

SITE TABULATION	
TOTAL SITE AREA:	5.41 AC. (TO EX. ROW LINE)
EXISTING ZONING:	UP-2 (CD)
REZONING PETITION:	2006-064
PROPOSED UNITS:	33 UNITS
DETACHED UNITS = 13	(A1 THRU A13)
TRIPLEX TOWNHOUSE UNITS FOR SALE = 14	(A14 - A17, B1 - B6, B10 - B11, B15 - B16)
MIN. BUILDING SETBACK:	30' FROM FUTURE BACK OF CURB @ SARDIS ROAD AND BOYCE ROAD EXCEPT 14' AT DETENTION AREA

PROPOSED PARKING:	2 MIN., 3 MAX./UNIT
MAX. FLOOR AREA RATIO:	1.0
TAX PARCEL:	# 189-27-189
MAXIMUM BLDG. HEIGHT:	40' (TWO STORY)
PERCENT OF SITE CONTAINING EXISTING TREES OR NEWLY PLANTED TREES:	±20% PROVIDED (17.5% MIN.)
REQUIREMENTS FOR DETACHED UNITS:	- See sheet L-6, Planting Notes #16.
SIDE YARD = 5'	
REAR YARD = 10'	
MIN. LOT WIDTH = 20'	
MIN. LOT AREA = 2000 SF	
REQUIREMENTS FOR DUPLEX AND TRIPLEX TOWNHOUSE UNITS FOR SALE:	
MIN. BLDG. SEPARATION = 10' (PER ZONING ORDINANCE)	12' (PER FIRE DEPARTMENT)
MIN. UNIT SEPARATION = 8' W/ MIN. ATTACHMENTS PER BLDG. CODE	
MIN. SUBLT = 400 SF OF PRIVATE OPEN SPACE FOR EACH UNIT	

