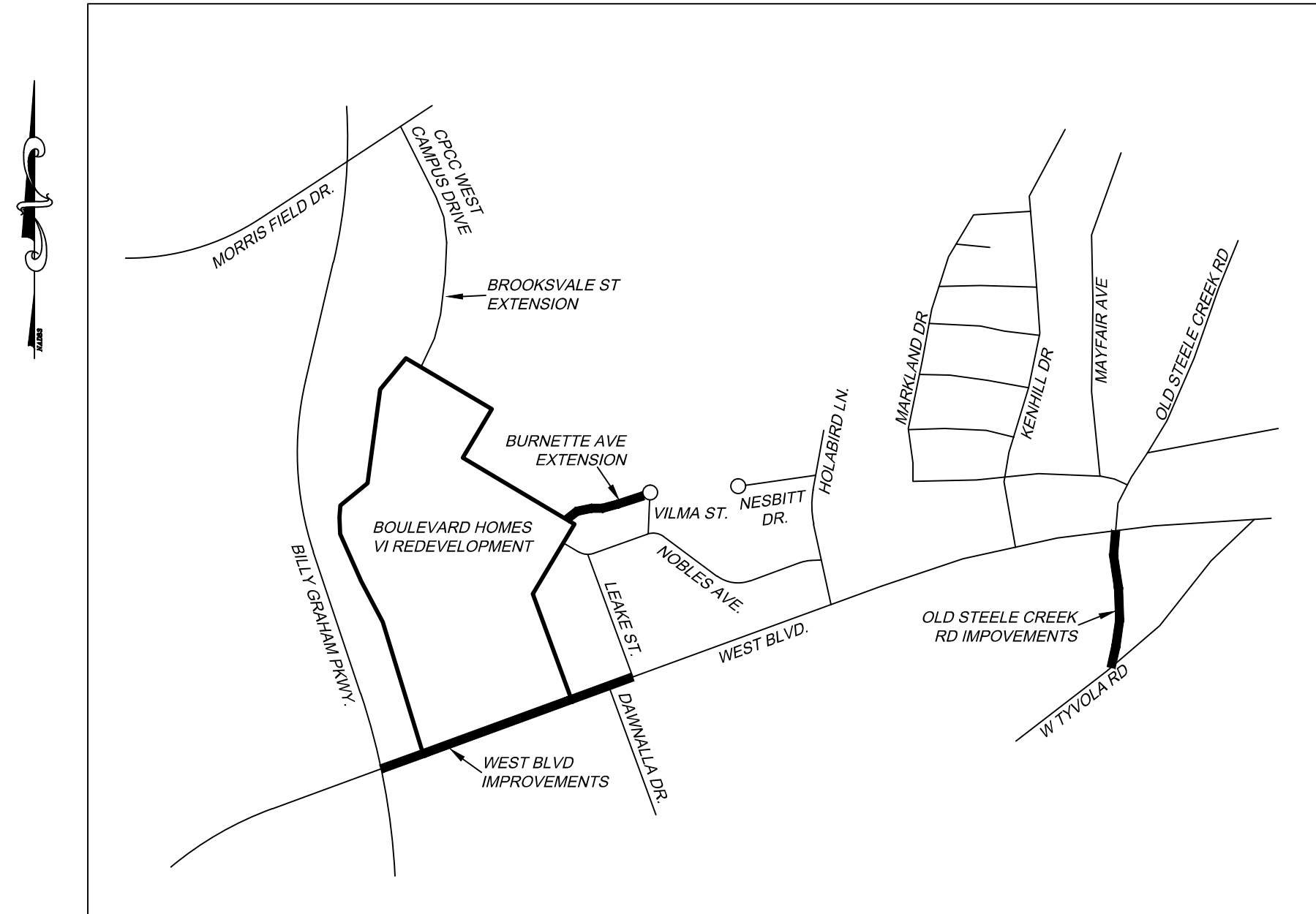


C - SERIES DRAWING ABBREVIATIONS:

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 - DOWNPOUT	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	W/L - 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 2

