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SDRMF-2017-00039

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson 2/8/18

RIVERBEND APARTMENTS

CHARLOTTE, NORTH CAROLINA

BROWN INVESTMENT PROPERTIES

P.O. BOX 930 GREENSBORO, NC 27402

P: 336-541-5504

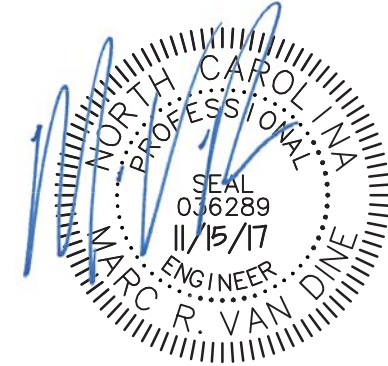
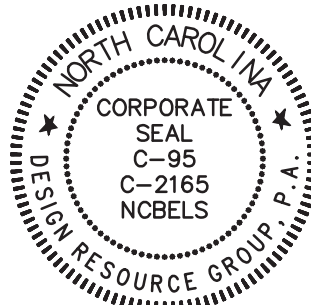


VICINITY MAP
SCALE: NTS



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgroup.com



CONSTRUCTION
DOCUMENTS

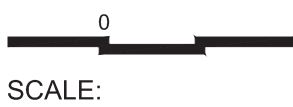
RIVERBEND APARTMENTS

CHARLOTTE, NORTH CAROLINA

BROWN INVESTMENT PROPERTIES, INC.

P.O. BOX 930
GREENSBORO, NC 27402
336.379.8771

COVER SHEET



SCALE:

PROJECT #: 628-001
DRAWN BY: BMS
CHECKED BY: BS

NOVEMBER 15, 2017

REVISIONS:

GENERAL NOTES:

1. SURVEY INFORMATION OBTAINED BY THE ISAACS GROUP.
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 ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
6. DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS# 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 PROPOSED PUBLIC ROADS 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.B.
17. 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
18. ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT 033-041-10 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.)
19. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
20. "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.
21. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
22. PRIOR TO GO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED
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. 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 ISSUANCE OF THE CERTIFICATE OF OCCUPANCY
25. 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.
26. 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
27. 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. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704)-336-3988.
28. 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 USE WITHIN 30 DAYS OF REMOVAL.
29. 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 FOR SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. 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 LAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704)-432-1562.
30. 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 A 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.
31. CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASING AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704)-336-8348.
32. DEVELOPER TO CONTACT CDOT (STEPHEN BOLT, (704)-432-5561) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT, AND REQUIREMENTS FOR INSTALLATION.
33. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
34. ALL CONSTRUCTION TO CONFORM TO CHARLOTTE / MECKLENBURG LAND DEVELOPMENT STANDARDS.
35. FIRE HYDRANT LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHALL DURING THE BUILDING PERMIT PROCESS.

ENGINEER'S NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INTERPRETATIONS FOR ANY QUESTIONS REGARDING THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR ORDERING OF MATERIALS AND SHALL BEAR THE COST OF ALL REWORK IF NOT PROPERLY COORDINATED.
3. CONTRACTOR SHALL PROVIDE ENGINEER RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF CONSTRUCTION.
4. CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY
5. THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, LAWS AND REGULATIONS.
6. CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION SHOWN HEREON. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WORK DONE WITHOUT PROPER NOTIFICATION AND COORDINATION.
8. THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
9. PRIVATE WATER AND SANITARY SEWER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH N.C.D.E.N.R. REGULATIONS IN THE PRESENCE OF THE ENGINEER PRIOR TO ACTIVATION OF FACILITIES.
10. EXISTING SANITARY SEWER AND WATER SYSTEM SHOWN PER PROVIDED SURVEY AND CMUD REFERENCE DRAWINGS. EXISTING PUBLIC UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY AND EXISTING SIZES, INVERTS AND LOCATIONS SHALL BE FIELD VERIFIED.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT FROM DAMAGE DURING INSTALLATION. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
12. A LICENSED UTILITY CONTRACTOR WILL INSTALL THE TAPS AND METERS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TAPS AND METERS TO CMUD STANDARDS AND REGULATIONS.
13. SANITARY YARD HYDRANTS SHALL NOT BE 'STOP AND DRAIN', 'STOP AND WASTE', OR 'WEEP HOLE' TYPE HYDRANTS.
14. IF CONTRACTOR OPTS TO INSTALL PRECAST STRUCTURES, CONTRACTOR SHALL BE REQUIRED TO VERIFY RIM ELEVATIONS AND LAYOUT OF ALL PIPES, INCLUDING SIZE AND INVERTS OF EXISTING FACILITIES, PRIOR TO THE ORDERING OF MATERIALS.
15. IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO ADJUST ALL PRECAST STRUCTURES TO FINISHED GRADE IN ACCORDANCE WITH AGENCY SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADJUSTING FACILITIES TO FINISHED GRADE.
16. FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS.
17. FDC LOCATIONS SHALL BE IN ACCORDANCE W/ CFD REQUIREMENTS.
18. FIRE SPRINKLER SIZING AND FDC CONNECTIONS TO BE SIZED AND LOCATED PER THE RECOMMENDATIONS OF THE FIRE SPRINKLER CONSULTANT. ALL REFERENCES SHOWN HEREON ARE FOR SCHEMATIC PURPOSES ONLY.
19. CONTRACTOR SHALL FLUSH ALL ONSITE STORM DRAINAGE AND HAUL OFF ALL ACCUMULATED MATERIAL AT COMPLETION OF CONSTRUCTION. CONTRACTOR SHALL PROTECT DOWN STREAM PROPERTIES AND BMP INSTALLATIONS FROM EXCESSIVE SEDIMENT ACCUMULATION. UPON COMPLETION OF CLEANING, CONTRACTOR SHALL PROVIDE WRITTEN CONFIRMATION TO OWNER AND REQUEST INSPECTION OF PROJECT BY ENGINEER FOR FINAL INSPECTION.

