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**[\*Revision]**  
**PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL**  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By Brent Wilkinson 11/4/2014

\*Added 59 parking spaces to the overall plan, from 471 spaces to 530 spaces (1.80 spaces per unit). Adjusting grading and storm according to parking updates.

# PAVILION VILLAGE

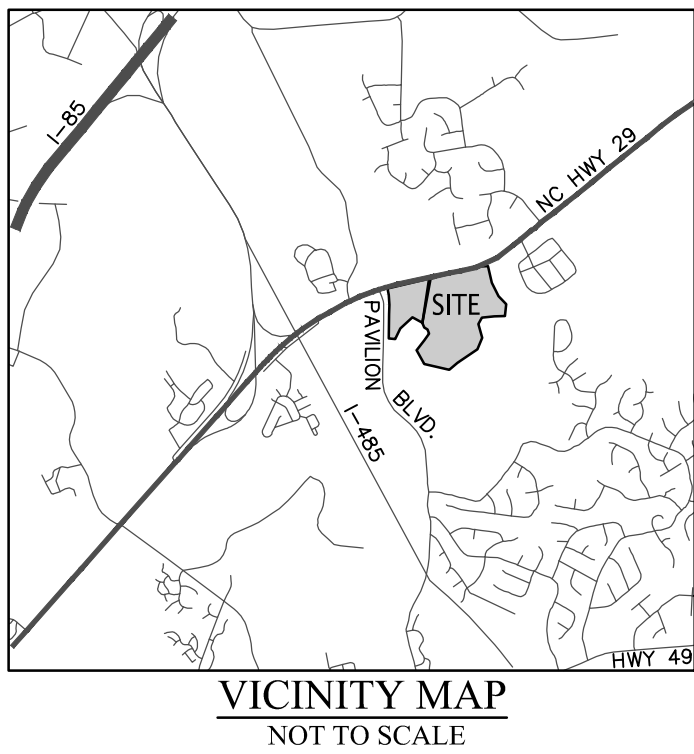
## NORTH TRYON AND PAVILION BLVD, NORTH CAROLINA

### CHARTER VILLAGE

#### 1520 SOUTH BLVD, #215

#### CHARLOTTE, NORTH CAROLINA 28203

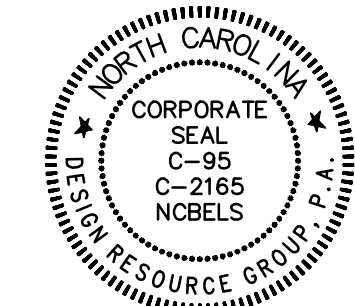
#### 704.377.4172



■ design resource group

- landscape architecture
- civil engineering
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2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.358.3093  
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**PAVILION VILLAGE**  
CHARLOTTE, NORTH CAROLINA  
**CHARTER PROPERTIES**  
1520 SOUTH BLVD. #215  
CHARLOTTE, NORTH CAROLINA  
704.377.4172

**CONSTRUCTION  
DOCUMENTS**



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

**COVER SHEET**

SEPTEMBER 10, 2013

- REVISIONS:
1. 12/05/13 - PER REVIEW COMMENTS
  2. 01/31/14 - PER REVIEW COMMENTS
  3. 07/09/14 - PER REVIEW COMMENTS
  4. 09/10/14 - RTAP SUBMITTAL

C0.0

#### GENERAL NOTES:

1. SURVEY INFORMATION OBTAINED BY LAWRENCE ASSOCIATES, P.A., DATED 05/21/2008
2. ARCHITECTURAL DIMENSIONS TO BE VERIFIED BY SURVEYOR. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. 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.
4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
5. 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.
6. DEVELOPER WILL PROVIDE STREET SIGNS PER CMDS# 50.05 (9" SIGNS ONLY)
7. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
8. 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.
9. 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.
10. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
11. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.)
19. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
20. "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.
21. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
22. PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
23. 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.
24. 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.
25. 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.
26. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
27. ALL CONSTRUCTION TO CONFORM TO CHARLOTTE / MECKLENBURG LAND DEVELOPMENT STANDARDS.
28. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE COUNTY FIRE MARSHALL DURING THE BUILDING PERMIT PROCESS.

