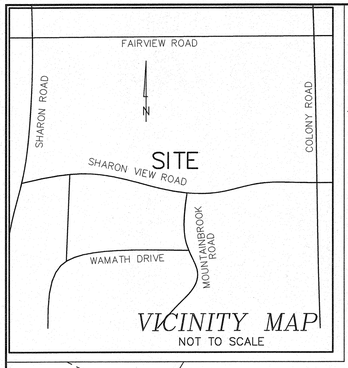
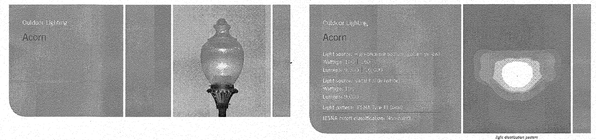


VICINITY MAP
NOT TO SCALE



If the look of the Acorn is familiar, it's probably because you've seen lights like this lining streets across America for years. Our version of this traditional favorite is crafted with a durable acrylic and designed to bring back the "good old days."

High-pressure sodium	100 | 150 watts
Metal halide	100 watts
Mounting height	12'
Colors	Black Green
Poles	Style A, B, C, D, E, F, G
Applications	Neighborhoods Parks

For additional information, visit us at duke-energy.com/business/lighting or call us toll free at 800.777.9494.

Light distribution pattern

Poles available:

Name	Mounting height	Color
Fiberglass	12'	Black Green
Aluminum	12'	Black Green
Concrete	12'	Black

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expense than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

©2010 Duke Energy Corporation / NORV 1214

*NOTE: PROPOSED LIGHTING FIXTURES TO BE DUKE ENERGY ACORN STYLE. SEE DETAILS AND SPECIFICATIONS ABOVE.

NOW OR FORMERLY:
PEGGY PHILIPS CROWDER
MB: 27-94
TAX ID #183-141-18
#183-141-26
#183-141-19
ZONING:
R-3

PHILIPS PLACE
MB: 27-126
TAX ID #183-141-16
ZONING:
CC

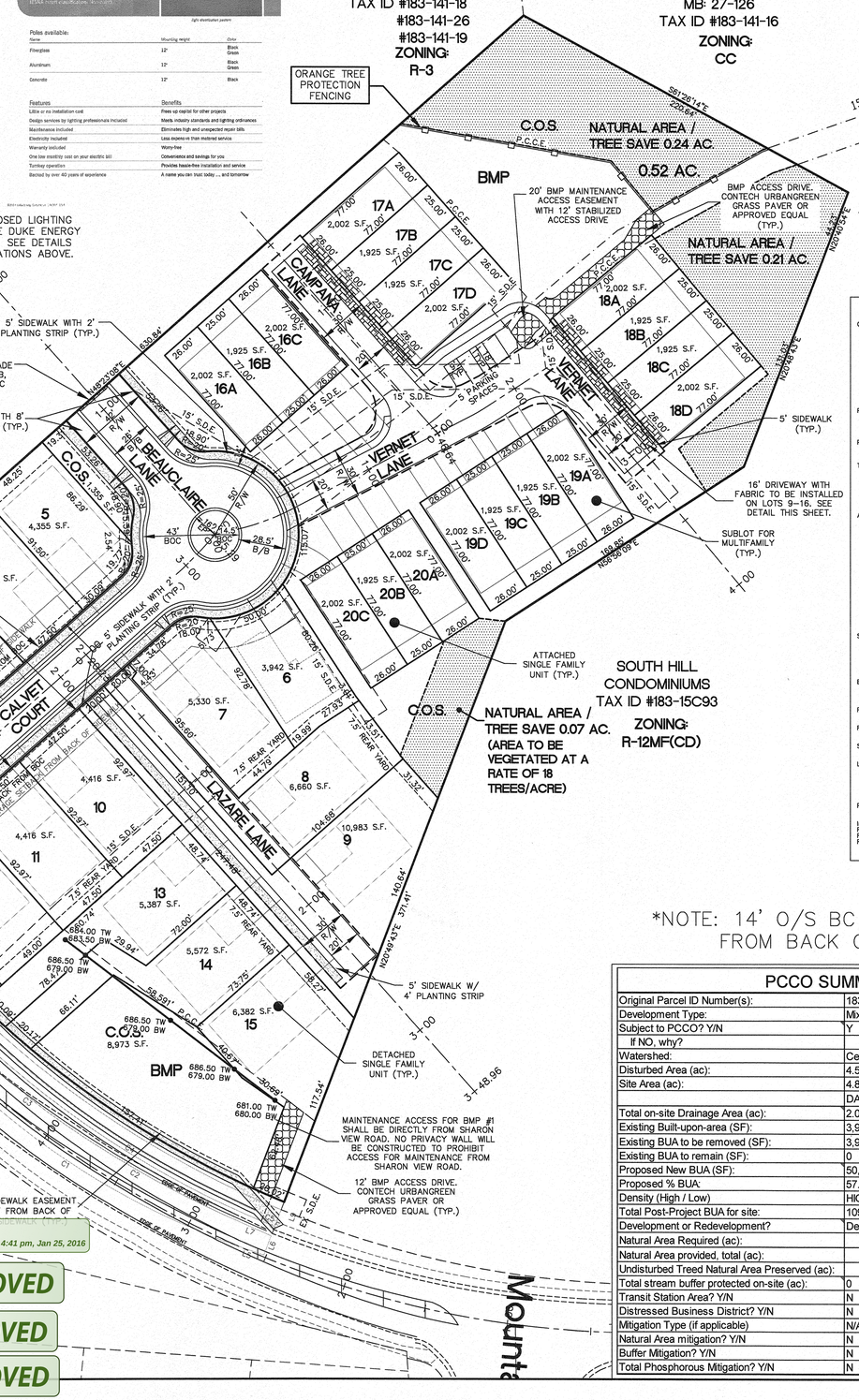
NOW OR FORMERLY:
PEGGY PHILIPS CROWDER
TAX ID #183-141-05
DEED: 1445-433
ZONING:
R-3

