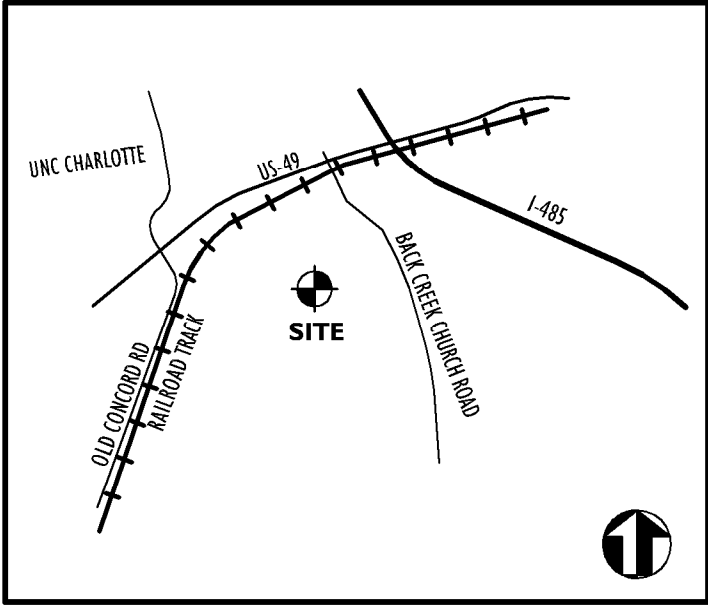


The Villages at Back Creek - Phase Two

Charlotte, North Carolina



Vicinity Map - NTS

Owner

Mark Blythe
BnA, LLC
1417 Harpers Inlet Dr.
Lake Wylie, SC 29710
(404) 557-5822

Designer

SITE SOLUTIONS

23200 W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
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www.sitesolutionspa.com
Telephone- 704-521-9880
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CADD# 22898

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Contact: Phillip Hobbs, ASLA

Sheet Schedule

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Cover Sheet	1 of 3	8.29.06	4.30.14	10	Parksde Conversion
Rezoning Plan	2 of 3	3.17.03			
Rezoning Plan	3 of 3	3.17.03			
Site Survey		3.3.06			
Master Phasing Plan	L-1.0	8.29.06	4.30.14	4	Parksde Conversion
Clearing/Demolition Plan	L-1.1	8.29.06	4.30.14	1	Parksde Conversion
Site Plan	L-2.1	8.29.06	4.30.14	5	Parksde Conversion
Site Plan	L-2.2	8.29.06	4.30.14	5	Parksde Conversion
Initial Erosion Control Plan	L-3.1	8.29.06	4.30.14	3	Parksde Conversion
Final Erosion Control Plan	L-3.2	8.29.06	4.30.14	7	Parksde Conversion
Grading/Storm Drainage Plan	L-3.3	8.29.06	4.30.14	7	Parksde Conversion
Grading/Storm Drainage Plan	L-3.4	8.29.06	4.30.14	9	Parksde Conversion
Component Drainage Area Plan	L-3.5	8.29.06	4.30.14	2	Parksde Conversion
SCS Drainage Area Plan	L-3.6	8.29.06	4.30.14	2	Parksde Conversion
Off-Site Drainage Area Plan	L-3.7	11.27.06	4.30.14	3	Parksde Conversion
Utility Plan	L-4.1	8.29.06	4.30.14	10	Parksde Conversion
Utility Plan	L-4.2	8.29.06	4.30.14	10	Parksde Conversion
Sanitary Sewer Profiles	L-4.3	8.29.06	4.30.14	7	Parksde Conversion
Sanitary Sewer Profiles	L-4.4	8.29.06	4.30.14	7	Parksde Conversion
Road Plan and Profile Private Streets	L-5.1	8.29.06	4.30.14	1	Parksde Conversion
Road Plan and Profile Private Streets	L-5.2	8.29.06	4.30.14	1	Parksde Conversion
Road Plan and Profile Private Streets	L-5.3	8.29.06	4.30.14	1	Parksde Conversion
Road Plan and Profile Private Streets	L-5.4	8.29.06	4.30.14	1	Parksde Conversion
Storm Sewer Profiles	L-6.1	8.29.06	4.30.14	3	Parksde Conversion
Storm Sewer Profiles	L-6.2	8.29.06	4.30.14	9	Parksde Conversion
Retaining Wall Elevations	L-6.3	8.29.06	4.30.14	3	Parksde Conversion
Site Construction Details	L-7.1	8.29.06	4.30.14	1	Parksde Conversion
Site Construction Details	L-7.2	8.29.06	4.30.14	10	Parksde Conversion
Site Construction Details	L-7.3	8.29.06	4.30.14	1	Parksde Conversion
Site Construction Details	L-7.4	8.29.06	4.30.14	3	Parksde Conversion
Site Construction Details	L-7.5	8.29.06	4.30.14	2	Parksde Conversion
Basin 1 Stormwater Wetland Details	L-7.6	8.29.06	4.30.14	3	Parksde Conversion
Basin 2 Stormwater Wetland Details	L-7.7	8.29.06	4.30.14	2	Parksde Conversion
Landscape Plan	L-8.1	8.29.06	4.30.14	4	Parksde Conversion
Landscape Plan	L-8.2	8.29.06	4.30.14	4	Parksde Conversion
Open Space Plan	L-9.1	8.29.06	4.30.14	5	Parksde Conversion

