



Know what's below.  
Call before you dig.

# PAVILION VILLAGE

NORTH TRYON AND PAVILION BLVD, NORTH CAROLINA

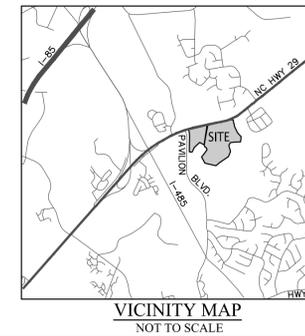
CHARTER VILLAGE

1520 SOUTH BLVD, #215

CHARLOTTE, NORTH CAROLINA 28203

704.377.4172

PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Brent Wilkinson 8/19/2014



VICINITY MAP  
NOT TO SCALE



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.358.3093  
www.drgp.com



# CONSTRUCTION DOCUMENTS

## GENERAL NOTES:

- SURVEY INFORMATION OBTAINED BY LAWRENCE ASSOCIATES, P.A., DATED 05/21/2008
- ARCHITECTURAL DIMENSIONS TO BE VERIFIED BY SURVEYOR. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- 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.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT NORTH TRYON AND PAVILION BOULEVARD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS# 50.05 (9" SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- 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 THE 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 NORTH TRYON, PRIVATE ENTRY DRIVE, AND SITE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. 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.
- 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.
- ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1') FLOODWAY ENCROACHMENT AREA 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 ALL LOTS 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 DESIGNED 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 SYSTEMS MUST BE PROVIDED.
- 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.
- 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.
- 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.
- PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- ALL CONSTRUCTION TO CONFORM TO CHARLOTTE / MECKLENBURG LAND DEVELOPMENT STANDARDS.
- FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHALL DURING THE BUILDING PERMIT PROCESS.

SDRMF-2013-00040  
Plan set 1 of 2

## SITE ACCESSIBILITY NOTES

- ALL BUILDINGS WITHIN THE BOUNDARY OF THIS SITE, UNLESS OTHERWISE STATED AS EXEMPT, SHALL HAVE "ACCESSIBLE ROUTES" AS REQUIRED THAT CONFORM TO THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT", "FAIR HOUSING STANDARDS", ICC ANSI A117.1-209 AND GOVERNING STATE HANDICAP CODE STANDARDS.

THESE STANDARDS FOR ACCESSIBILITY INCLUDE, BUT ARE NOT LIMITED TO:

MAXIMUM WALK SLOPE = 1:20  
MAXIMUM RAMP SLOPE = 1:12 WITH RAILING  
MAXIMUM CROSS SLOPE = 1/4" PER FOOT (2%)  
ALL WALKS TO BE BROOM FINISHED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS  
MAXIMUM ACCESSIBLE ROUTE LENGTH (NC) = 200'

- THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
- CONTRACTOR TO CONTACT DESIGN RESOURCE GROUP FOR ANY VARYING SITE CONDITIONS OR DISCREPANCIES AFFECTING SITE ACCESSIBILITY REQUIREMENTS.

ADDITIONAL ACCESSIBLE ROUTE NOTES FOR ACCESSIBILITY COMPLIANCE WITH ICC/ANSI A117.1-2009, AND 2010 ADA STANDARDS:

- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2009 SECTION 307, INCLUDING:
  - PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
  - POST MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
  - REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY SECTIONS 307.2 AND 307.3, AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.
- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA SECTION 307, INCLUDING:
  - 2010 ADA SECTION 307.4: MINIMUM CLEAR HEADROOM
  - FLOOR AND GROUND SURFACES IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTIONS 302.
  - FLOOR AND GROUND SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH 2010 ADA SECTION 302.
  - CHANGES IN LEVEL IN COMMON USE AREAS SHALL COMPLY WITH ANSI 2009 SECTION 303, INCLUDING:
    - ANSI 2009 SECTION 303.2: VERTICAL
    - ANSI 2009 SECTION 303.3: BEVELED
    - ANSI 2009 SECTION 303.4: RAMPS
- CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
  - 2010 ADA SECTION 303.2: VERTICAL
  - 2010 ADA SECTION 303.3: BEVELED
  - 2010 ADA SECTION 303.4: RAMPS