CITY OF CHARLOTTE, NORTH CAROLINA



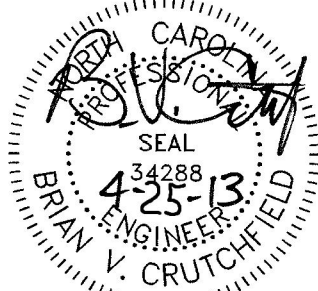
VICINITY MAP
NO SCALE

SITE INFORMATION

OWNER:	THE HOUSING AUTHORITY OF THE CITY OF CHARLOTTE 1301 SOUTH BOULEVARD CHARLOTTE, NC 28203 704.336.6332
CONTRACTOR:	NEW BOULEVARD, LLC 1300 BAXTER STREET, SUITE 370 CHARLOTTE, NC 28204 704.561.5235
ENGINEER:	TIMMONS GROUP 2030 SOUTH TRYON STREET, SUITE 3C CHARLOTTE, NC 28203 704.376.1073
PETITION NO:	2009-043
PARCEL NO:	1150420
ACREAGE:	40.66 AC

SHEET INDEX

NO.	NAME	LAST REV.
C100	PHASE 2 - COVER SHEET	4-25-13
C101	PHASING PLAN	4-16-13
C102	PHASE 2 - WEST BLVD DEMO PLAN	4-16-13
C103	PHASE 2 - WEST BLVD WIDENING PLAN	4-25-13
C103.1	PHASE 2 - WEST BLVD STRIPING PLAN	4-25-13
C104	PHASE 2 - WEST BLVD TRAFFIC CONTROL PLAN	4-16-13
C104.1	PHASE 2 - WEST BLVD TRAFFIC CONTROL PLAN	4-16-13
C105	PHASE 2 - WEST BLVD SIGHT DISTANCE PROFILES	4-25-13
C105.1	PHASE 2 - WEST BLVD CENTERLINE PROFILE	4-16-13
C106	PHASE 2 - WEST BLVD CROSS SECTIONS	4-25-13
C106.1	PHASE 2 - WEST BLVD CROSS SECTIONS	4-16-13
C106.2	PHASE 2 - WEST BLVD CROSS SECTIONS	4-16-13
C106.3	PHASE 2 - WEST BLVD CROSS SECTIONS	4-16-13
C106.4	PHASE 2 - WEST BLVD CROSS SECTIONS	4-16-13
C106.5	PHASE 2 - WEST BLVD CROSS SECTIONS	4-16-13
C107	PHASE 2 - OLD STEELE CREEK RD DEMO & STRIPING PLAN	12-12-12
C108	PHASE 2 - BURNETTE AVE DEMO PLAN	2-15-13
C109	PHASE 2 - BURNETTE PLAN & PROFILE	4-16-13
C110	PHASE 2 - DRAINAGE AREA MAP	4-16-13
C111	PHASE 2 - NOTES & DETAILS	4-16-13
L100	PHASE 2 - LANDSCAPE PLAN	4-25-13
L101	PHASE 2 - LANDSCAPE NOTES & DETAILS	4-25-13
RZ-0	REZONING PLAN - SURVEY SHEET	10-11-12
RZ-1	REZONING PLAN - TECHNICAL DATA SHEET	10-11-12
RZ-2	REZONING PLAN - DEVELOPMENT NOTES	10-11-12
RZ-3	REZONING PLAN - PHASING PLAN	10-10-12



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
NCDOT/CDOT REVISIONS
NCDOT/CITY OF CHARLOTTE REVISIONS
RETAINING WALL DESCRIPTION

DATE
2-15-13
4-16-13
4-25-13

12 DEC 2012

A. CARROLL

A. CARROLL

B. CRUTCHFIELD

SCALE
AS SHOWN

LEGEND

SEWER

SS	EXISTING SANITARY SEWER
SS	SANITARY SEWER
1	SANITARY MANHOLE NUMBER
○	EX SANITARY MANHOLE
●	SANITARY MANHOLE
⊙	EXISTING CLEAN OUT
⊙	CLEAN OUT

WATER

W	EXISTING WATER LINE
W	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
W	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
⊕	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 ELEVATION	BENCH MARK
B-1	APPROX BORING LOCATION
---	LIMITS OF CONSTRUCTION
---	EXISTING TREE LINE
---	CLEARING LIMITS
---	EXISTING SHRUB
---	EXISTING TREE
---	EXISTING FENCE
---	FENCE
---	EXISTING CONTOUR
---	CONTOUR
200	SPOT ELEVATION
T/C 95.32 EP 95.32 X 95.32	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 AND NCDOT 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.

