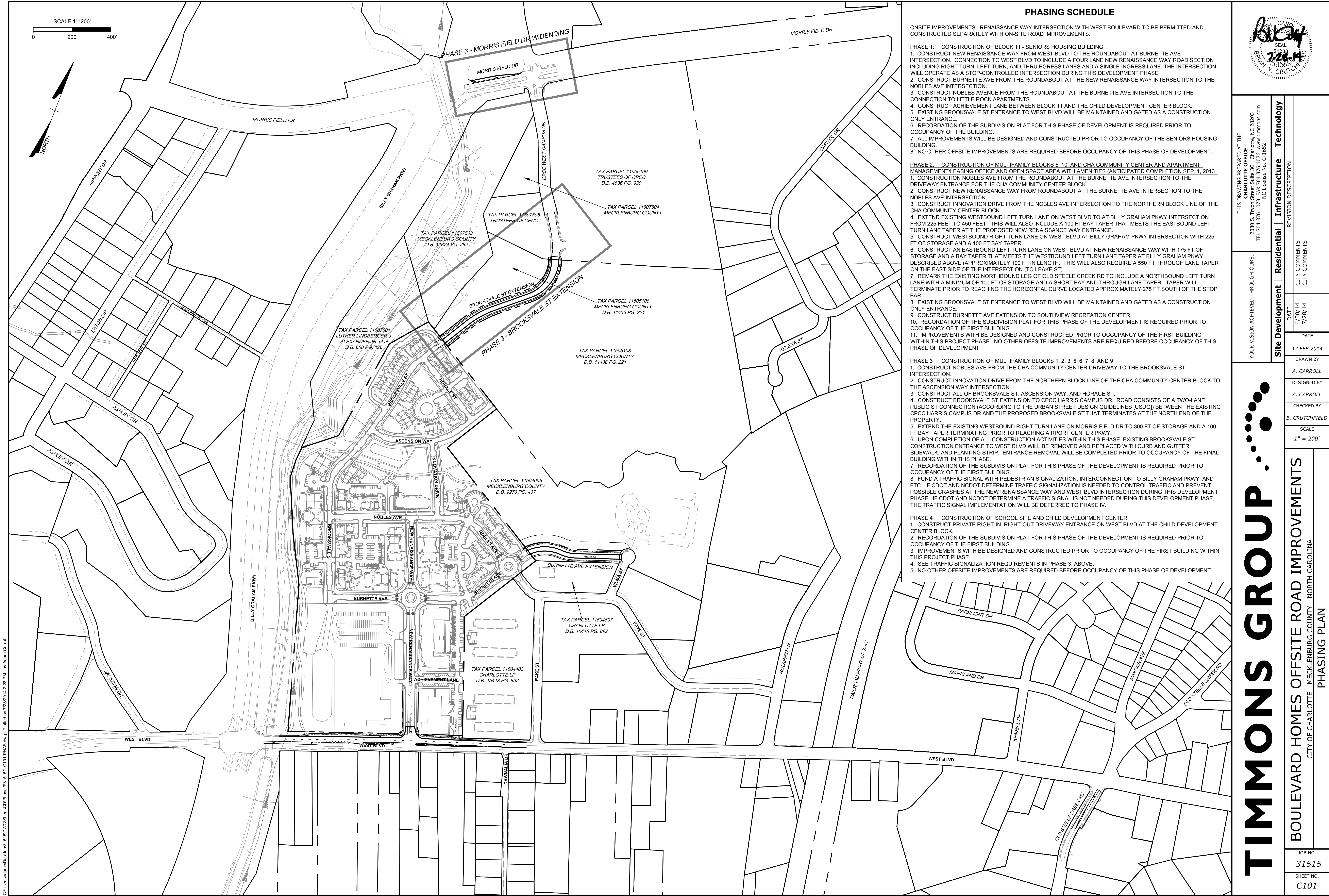
JOB NO.  
31515

SHEET NO.  
C100

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PHASING SCHEDULE

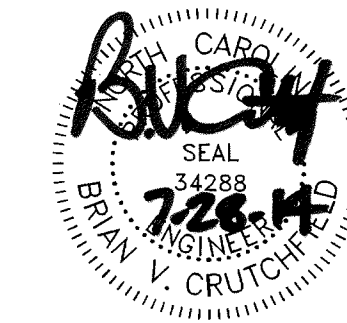
ONSITE IMPROVEMENTS: RENAISSANCE WAY INTERSECTION WITH WEST BOULEVARD TO BE PERMITTED AND CONSTRUCTED SEPARATELY WITH ON-SITE ROAD IMPROVEMENTS.

- PHASE 1: CONSTRUCTION OF BLOCK 11 - SENIORS HOUSING BUILDING.
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 THRU 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 (ANTICIPATED COMPLETION SEP. 1, 2013).
1. CONSTRUCTION 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<br><b>CHARLOTTE OFFICE</b><br>2030 S. Tryon Street Suite 3C   Charlotte, NC 28203<br>TEL 704.376.1073 FAX 704.376.1076 www.timmons.com<br>NC License No. C-1652 |  | <b>Site Development</b> |  | <b>Residential</b> | <b>Infrastructure</b> | <b>Technology</b> |
| YOUR VISION ACHIEVED THROUGH OURS.   |  | REVISION DESCRIPTION    |  | DATE               | CITY COMMENTS         | CITY COMMENTS     |
|  |  | 17 FEB 2014             |  | 4/30/14            | 7/28/14               |                   |
|  |  | DRAWN BY                |  |                    |                       |                   |
|  |  | DESIGNED BY             |  |                    |                       |                   |
|  |  | CHECKED BY              |  |                    |                       |                   |
|  |  | 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  |