This Set current Through Sheet Date: April 30, 2014

Site Development Data

JURISDICTION: CITY OF CHARLOTTE
EXISTING ZONING: MX-2
REZONING PETITION NO.: 2002-112
TAX PARCEL NUMBER: 051-122-25
DEED BOOK NUMBER: 15819 PAGE 25
PROPOSED USE: TOWNHOMES FOR SALE

SITE AREA: PHASE 2:
TOTAL GROSS AREA: 30.70 ACRES
DEDICATED R/W: 6.15 ACRES (20.0% OF PHASE 2 AREA)
TOTAL NET AREA: 24.55 ACRES (80.0% OF PHASE 2 AREA)
EASEMENTS, BUFFERS, SETBACKS: 4.22 ACRES (13.7% OF PHASE 2 AREA)
TOTAL DEVELOPABLE AREA: 20.33 ACRES (86.2% OF PHASE 2 AREA)
(LE96 R/W, SETBACKS, BUFFER)

MAXIMUM ALLOWABLE UNITS: 196 SINGLE FAMILY ATTACHED (TRACT E)
PROPOSED UNITS (SHOWN): 190 SINGLE FAMILY ATTACHED (11 UNITS OF TRACT "F" IN PHASE 2)

SINGLE FAMILY ATTACHED-TOWNHOMES FOR SALE
SETBACK: 10' FROM R/W OR BACK OF CURB
20' FROM BACK OF CURB OR SIDEWALK TO FACE OF GARAGE.
REAR YARD: 10' INTERNAL
40' EXTERNAL
BUILDING SEPARATION: 16'

REQUIRED PARKING (1.5/TOWNHOUSE UNIT): 285 SPACES
TOTAL REQUIRED PARKING: 285 SPACES
PROVIDED PARKING SPACES: 405 SPACES (96 GARAGE UNITS @ 2 SF/UNIT)
PROPOSED GROSS DENSITY: 6.22 UNITS/AC
NET DENSITY: 7.76 UNITS/AC
PROPOSED DEVELOPABLE DENSITY: 9.39 UNITS/AC
PRIVATE OPEN SPACE: 192 TOWNHOME UNITS (400 SF/UNIT)= 76,800 SF
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 2: 8.03 AC (26.15%)
PROPOSED (REZONING): ±10.65 AC
PROVIDED: ±11.52 AC (26.97%)
MAXIMUM HEIGHT: 40' (3 STORIES MAX.)
BUILDING COVERAGE: 167,125 SF (3.84 AC) , 15.6% OF NET AREA
STREETS, DRIVES, PARKING COVERAGE = 163,536 SF (3.75 AC), 15.3% OF NET AREA
SIDEWALK COVERAGE: 37,066 SF (0.85 AC), 3.5% OF NET AREA
TOTAL NATURAL AREA: 13.86 AC, 56.5% OF NET AREA
SOLID WASTE/ RECYCLING CONTAINER REQUIREMENTS
- ONE EIGHT (8) CU.YD. COMPACTOR DUMPSTER IS REQUIRED PER 90 UNITS
3 PROVIDED
- ONE (1) 144 S.F. RECYCLING STATION REQUIRED FOR 30 - 80 UNITS
3 PROVIDED