NO COMBUSTIBLE MATERIALS ARE ALLOWED ON SITE UNTIL THE WATER SUPPLY
AND THE ACCESS ROADS ARE IN SERVICE ARE INSPECTED BY THE FIRE INSPECTOR.

SITE DATA

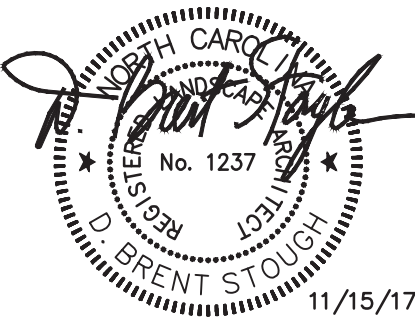
TAX PARCEL ID NO.: 033-041-10
REZONING PETITION: 2016-128
ZONING: NS (SPA) (LWPA)
OVERALL SITE AREA: ±15.09 ACRES
SITE AREA (EXCLUDING NEW R/W): ±11.74 ACRES
REQUIRED TREE SAVE AREA: PROVIDED OFFSITE FOR OVERALL DEVELOPMENT MULTI-FAMILY APARTMENTS
PROPOSED USE:
UNITS ALLOWED IN AREA E: 500 UNITS
PROPOSED UNITS: 266 UNITS
UNITS REMAINING IN AREA E: 234 UNITS
DENSITY: 22.87 DUA
TOTAL GROSS FLOOR AREA: 329,745 SF
MAXIMUM F.A.R.: 2.0 PER ORDINANCE
PROPOSED F.A.R.: 0.65
BUILDING HEIGHT: FOUR STORY MAXIMUM (PER APPROVED REZONING PETITION 2016-128) AND 60 FT. MAXIMUM
PROPOSED BUILDING HEIGHT: BLDG. TYPE IA = 47'-2" ABOVE AVG. GRADE
BLDG. TYPE IB = 53'-1" ABOVE AVG. GRADE
BLDG. TYPE IC = 48'-2" ABOVE AVG. GRADE
BLDG. TYPE IIA = 50'-10" ABOVE AVG. GRADE
BLDG. TYPE IIB = 51'-10" ABOVE AVG. GRADE
BLDG. TYPE III = 50'-1" ABOVE AVG. GRADE
BLDG. TYPE IV = 49'-9" ABOVE AVG. GRADE
BUILDING SEPARATION: 16' MINIMUM
PARKING SPACE(S) REQUIRED:
MINIMUM: 1.0 SPACE(S) PER UNIT (266 SPACES)
MAXIMUM: NONE
PARKING SPACE(S) PROVIDED: 357 STANDARD SPACES
14 ACCESSIBLE SPACES
4 ACCESSIBLE VAN SPACES
31 GARAGE SPACES
2 ACCESSIBLE GARAGE SPACE
60 ON STREET SPACES
4 ACCESSIBLE ON STREET SPACES
472 SPACES TOTAL
BICYCLE PARKING REQUIRED: 1 SPACE PER 20 UNITS (13)
BICYCLE PARKING PROVIDED: 13 SPACES AROUND SITE
SETBACK: 16' FROM PROPOSED BACK OF CURB
SIDE YARD: N/A
REAR YARD: N/A
OVERALL IMPERVIOUS AREA: 431,215.5 SF (9.89 ACRES)
IMPERVIOUS AREA (MINUS NEW R/W): 327,038.9 SF (7.51 ACRES)
TRASH PICK UP REQUIRED: 8 CU.YD. COMPACTOR/EACH 90 UNITS
TRASH PICK UP PROVIDED: (1) 30 CY COMPACTOR
RECYCLE AREA REQUIRED: 4 X 144 SF (576 SF TOTAL)
RECYCLING AREA PROVIDED: 576 SF
NOTE: ALL UTILITIES TO BE UNDERGROUND
ESTIMATED TIME OF COMPLETION: FALL OF 2019