NOW OR FORMERLY:
WC + C, INC
DEED: 7284-499
TAX ID #209-061-09
ZONING:
R-3

SOUTH HILL
CONDOMINIUMS
TAX ID #183-15C93
ZONING:
R-12MF(CD)

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
C1	456.70'	251.62'	248.44'	S55°19'37"E
C2	611.46'	123.78'	123.57'	S59°38'55"E
C3	629.84'	53.66'	53.64'	S49°43'46"E
C4	569.88'	196.29'	195.32'	S57°14'53"E
C5	569.88'	8.64'	8.64'	S67°33'36"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.41	S39°54'23"E
L2	30.38'	N66°25'19"E
L3	90.56'	S39°32'36"E
L4	109.45'	S39°32'28"E
L5	11.27'	S71°06'37"E
L6	12.23'	N20°49'43"E
L7	29.95'	S65°55'05"E
L8	7.04'	N42°37'19"E
L9	15.75'	N20°49'43"E
L10	5.84'	N48°23'08"E



DRIVEWAY DETAIL LOTS 9-16

- CONCRETE DRIVEWAY
- FABRIC (MIRAFI 500X OR EQUAL)
- 12" WASHED STONE
- COMPACTED SUBGRADE

DRAINAGE AREA IMPERVIOUS SUMMARY	
IMPERVIOUS IN LOTS	IMPERVIOUS IN STREETS, SIDEWALKS, DRIVEWAYS, RETAINING WALLS NOT CONTAINED WITHIN LOTS
77,084S.F.	33,637 S.F.

MAXIMUM IMPERVIOUS LOT SUMMARY	
LOT #	MAX. IMPERVIOUS AREA
1	2850.00
2	2850.00
3	2850.00
4	2850.00
5	2850.00
6	2700.00
7	2850.00
8	4745.00
9	6326.00
10	2850.00
11	2850.00
12	2500.00
13	2625.00
14	2825.00
15	2625.00
16A	1866.00
16B	1866.00
16C	1866.00
17A	1616.00
17B	1616.00
17C	1616.00
17D	1566.00
18A	1566.00
18B	1566.00
18C	1566.00
18D	1666.00
19A	1666.00
19B	1666.00
19C	1666.00
19D	1666.00
20A	1666.00
20B	1786.00
20C	1786.00
TOTAL	77084.00

GENERAL NOTES

PRIOR TO PLAT RECORDATION, 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 (704-336-7098) 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 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 VIEW ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

DIRECT VEHICULAR ACCESS FROM LOTS 1 AND 12 TO SHARON VIEW 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 UNOBSTRUCTED STATE AND SHALL REMOVE FROM 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.

ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.

