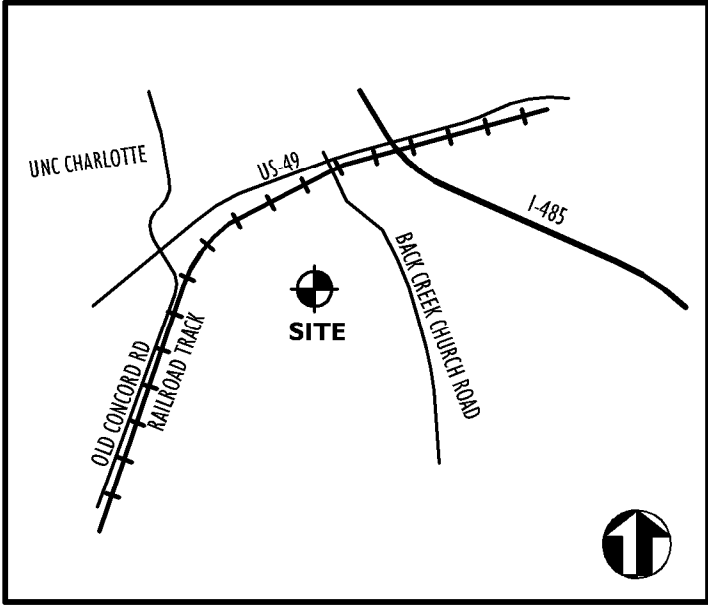


The Villages at Back Creek - Phase Two

Charlotte, North Carolina



Vicinity Map - NTS

Owner

BnA, LLC
10648 Bunclody Drive
Charlotte, NC 28213
(704) 201-8859

Designer



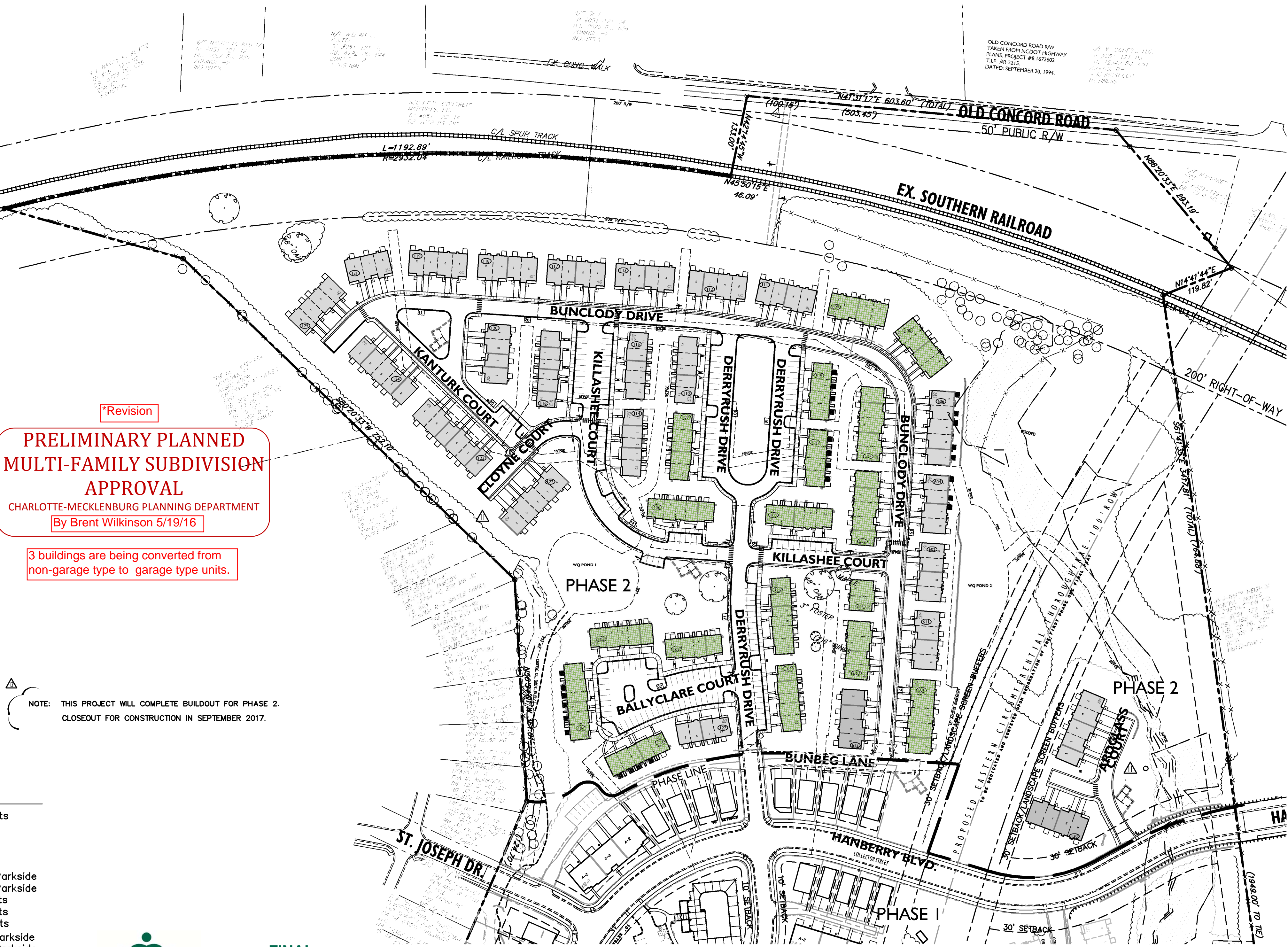
Contact: Phillip Hobbs, ASLA

Sheet Schedule

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Cover Sheet	-	8.29.06	4.15.16	12	Revised Per Comments
Rezoning Plan	1 of 3	3.17.03			
Rezoning Plan	2 of 3	3.17.03			
Rezoning Plan	3 of 3	3.17.03			
Site Survey	-	3.3.06			
Master Phasing Plan	L-1.0	8.29.06	2.23.16	11	Convert Windsor units to Parkside
Clearing/Demolition Plan	L-1.1	8.29.06	2.23.16	11	Convert Windsor units to Parkside
Site Plan	L-2.1	8.29.06	4.15.16	12	Revised Per Comments
Site Plan	L-2.2	8.29.06	4.15.16	12	Revised Per Comments
Initial Erosion Control Plan	L-3.1	8.29.06	4.15.16	12	Revised per Comments
Final Erosion Control Plan	L-3.2	8.29.06	2.23.16	11	Convert Windsor units to Parkside
Grading/Storm Drainage Plan	L-3.3	8.29.06	2.23.16	11	Convert Windsor units to Parkside
Grading/Storm Drainage Plan	L-3.4	8.29.06	2.23.16	11	Convert Windsor units to Parkside
Component Drainage Area Plan	L-3.5	8.29.06	2.23.16	11	Convert Windsor units to Parkside
SCS Drainage Area Plan	L-3.6	8.29.06	2.23.16	11	Convert Windsor units to Parkside
Off-Site Drainage Area Plan	L-3.7	11.27.06	4.30.14	3	Convert Windsor units to Parkside
Utility Plan	L-4.1	8.29.06	4.15.16	12	Revised per Comments
Utility Plan	L-4.2	8.29.06	2.23.16	11	Convert Windsor units to Parkside
