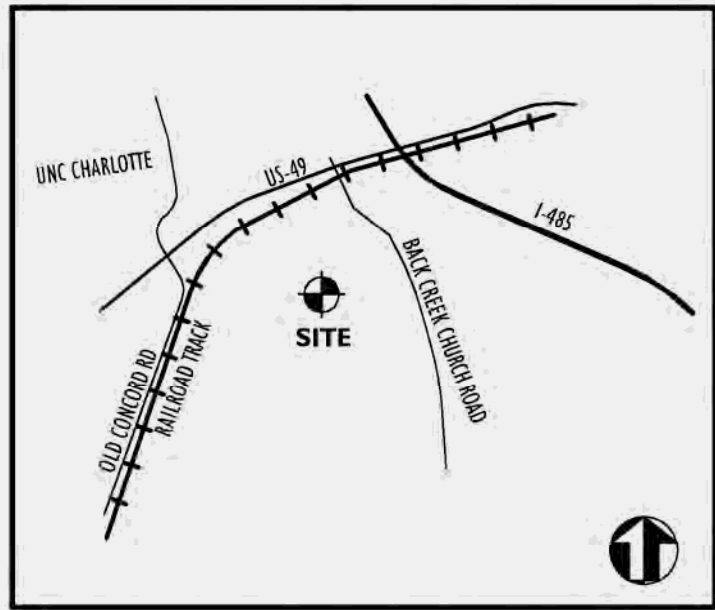


The Villages at Back Creek Phase I True Homes Charlotte, North Carolina



Vicinity Map - NTS

Owner

True Homes LLC
2649 Brekonridge Center Drive
Monroe, NC 28110

Designer

SITE SOLUTIONS
2 3 2 0
W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionspa.com
Telephone: 704-521-9880
Facsimile: 704-521-8955
CADD# 2289A