SDRMFR-2014-00029



**FINAL  
APPROVAL**

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**

M. Chapman  
10/31/14

**APPROVED**

Stan Armstrong  
10/31/14

**APPROVED**

Rick Grochoske  
10/31/14

#### SITE ACCESSIBILITY NOTES

1. 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 A 117.1-209 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 GROSS 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'

2. THE PAVEMENT SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
3. 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:

1. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2009 SECTION 307, INCLUDING:
  - a. 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.
  - b. 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.
  - c. 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.
2. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA SECTION 307, INCLUDING:
  - a. 2010 ADA SECTION 307.2: OBJECTS PROJECTING FROM WALLS
  - b. 2010 ADA SECTION 307.4: MINIMUM CLEAR HEADROOM
3. FLOOR AND GROUND SURFACES IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTIONS 302.
4. 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.
5. CHANGES IN LEVEL IN COMMON USE AREAS SHALL COMPLY WITH ANSI 2009 SECTION 303, INCLUDING:
  - a. ANSI 2009 SECTION 303.2: VERTICAL
  - b. ANSI 2009 SECTION 303.3: BEVELED
  - c. ANSI 2009 SECTION 303.4: RAMPS
6. CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
  - a. 2010 ADA SECTION 303.2: VERTICAL
  - b. 2010 ADA SECTION 303.3: BEVELED
  - c. 2010 ADA SECTION 303.4: RAMPS

#### ENGINEER'S NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. 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.
3. CONTRACTOR SHALL PROVIDE ENGINEER WITH RECORD DRAWING INFORMATION FROM A REGISTERED LAND SURVEYOR UPON COMPLETION OF INSTALLATION AND PLACEMENT OF HARDSCAPE.
4. CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
5. 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.
6. CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL GRADE.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. SANITARY YARD HYDRANTS SHALL NOT BE 'STOP AND DRAIN', 'STOP AND WASTE', OR 'WEEP HOLE' TYPE HYDRANTS.
14. 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.
15. 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.
16. FIRE HYDRANTS ARE TO BE 10' CLEAR OF ANY OBSTRUCTIONS.
17. FDC LOCATIONS SHALL BE IN ACCORDANCE W/ CFD REQUIREMENTS.
18. 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.
19. 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 NATIONAL 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)  
PARKING PROVIDED: 1.80 SPACE PER UNIT  
480 REGULAR SPACES  
20 HANDICAP ACCESSIBLE SPACES  
30 GARAGE SPACES  
530 TOTAL SPACES

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: TRYON STREET 20' SETBACK FROM BACK OF SIDEWALK ALONG HWY 29 (PER APPROVED REZONING)  
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  
BUILDING AREAS: PARKING GARAGES: 3B SYSTEM

CLUBHOUSE (1): 7,129 SF

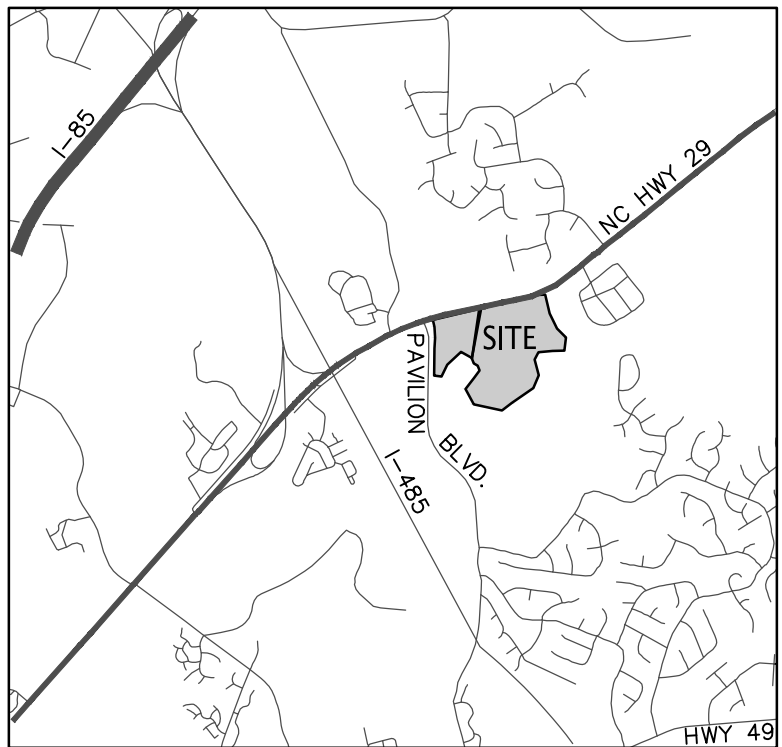
BLDG TYPE I (1): #3	TOTAL 25,892 SF LEVEL 1: 8,834 SF LEVEL 2: 8,529 SF LEVEL 3: 8,529 SF	BLDG TYPE IIA (2): #7 & #13	TOTAL 27,746 SF BASEMENT: 4,868 SF LEVEL 1: 9,422 SF LEVEL 2: 9,422 SF LEVEL 3: 4,034 SF
BLDG TYPE IIIA (5): #4, #6, #10, #11 & #12	TOTAL 29,617 SF BASEMENT: 4,531 SF LEVEL 1: 8,362 SF LEVEL 2: 8,362 SF LEVEL 3: 8,362 SF	BLDG TYPE IV (3): #1, #2 & #8	TOTAL 25,678 SF LEVEL 1: 9,982 SF LEVEL 2: 10,022 SF LEVEL 3: 5,674 SF
BLDG TYPE VA (1): #9	TOTAL 14,761 SF BASEMENT: 3,039 SF LEVEL 1: 5,861 SF LEVEL 2: 5,861 SF	BLDG TYPE VI (1): #5	TOTAL 10,702 SF 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