Sanitary Sewer Profiles	L-4.3	8.29.06	4.30.14	7	Convert Windsor units to Parkside
Sanitary Sewer Profiles	L-4.4	8.29.06	4.30.14	7	Convert Windsor units to Parkside
Road Plan and Profile Private Streets	L-5.1	8.29.06	4.30.14	1	Convert Windsor units to Parkside
Road Plan and Profile Private Streets	L-5.2	8.29.06	4.30.14	1	Convert Windsor units to Parkside
Road Plan and Profile Private Streets	L-5.3	8.29.06	4.30.14	1	Convert Windsor units to Parkside
Road Plan and Profile Private Streets	L-5.4	8.29.06	4.30.14	1	Convert Windsor units to Parkside
Storm Sewer Profiles	L-6.1	8.29.06	4.30.14	3	Convert Windsor units to Parkside
Storm Sewer Profiles	L-6.2	8.29.06	4.30.14	9	Convert Windsor units to Parkside
Retaining Wall Elevations	L-6.3	8.29.06	2.23.16	11	Convert Windsor units to Parkside
Site Construction Details	L-7.1	8.29.06	4.15.16	12	Revised per Comments
Site Construction Details	L-7.2	8.29.06	4.30.14	10	Convert Windsor units to Parkside
Site Construction Details	L-7.3	8.29.06	4.30.14	1	Convert Windsor units to Parkside
Site Construction Details	L-7.4	8.29.06	4.15.16	12	Revised per Comments
Site Construction Details	L-7.5	8.29.06	4.30.14	2	Convert Windsor units to Parkside
Basin 1 Stormwater Wetland Details	L-7.6	8.29.06	6.17.14	4	Rev. per comments
Basin 2 Stormwater Wetland Details	L-7.7	8.29.06	6.17.14	3	Rev. per comments
Landscape Plan	L-8.1	8.29.06	4.15.16	12	Revised per Comments
Landscape Plan	L-8.2	8.29.06	4.15.16	12	Revised per Comments
Open Space Plan	L-9.1	8.29.06	2.23.16	11	Convert Windsor units to Parkside

