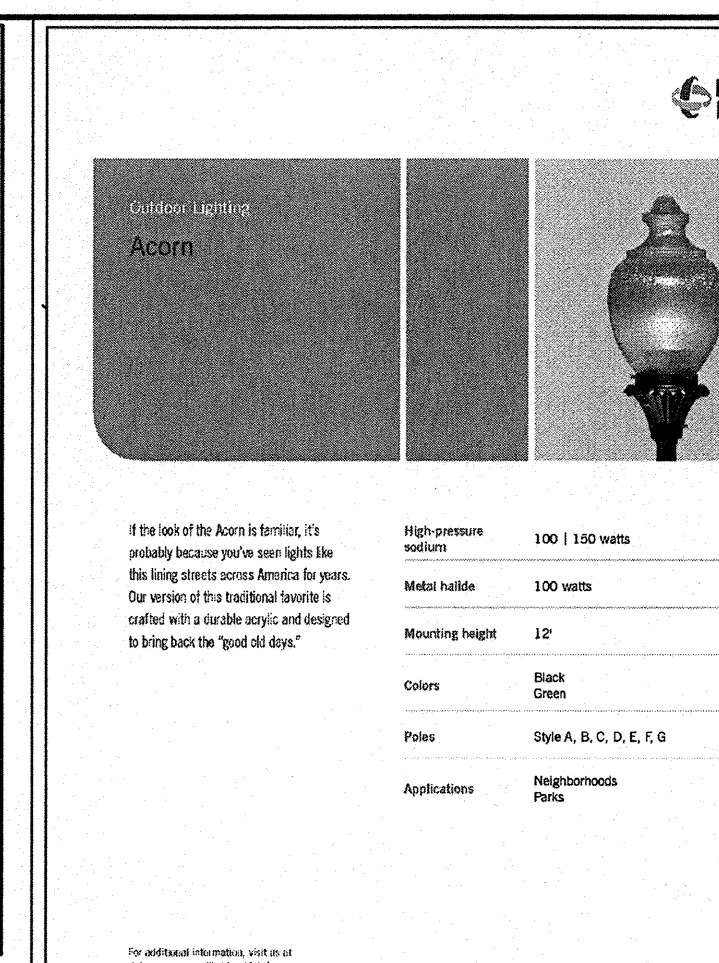




APPROVED

By Brendan Smith (brendansmith@charlottesville.gov) (brendansmith@charlottesville.gov) at 5:09 pm, Apr 09, 2014

APPROVED

MB: 27-94
FAX ID #183-141-18
#183-141-26
#183-141-19
ZONING:
R-3

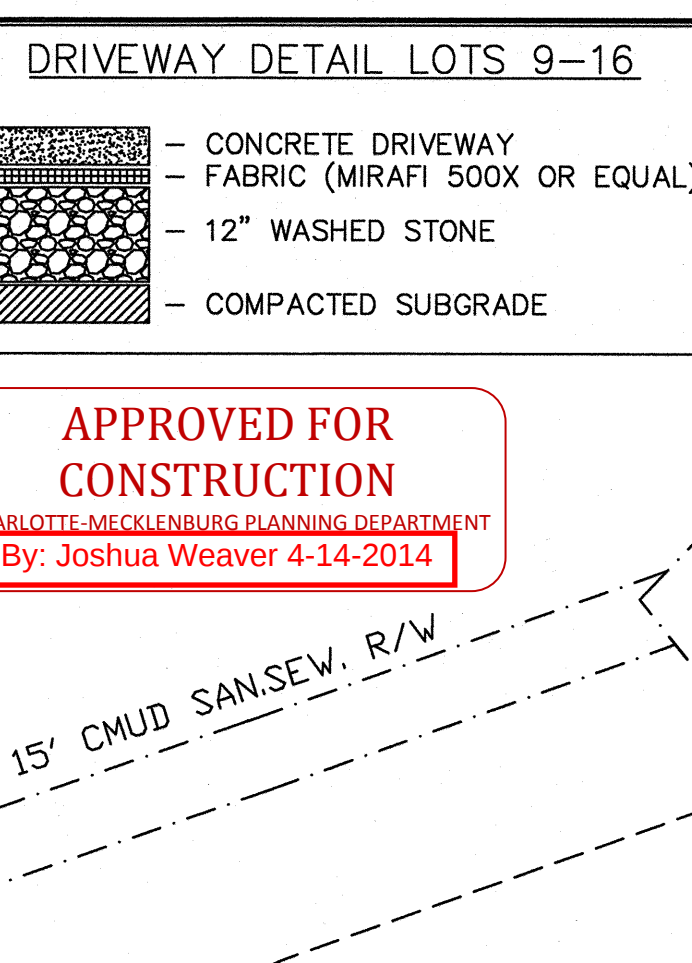
ORANGE TREE

APPROVED

By Gary Turner (704-336-4330) (gturner@charlottesville.gov) at 4:54 pm, April 9, 2014

APPROVED

By Candice Leonard at 10:35 am, Apr 15, 2014



GENERAL NOTES

PRIOR TO PLACED RELOCATION, OFF-SITE 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.

THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI AT 704.259.4400 FOR ANY COMMENTS TO THE "OFFSITE R/W ACQUISITION EASEMENT". 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

IF THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE, PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS. ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS.

IN ORDER TO INSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON CURB.

ALL ROAD IMPROVEMENTS AT SHARON VEW ROAD ARE TO BE COORDINATE WITH THE CITY OF CHARLOTTE AND THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.

DIRECT VEHICULAR ACCESS FROM LOTS 1 AND 12 TO SHARON VEW ROAD IS PROHIBITED.

MEDIANS AND PRIVATE STREETS TO BE MAINTAINED BY AVIGNON HOMEOWNERS ASSOCIATION.

PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

THE DEVELOPER SHALL MAINTAIN THE BED OF EACH STREAM, CREEK, OR BACKWASH CHANNEL. IN AN ATTEMPT TO MAINTAIN STATE STREAM BEDS, THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOUR NOTICE PRIOR TO START.

APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

PROPOSED GRADING SUBJECT TO CHANGE BASED ON FIELD CONDITIONS.

**NOW OR FORMERLY:
PEGGY PHILIPS CROWDER
TAX ID #183-141-05
DEED: 1445-433
ZONING:
R-3**



NATURAL AREA /
TREE SAVE 0.07 A
(AREA TO BE
VEGETATED AT A
RATE OF 18
TREES/ACRE)

*NOTE: 14' O/S BC = 14' OFFSET
FROM BACK OF CURB

PCCO SUMMARY		
Original Parcel ID Number(s):	183-141-07, 183-141-12, 183-141-20	
Development Type:	Mixed-Use	
Subject to PCCO? Y/N	Y	
If NO, why?		
Watershed:	Central Catawba	
Disturbed Area (ac):	4.58 AC.	
Site Area (ac):	4.87 AC.	
	DA#1	DA#2
Total on-site Drainage Area (ac):	2.04	2.35
Existing Built-upon-area (SF):	3,982.00	7,323.00
Existing BUA to be removed (SF):	3,982.00	7,323.00
Existing BUA to remain (SF):	0	0
Proposed New BUA (SF):	50,965.00	57,499.00
Proposed % BUA:	57.32%	56.14%
Density (High / Low)	HIGH	HIGH
Total Post-Project BUA for site:	109,160 S.F.	
Development or Redevelopment?	Development	
Natural Area Required (ac):	0.487 AC	
Natural Area provided, total (ac):	0.52 AC	
Undisturbed Treed Natural Area Preserved (ac):	0.52 AC	
Total stream buffer protected on-site (ac):	0	
Transit Station Area? Y/N	N	
Distressed Business District? Y/N	N	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	N	
Buffer Mitigation? Y/N	N	
Total Phosphorous Mitigation? Y/N	N	

GRAPHIC SCALE

(IN FEET)

**THIS PLAN IS A FINAL DESIGN—NOT
RELEASED FOR CONSTRUCTION
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED:** _____
(Signature) 1/3/14
AMT/STC

3	03/04/14	PER CITY OF CHARLOTTE COMMENTS		YWH
2	01/29/14	REVISED PER CITY COMMENTS		
1	01/27/14	ATTACHED TOWNSHIPS TO BE MADE PER CLIENT		YWH
NEL	DATE	REVISION		BY
SHEET TITLE				PROJECT NEL
SITE PLAN				SCALE 1" = 40'
				DATE 10/31/13
PROJECT AVIGNON CITY OF CHARLOTTE, MECK. CO., N.C. FOR: WEEKLEY HOMES, LLC				DRAWN BY ETG CHECKED BY MAH
 YARBROUGH-WILLIAMS & HOULE, INC. <i>Planning • Surveying • Engineering</i> 730 Windsor Oak Court (28270) P.O. Box 7007 (28241) Charlotte, North Carolina 704.556.1990 704.556.0506(fax)				DRAWING NEL 234-67A
NC Corporate Registration #C-0475				SHT 1A OF 23 SHT