<b>CONSULTANTS:</b> DEVELOPER:	CHARTER PROPERTIES 1520 SOUTH BLVD, #215 CHARLOTTE, NORTH CAROLINA 28203 704.377.4172	LANDSCAPE ARCH:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608	SURVEYOR:	LAWRENCE ASSOCIATES, P.A. 106 W JEFFERSON STREET WARRIOR, NC 28112 704.289.1013
ARCHITECT:	WATTS LEAF ARCHITECTS, PA 101 NORTH McDOWELL ST SUITE #112 CHARLOTTE, NC 28204 704.376.1200	CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608		





VICINITY MAP  
NOT TO SCALE

SITE DATA

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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'
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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

NOTES:

- ALL UTILITIES WILL BE UNDERGROUND
- PRIVATE STREETS AND SURFACE PARKING AREAS WILL BE NO CLOSER THAN 15 FEET TO ANY SIDE OF A RESIDENTIAL BUILDING USED FOR ENTRY INTO THE BUILDING AND WILL BE NO CLOSER THAN 5 FEET TO ANY OTHER FACE OF BUILDING.
- ALL PORTIONS OF RESIDENTIAL BUILDINGS MUST BE LOCATED WITHIN 400 FEET OF A PUBLIC OR PRIVATE STREET (AS SHOWN ON PLAN)

GREENWAY NOTE:

A PEDESTRIAN ACCESS TRAIL FROM THE DEVELOPMENT TO GREENWAY AREA IS CLEARLY INDICATED ON THE SITE PLAN. THIS ACCESS TRAIL SHALL BE 10' WIDE ASPHALT AND MEET P&R STANDARDS, AASHTO, AND ADA FOR RECREATIONAL TRAILS.

PRIOR TO SUBMITTALS OF CONSTRUCTION PLANS CONTACT KEVIN BRICKMAN WITH P&R AT 704.336.5482 OR Kevin.Brickman@mecklenburgcountync.gov

- DEVELOPER SHALL DEDICATE AND CONVEY AREAS DEPICTED ON THE MULTI-FAMILY SITE PLAN AS "GREENWAY AREA" PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE LAST MULTI-FAMILY BUILDING CONSTRUCTED ON SITE.
- DEVELOPER SHALL INSTALL PROPOSED CONNECTION TO THE GREENWAY AREA WITHIN 180 DAYS AFTER THE GREENWAY TRAIL HAS BEEN CONSTRUCTED WITHIN THE GREENWAY AREA BY THE MECKLENBURG COUNTY PARK AND RECREATION DEPARTMENT.

OFFSITE IMPROVEMENTS:

ALL OFFSITE IMPROVEMENTS, INCLUDING THE TEMPORARY ACCESS ROAD, ROUGH GRADING, AND EROSION CONTROL MEASURES, WHICH ARE OUTSIDE OF THE DEVELOPER'S PARCEL, SHALL REQUIRE WRITTEN AGREEMENTS FROM THE AFFECTED PROPERTY OWNER. THESE AGREEMENTS SHALL BE PROVIDED TO THE CITY PRIOR TO PERMIT APPROVAL.

NCDOT ROAD IMPROVEMENTS AND DRIVEWAY:

IMPROVEMENTS 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.