Site Development Data

JURISDICTION	CITY OF CHARLOTTE
EXISTING ZONING:	MX-2
REZONING PETITION NO.:	2002-112
TAX PARCEL NUMBER:	051-122-25
DEED BOOK NUMBER:	15819 PAGE 25
PROPOSED USE	TOWNHOMES FOR SALE
SITE AREA:	PHASE 2:
TOTAL GROSS AREA:	30.70 ACRES
DEDICATED R/W:	6.15 ACRES (20.0% OF PHASE 2 AREA)
TOTAL NET AREA:	24.55 ACRES (80.0% OF PHASE 2 AREA)
EASEMENTS, BUFFERS, SETBACKS:	4.22 ACRES (13.7% OF PHASE 2 AREA)
TOTAL DEVELOPABLE AREA:	20.33 ACRES (66.2% OF PHASE 2 AREA)
(LESS R/W, SETBACKS, BUFFER)	
MAXIMUM ALLOWABLE UNITS:	192 SINGLE FAMILY ATTACHED (TRACT E) + 11 IN PHASE 2 TRACT "F"
PROPOSED UNITS (SHOWN):	189 SINGLE FAMILY ATTACHED (11 UNITS OF TRACT "F" IN PHASE 2)
SINGLE FAMILY ATTACHED-TOWNHOMES FOR SALE	
SETBACK	10' FROM R/W OR BACK OF CURB 20' FROM BACK OF CURB OR SIDEWALK TO FACE OF GARAGE.
REAR YARD	
INTERNAL	10'
EXTERNAL	40'
BUILDING SEPARATION	16'
REQUIRED PARKING (1.5/TOWNHOUSE UNIT)	284 SPACES
TOTAL REQUIRED PARKING	284 SPACES
PROVIDED PARKING SPACES	399 SPACES (93 GARAGE UNITS @ 2 SP/UNIT)
PROPOSED GROSS DENSITY:	6.15 UNITS/AC
NET DENSITY:	7.78 UNITS/AC
PROPOSED DEVELOPABLE DENSITY:	9.39 UNITS/AC
PRIVATE OPEN SPACE: 189 TOWNHOME UNITS (400 SF/UNIT) = 75,600 SF	EACH TOWNHOME UNIT WILL HAVE MIN. OF 400 S.F. SUBLT
COMMON OPEN SPACE:	
REQUIRED FOR TOTAL PROPERTY:	40.8 AC (26.15%)
REQUIRED FOR PHASE 2:	8.03 AC (26.15%)
PROPOSED (REZONING):	±10.65 AC
PROVIDED: ±11.82 AC (28.97%)	
MAXIMUM HEIGHT:	40' (3 STORIES MAX.)
BUILDING COVERAGE:	167,125 SF (3.84 AC), 15.6% OF NET AREA
STREETS, DRIVES, PARKING COVERAGE =	163,536 SF (3.75 AC), 15.3% OF NET AREA
SIDEWALK COVERAGE:	37,088 SF (0.85 AC), 3.5% OF NET AREA
TOTAL NATURAL AREA:	13.86 AC, 56.5% OF NET AREA
SOLID WASTE/ RECYCLING CONTAINER REQUIREMENTS	
- ONE EIGHT (8) CU.YD. COMPACTOR DUMPSTER IS REQUIRED PER 90 UNITS	
3 PROVIDED	
- ONE (1) 144 S.F. RECYCLING STATION REQUIRED FOR 30 - 80 UNITS	
3 PROVIDED	