Contact: Phillip Hobbes, ASLA

Sheet Schedule

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Cover Sheet		6.12.06	6.10.14	3	City Comments/Lots 121 - 134
Rezoning Plan	1 of 3		4.25.14	1	City Comments/Lots 121 - 131
Rezoning Plan	2 of 3		4.25.14	1	City Comments/Lots 121 - 131
Rezoning Plan	3 of 3		4.25.14	1	City Comments/Lots 121 - 131
Site Survey					
Site Survey - Cross Section Data		1.22.07			
Master Phasing Plan	L-1.0	6.12.06	6.10.14	3	City Comments/Lots 121 - 134
Clearing/Demolition Plan	L-1.1	6.12.06	2.12.14	1	Single Family Conversion
Site Plan	L-2.1	6.12.06	6.10.14	2	City Comments/Lots 121 - 134
Site Plan	L-2.2	6.12.06	4.25.14	2	City Comments/Lots 121 - 131
Site Plan	L-2.3		4.25.14	1	City Comments/Lots 121 - 131
Initial Erosion Control Plan	L-3.1	6.12.06			
Initial Erosion Control Plan	L-3.2	6.12.06			
Final Erosion Control Plan	L-3.3	6.12.06			
Final Erosion Control Plan	L-3.4	6.12.06	2.12.14	1	Single Family Conversion
Grading/Storm Drainage Plan	L-3.5	6.12.06	6.10.14	3	City Comments/Lots 121 - 134
Grading/Storm Drainage Plan	L-3.6	6.12.06	4.25.14	2	City Comments/Lots 121 - 131
Grading/Storm Drainage Plan	L-3.7	6.12.06	4.25.14	2	City Comments/Lots 121 - 131
Flood Cross Sections Existing & Proposed Conditions	1 of 2	2.6.07			
Flood Cross Sections Proposed Conditions	2 of 2	2.6.07			
Component Drainage Area Plan	L-3.8	6.12.06	4.25.14	2	City Comments/Lots 121 - 131
OMUD Cover	1 of 9	6.12.06	4.25.14	3	City Comments/Lots 121 - 131
OMUD Permit	2 of 9	6.12.06			
OMUD Plan & Profile	3 of 9	6.12.06	3.4.14	1	OMUD Comments
OMUD Plan & Profile	4 of 9	6.12.06	6.10.14	4	City Comments/Lots 121 - 134
OMUD Plan & Profile	5 of 9	6.12.06	6.10.14	4	City Comments/Lots 121 - 134
OMUD Plan & Profile	6 of 9	6.12.06	6.10.14	4	City Comments/Lots 121 - 134
OMUD Plan & Profile	7 of 9	6.12.06	3.4.14	2	OMUD Comments
OMUD Plan & Profile	8 of 9	6.12.06	6.10.14	3	City Comments/Lots 121 - 134
OMUD Plan & Profile	9 of 9	6.12.06	6.10.14	2	City Comments/Lots 121 - 134
Road Plan and Profile Public Streets	L-5.1	6.12.06			
Road Plan and Profile Public Streets	L-5.2	6.12.06			
Road Plan and Profile Public Streets	L-5.3	6.12.06	2.12.14	1	Single Family Conversion
Road Plan and Profile Public Streets	L-5.4	6.12.06	2.12.14	1	Single Family Conversion
Road Plan and Profile Public Streets	L-5.5	6.12.06	2.12.14	1	Single Family Conversion
Road Plan and Profile Public Streets	L-5.6	1.18.07			
Road Plan & Profile Eastern Circumferential	L-5.7	1.18.07			
Thoroughfare					
Sight Distance Eastern Circumferential	L-5.8	6.12.06			
Thoroughfare @ Intersection					
Sight Distance Eastern Circumferential	L-5.9	6.12.06			
Thoroughfare @ Dead End					
Guardrail Plan and Details	L-5.10				
Storm Sewer Profiles	L-6.1	6.12.06			
Storm Sewer Profiles	L-6.2	6.12.06			
Storm Sewer Profiles	L-6.3	6.12.06			
Storm Sewer Profiles	L-6.4	6.12.06	2.12.14	1	Single Family Conversion
Storm Sewer Profiles	L-6.5	6.12.06	2.12.14	1	Single Family Conversion
Retaining Wall Elevations	L-6.6	6.12.06			
Site Construction Details	L-7.1	6.12.06	2.12.14	1	Single Family Conversion
Site Construction Details	L-7.2	6.12.06	2.12.14	1	Single Family Conversion
Site Construction Details	L-7.3	6.12.06	2.12.14	1	Single Family Conversion
Site Construction Details	L-7.4	6.12.06	2.12.14	1	Single Family Conversion
Site Construction Details	L-7.5	6.12.06	2.12.14	1	Single Family Conversion
Site Construction Details	L-7.6	6.12.06	4.25.14	2	City Comments/Lots 121 - 131
Site Construction Details	L-7.7	6.12.06			
Basin 1 Stormwater Wetland Details	L-7.8	6.12.06			
Basin 3 Stormwater Wetland Details	L-7.9	6.12.06			
Basin 2 Stormwater Wetland Details	L-7.10	6.12.06			
Landscape Plan West	L-8.1	6.12.06	6.10.14	3	City Comments/Lots 121 - 134
Landscape Plan Central	L-8.2	6.12.06	4.25.14	2	City Comments/Lots 121 - 131
Landscape Plan East	L-8.3	6.12.06	4.25.14	1	City Comments/Lots 121 - 131
Amenity Area Landscape Plan	L-8.4	6.12.06	6.10.14	2	City Comments/Lots 121 - 134
Tree Save Area Plan	L-8.5	6.12.06	4.25.14	1	City Comments/Lots 121 - 131

This Set current through Sheet Date June 10, 2014

Site Development Data

JURISDICTION: CITY OF CHARLOTTE
EXISTING ZONING: MK-2
REZONING PETITION NO.: 2002-112
TAX PARCEL NUMBER: 061-122-25 (P.O.)
DEED BOOK NUMBER: 15619 PAGE 25
PROPOSED USE: 15 TOWNHOMES FOR SALE
134 SINGLE FAMILY DETACHED

PHASE 1:
TOTAL GROSS AREA: 41.40 ACRES
DEDICATED R/W (ALL PROPOSED PUBLIC STREETS): 11.11 ACRES (26.36% OF PHASE 1 AREA)
AREA IN PLUM FLOOD FRINGE: 7.76 ACRES (18.41% OF PHASE 1 AREA)
TOTAL NET AREA: 22.53 ACRES (55.29% OF PHASE 1 AREA)

MAXIMUM ALLOWABLE UNITS FOR OVERALL REZONING: 470 SINGLE FAMILY ATTACHED
276 SINGLE FAMILY DETACHED

PROPOSED UNITS (SHOWN): 15 MULTI-FAMILY ATTACHED (PARKWEST UNITS)
134 SINGLE FAMILY DETACHED UNITS

REQUIRED PARKING: TOWNHOMES (1.5/DWELLING UNIT) 23 SPACES
2/DETACHED DWELLING UNITS 262 SPACES

SWIM CLUB PARKING (1/200 SF OF WATER): 15 SPACES
TOTAL REQUIRED PARKING: 300 SPACES
PROVIDED ON-STREET PARKING: 12 SPACES
PROVIDED PARKING SPACES: 334 SPACES
PROPOSED GROSS DENSITY: 3.50 UNITS/AC
NET DENSITY: 6.44 UNITS/AC