<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

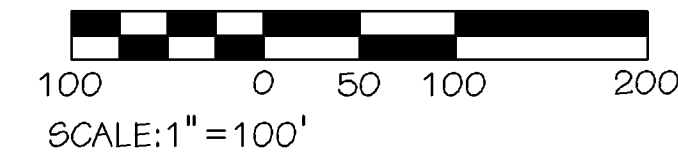
CDOT

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 3:08 pm, Jul 01, 2014

APPROVED
By Stan Armstrong at 4:20 pm, Jul 10, 2014

Site Plan



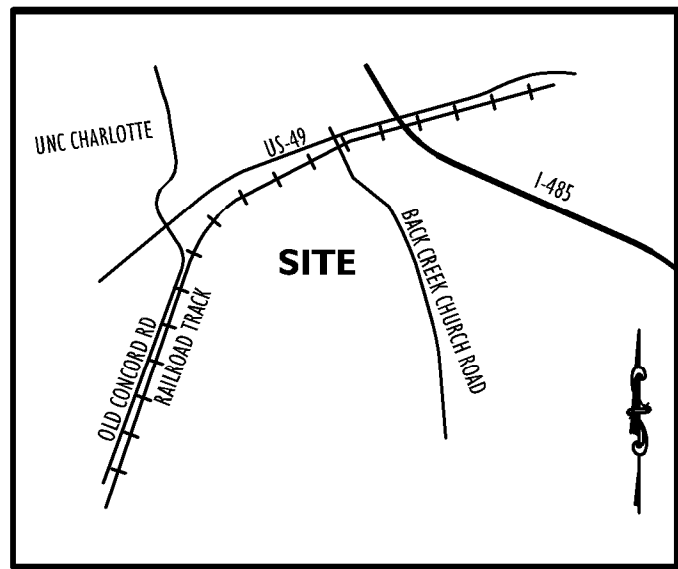
PROJECT SHALL COMPLY WITH PHASING REQUIREMENTS OF PHASE ONE UNDER SECTION "C" OF THE CONDITIONAL REZONING

REVISION
PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 7-17-2014

LEGEND

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTER
- EXISTING FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- BUILDING NUMBER
- OPEN SPACE