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

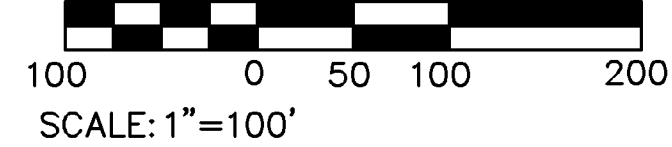
TREE ORDINANCE

CDOT

APPROVED
By mchapman at 2:32 pm, May 10, 2016

APPROVED
By Stan Armstrong at 1:44 pm, May 11, 2016

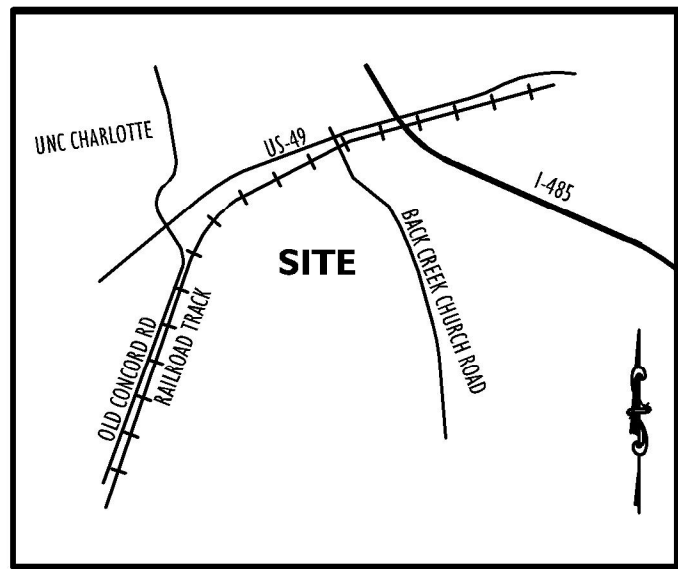
Site Plan



PROJECT SHALL COMPLY WITH PHASING REQUIREMENTS OF PHASE ONE UNDER SECTION "C" OF THE CONDITIONAL REZONING

LEGEND

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER
- EXISTING FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- BUILDING NUMBER
- OPEN SPACE