LIGHTING LEGEND

SYMBOL	QTY.	MANUF. / CAT. NO.	NOTE
	66	12" PEDESTRIAN LIGHT POLE BY DUKE POWER	PRELIMINARY PEDESTRIAN SCALE LIGHT. FINAL LOCATION AND PHOTOMETRICS TO BE DETERMINED BY DUKE ENERGY. ALL LIGHT FIXTURES SHALL BE LESS THAN 15' IN HEIGHT AND LOCATED 15' MINIMUM DISTANCE FROM EXISTING AND PROPOSED TREES. ALL LIGHT FIXTURES SHALL BE CLASSIFIED AS FULL CUT-OFF, CUTOFF OR SEMI-CUTOFF. LIGHT FIXTURES SHALL NOT CAUSE GLARE ON PUBLIC TRAVEL LANES. ALL FIXTURES SHALL BE SCREENED IN SUCH A WAY THAT THE LIGHT SOURCE SHALL NOT CAST LIGHT DIRECTLY ON PUBLIC TRAVEL LANES. FINAL SELECTION BY OWNER.

NOTE: THIS LIGHTING PLAN IS CONCEPTUAL IN NATURE, AND IS SUBJECT TO REVISION PER ONGOING COORDINATION WITH DUKE ENERGY AND OTHER UTILITY COMPANIES. IT IS SHOWN FOR REFERENCE ONLY.

SIGN LEGEND

	STOP (R1-1 30"x30")R
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SEE ROAD IMPROVEMENTS & PAVEMENT MARKING PLANS FOR ADDITIONAL INFORMATION REGARDING SIGNS LOCATED ON PUBLIC RIGHT-OF-WAYS AND PRIVATE ENTRY DRIVE

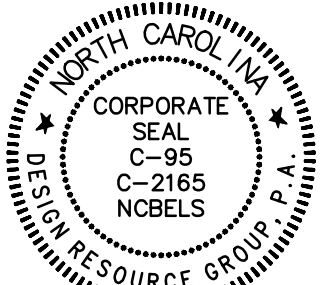
ALL SIGNS TO BE MUTCD STANDARD PROVIDED AND INSTALLED BY OWNER/ CONTRACTOR



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.drgnc.com



PAVILION VILLAGE

CHARLOTTE, NORTH CAROLINA

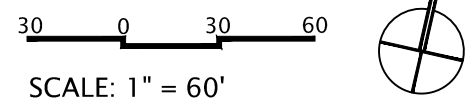
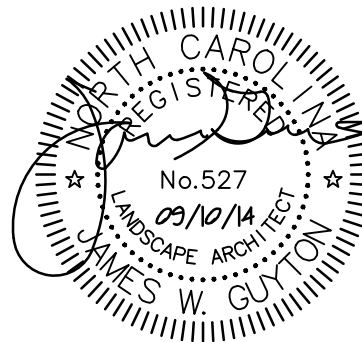
CHARTER PROPERTIES

1520 SOUTH BLVD. #215

CHARLOTTE, NORTH CAROLINA

704.377.4172

CONSTRUCTION DOCUMENTS



SCALE: 1" = 60'