CONSULTANTS:

DEVELOPER: BROWN INVESTMENT PROPERTIES
P.O. BOX 930
GREENSBORO, NC 27402
336.541.5504
ARCHITECT: NARMOUR WRIGHT ARCHITECTURE
1815 S. TRYON STREET
SUITE A
CHARLOTTE, NC 28203
704.332.5668
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: THE ISAACS GROUP
8720 RED OAK BOULEVARD
CHARLOTTE, NC 28217
704.527.3440

SITE SHEET SCHEDULE

C0.00	COVER SHEET
R21.0	TECHNICAL DATA SHEET
R22.0	SCHEMATIC SITE DESIGN
R23.0	DEVELOPMENT NOTES
R24.0	DEVELOPMENT NOTES
R25.0	URBAN OPEN SPACE & PEDESTRIAN EASEMENTS
R26.0	SMALL SHOPS BUILDING ELEVATION
R27.0	CORNING SITE PLAN (CONCEPTUAL SITE PLAN)
EX1.0	DEVELOPMENT WATERSHED CALCULATIONS
1-1	SURVEY
C2.00	SITE PLAN
C2.01	ACCESSIBLE ROUTE PLAN
C2.02	BUILDING FRONTAGE PLAN
C2.03	VEHICULAR MANEUVERING PLAN
C3.00	EROSION CONTROL OVERALL
C3.01	EROSION CONTROL PHASE I
C3.02	EROSION CONTROL PHASE II
C3.03	EROSION CONTROL PHASE III
C3.04	EROSION CONTROL NOTES
C4.00	OVERALL GRADING PLAN
C4.01	GRADING PLAN
C4.02	GRADING PLAN
C4.03	GRADING PLAN
C4.04	GRADING PLAN
C4.05	GRADING PLAN
C4.10	STORM DRAINAGE PLAN
C4.11	STORM DRAINAGE AREA MAP
C4.12	SECONDARY DRAINAGE
C4.13	STORM DRAINAGE TABLES
C4.14	SECONDARY DRAINAGE TABLES
C4.15	SECONDARY DRAINAGE TABLES
C5.00	OVERALL UTILITY PLAN
C5.01	PRIVATE SEWER PLAN
C5.02	PRIVATE SEWER PLAN
C5.03	PRIVATE SEWER PLAN
C5.04	FIRE PLAN
C6.00	REQUIRED PLANTING PLAN
C7.00	OVERLOOK MOUNTAIN DRIVE PLAN AND PROFILE
C7.01	SUGAR MAGNOLIA DRIVE PLAN AND PROFILE
C7.02	SUGAR MAGNOLIA DRIVE PLAN AND PROFILE
C7.10	ISD PROFILE
C7.11	ISD PROFILE
C7.12	ISD PROFILE
C7.13	ISD PROFILE
C7.14	ISD PROFILE
C7.15	ISD PROFILE
C7.16	ISD PROFILE
C7.17	ISD PROFILE
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	SITE DETAILS
C8.04	SITE DETAILS
C8.05	SITE DETAILS
C9.00	CIVIL DETAILS
C9.01	CIVIL DETAILS
C9.02	CIVIL DETAILS
C9.03	CIVIL DETAILS



ARCHITECTURALS SHEET SCHEDULE

A0.0	TYPICAL BUILDING ENTRY PERSPECTIVE
A1.0	BUILDING TYPE I-A PLAN AND PERSPECTIVE
A1.1	BUILDING TYPE I-A ELEVATIONS
A1.2	BUILDING TYPE I-B ELEVATIONS
A1.3	BUILDING TYPE I-C ELEVATIONS
A2.0	BUILDING TYPE II-A FLOOR PLAN AND PERSPECTIVE
A2.1	BUILDING TYPE II-A ELEVATIONS
A2.2	BUILDING TYPE II-B ELEVATIONS
A3.0	BUILDING TYPE III PLAN AND PERSPECTIVE
A3.1	BUILDING TYPE III ELEVATIONS
A4.0	BUILDING TYPE IV PLAN AND PERSPECTIVE
A4.1	BUILDING TYPE IV ELEVATIONS
A5.0	CLUBHOUSE BASEMENT FLOOR PLAN
A5.1	CLUBHOUSE FIRST FLOOR PLAN
A5.2	CLUBHOUSE ELEVATIONS
A5.3	CLUBHOUSE ELEVATIONS

C0.00