- SITE NOTES**
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A SURVEY BY ESP ASSOCIATES, INC. DATED SEPTEMBER 15, 2005.
  - 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 VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED 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 PUBLIC SHALL BE PROTECTED FROM INJURY.
  - DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
  - PRIVATE DRIVE AND PARKING AREAS SHALL BE ASPHALT PAVING, SEE DETAILS ON SHEET L-7.
  - ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
  - CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
  - ALL DISTURBED AREAS NOT TO RECEIVE BUILDING OR PAVEMENT SHALL BE SEEDED AND STRAW MULCHED.
  - COORDINATE PUBLIC STREET CURB AND PRIVATE STREET GRADIES IN INTERSECTION WITH INSPECTOR.
  - DEVELOPER WILL PROVIDE STREET SIGNS PER C.M.D.S. 50.05 (IF SIGNS ONLY).
  - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  - 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.
  - IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURBS.
  - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
  - FIRE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STREET DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
  - 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, TWIGS, JUNK, AND OTHER ACCUMULATIONS.
  - "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED PRIOR TO SUBMISSION FINAL INSPECTION TO THE CITY OF CHARLOTTE ENGINEERING DEPT. IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.
  - A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR INSTALLATION OF ANY NON-STANDARD ITEMS (E. PAVERS, IRRIGATION SYSTEM, ETC.) WITHIN A PROPOSED / EXISTING NCDOT OR CITY MAINTAINED STREET RIGHT-OF-WAY BY AN INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS ASSOC. OR ENCROACHMENT AGREEMENT MUST BE APPROVED BY CHARLOTTE DEPT. OF TRANSPORTATION AND NCDOT PRIOR TO CONSTRUCTION/INSTALLATION OF NON-STANDARD ITEMS.
  - IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
  - THE CITY OF CHARLOTTE ENGINEERING DEPT. HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
  - ONLY PATIOS (NO ELEVATED DECKS) AT GRADE ARE ALLOWED IN THE SETBACK.
  - ALL ROAD IMPROVEMENTS AT SARDIS ROAD AND BOYCE ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
  - PROPOSED NEW CURB & GUTTER SHOWN ON PLANS ALONG SARDIS ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERS. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
  - 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.
  - 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.
  - PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
  - RETAINING WALLS TO BE DESIGNED BY ENGINEER RETAINED BY SITE DEVELOPER, AND IS INCLUDED IN SITE WORK CONTRACT. SEE SHEET L-6 FOR ADDITIONAL NOTES PERTAINING TO RETAINING WALLS.
  - BLOCK STYLE AND COLOR TO BE SELECTED BY OWNER. STYLE B TO HAVE MORE ORNAMENTAL ELEMENTS.
  - CONTRACTOR TO COORDINATE WITH DUKE ENERGY ON RELOCATION OF EXISTING OVERHEAD POWERLINE.
  - CONTRACTOR TO PROVIDE TRAFFIC CONTROL DURING SITE CONSTRUCTION AT SARDIS ROAD AND BOYCE AS DIRECTED BY CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
  - ALL DRIVEWAYS SHALL BE IN ACCORDANCE WITH NCDOT AND CITY OF CHARLOTTE STANDARDS, DETAILS AND SPECIFICATIONS.
  - ALL ACCESSIBLE RAMPS, PARKING SPACES, SIGNS, ETC. SHALL MEET THE STANDARDS OF THE AMERICANS WITH DISABILITIES ACT AND THE NC ACCESSIBILITY CODES.
  - TOP SOIL TO BE STRIPPED AND SMALL PORTION OF THE TOP SOIL MAY BE STOCKPILED ON-SITE IN AREAS DIRECTED BY SITE DEVELOPER. CONTRACTOR TO BE RESPONSIBLE FOR OFF-SITE DISPOSAL FOR THE REMAINDER OF THE TOP SOIL.
  - CONTRACTOR TO COORDINATE ANY PROBLEMS ON FIELD CONDITIONS THAT MAY CHANGE DESIGN WITH ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
  - NO PORTION OF THE SUBJECT TRACT IS LOCATED IN A 100 YEAR FLOOD BOUNDARY PER THE FEMA MAP COMMUNITY PANEL NO. 370159 0228 B, DATED 02/04/2004.
  - CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR FOR IRRIGATION SLEEVES. IRRIGATION CONTRACTOR TO INSTALL SCHEDULE 40 PVC SLEEVES MIN. 4" MIN. COVER FROM FINISH GRADE.
  - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.
  - BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-682-4646. IT'S THE LAW.
  - STOP BARS AT INTERSECTION WITH BOYCE SHALL BE WHITE SOLID PAINTED LINES 8' WIDE.
  - ALL NCDOT STANDARDS PER HIGHWAY DESIGN BRANCH ROADWAY STANDARD DRAWINGS JANUARY 2002 OR LATEST EDITION.
  - PROPOSED SIGNAGE SHALL COMPLY WITH CITY OF CHARLOTTE ZONING REQUIREMENTS.
  - ALL ADA RAMPS TO BE INSTALLED PER CITY OF CHARLOTTE STANDARDS, AND NCDOT STANDARDS AT PUBLIC STREET ROW ALONG BOYCE ROAD.
  - CONTRACTOR TO OBTAIN BUILDING DEMOLITION PERMIT AS REQUIRED PER ALL APPLICABLE REGULATIONS.
  - THE SITE IS NOT LOCATED WITHIN REGULATED WATERSHED, AND DOES NOT SUBJECT TO "200M" BUFFER ZONE REGULATIONS.
  - NON-STANDARD ITEMS (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.
  - PRIOR TO PLAY RECONSTRUCTION, OFFSITE ROW AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE SUBMITTER OF THE TRAFFIC ROW ACQUISITION PROCESS. THESE NEEDS AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
  - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (C.D.T.) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER CONTRACTOR/DEVELOPER.
  - MAINTAIN 12' CLEARANCE BETWEEN EXTERIOR WALL OF BUILDINGS B-1 THROUGH B-16.
  - BOYCE ROAD ROW NOTE (TAKEN FROM BOUNDARY SURVEY BY ESP, DATED 09/21/05): AS SHOWN ON CITY ENGINEERING PLANS FOR SARDIS AND BOYCE ROAD WIDENING PLAN, PROJECT 312-48-120.