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

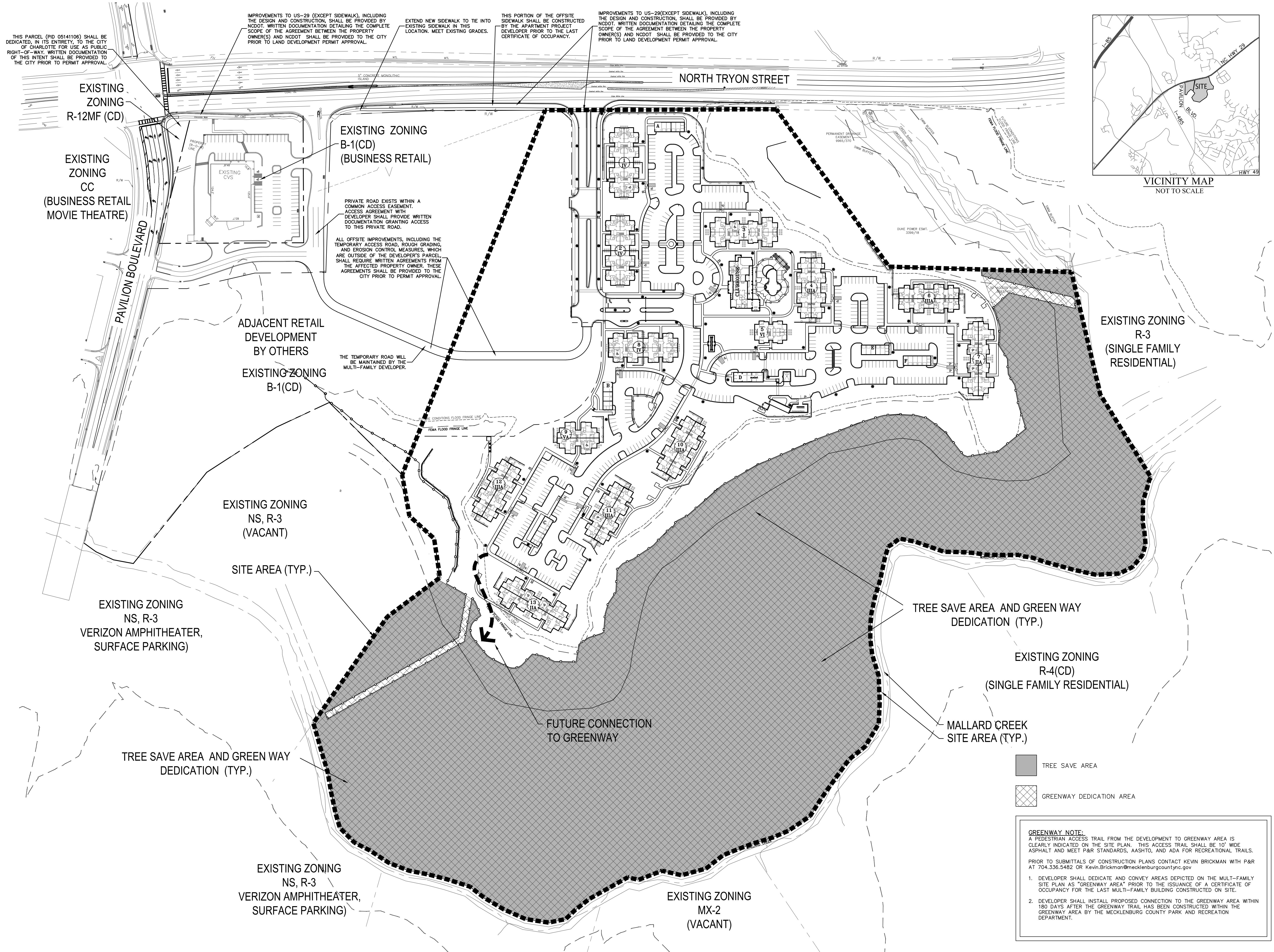
SITE PLAN

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
- 09/10/14 - RTAP SUBMITTAL

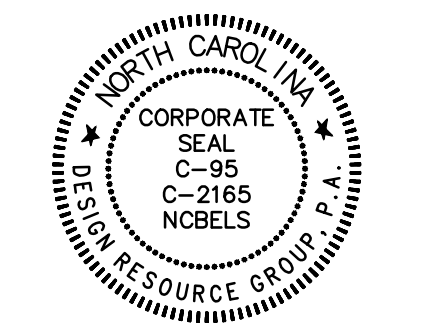




**design resource group**

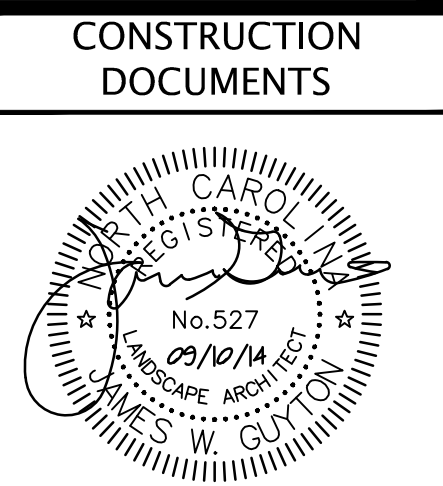
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**CHARTER PROPERTIES**  
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CHARLOTTE, NORTH CAROLINA  
704.377.4172



50 0 50 100  
SCALE: 1" = 100'

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

## OVERALL SITE PLAN

SEPTEMBER 10, 2013

REVISIONS:

- 12/05/13 - PER REVIEW COMMENTS
- 01/31/14 - PER REVIEW COMMENTS
- 07/09/14 - PER REVIEW COMMENTS
- 09/10/14 - RTAP SUBMITTAL