NON-STANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRES A "RIGHT OF WAY ENCROACHMENT AGREEMENT" WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

DEVELOPER WILL PROVIDE STREET SIGNS PER CMLDS 50.05 (9" SIGNS ONLY).

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.

GRADE SLOPES SHALL BE NO STEEPER THAN 2:1.

ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER CMLDS 10.31 THRU 10.35.

C.M. - CONCRETE MONUMENT

S.D.E. - STORM DRAINAGE EASEMENT

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (S.D.E.) IS TO PROVIDE STORMWATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORMWATER FLOW IS PROHIBITED. BUILDINGS, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT PERMITTED IN THE EASEMENT AREA; ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO CITY OF CHARLOTTE STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADWAYS.

CURB - MIN. 20' RADIUS, R/W MIN. 20' RADIUS UNLESS SHOWN OTHERWISE.

SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.

STREETS AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED.

ALL TOPOGRAPHY IS FROM FIELD SHOTS.

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4023) OR VISIT:
http://www.charmeck.org/Departments/Transportation/Street+Maintenance/Home.htm

PER SECTION 18-175(a) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCEs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

CONSTRUCTION WILL BEGIN IN JUNE OF 2014 AND WILL BE COMPLETED WITHIN 1 YEAR.

CONTACT BOB STALEY AT 704-432-1562 FOR RIGHT OF WAY USE PERMIT AND LINDA POISSANT FOR NON-STANDARD ENCROACHMENT PERMITS AT 980-722-5461.

PROJECT DATA:

TOTAL SITE AREA: 5.22 ACRES
DEDICATED R/W: 0.35 ACRES
NET SITE AREA: 4.87 ACRES
TREE SAVE AREA REQUIRED: 0.487 ACRES(10%)
TREE SAVE AREA PROPOSED: 0.52 ACRES(10.70%)

ZONING: UR-2(CD)1 PETITION #2013-066

PROPOSED DETACHED SINGLE FAMILY LOTS: 15
PROPOSED ATTACHED SINGLE FAMILY LOTS: 18

MIN. LOT AREA: 3,000 SF
MIN. SIDE YARD: 3.75'
MIN. SETBACK: 14' FROM BOC
MIN. INTERIOR REAR YARD: 7.5'
MIN EXTERIOR REAR YARD: 10' (SECTION 9.406 (8)(e))
MIN. LOT WIDTH: 20'
MIN. GARAGE SETBACK ON PUBLIC STREET: 18' FROM BACK OF SIDEWALK
MIN. BUILDING SEPERATION FOR MULTI-FAMILY: 10'

EACH SUBLOT WILL HAVE WILL HAVE A MIN. 400 SQ. FT. OF PRIVATE OPEN SPACE.

IMPERVIOUS AREA: 109,160 SF (51.41%)
TAX ID # 183-141-07, 183-141-12, 183-141-20

Avignon Development Standards

General Provisions.

a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Zoning Ordinance and the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, storm water, and site development, may apply to the development of the site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard Development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of a residential community composed of single family detached and single family attached dwellings. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be single family detached and single family attached dwelling units and related accessory uses to are permitted in the UR-2 district.

Transportation

a. The site will have access via a new standard residential medium public street connection to Sharon View Road and by a future public street connection to adjoining property as generally identified on the concept plan for the site.

b. No driveways serving individual residences will be permitted to connect to Sharon View Road.

c. If not already present, the Petitioner will dedicate and convey a right of way to the City of Charlotte along the entire Sharon View Road frontage of 35' measured from the centerline of the existing Sharon View Road right of way.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for theUR-2 district and by the conditions included as part of this rezoning site plan.

The Petitioner has also provided images of the buildings that represent the overall scale, character, and quality of the housing proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the general design and construction character will be illustrative to further define the character of the buildings to be constructed on the site. The Petitioner will include the following elements or features:

a. The building exteriors located below the roof line, excluding areas devoted to windows, doors, garage doors, gables, and architectural accents will be constructed of masonry products such as brick, architectural CMU or precast, man made stone, cementatious board or other similar durable material.

b. No vinyl, EIFS, or Masonite will be used for siding materials but vinyl may be used for soffit, and trim including window and door trim.

c. Principal roof pitch will be no less than 5:12.

d. Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.

e. Buildings will be designed so that no more that 20 feet of blank wall, excluding windows and doors, will be constructed along the frontage of a public or private street.