## ENGINEER'S NOTES:

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- 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.
- CONTRACTOR SHALL PROVIDE ENGINEER WITH RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF INSTALLATION AND PLACEMENT OF HARDSCAPE.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY
- 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.
- CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE.
- 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.
- 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.
- 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.
- 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 PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 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.
- 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.
- SANITARY YARD HYDRANTS SHALL NOT BE "STOP AND DRAIN", "STOP AND WASTE", OR "WEEP HOLE" TYPE HYDRANTS.
- 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.
- 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.
- FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS.
- FDC LOCATIONS SHALL BE IN ACCORDANCE W/ CFD REQUIREMENTS.
- 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.
- PLACEMENT OF ALL EMBANKMENTS SHALL BE IN ACCORDANCE WITH THE N.C. DAM SAFETY ACT OF 1967, STANDARDS AND SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, AND/OR THE STANDARDS AND SPECIFICATIONS OF THE APPROVING AGENCY.

## SITE DATA

TAX PARCEL #:	051-41-107
ACREAGE:	53.70 AC (±2,339,607 SF)
ZONING:	NS
REZONING PETITION #:	2007-079
ADMINISTRATIVE APPROVAL:	JULY, 2013
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL APARTMENTS (FOR RENT)
TOTAL NUMBER OF UNITS:	294
DENSITY:	5.47 D.U.A.
F.A.R.:	2.0 MAX
F.A.R. PROPOSED:	272,298 SF / 2,339,607 SF = 0.11 (SEE BUILDING CALCS BELOW)
BUILDING USE:	13 MULTI-FAMILY DWELLING UNIT BUILDINGS 1 CLUBHOUSE 6 GARAGE BUILDINGS
PARKING REQUIRED:	1 SPACE PER UNIT (294 UNITS) 1.62 SPACE PER UNIT 422 REGULAR SPACES 19 HANDICAP ACCESSIBLE SPACES 30 GARAGE SPACES 471 TOTAL SPACES
PARKING PROVIDED:	
BIKE PARKING REQUIRED:	1 SHORT TERM SPACE/20 UNITS = 15