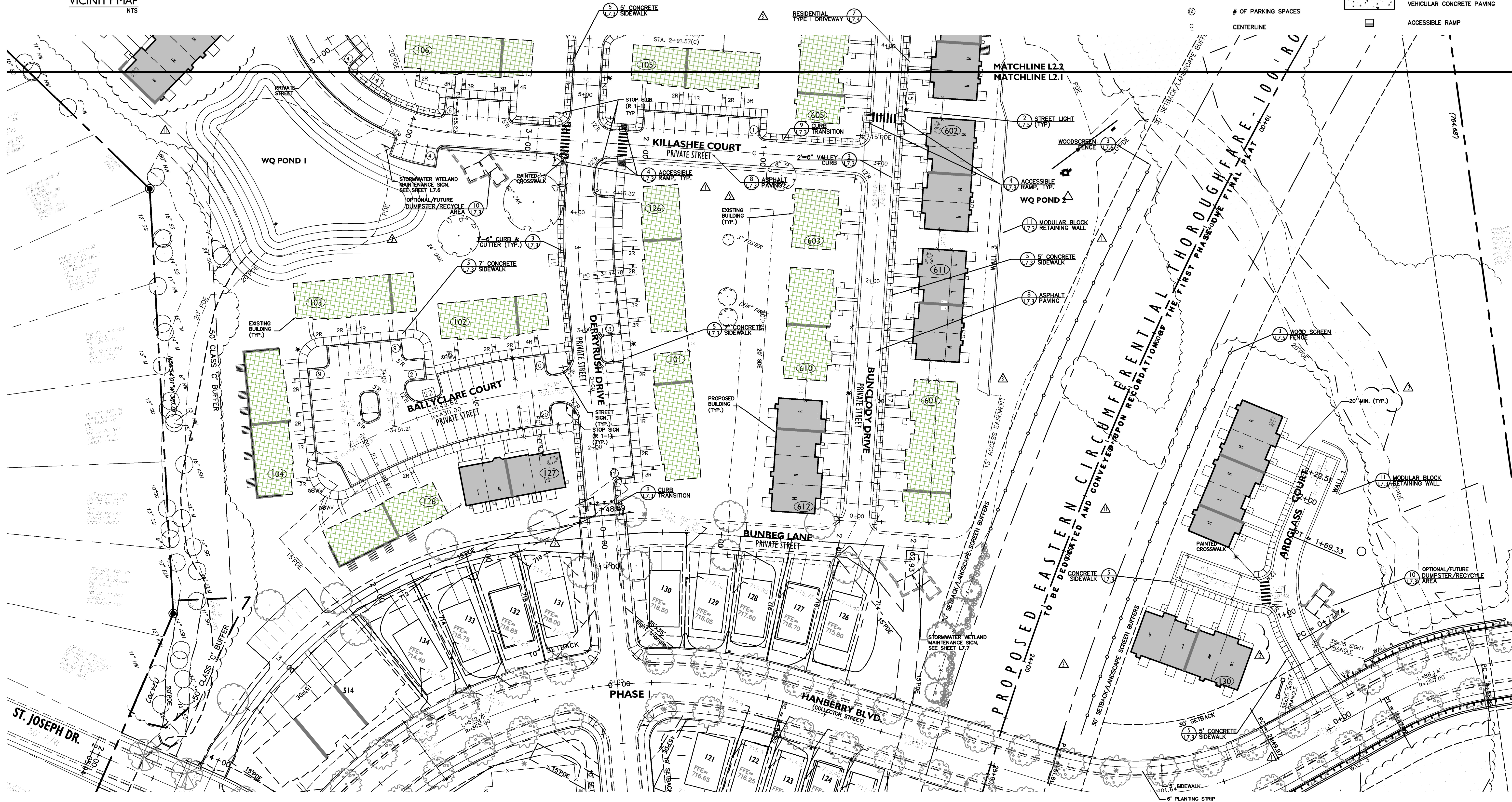
VICINITY MAP
NTS

ANGLED PARKING REQUIREMENT

STREET:	PRIVATE STREET LENGTH:	PARKING LENGTH:	PARKING LENGTH %:
BUNCLODY	1219'	369'	30.2%
DERRYRUSH	439'	216'	49.2%
KILLASHEE	658'	288'	43.8%
CLOYNE	213'	99'	46.5%

LEGEND

	EXISTING SIGN		EXISTING CURB AND GUTTER
	PROPOSED SIGN		PROPOSED CURB AND GUTTER
	EXISTING IRON PIN		PROPERTY LINE
	EXISTING LIGHT POLE		EXISTING FENCE
	EXISTING UTILITY POLE		PROPOSED FENCE
	RIGHT-OF-WAY		EXISTING OVERHEAD UTILITY LINE
	ACCESSIBLE SPACE		STANDARD DUTY ASPHALT PAVING
	EXISTING TREE TO REMAIN		HEAVY DUTY ASPHALT PAVING
	EXISTING FIRE HYDRANT		VEHICULAR CONCRETE PAVING
	# OF PARKING SPACES		ACCESSIBLE RAMP
	CENTERLINE		

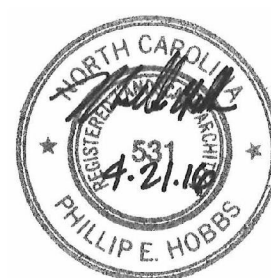


benesch



Alfred Benesch & Company
2320 West Northside Street
Charlotte, NC 28208
www.benesch.com
704.321.6800

Seals:



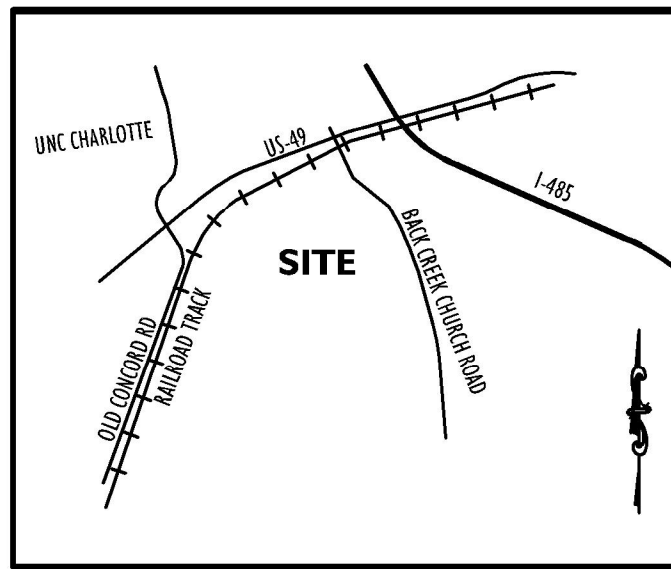
The Villages at Back Creek Phase Two

Project No:	22898
Drawn By:	S. Hirsch/T. Teasley
Designed By:	P. Hobbs
Checked By:	P. Hobbs
Date:	08.29.06
Revisions:	
Rev. per comments	10.19.06
Rev. per comments	11.27.06
Addendum 1 - added units	1.9.07
Building Numbers	2.6.07
Parkside Conversion	04.30.14
Rev. per comments	06.17.14
Parkside Conversion 2	02.23.16
Rev. per comments	04.15.16
Sheet Title:	