PRIVATE OPEN SPACE: 15 TOWNHOME UNITS (400 SF/UNIT) = 6,000 SF
SUBLOT: EACH TOWNHOME UNIT WILL HAVE MIN. OF 400 S.F. SUBLOT

COMMON OPEN SPACE: REQUIRED FOR TOTAL PROPERTY: 40.8 AC (26.15%)
REQUIRED FOR PHASE 1: 10.83 AC (26.15%)
PROPOSED (REZONING): ±9.25 AC
PROVIDED: ±10.03 AC (26.15%)

MAXIMUM HEIGHT: 40' (3 STORIES MAX, 2 STORIES PROPOSED; 40' MAX. HT. SINGLE FAMILY DETACHED)
BUILDING COVERAGE: 208,650 SF, 21.35% OF NET AREA
STREETS (PUBLIC AND PRIVATE), DRIVES, PARKING COVERAGE = 277,800 SF, 20.3% OF NET AREA

POOL COVERAGE: 9000 SF, 0.9% OF NET AREA
SIDEWALK COVERAGE: 62,400 SF, 6.4% OF NET AREA
TOTAL NATURAL AREA: 422,906, 56.9% OF NET AREA

PARKWEST TYPE COUNT % OF TOTAL
NO. OF 3 UNIT BLDGS: 5 (87% OF TOTAL)
NO. OF 4 UNIT BLDGS: 0 (13% OF TOTAL)

TOTAL 5 100.0%

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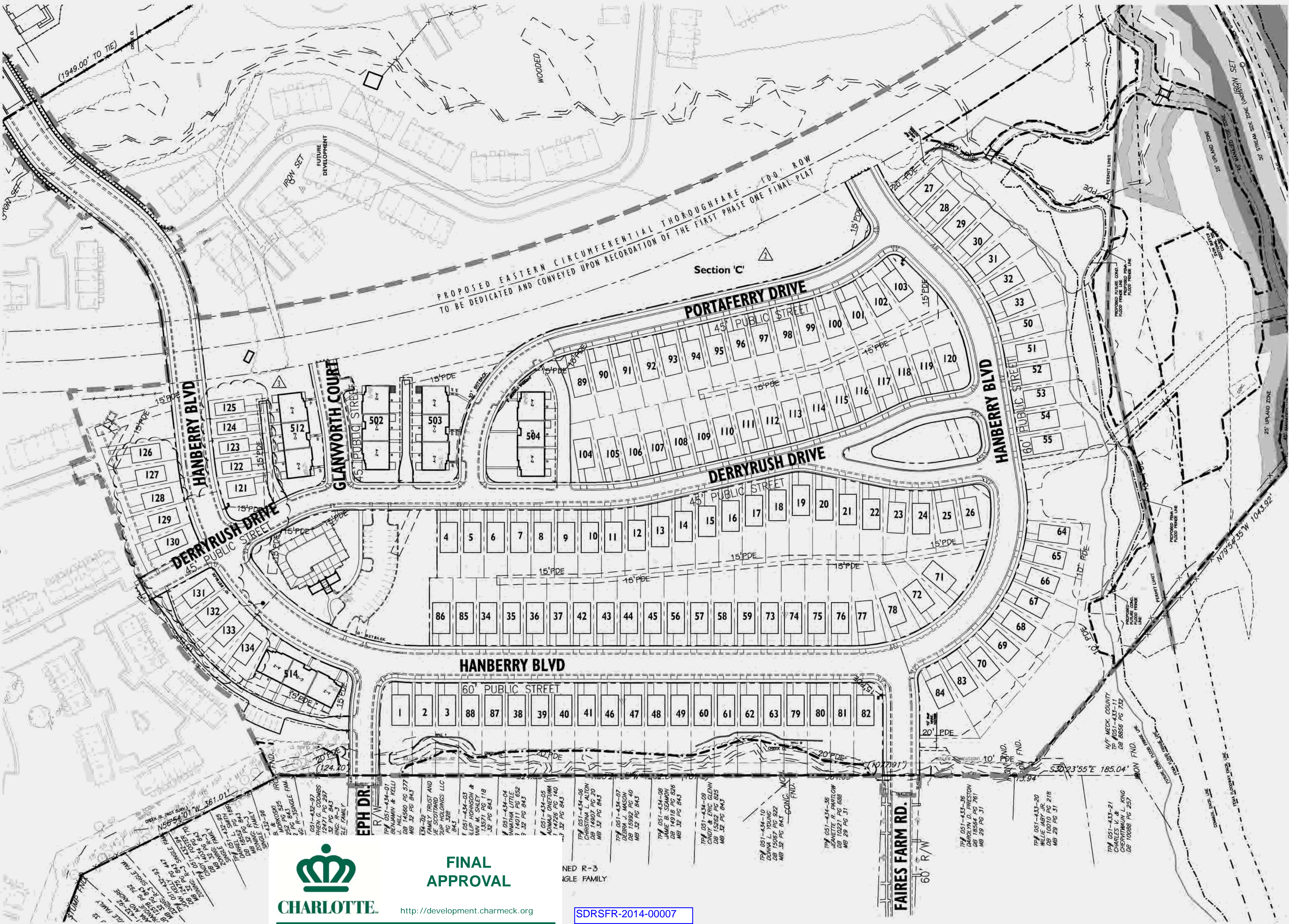
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TOTAL 5 100.0%