BIKE PARKING PROVIDED:	18 SHORT TERM SPACES (9 INVERTED U RACKS)
PRIVATE STREETS:	PRIVATE STREET A = 683 LF MAX. 90' PARKING ALLOWED ALONG 1 SIDE 50% OF 683 LF = 341.5 LF PROVIDED PARKING = 325 LF  PRIVATE STREET B = 380 LF MAX. 90' PARKING ALLOWED ALONG 1 SIDE 50% OF 380 LF = 190 LF PROVIDED PARKING = 102 LF
OPEN SPACE REQUIRED:	15% MIN.
OPEN SPACE PROVIDED:	+8.06 AC MIN.
REQUIRED TREE SAVE AREA:	15% MIN.
PROVIDED TREE SAVE AREA:	27.46 AC (1,196,354 SF)
SETBACK:	20' SETBACK FROM BACK OF SIDEWALK ALONG HWY 29 (PER APPROVED REZONING)
TRYON STREET	10' SIDE YARD 10' REAR YARD (ADJACENT TO NONRESIDENTIAL) 20' REAR YARD (ADJACENT TO RESIDENTIAL)
BUILDING SEPARATION:	16' MINIMUM
BUILDING HEIGHT	60' MAXIMUM
BUILDING HEIGHT PROPOSED	55'-11 1/2"
TRASH & RECYCLING PICK UP REQUIRED:	(1) 8 CY COMPACTOR PER 90 UNITS + 26.2 CY MINIMUM (4) 144 SF RECYCLING STATIONS (576 SF)
TRASH & RECYCLING PICK UP PROVIDED:	(1) 40 CY. COMPACTOR (1) 576 SF RECYCLING STATION (TRASH AND RECYCLING FACILITY SHALL ONLY BE USED BY THIS MULTI FAMILY DEVELOPMENT ALL SURROUNDING DEVELOPMENTS ARE PROHIBITED FROM USING)
ESTIMATED TIME OF COMPLETION:	2015
FIRE NOTES	
BUILDING CONSTRUCTION	5-A
BUILDINGS SPRINKLERED:	APARTMENTS AND CLUBHOUSE/LEASING: TYPE 13R SYSTEM PROVIDED GARAGES: 3B SYSTEM
BUILDING AREAS:	
CLUBHOUSE (1):	7,129 SF
BLDG TYPE I (1):	TOTAL 25,892 SF LEVEL 1: 8,834 SF LEVEL 2: 8,529 SF LEVEL 3: 8,529 SF
BLDG TYPE IIA (2):	BLDG TYPE IIA (2): TOTAL 27,746 SF #7 & #13 BASEMENT: 4,868 SF LEVEL 1: 9,422 SF LEVEL 2: 9,422 SF LEVEL 3: 4,034 SF
BLDG TYPE IIIA (5):	TOTAL 29,617 SF #4, #6, #10, #11 & #12 BASEMENT: 4,531 SF LEVEL 1: 8,362 SF LEVEL 2: 8,362 SF LEVEL 3: 8,362 SF
BLDG TYPE IV (3):	TOTAL 25,678 SF #1, #2 & #8 LEVEL 1: 9,982 SF LEVEL 2: 10,022 SF LEVEL 3: 5,674 SF
BLDG TYPE VA (1):	TOTAL 14,761 SF #9 BASEMENT: 3,039 SF LEVEL 1: 5,861 SF LEVEL 2: 5,861 SF
BLDG TYPE VI (1):	TOTAL 10,702 SF #5 LEVEL 1: 3,590 SF LEVEL 2: 3,556 SF LEVEL 3: 3,556 SF
GARAGES: (4) TYPE I:	1,519 SF
(2) TYPE II:	1,636 SF
(1) TYPE IIA:	1,636 SF
CAR CARE (1):	418 SF
MAIL KIOSK (1):	470 SF
TOTAL BUILDING AREA:	272,298 SF
NOTES:	SEE WATER PLAN SHEET C5.0 FOR FDC LOCATIONS HYDRANT AND FLOW TEST FLOW TEST RESULTS