- LEGEND**
- PROPERTY LINE
  - SETBACK LINE
  - PROPOSED WALL
  - POWER POLE
  - EXISTING OVERHEAD POWER LINE
  - EXISTING GAS LINE
  - EXISTING WATER LINE
  - EXISTING SANITARY SEWER LINE
  - UNIT TYPE AND NUMBER
  - STORM DRAINAGE EASEMENT
  - HANDICAP ACCESSIBLE RAMP
  - EXISTING TELEPHONE
  - PROPOSED TOWNHOME W/ 400 S.F. MIN. PRIVATE OPEN SPACE
  - PRIVATE OPEN SPACE (HATCHED AREA) TOWNHOME SUBLT BOUNDARY (A14 THRU A17 AND B1 THRU B16)

- STAKING NOTES**
- ALL DIMENSIONS TO EXTERIOR FACE OF BUILDING OR FACE OF CURB UNLESS NOTED OTHERWISE.
  - NO BUILDINGS OR ELEVATED DECKS ARE TO BE PLACED IN SPECIFIED SETBACKS, SIDE YARDS, OR LANDSCAPE STRIPS.
  - DPR SHALL PROVIDE SURVEYOR WITH ADDITIONAL STAKING INFORMATION AND AUTOCAD DRAWING FILES UPON REQUEST.

- TREE PROTECTION NOTES**
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
  - TREE PROTECTION FENCE SHALL BE LOCATED AT LEAST 1' PER TREE DIAMETER INCH AWAY FROM TREES IN SETBACK.
  - BEFORE GRADING CONSTRUCTION BEGINS, CALL (704) 336-3660 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
- SOLID WASTE COLLECTION NOTES**
- ROLLOUT GARBAGE COLLECTION SHALL BE PROVIDED AT DEVELOPERS EXPENSE. TRASH COLLECTION WILL BE BY PRIVATE PICKUP AND CANS WILL BE STORED IN GARAGES.
  - IF CITY COLLECTION IS REQUESTED IN THE FUTURE, HOMEOWNERS WILL HAVE TO PROVIDE DUMPSTER AND SCREENING (SEE FUTURE DUMPSTER/RECYCLING LOCATION INDICATED ON SITE PLAN).

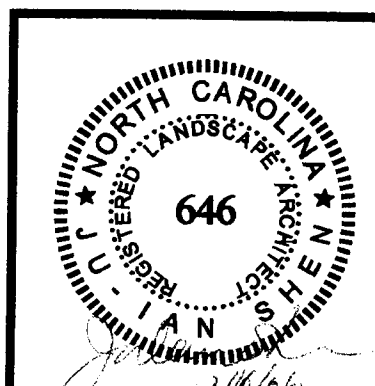
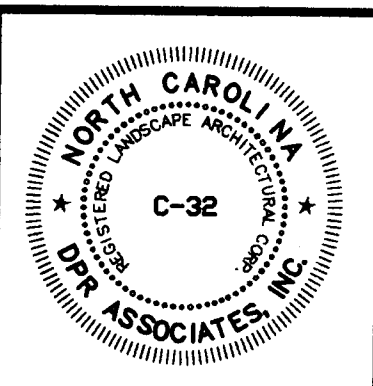
- TRAFFIC SIGNAGE**
- R-1 30" X 30" SIGN STOP SIGN (AT BOYCE ROAD INTERSECTION) - INSTALLED BY DEVELOPER
  - R-1 24" X 24" SIGN STOP SIGN (AT INTERNAL INTERSECTIONS) - INSTALLED BY DEVELOPER
  - TRAFFIC SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) STANDARDS.

This Plan is A Preliminary Design. NOT Released For Construction.

- ADDITIONAL NOTES**
- SEE SHEET L-4 AND L-5 EROSION CONTROL FOR LOCATIONS OF TREE PROTECTION FENCE.
  - SEE SHEET L-6 FOR OFF SITE SANITARY SEWER AND STORM DRAINAGE IMPROVEMENTS.

REVISIONS:			
No.	Date	By	Description
1	09/31/06	JS	2ND SUBMITTAL
2	11/17/06	DV	3RD SUBMITTAL
3	12/14/06	JS	EX. SIDEWALK ALONG SARDIS TO REMAIN

Project Manager	JS
Drawn By	DV, PB
Checked By	
Date	7/25/06
Project Number	06041.6



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**SITE PLAN**

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APPROVED FOR CONSTRUCTION  
CMPC 12/21/06

Scale: 1" = 30'

Sheet Number: L-2

SHEET 2 OF 10 TOTAL