

THE LIGHT POLES SHOWN ON THE PLANS WILL NOT BE REVIEWED AND APPROVED THROUGH THIS PROCESS.

THE INTERSECTION SIGHT DISTANCE LINE FOR PROPOSED CALDWELL PLACE LANE GOES OUTSIDE OF THE RIGHT-OF-WAY LINE AND A SIGHT DISTANCE EASEMENT WILL NEED TO BE RECORDED. ANY ITEMS IN THE SIGHT DISTANCE TRIANGLE WILL NEED TO BE IDENTIFIED AND ANY TREES WILL NEED TO BE LIMBED UP 6 FEET.

SITE IS ADJACENT TO CITY ENGINEERING PROJECT #512-08-007 - SIDEWALK PROJECT ON BALLANTYNE COMMONS PARKWAY. PROJECT MANAGER IS SHARON BUCHANAN

- SITE STAKING NOTES**
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 2. BOUNDARY INFORMATION PROVIDED BY JIM MCGOVERN & ASSOC.
 3. CONTRACTOR RESPONSIBLE FOR VERIFICATION OF EXISTING SITE FEATURES PRIOR TO BEGINNING CONSTRUCTION.
 4. ALL CLDSM NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
 5. ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 6. ALL IMPROVEMENTS SHALL CONFORM TO THE APPLICABLE ORDINANCES OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
 7. CURB LINES SHOWN REPRESENT BACK OF CURB AND LIP OF GUTTER.
 8. IN ORDER TO INSURE PROPER DRAINAGE, MAINTAIN A MINIMUM OF 0.5% SLOPE ALONG THE CURB AND GUTTER.
 9. ALL BACK OF CURB RADII TO BE 5', UNLESS NOTED OTHERWISE.
 10. THIS DEVELOPMENT WILL NOT HAVE ANY ON-SITE DEMOLITION LANDFILL.
 11. CONSTRUCTION OF THE FOLLOWING ITEMS SHALL BE IN ACCORDANCE WITH THE CURRENT CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL:
 - 2'-6" STANDARD & 2' VALLEY CURB & GUTTER 10.17
 - CONCRETE SIDEWALK 10.22
 - MODIFIED TYPE II DRIVEWAY WITH PLANTING STRIP 10.25E
 - ACCESSIBLE RAMP 10.32A/10.32B
 - PARKING STANDARDS 50.09
 - ACCESSIBLE PARKING AND SIGNAGE STANDARD 50.10A/50.10B/50.10C

- DRIVEWAY CHECKLIST NOTES:**
1. 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 APPLICANT.
 2. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 3. TREES WITHIN THE RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
 4. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.

TRASH COLLECTION NOTE

TRASH COLLECTION WILL BE PROVIDED BY THE CITY THROUGH ROLL OUT CONTAINERS RATHER THAN THROUGH DUMPSTERS

SITE CONSTRUCTION SCHEDULE

BEGIN CONSTRUCTION 9/1/08
SITE WORK PROJECT COMPLETION 12/1/09

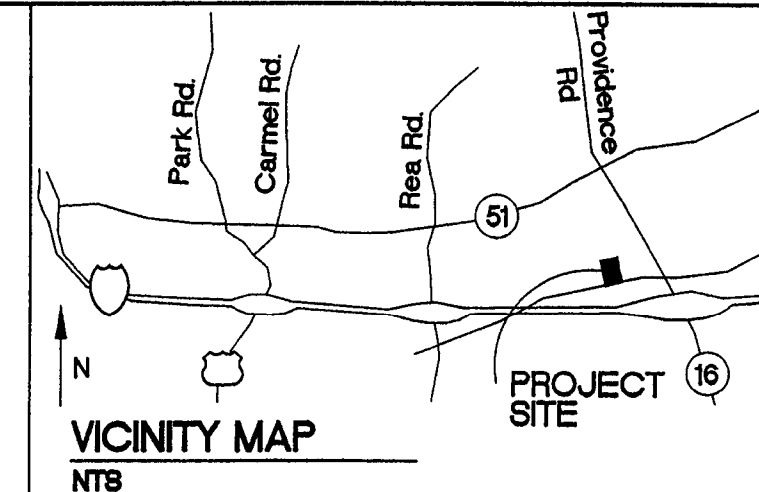
#	SYMBOL	SIGN TYPE
1	(A)	STOP SIGN (R1-1, 30"x30")
3	(B)	STOP SIGN (R1-1, 24"x24")

RIGHT OF WAY DEDICATION

OWNER TO PROVIDE DOCUMENTATION PRIOR TO MULTI-FAMILY APPROVAL THAT ADDITIONAL R/W HAS BEEN DEDICATED AND CONVEYED.

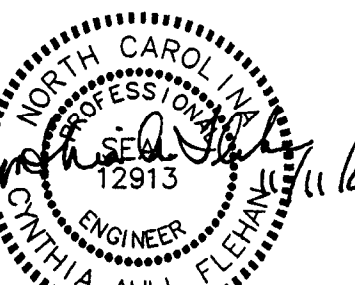
REZONING PETITION 2008-027 SITE DATA TABLE

SITE ACREAGE: GROSS 6.05 ACRES NET 5.36 ACRES
TAX PARCELS: 225.112.07, 225.112.26 & 225.112.08
PROPOSED ZONING: UR-2 (CD)
PROPOSED USE: TOWNHOMES FOR SALE*
PROPOSED NUMBER OF TOWNHOMES FOR SALE: 27
*MINIMUM SUBLLOT SIZE MUST BE SUFFICIENT TO ACCOMMODATE THE DWELLING UNIT AND 400SF OF PRIVATE OPEN SPACE.
SETBACK: 30' ALONG BALLANTYNE COMMONS PARKWAY
REAR YARD: 36' ALONG WESTERN PROPERTY LINE
38' ALONG NORTHERN PROPERTY LINE
SIDE YARD: 5'
HEIGHT(40' MAX): 38'
F.A.R.(1.0 MAX): [(27 UNITSX2700 SF)/43,560]/6.05 ACRES=0.28
BUILDING SEPARATION: 10' MIN
PARKING:
REQUIRED: MIN 1 SPACE/UNIT=27
MAX 3 SPACE/UNIT=81
PROVIDED: 62
BIKE PARKING: N/A



Flehan Engineering Inc.

Civil Engineering
Hydrology - Site Plan Design



5408 Guildbrook Road
Charlotte, North Carolina 28226
(704) 364-3842
(704) 364-3843 - Fax

THE VILLAS AT ALEXANDER PLACE
5516 BALLANTYNE COMMONS PARKWAY
CHARLOTTE, NORTH CAROLINA

Project
Sheet Title

V. P. in Charge
C. FLEHAN
Project Architect/Job Captain
C. FLEHAN
Drawn By
C. FLEHAN
Date Drawn
06/19/08
CADD Dwg. Name
SITE.DWG
Scale
1"=40'
Revisions
No. 1 Date 09/02/08
No. 2 Date 10/17/08
No. 3 Date 11/10/08
Issue Date

Project Number
2080327
Sheet
2
Of
16

209-19