SHEET SCHEDULE	
C0.0	COVER SHEET
1.0	ORIGINAL REZONING PLAN
2.0	ORIGINAL REZONING PLAN
3.0	ORIGINAL REZONING PLAN
1.0	ADMINISTRATIVE APPROVAL REZONING PLAN
2.0	ADMINISTRATIVE APPROVAL REZONING PLAN
3.0	ADMINISTRATIVE APPROVAL REZONING EXHIBIT
C1.0	SURVEY
C1.1	SURVEY - ROADWAY IMPROVEMENTS
C1.2	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	OVERALL SITE PLAN
C2.2	ACCESSIBLE ROUTE PLAN
C2.3	TRUCK TURNING PLAN
C3.0	EROSION CONTROL PLAN PHASE I
C3.1	EROSION CONTROL PLAN PHASE I
C3.2	EROSION CONTROL PLAN PHASE I
C3.3	EROSION CONTROL PLAN PHASE II
C3.4	EROSION CONTROL PLAN PHASE II
C3.5	EROSION CONTROL PLAN PHASE II
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C4.5	STORM DRAINAGE PLAN
C4.6	STORM DRAINAGE PLAN
C4.7	DRAINAGE AREA PLAN
C4.8	DRAINAGE AREA PLAN
C4.9	DRY POND (NORTH & EAST) PLAN AND DETAILS
C4.10	DRY POND (SOUTH) PLAN AND DETAILS
C4.11	STORM WATER MANAGEMENT PLAN
C4.12	AREA DRAIN PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	UTILITY PLAN AND PROFILE
C5.2	UTILITY PLAN AND PROFILE
C5.3	UTILITY PLAN AND PROFILE
C6.0	REQUIRED PLANTING PLAN
C7.0	PAVILION BLVD. IMPROVEMENTS
C7.1	PAVILION BLVD. PAVEMENT MARKING PLAN
C7.2	PAVILION BLVD. SECTION LINE AND PROFILE
C7.3	PAVILION BLVD. CROSS-SECTIONS
C7.4	PAVILION BLVD. CROSS-SECTIONS
C7.5	PAVILION BLVD. TRAFFIC CONTROL PLAN
C7.6	N. TRYON TRAFFIC CONTROL PLAN
C7.7	N. TRYON TRAFFIC CONTROL PLAN
C7.8	N. TRYON TRAFFIC CONTROL PLAN
C7.9	PRIVATE DRIVE PLAN AND PROFILE
C7.10	PRIVATE DRIVE PLAN AND PROFILE
C7.11	PRIVATE DRIVE PLAN AND PROFILE
C7.12	PRIVATE DRIVE PLAN AND PROFILE
C8.0	SITE DETAILS
C8.1	SITE DETAILS
C8.2	SITE DETAILS
C8.3	SITE DETAILS
C8.4	COMPACTOR AREA DETAILS
C8.5	SITE DETAILS
C9.0	EROSION CONTROL DETAILS
C9.1	EROSION CONTROL DETAILS
C9.2	STORM DRAINAGE DETAILS
C9.3	UTILITY DETAILS
C9.4	UTILITY DETAILS
A5.1	BUILDING ELEVATIONS
A5.2	BUILDING ELEVATIONS
A5.3	BUILDING ELEVATIONS
A5.4	BUILDING ELEVATIONS
A5.5	BUILDING ELEVATIONS
A5.6	BUILDING ELEVATIONS
A5.7	BUILDING ELEVATIONS
C1.2	BUILDING ELEVATIONS
C1.3	BUILDING ELEVATIONS
C2.1	BUILDING ELEVATIONS
C3.1	BUILDING ELEVATIONS
C4.1	BUILDING ELEVATIONS
C5.1	BUILDING ELEVATIONS