APPROVED FOR
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Brent Wilkinson April 29, 2013



SWM / DETENTION

APPROVED
By Robert Zink at 1:25 pm, Apr 29, 2013

EROSION CONTROL

FOR A PRE-CONSTRUCTION MEETING
48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY, CONTACT:

N/A Permitted by
NCDENR

DRAINAGE PLAN

APPROVED
By Robert Zink at 1:25 pm, Apr 29, 2013

TREE ORDINANCE

N/A

CDOT DRIVEWAYS

APPROVED
By Rick Grochowski (rgrochowski@charlottenc.gov) at 1:21 pm, Apr 26, 2013

NCDOT DRIVEWAYS

APPROVED
By Rick Grochowski (rgrochowski@charlottenc.gov) at 1:21 pm, Apr 26, 2013

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE
ZONING. ALL BUILDING PERMITS AND ZONING
APPROVALS CAN BE OBTAINED AT MECK. CO.
CODE ENFORCEMENT. PLEASE CALL THE CTCAC
AT 704-336-3829 FOR MORE INFORMATION.

TIMMONS GROUP

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

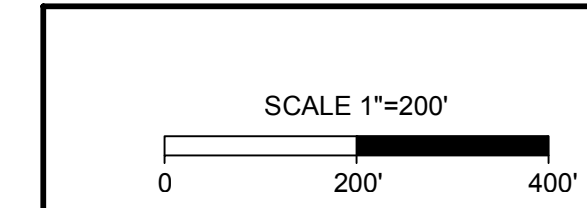
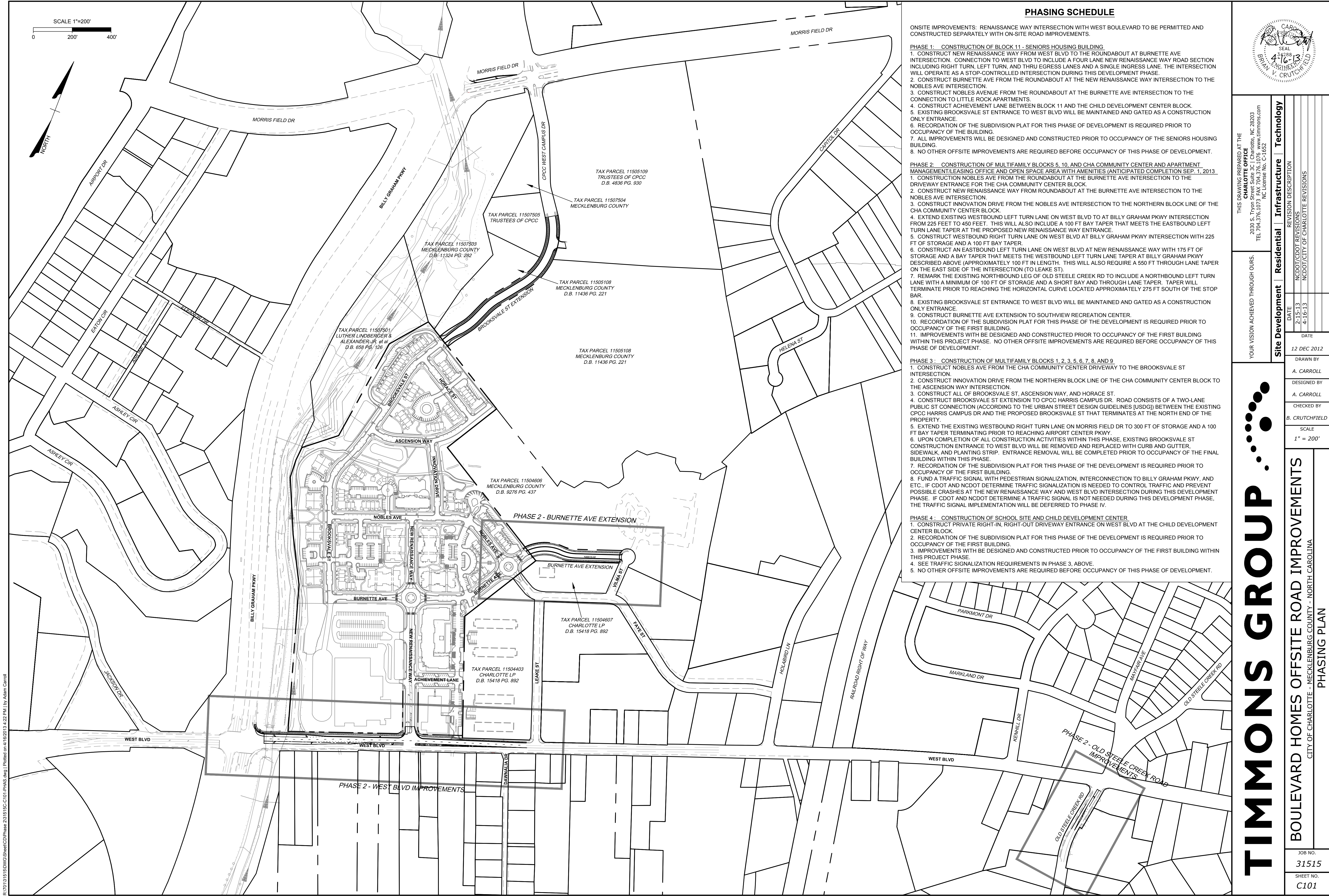
PHASE 2 - COVER SHEET