CHARLOTTE

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

By Mark Chapman at 2:30 pm, Jul 03, 2014

SDRSFR-2014-00007

APPROVED

By Stan Armstrong at 2:47 pm, Jul 03, 2014

as noted on L-8.3.

APPROVED

By Rick Grochoske at 3:44 pm, Jul 03, 2014

APPROVED

By Joshua Weaver 7-3-2014

APPROVED

By Stan Armstrong at 2:47 pm, Jul 03, 2014

as noted on L-8.3.

APPROVED

By Rick Grochoske at 3:44 pm, Jul 03, 2014

APPROVED

By Joshua Weaver 7-3-2014

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APPROVED

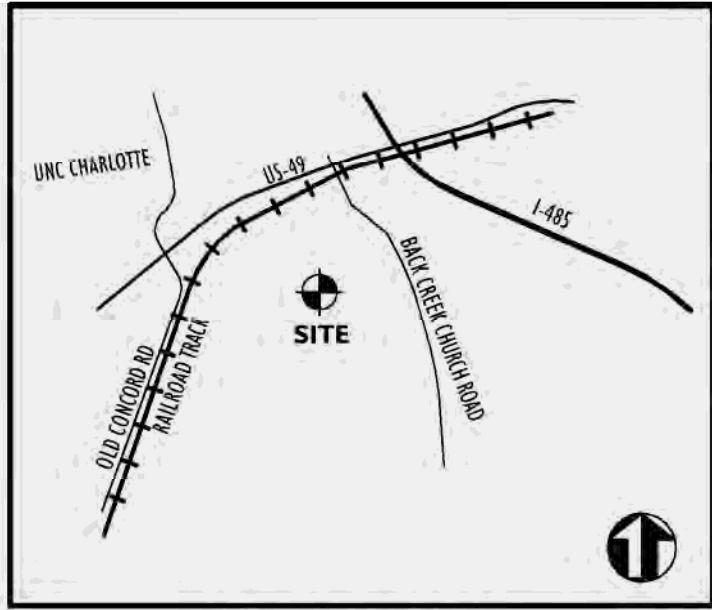
By Rick Grochoske at 3:44 pm, Jul 03, 2014