FINAL APPROVAL  
CHARLOTTE. <http://development.charmeck.org>

ENGINEERING  
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL  
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

URBAN FORESTRY  
TREE ORDINANCE

CDOT

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

APPROVED  
By Mark Chapman at 3:34 pm, Aug 19, 2014

APPROVED  
By Stan Armstrong at 4:36 pm, Aug 19, 2014

APPROVED  
By Rick Grochoske at 3:57 pm, Aug 19, 2014

PROJECT #: 278-005  
DRAWN BY: DJK  
CHECKED BY: THH

## COVER SHEET

SEPTEMBER 10, 2013

- REVISIONS:
- 12/05/13 - PER REVIEW COMMENTS
  - 01/31/14 - PER REVIEW COMMENTS
  - 07/09/14 - PER REVIEW COMMENTS

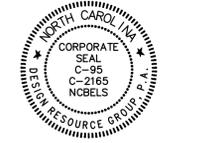
C0.0



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200  
 charlotte, nc 28208  
 p 704.343.0608 f 704.358.3093  
 www.drg.com



**PAVILION VILLAGE**  
 CHARLOTTE, NORTH CAROLINA

**CHARTER PROPERTIES**  
 1520 SOUTH BLVD. #215  
 CHARLOTTE, NORTH CAROLINA  
 704.377.4172

**CONSTRUCTION DOCUMENTS**



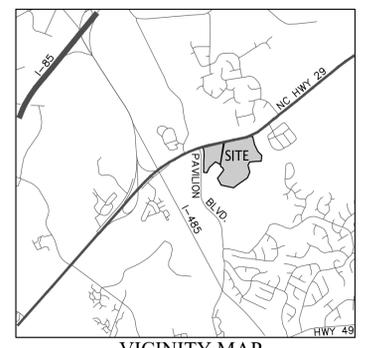
SCALE: 1" = 60'

PROJECT #: 278-005  
 DRAWN BY: DJK  
 CHECKED BY: THH

**SITE PLAN**

SEPTEMBER 10, 2013

- REVISIONS:
- 11/01/13 - BLDG STANDARDS REVIEW
  - 12/05/13 - PER REVIEW COMMENTS
  - 01/31/14 - PER REVIEW COMMENTS
  - 07/09/14 - PER REVIEW COMMENTS



RIGHT TURN LANES AND OTHER IMPROVEMENTS EXCEPT SIDEWALK TO NC-29 SHALL BE DESIGNED AND PERMITTED BY NCDOT PER AGREEMENT WITH NCDOT AND THE MULTI-FAMILY (TRACT B) DEVELOPER. CENTERLINE OF HWY 29 (TYP.) PRIVATE ENTRY DRIVE ESTABLISHED WITH A COMMON ACCESS EASEMENT NCDOT SHALL CONSTRUCT DRIVEWAY AND DEVELOPER SHALL CONNECT NEW PRIVATE ROAD TO BE COORDINATED WITH NCDOT AND SHALL BE CONSTRUCTED PRIOR TO THE LAST CERTIFICATE OF OCCUPANCY. 10' PLANTING STRIP 6" CONCRETE SIDEWALK RIGHT OF WAY (TYP.) NORTH TRYON STREET (HWY. 29) VARIABLE WIDTH PUBLIC R/W SIDEWALKS ALONG APARTMENT PORTION ONLY OF US-29 WILL BE CONSTRUCTED BY DEVELOPER. CENTERLINE OF HWY 29 (TYP.)

THIS PORTION OF THE OFFSITE SIDEWALK SHALL BE CONSTRUCTED BY THE APARTMENT PROJECT DEVELOPER PRIOR TO THE LAST CERTIFICATE OF OCCUPANCY. IMPROVEMENTS (EXCEPT SIDEWALK) TO US-29, INCLUDING THE DESIGN AND CONSTRUCTION, SHALL BE PROVIDED BY NCDOT. WRITTEN DOCUMENTATION DETAILING THE COMPLETE SCOPE OF THE AGREEMENT BETWEEN THE PROPERTY OWNER(S) AND NCDOT SHALL BE PROVIDED TO THE CITY PRIOR TO LAND DEVELOPMENT PERMIT APPROVAL.

TEMPORARY STREET BARRICADE UNTIL PAVILION VILLAGE DRIVE IS COMPLETE SEE DETAILS 2 AND 3 SHEET C8.3 SIDEWALK WILL BE INSTALLED BY DEVELOPER PRIOR TO LAST CO

BEGIN FUTURE SIDEWALK BY OTHERS

PROPOSED RAMP TO CONNECT TO FUTURE ADJACENT DEVELOPMENT

PROPOSED CROSSWALK

FUTURE SIDEWALK AND RAMPS BY OTHERS (TYP.)

14:1 TAPER TO MEET WIDTH OF PROPOSED DRIVEWAY WIDTH.