JOB NO.

31515

SHEET NO.

C100



PHASING SCHEDULE

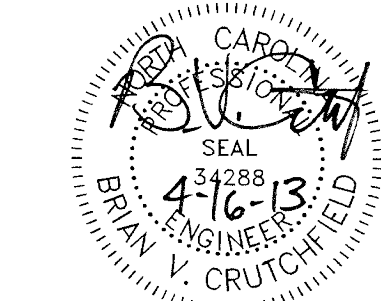
ONSITE IMPROVEMENTS: RENAISSANCE WAY INTERSECTION WITH WEST BOULEVARD TO BE PERMITTED AND CONSTRUCTED SEPARATELY WITH ON-SITE ROAD IMPROVEMENTS.

- 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.

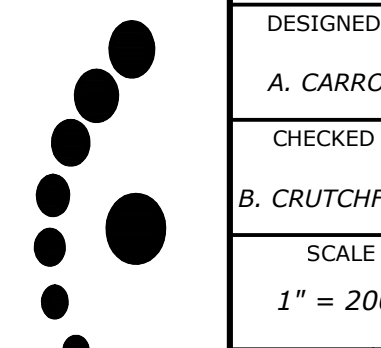
- PHASE 2: CONSTRUCTION OF MULTIFAMILY BLOCKS 5, 10, AND CHA COMMUNITY CENTER AND APARTMENT MANAGEMENT/LEASING OFFICE AND OPEN SPACE AREA WITH AMENITIES (ANTICIPATED COMPLETION SEP. 1, 2013).
1. CONSTRUCTION NOBLES AVE FROM THE ROUNDABOUT AT THE BURNETTE AVE INTERSECTION TO THE DRIVEWAY ENTRANCE FOR 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 CHARLOTTE OFFICE 2030 S. Tryon Street Suite 3C Charlotte, NC 28203 TEL 704.376.1073 FAX 704.376.1076 www.timmons.com NC License No. C-1652		YOUR VISION ACHIEVED THROUGH OURS.		Site Development		Residential		Infrastructure		Technology	
DATE		2-15-13		REVISION DESCRIPTION		NCDOT/CDOT REVISIONS		NCDOT/CITY OF CHARLOTTE REVISIONS			
12 DEC 2012		DRAWN BY		A. CARROLL		DESIGNED BY		A. CARROLL		CHECKED BY	
		B. CRUTCHFIELD		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

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