APPROVED

By Joshua Weaver 7-3-2014

APPROVED

By Stan Armstrong at 2:47 pm, Jul 03, 2014



VICINITY MAP

LEGEND

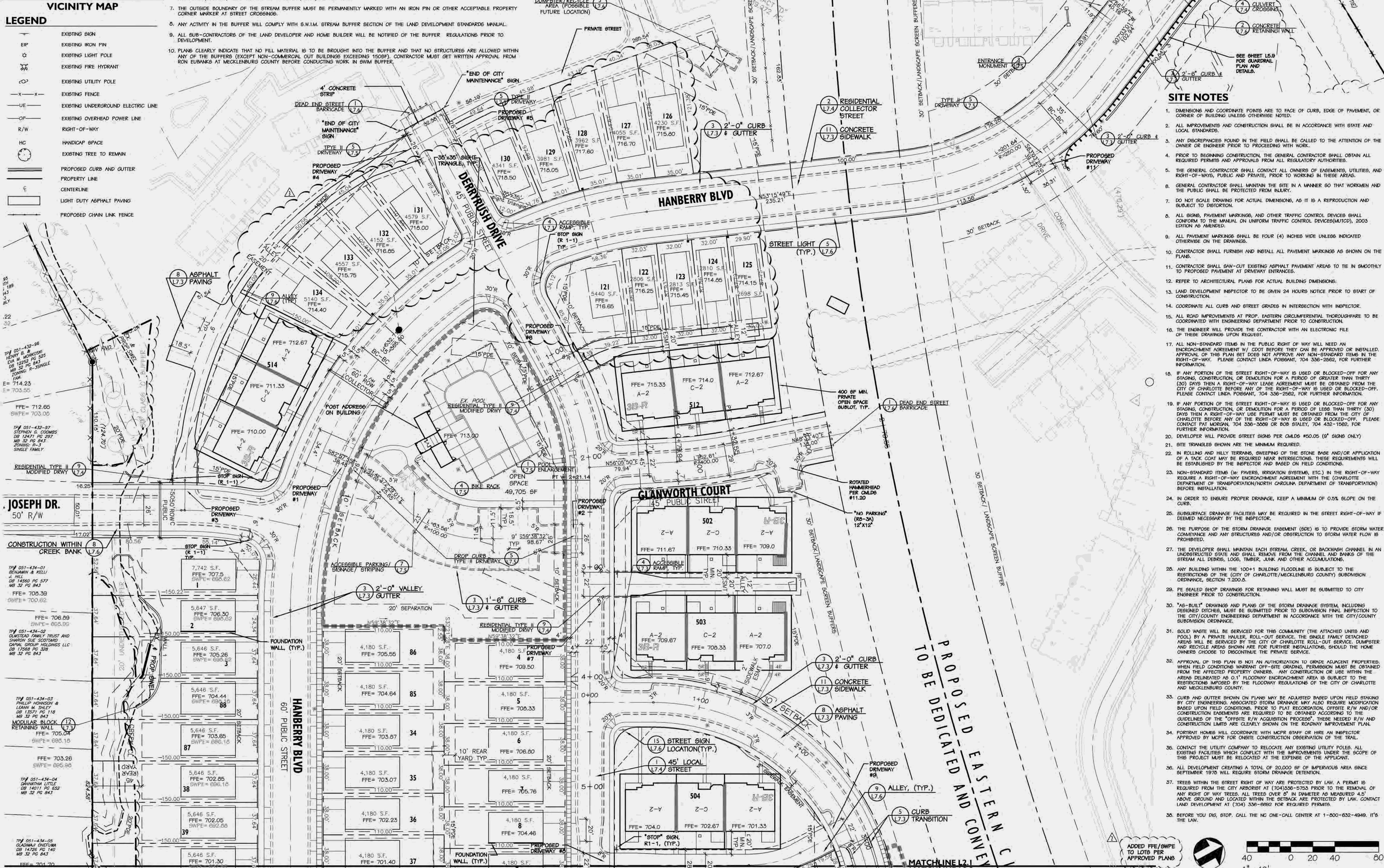
- EXISTING SIGN
- EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD POWER LINE
- RIGHT-OF-WAY
- HANDICAP SPACE
- EXISTING TREE TO REMAIN
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- CENTERLINE
- LIGHT DUTY ASPHALT PAVING
- PROPOSED CHAIN LINK FENCE