Site Plan

Sheet No:

L-2.1



VICINITY MAP
NTS



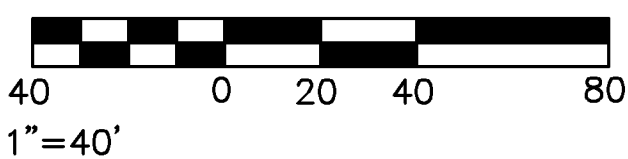
SITE NOTES

- DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
- DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2000 EDITION AS AMENDED.
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCES.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT PROP. EASTERN GROUNDWATER TROUGH/FARE TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

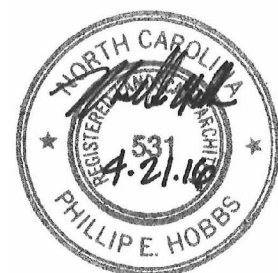
- THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THESE DRAWINGS UPON REQUEST.
- ALL NON-STANDARD ITEMS IN THE PUBLIC RIGHT OF WAY WILL NEED AN ENCROACHMENT AGREEMENT W/ CDOT BEFORE THEY CAN BE APPROVED OR INSTALLED. APPROVAL OF THIS PLAN SET DOES NOT APPROVE ANY NON-STANDARD ITEMS IN THE RIGHT-OF-WAY. PLEASE CONTACT LINDA POSSANT, 704 336-2562, FOR FURTHER INFORMATION.
- IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY LEASE AGREEMENT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT LINDA POSSANT, 704 336-2562, FOR FURTHER INFORMATION.
- IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF LESS THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY USE PERMIT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT PAT MORGAN, 704 336-3889 OR BOB STALEY, 704 432-1562, FOR FURTHER INFORMATION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CHLDS #50.05 (9" SIGNS ONLY)
- SITE TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- 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.
- NON-STANDARD ITEMS (i.e. 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.
- 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.
- 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.
- 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.
- ANY BUILDING WITHIN THE 100-1 BUILDING FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.B.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO QTY ENGINEER PRIOR TO CONSTRUCTION.
- *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.
- SOLID WASTE WILL BE SERVICED FOR THIS COMMUNITY (THE ATTACHED UNITS) BY A PRIVATE HAULER, ROLL-OUT SERVICE. THE SINGLE FAMILY DETACHED AREAS WILL BE SERVICED BY THE CITY OF CHARLOTTE ROLL-OUT SERVICE. DUMPSTER AND RECYCLE AREAS SHOWN ARE FOR FURTHER INSTALLATIONS, SHOULD THE HOME OWNERS CHOOSE TO DISCONTINUE THE PRIVATE SERVICE.
- NON-STANDARD ITEMS (I.E. 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. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED, AND REOPENED FOR PUBLIC WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING WORK AT (704)432-1562.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704)336-8348.

LEGEND

	EXISTING SIGN		EXISTING CURB AND GUTTER
	PROPOSED SIGN		PROPOSED CURB AND GUTTER
	EXISTING IRON PIN		PROPERTY LINE
	EXISTING LIGHT POLE		EXISTING FENCE
	EXISTING UTILITY POLE		PROPOSED FENCE
	RIGHT-OF-WAY		EXISTING OVERHEAD UTILITY LINE
	ACCESSIBLE SPACE		STANDARD DUTY ASPHALT PAVING
	EXISTING TREE TO REMAIN		HEAVY DUTY ASPHALT PAVING
	EXISTING FIRE HYDRANT		VEHICULAR CONCRETE PAVING
	# OF PARKING SPACES		ACCESSIBLE RAMP
	CENTERLINE		



Seals:



The Villages at Back Creek Phase Two

Project No: 22898

Drawn By: S. Hirsch/T. Teasley

Designed By: P. Hobbs

Checked By: P. Hobbs

Date: 08.29.06

Revisions:

	Rev. per comments	10.19.06
	Addendum 1 - added units	1.9.07
	Building Numbers	2.6.07
	Parkside Conversion	04.30.14
	Rev. per comments	06.17.14
	Parkside Conversion 2	02.23.16
	Rev. per comments	04.15.16

Sheet Title:

Site Plan

Sheet No:

L-2.2