Streetscape and Landscaping

The Petitioner reserves the right to install an entrance feature at the driveway connection to Sharon View Road and an ornamental fence along the frontage of Sharon View Road, subject to all sight distance restrictions in the location generally depicted on the site plan.

The water quality facility that will be constructed on the front portion of the site will be designed and landscaped and/or screened as part of the overall site design.

Environmental Features

The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of full site development plan submittal and are not finally approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaries and be limited to 20' of total height.

b. The Petitioner will install pedestrian lighting that will be designed as a component of and a compliment to the architectural lighting on the site. All such lighting will be limited to 12' in total height. All costs associated with the design, construction, installation, maintenance, and on-going energy use of the pedestrian lighting will be the responsibility of the Petitioner.

Phasing

Reserved

Initial Submission- 6-4-13
Revised per staff comments- 8-16-13, 2.3
Revised per Staff Analysis- 9-19-13, 3.1
Revised per staff comments- 10-2-13, 3.2

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REVISION

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 1-27-2015 1of 2

INDEX OF SHEETS:
SHEET 1A SITE PLAN
SHEET 1B REZONING PLAN- TECHNICAL DATA SHEET
SHEET 1C REZONING PLAN- SCHEMATIC SITE PLAN
SHEET 1D REZONING PLAN- BUILDING ELEVATIONS
SHEET 2 SIGHT DISTANCE PLAN
SHEET 3 DRAINAGE PLAN
SHEET 4 DRAINAGE AREA PLAN
SHEET 5 GRADING PLAN
SHEET 6 PRE-DEVELOPMENT PLAN
SHEET 7 POST-DEVELOPMENT PLAN
SHEET 8 BMP #1 DETAIL SHEET
SHEET 9 BMP #2 DETAIL SHEET
SHEET 10 CLEARING PHASE EROSION CONTROL PLAN
SHEET 11 EROSION CONTROL PLAN
SHEET 12 FINAL GRADING PHASE EROSION CONTROL PLAN
SHEET 13 TREE PLANTING PLAN
SHEET 14 TURN LANE PLAN AND STRIPING DETAIL
SHEET 15 GRADING PLAN
SHEET 16 TRAFFIC CONTROL PLAN
SHEET 17 TURN LANE SECTIONS
SHEET 18 TURN LANE SECTIONS
SHEET 19 DETAIL SHEET #1
SHEET 20 DETAIL SHEET #2
SHEET 21 SHARON VIEW ROAD
SHEET 22 STREET 1, STREET 2
SHEET 23 STREET 3, STREET 4, STREET 5

FINAL APPROVAL
http://development.charmeck.org

ENGINEERING PCO / DETENTION / DRAINAGE PLAN	APPROVED By Brendan Smith at 4:41 pm, Jan 25, 2016
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	APPROVED
URBAN FORESTRY TREE ORDINANCE	APPROVED
CDOT	APPROVED

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	

THIS PLAN IS A **FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION**
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: _____ / 12/1/15
INITIALS DATE

NO.	DATE	REVISION	BY
7	11/30/15	REVISED PSDE AT LOT 1	WKD
6	09/24/15	REVISED IMPERVIOUS CHART PER CLIENT	YMH
5	09/24/15	REVISED LOTS, SIDEWALK ALONG CALVET COURT, SETBACKS/ADDED GARAGE SETBACK	BTG
4	04/22/14	REVISED STREET NAMES AND OWNERSHIP ENTITY	YMH
3	03/04/14	PER CITY OF CHARLOTTE COMMENTS	YMH
2	01/31/14	REVISED PER CITY COMMENTS	YMH
1	01/27/14	ATTACHED TOWNHOMES TO 25' WIDE PER CLIENT	YMH

SHEET TITLE
SITE PLAN

PROJECT
AVIGNON
CITY OF CHARLOTTE, MECK. CO., N.C.
FOR: ICP AVIGNON, LLC

SEAL 14906 — NORTH CAROLINA PROFESSIONAL ENGINEER SEAL — MARC ANTHONY HOULE — 12/1/15

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ◦ Surveying ◦ Engineering
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)
NC Corporate Registration #C-0475

PROJECT NO.
SCALE 1"=40'
DATE 10/31/13
DRAWN BY BTG
CHECKED BY MAH
DRAWING NO. 234-67A
SHT 1A OF 23 SHTS