Set No. _____



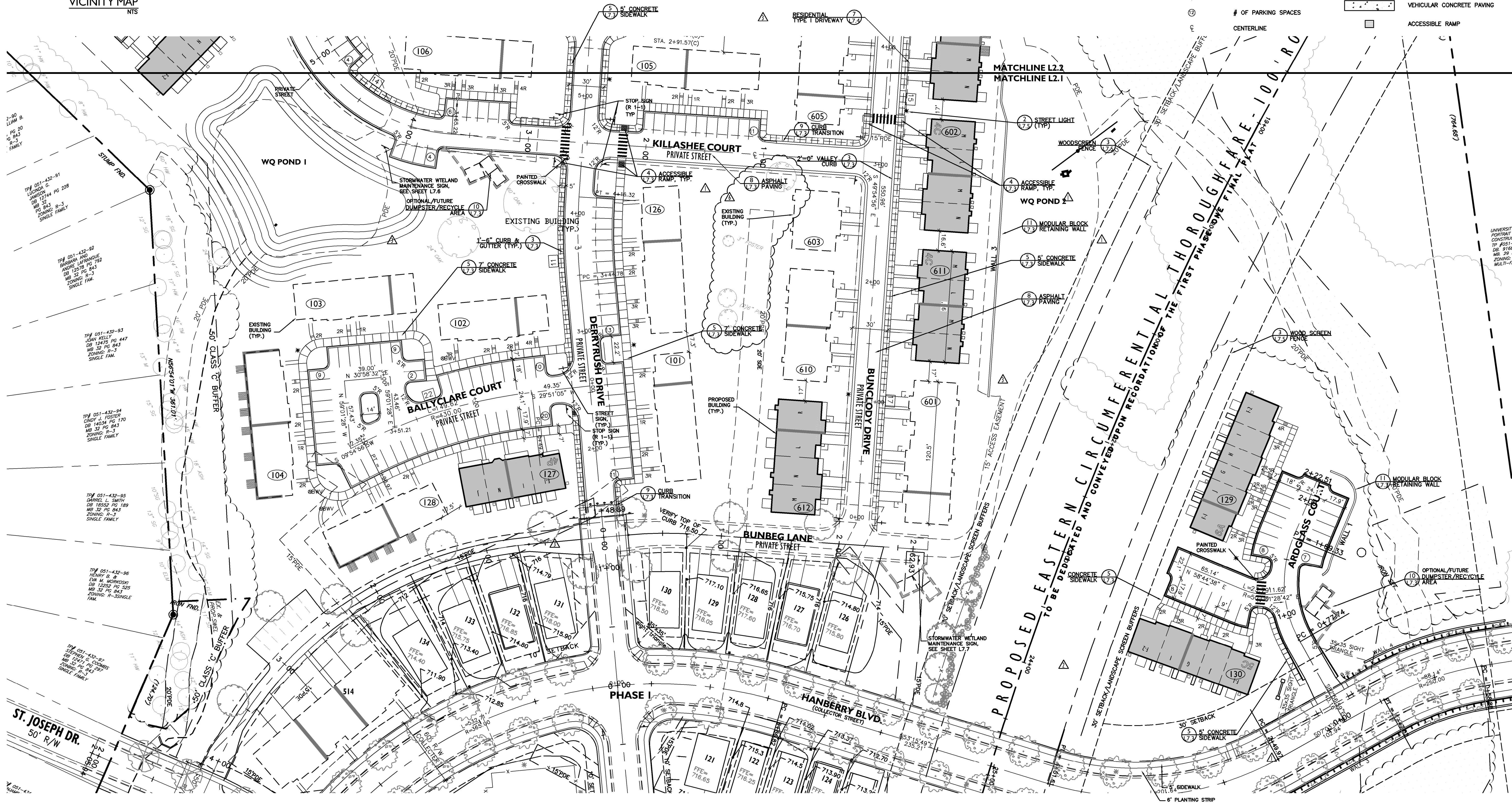
VICINITY MAP
NTS

ANGLED PARKING REQUIREMENT

STREET:	PRIVATE STREET LENGTH:	PARKING LENGTH:	PARKING LENGTH %:
BUNCLODY	1219'	369'	30.2%
DERRYRUSH	439'	216'	49.2%
KILLASHEE	658'	288'	43.8%
CLOYNE	213'	99'	46.5%

LEGEND

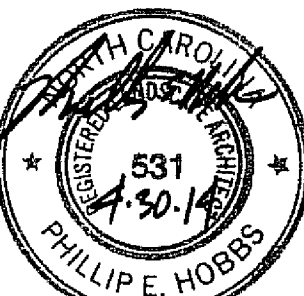
EXISTING SIGN	EXISTING CURB AND GUTTER
PROPOSED SIGN	PROPOSED CURB AND GUTTER
EIP	PROPERTY LINE
EXISTING IRON PIN	EXISTING FENCE
EXISTING LIGHT POLE	PROPOSED FENCE
EXISTING UTILITY POLE	EXISTING OVERHEAD UTILITY LINE
RIGHT-OF-WAY	STANDARD DUTY ASPHALT PAVING
HC	HEAVY DUTY ASPHALT PAVING
ACCESSIBLE SPACE	VEHICULAR CONCRETE PAVING
EXISTING TREE TO REMAIN	
EXISTING FIRE HYDRANT	
# OF PARKING SPACES	
CENTERLINE	ACCESSIBLE RAMP



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The Villages at Back Creek
Phase Two
BnA, LLC
1417 Harpers Inlet Drive Lake Wylie, S.C.

Project No:	22898
Drawn By:	S. Hirsch/T. Teasley
Designed By:	P. Hobbs
Checked By:	P. Hobbs
Date:	08.29.06
Revisions:	
Rev. per comments	10.19.06
Rev. per comments	11.27.06
Addendum 1 - added units	1.9.07
Building Numbers	2.6.07
Parkside Conversion	04.30.14
Rev. per comments	06.17.14

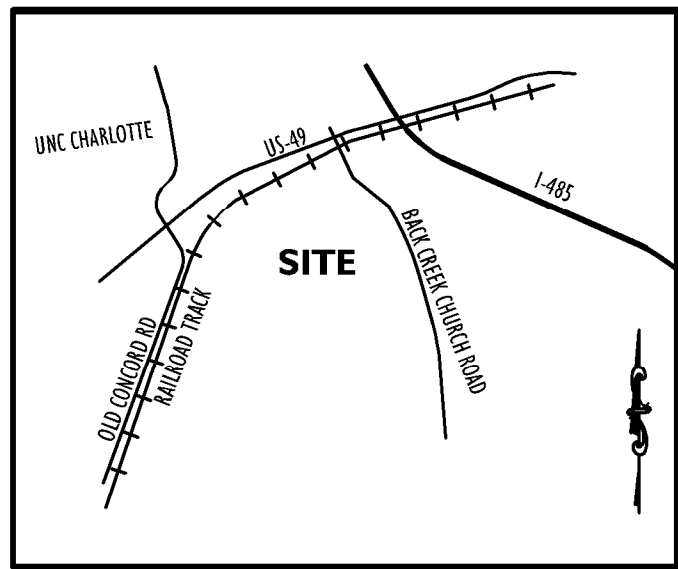
Sheet Title:

Site Plan

Sheet No:

L-2.1





VICINITY MAP
NTS



SITE NOTES

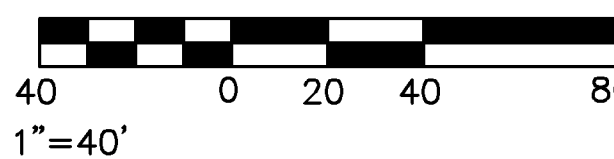
- DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
- DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2000 EDITION AS AMENDED.
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCES.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT PROP. EASTERN CIRCUMFERENTIAL THOROUGHFARE TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

- THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THESE DRAWINGS UPON REQUEST.
- ALL NON-STANDARD ITEMS IN THE PUBLIC RIGHT OF WAY WILL NEED AN ENCROACHMENT AGREEMENT W/ CDOT BEFORE THEY CAN BE APPROVED OR INSTALLED. APPROVAL OF THIS PLAN SET DOES NOT APPROVE ANY NON-STANDARD ITEMS IN THE RIGHT-OF-WAY. PLEASE CONTACT LINDA POSSANT, 704 336-2562, FOR FURTHER INFORMATION.
- IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY LEASE AGREEMENT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT LINDA POSSANT, 704 336-2562, FOR FURTHER INFORMATION.
- IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCKED-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF LESS THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY USE PERMIT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT PAT MORGAN, 704 336-3889 OR BOB STALEY, 704 432-1562, FOR FURTHER INFORMATION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS #50.05 (9" SIGNS ONLY).
- SITE 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.
- NON-STANDARD ITEMS (i.e. 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.
- 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.
- 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.

- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTSTRUCTED 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 FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- 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.
- SOLID WASTE WILL BE SERVICED FOR THIS COMMUNITY (THE ATTACHED UNITS) BY A PRIVATE HAULER, ROLL-OUT SERVICE. THE SINGLE FAMILY DETACHED AREAS WILL BE SERVICED BY THE CITY OF CHARLOTTE ROLL-OUT SERVICE. DUMPSTER AND RECYCLE AREAS SHOWN ARE FOR FURTHER INSTALLATIONS. SHOULD THE HOME OWNERS CHOOSE TO DISCONTINUE THE PRIVATE SERVICE.

LEGEND

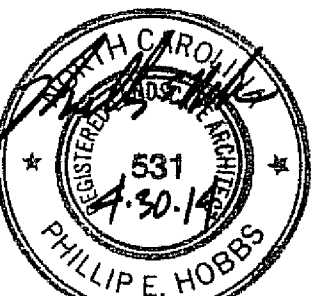
EXISTING SIGN	EXISTING CURB AND GUTTER
PROPOSED SIGN	PROPOSED CURB AND GUTTER
EXISTING IRON PIN	PROPERTY LINE
EXISTING LIGHT POLE	EXISTING FENCE
EXISTING UTILITY POLE	PROPOSED FENCE
RIGHT-OF-WAY	EXISTING OVERHEAD UTILITY LINE
ACCESSIBLE SPACE	STANDARD DUTY ASPHALT PAVING
EXISTING TREE TO REMAIN	HEAVY DUTY ASPHALT PAVING
EXISTING FIRE HYDRANT	VEHICULAR CONCRETE PAVING
# OF PARKING SPACES	ACCESSIBLE RAMP
CENTERLINE	



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Project No: 22898

Drawn By: S. Hirsch/T. Teasley

Designed By: P. Hobbs

Checked By: P. Hobbs

Date: 08.29.06

Revisions:

Rev. per comments	10.19.06
Addendum 1 - added units	1.9.07
Building Numbers	2.6.07
Parkside Conversion	04.30.14
Rev. per comments	06.17.14

Sheet Title:

Site Plan

Sheet No:

L-2.2