LANDSCAPING AREA PROVIDED ALONG EDGE FACING PRIVATE ENTRY DRIVE OF BUILDINGS 1 & 2 (PER REZONING) IN ORNAMENTAL LANDSCAPE PLAN

HEAVY DUTY ASPHALT (PRIVATE ENTRY DRIVE) SEE DETAIL 6, SHEET C8.1

20' EGRESS PER AGREEMENT WITH FIRE

SEE CROSS SECTION A FOR PAVILION VILLAGE DRIVE ON SHEET C8.3

DIRECTIONAL ACCESSIBLE RAMPS ON SITE FRONTAGE TO CONNECT TO FUTURE TRACT A SIDEWALKS

CONSTRUCTION OF THE FUTURE SIDEWALKS, AS REQUIRED BY THE APPROVED ADMINISTRATIVE APPROVAL OF THIS PROPERTY, SHALL BE THE RESPONSIBILITY OF THE ADJACENT DEVELOPER AND ARE NOT INCLUDED IN THE OVERALL SCOPE OF THIS PROJECT. THESE SIDEWALKS ARE SHOWN FOR REFERENCE ONLY AND ARE INTENDED TO DEMONSTRATE FUTURE CONNECTIVITY ONLY.

PRIVATE ENTRANCE DRIVE SHALL BE ESTABLISHED WITHIN A COMMON ACCESS EASEMENT

ROAD STUB TO FUTURE DEVELOPMENT

FUTURE DEVELOPMENT PERMANENT STREET BARRICADE SEE DETAILS 2 AND 3 SHEET C8.3

STOP SIGN (TYP.) SEE SIGN LEGEND AND NOTES ON THIS SHEET FOR MORE INFORMATION

PERMANENT STREET BARRICADE SEE DETAILS 2 AND 3 SHEET C8.3

ROAD STUB TO FUTURE DEVELOPMENT HEAVY DUTY INTERNAL ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

VISITOR CALL IN BOX

ACCESSIBLE PARKING, RAMPS, AND SIGNS (TYP.) ACCESSIBLE SIGN AND RAMP DETAILS ON SHEET C8.2

FUTURE PROPERTY LINE TO BE RECORDED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY

CONCRETE SIDEWALK (TYP.) SEE DETAIL 8, SHEET C8.0

LIGHT POLE (TYP.) SEE LIGHTING LEGEND AND NOTES ON THIS SHEET FOR MORE INFORMATION

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

FUTURE CONDITIONS FLOOD FRINGE LINE

FEMA FLOOD FRINGE LINE

DRY POND (SOUTH) SEE SHEET C4.10

INVERTED U BICYCLE RACK (TYP.) SEE DETAIL 9, SHEET C8.0

ACCESSIBLE PARKING (TYP.)

END OF PRIVATE STREET

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR CALCULATIONS

TREE SAVE FENCE (TYP.) SEE DETAIL 3 SHEET C8.0

REGULAR DUTY ASPHALT (TYP.) SEE DETAIL 6, SHEET C8.1

CONCRETE STAIRS (TYP.) SEE DETAIL 8, SHEET C8.1

RETAINING WALL (TYP.) SEE DETAIL 3, SHEET C8.1

SWM BUFFER

FEMA ENCROACHMENT LINE

25' SEWER PRESSURE LINE EASEMENT

25' CMUD SEWER LINE EASEMENT

LUPLAND ZONE

MANAGED USE ZONE

UNDISTURBED STREAM SIDE ZONE

MALLARD CREEK

CREEK CENTERLINE

TOP OF BANK (TYP.)

TRASH COMPACTOR, RECYCLING, AND CARDBOARD DUMPS AREAS WITH MASONRY SCREEN WALL AND GATES SEE DETAILS ON SHEET C8.4

COMMUNITY ENCROACHMENT LINE

SWM BUFFER

FEMA ENCROACHMENT LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

FUTURE CONDITIONS FLOOD FRINGE LINE

50% S.W.I.M. BUFFER DEDICATION SEE STORM WATER MANAGEMENT PLAN SHEET C4.11 FOR MORE DETAILS

TREE SAVE LIMITS (TYP.) SEE OVERALL SITE PLAN ON SHEET C2.1 FOR TOTAL LIMITS AND REQUIRED PLANTING PLAN ON SHEET C6.0 FOR