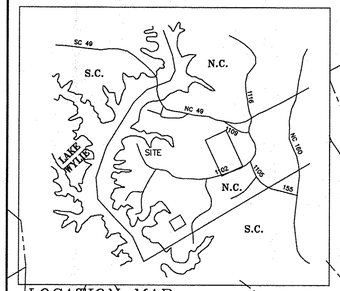


LOCATION MAP NOT TO SCALE

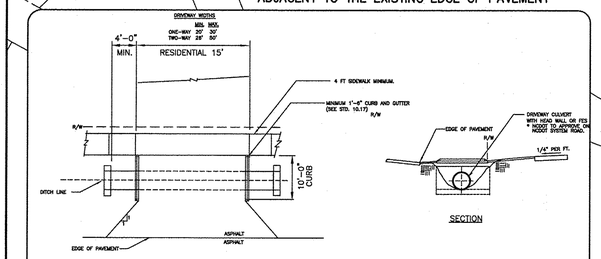
SDRSFR-2013-00014

CHARLOTTE.

SWM / DETENTION CITY ENGINEERING	N/A
DRAINAGE PLAN CITY ENGINEERING	*APPROVED* By Jordan Miller at 3:41 pm, