

LEGEND:

PROPERTY BOUNDARY:
PROPOSED SUBLOT LINE:
EXISTING SIDEWALK:
EXISTING BUILDING:
EXISTING CURB & GUTTER:
ROAD CENTERLINE:
EXISTING LOT LINE:
PROPOSED SETBACK LINE:
EXISTING TREELINE:
PROPOSED UNITS WITHIN
15' OF PUBLIC SIDEWALK:
ENHANCED END UNITS:

[E]

SEE SHEET L-104 FOR
ENLARGEMENT

EXISTING DETENTION POND
PERMITTED SEPARATELY UNDER
SDRMU-2012-00014 AND
LDABX-2015-00007

ALEXANDER VILLAGE MAIN DRIVE
(69' PUBLIC R/W - DB, 33679, PG. 934)

SEE SHEET L-105 FOR
ENLARGEMENT

CDOT NOTES:

-NON-STANDARD 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. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT KRYSTAL BRIGHT AT 704-336-3888 OR KRYSTAL.BRIGHT@CHARLOTTENC.GOV.

-ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT ERIC WEIDEMANN AT (800)722-5483 OR ERIC.WEIDEMANN@CHARLOTTENC.GOV AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CASEY MASHBURN AT (704) 336-6346 OR CASEY.MASHBURN@CHARLOTTENC.GOV FOR ALL OTHER PROJECTS LIGHTING REQUIREMENTS. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

-PEDESTRIAN-SCALE LIGHTING AND/OR STREET LIGHTING SHALL NOT BE INSTALLED WITHIN THE RIGHT-OF-WAY WITHOUT REVIEW AND APPROVAL OF CDOT. DEVELOPER TO CONTACT CANDACE INGE (704-336-3932 OR CANDACE.INGE@CHARLOTTENC.GOV) FOR LOCAL STREET LIGHTING CRITERIA WITH RESIDENTIAL SUBDIVISION PROJECTS AND TO CONTACT ANTHONY MENDEZ (704-962-7173 OR ANTHONY.MENDEZ@CHARLOTTENC.GOV) FOR ALL OTHER PROJECTS LIGHTING REQUIREMENTS. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

-PRIVATE DEVELOPMENT UTILITY RELOCATION COORDINATION - FOR UTILITY COORDINATION RELATED TO BOTH EXISTING UTILITY RELOCATION NEEDS AND PROPOSED NEW UTILITY INSTALLATIONS, PLEASE CONTACT RALPH TRUITT, CDOT ROW UTILITY COORDINATOR AT 704-336-4248 OR RTRUITT@CHARLOTTENC.GOV.

-A JOINT USE MANHOLE (MEET-ME MANHOLE) IS TO BE PROVIDED BY THE DEVELOPER TO ACCOMMODATE ALL UTILITY TELECOM SERVICE PROVIDERS. THE JOINT USE MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF THE CITY RIGHT-OF-WAY.

-SEE ENLARGEMENTS FOR ALL CLSDM CALLOUTS

PCCO SUMMARY	
Original Parcel ID Number(s):	047-421-01, 047-421-06
Development Type:	Single-Family
Subject to PCCO? Y/N	Yes
If NO, why?	
Watershed:	Yadkin
Disturbed Area (ac):	20
Site Area (ac):	15.98 (0.88 TO BE DEDICATED AS ROW)
Total on-site Drainage Area (ac):	15.98
Existing Built-upon-area (SF):	8,103
Existing BUA to be removed (SF):	8,103
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	440,553
Proposed % BUA:	63
Density (High / Low):	HIGH
Total Post-Project BUA for site (SF):	440,553
Development or Redevelopment?	Development
Natural Area Required (ac):	N/A
Natural Area provided, total (ac):	N/A
Undisturbed Treed Natural Area Preserved (ac):	0
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

NOTE: REFER TO CIRCLE ALEXANDER VILLAGE PLANS AND AS-BUILTS PROVIDED BY LANDDESIGN (SDRMU-2012-00014 AND LDABX-2015-00007). FOR APPROVED STORMWATER MANAGEMENT PLANS. EXISTING BMP WET POND IS SIZED TO ACCOMMODATE 88% BUA FOR PARCELS 04742101 & 04742106.

GARBAGE/RECYCLE NOTE: THE REQUIRED GARBAGE/RECYCLE SPACE IS NOTED ON THE PLAN. IF THE DEVELOPMENT CHOOSES TO UTILIZE CITY PROVIDED MULTIFAMILY SERVICE, THE DEVELOPMENT WOULD BE RESPONSIBLE FOR BUILDING OUT DUMPSTER AREA(S) AND PURCHASE OF RENT DUMPSTER(S) / COMPACTOR

SITE DEVELOPMENT DATA:

SITE AREA:	+15.976 AC (695,916 SF) (±0.88 AC OF WHICH TO BE DEDICATED AS ROW)
TAX PARCEL ID:	047-421-01 and 047-421-06
EXISTING ZONING:	NS
ZONING PETITION:	2021-081
JURISDICTION:	CITY OF CHARLOTTE
EXISTING USE:	VACANT
NUMBER OF UNITS PROPOSED:	133 SINGLE-FAMILY ATTACHED DWELLING UNITS FOR SALE ON PARCELS A & B (140 MAXIMUM UNITS ALLOWED)
COMMERCIAL USES ALLOWED:	20,000 SF RETAIL, RESTAURANT, AND OTHER USES AS ALLOWED ON PARCEL A (PERMITTED SEPARATELY, LDC-2022-00049)(20,000SF MAXIMUM ALLOWED)
MAXIMUM BUILDING HEIGHT ALLOWED:	40 FEET
TALLEST BUILDING HEIGHT PROPOSED:	40 FEET
SETBACK ALONG:	MALLARD CREEK CHURCH RD: 50' FROM BOC WEST SIDE OF SENATOR ROYALL DR: 20' FROM BOC EAST SIDE OF SENATOR ROYALL DR: 14' FROM BOC ALEXANDER VILLAGE MAIN DR: 14' FROM BOC FUTURE RESERVED RW: 14' FROM FUTURE BOC ALL OTHER NETWORK REQUIRED PRIVATE STREETS: 14' FROM BOC
SIDEYARD:	10' MIN.
REAR YARD:	10' ADJACENT TO NON-RESIDENTIAL DISTRICT
FAR:	2.0 MAX TO BE MEASURED AS REQUIRED BY THE ORDINANCE (133 x (214x93)) + 20,000 SF FUTURE COMMERCIAL/ 695,916 SF + 355,160 SF / 695,916 SF ±0.51 FAR
FAR PROPOSED:	
BUILDING SEPARATION:	16' MIN.
GARAGE SEPARATION ALONG PRIVATE ALLEY:	5FT-7FT FROM BACK OF ALLEY, OR 20FT OR GREATER FROM BACK OF SIDEWALK WHERE PRESENT
PARKING RATIO:	
USE:	REQUIRED PARKING
RESIDENTIAL LONG-TERM BICYCLE (USE DWELLINGS, ATTACHED WITH LAND FOR SALE)	1 SPACE PER DWELLING MIN.
SHORT-TERM BICYCLE (USE DWELLINGS, ATTACHED WITH LAND FOR SALE)	N/A
RESIDENTIAL PARKING REQ'D:	1 SPACE/UNIT = 133 SPACES
RESIDENTIAL PARKING PROVIDED:	1 SPACE/UNIT = 133 SPACES + 63 DRIVEWAY SPACES = 196 SPACES
COMMERCIAL PARKING REQ'D:	TO BE PERMITTED SEPARATELY
COMMERCIAL PARKING PROVIDED:	TO BE PERMITTED SEPARATELY
SOLID WASTE:	PRIVATE ROLLOUT (RESIDENTIAL USES)
CALCS FOR OPTIONAL FUTURE SWS/RECYCLING USE:	
SWS REQUIRED:	1 X 8 CY DUMPSTER / 30 or 1 X 8 CY COMPACTOR / 90
SWS PROVIDED:	133 / 90 = 1.48 = 2 X 8 CY COMPACTOR
RECYCLING REQUIRED:	1 X 144 SF STATION / 80 UNITS
RECYCLING AREA RESERVED:	133 / 80 = 1.67 = 2 X 144 SF STATION
OPEN SPACE AREA:	
MINIMUM OPEN SPACE REQUIRED:	24,200 SF, OF WHICH 12,700 SF SHOULD BE PUBLIC OPEN SPACE
MINIMUM USEABLE COMMON OPEN SPACE REQUIRED: (10% OF TOWNHOME SITE AREA)	10.13 AC X 10' = 1,013 AC
MINIMUM OPEN SPACE PROVIDED:	1,633 AC = 71,145 SF
PUBLIC OPEN SPACE PROPOSED:	21,019 SF AT THE NW & NE INTERSECTION OF SENATOR ROYALL AND ALEXANDER VILLAGE MAIN DRIVE
UCOS PROPOSED:	23,096 SF
TOTAL OPEN SPACE PROPOSED:	44,114 SF

GENERAL NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- 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.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURE 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 RIGHT OF WAY.
- BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- 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.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- APPROXIMATE TIME OF ESTIMATED COMPLETION OF INFRASTRUCTURE: 18 MONTHS
- ALL ROAD IMPROVEMENTS AT SENATOR ROYALL DRIVE, ALEXANDER VILLAGE MAIN DRIVE, AND MALLARD CREEK CHURCH ROAD (SDRC-2019-00049) ARE TO BE COORDINATED WITH CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DIRECT VEHICULAR ACCESS TO MALLARD CREEK CHURCH ROAD, SENATOR ROYAL DRIVE AND ALEXANDER VILLAGE MAIN DRIVE FROM LOTS IS PROHIBITED.
- CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD CONDITIONS.
- 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 (704-336-4020) OR VISIT: HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION-STREET-MAINTENANCE/HOME.HTM
- PER SECTION 16-175(E) 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 (PCEs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL UTILITIES WILL BE UNDERGROUND EXCEPT FOR DUKE ENERGY POWER POLES.
- ALL ALLEYS WILL BE CAPABLE OF SUPPORTING 60,000 POUNDS AND SHALL PROVIDE 20' CLEAR FOR FIRE TRUCK ACCESS.
- SITE LIGHTING MUST BE A MINIMUM THIRTY (30) FEET AWAY FROM A TREE. IF PEDESTRIAN SCALE LIGHTING IS BEING USED, THEN LIGHTING MUST BE A MINIMUM OF FIFTEEN (15) FEET AWAY FROM A TREE, UNLESS APPROVED OTHERWISE BY THE CITY.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLSDM #50.05 (0' SIGNS ONLY).
- 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.
- DIMENSIONS ARE TO EOP (EDGE OF PAVEMENT) OR BOC (BACK OF CURB) UNLESS NOTED OTHERWISE.
- 401/404 PERMITS ARE NOT REQUIRED FOR THIS PROJECT (NO IMPACTS PROPOSED).
- 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.

BUILDING NOTES:

NUMBER OF STORIES: 3
SQUARE FOOTAGE ON EACH FLOOR: 680
TYPE OF CONSTRUCTION: WOOD
MINIMUM FIRE FLOW REQ'D: 1750 GPM

FIRE NOTES:

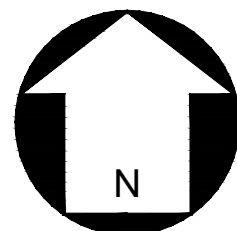
ALL FIRE TRUCK ACCESS ROADS SHOULD BE CAPABLE OF SUPPORTING 80,000 LBS. REFER TO SHEET L-700 FOR FIRE TRUCK TURNING MOVEMENTS AND FIRE HYDRANT TEST RESULTS.

UNITS WITHIN 15' OF THE PUBLIC

SIDEWALK TO BE 12-24" ABOVE OR BELOW:

• 20	• 46	• 55	• 113	• 123
• 21	• 50	• 60	• 114	• 126
• 22	• 51	• 61	• 115	• 127
• 23	• 52	• 62	• 116	• 128
• 24	• 53	• 77	• 117	• 129
• 25	• 54		• 118	
• 48	• 55			

NOTE:
NO PART OF THE BUILDING
WALL WILL ENCRACH INTO
THE SETBACK (TYP.)



REVISIONS:

No.	Date	By	Description
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SCALE: 1"=80'

FOURTH SUBMITTAL

VILLAGE AT RESEARCH PARK
W. MALLARD CREEK CHURCH ROAD
AT SENATOR ROYALL DRIVE

TAYLOR MORRISON
CHARLOTTE, NORTH CAROLINA

OVERALL
SITE PLAN



CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO.3599 SCL A: NO.211

Project Manager: KRT/LHC

Drawn By: MMS

Checked By: MDL

Date: 10/10/22

Project Number: 20054

Sheet Number:

L-101