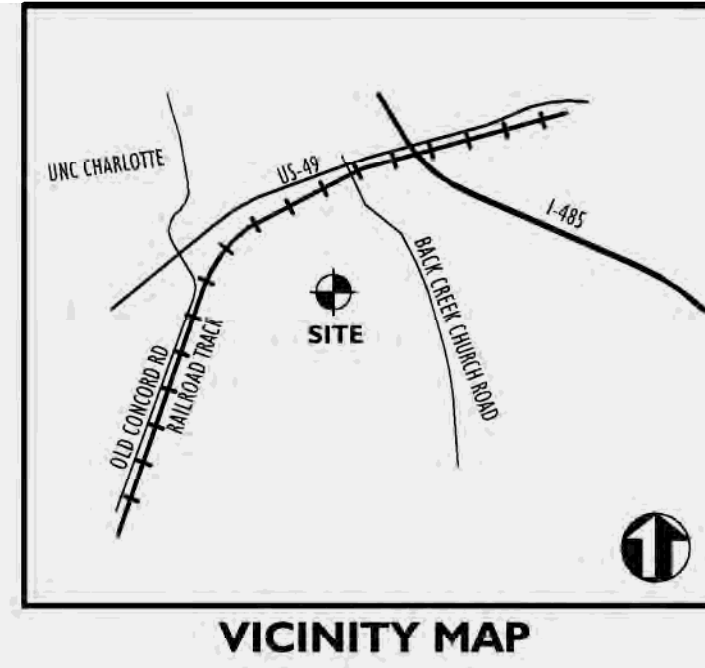
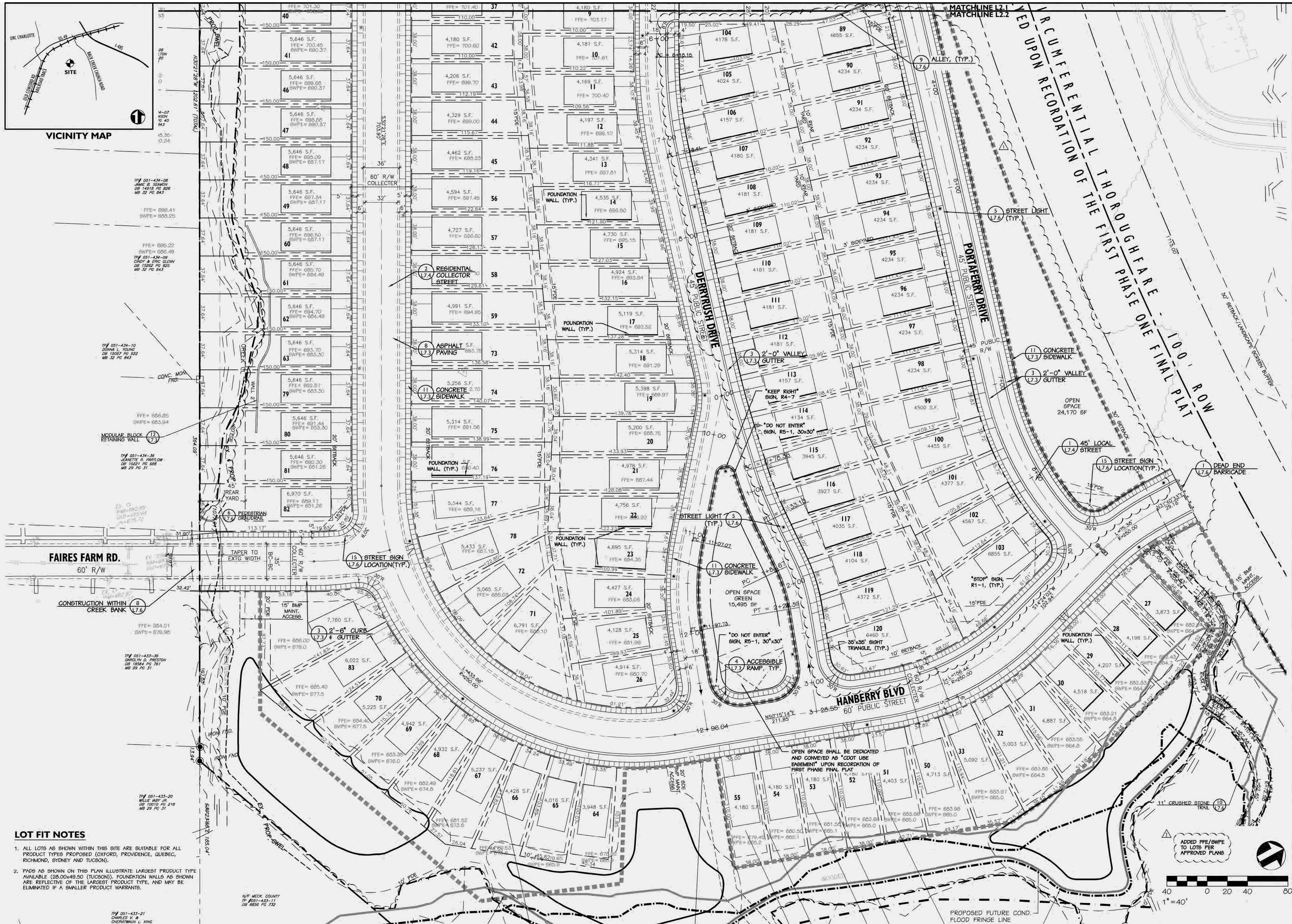
S.W.I.M. STREAM BUFFER NOTES:

- THE S.W.I.M. BUFFER IS MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF THE BANK ON EACH SIDE OF THE STREAM.
- THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGED USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 6 HEALTHY TREES OF A MIN. 6" CALIPER PER 1,000 SQ. FT. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES.
- GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES, GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
- NO OCCUPIED STRUCTURES CAN BE PLACED IN ANY OF THE THREE (3) BUFFER ZONES. NON BUILDINGS FOR STORAGE CAN BE PLACED IN THE UPLAND ZONES PROVIDED THEY DO NOT EXCEED 150 SQUARE FEET.
- ENGINEERED OR IMPROVED CHANNELS AND PIPED STORM WATER ARE NOT ALLOWED IN OR THROUGH THE BUFFER. TEMPORARY SEDIMENT BASINS CANNOT BE PLACED IN THE STREAM SIDE OR MANAGED USE ZONES. DRAINAGE AREAS WILL BE DESIGNED TO ALLOW WATER TO SHEET FLOW ACROSS THE BUFFER TO FILTER OUT POLLUTANTS. PLUNGE POOLS, ENERGY DISSIPATORS, DIVERSION DEVICES OR WETLAND FLOW WILL BE USED. DESIGN DETAILS FOR THESE DEVICES CAN BE OBTAINED FROM CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES (GRADING, TREE CUTTING OR STUMPING, ETC.) AT THE SITE.
- THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS.
- ANY ACTIVITY IN THE BUFFER WILL COMPLY WITH S.W.I.M. STREAM BUFFER SECTION OF THE LAND DEVELOPMENT STANDARDS MANUAL.
- ALL SUB-CONTRACTORS OF THE LAND DEVELOPER AND HOME BUILDER WILL BE NOTIFIED OF THE BUFFER REGULATIONS PRIOR TO DEVELOPMENT.
- PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFERS (EXCEPT NON-COMMERCIAL OUT BUILDINGS EXCEEDING 150 SQ. FT.). CONTRACTOR MUST GET WRITTEN APPROVAL FROM RON EUBANKS AT MECKLENBURG COUNTY BEFORE CONDUCTING WORK IN SWIM BUFFER.

LOT FIT NOTES

- ALL LOTS AS SHOWN WITHIN THIS SITE ARE SUITABLE FOR ALL PRODUCT TYPES PROPOSED (OXFORD, PROVIDENCE, QUEBEC, RICHMOND, SYDNEY AND TUCSON).
- PADS AS SHOWN ON THIS PLAN ILLUSTRATE LARGEST PRODUCT TYPE AVAILABLE (28,000 SQ. FT. (TUCSON)). FOUNDATION WALLS AS SHOWN ARE REFLECTIVE OF THE LARGEST PRODUCT TYPE, AND MAY BE ELIMINATED IF A SMALLER PRODUCT WARRANTS.





VICINITY MAP

LOT FIT NOTES

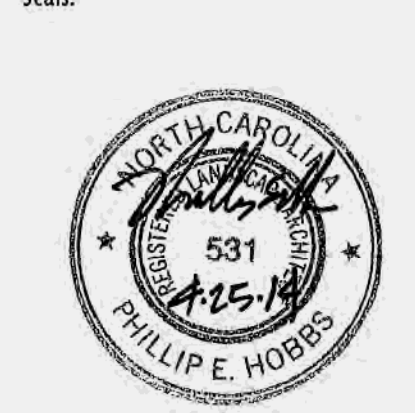
1. ALL LOTS AS SHOWN WITHIN THIS SITE ARE SUITABLE FOR ALL PRODUCT TYPES PROPOSED (OXFORD, PROVIDENCE, QUEBEC, RICHMOND, SYDNEY AND TUCSON).

2. PADS AS SHOWN ON THIS PLAN ILLUSTRATE LARGEST PRODUCT TYPE AVAILABLE (28.00x49.50 (TUCSON)). FOUNDATION WALLS AS SHOWN ARE REFLECTIVE OF THE LARGEST PRODUCT TYPE, AND MAY BE ELIMINATED IF A SMALLER PRODUCT WARRANTS.

SITE SOLUTIONS

2 3 2 0
W. Morehead Street
Charlotte, NC 28208

Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionspa.com
Telephone: 704-521-9880
Facsimile: 704-521-8955



The Villages at Back Creek

Phase One

Section "C"

Charlotte, North Carolina

Project No:	2289A (SF)
Drawn By:	S. Hirsch
Designed By:	P. Hobbs
Checked By:	P. Hobbs
Date:	02.12.2014
Revisions:	
Single Family Conversion	02.12.14
Lots 121-131	04.25.14

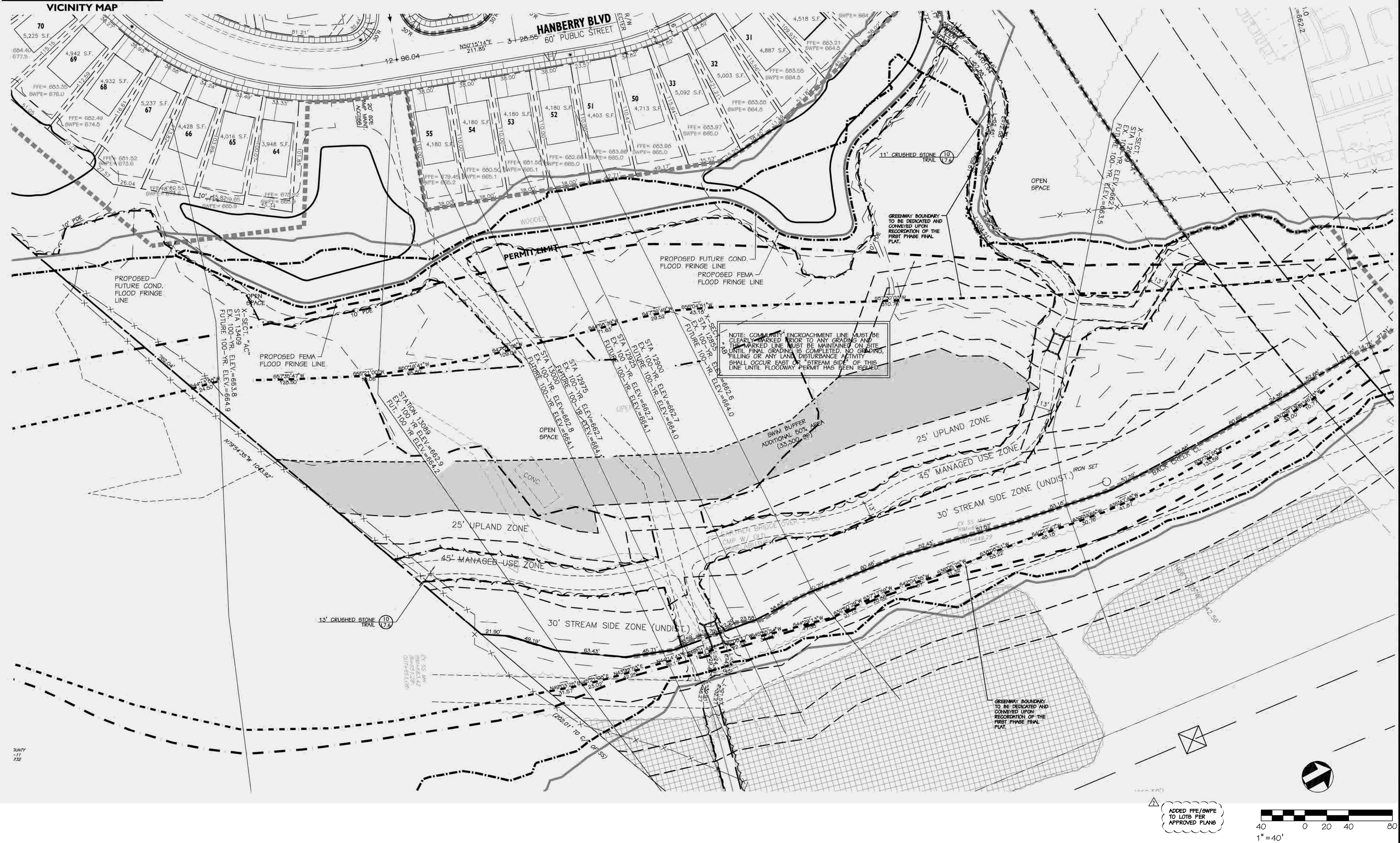
Sheet Title:

Site Plan

Sheet No:

L-2.2

1. ALL LOTS AS SHOWN WITHIN THIS SITE ARE SUITABLE FOR ALL PRODUCT TYPES PROPOSED (OXFORD, PROVIDENCE, QUEBEC, RICHMOND, SYDNEY AND TUCSON).
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SOLUTIONS

3 2 0
W. Morehead Street
Charlotte, NC 28208

Landscape Architecture

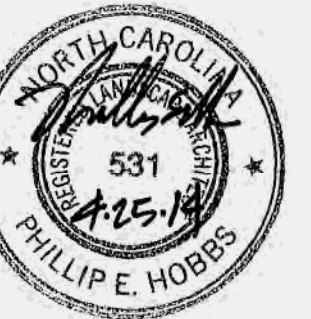
Site Planning

Civil Engineering

www.sitesolutionspa.com

Telephone-704-521-9880
Facsimile-704-521-8955

1



The Villages at Back Creek

Phase One

Charlotte, North Carolina

Project No: 2289A (SF)

Drawn By: S. Hirsch

Designed By: P. Hobbs

Checked By: P.Hobb

Date: 02.12.2014

Revisions:

△ Lots 121-131 04.25.

Sheet Title:

Site Plan

Sheet No:

L-2.3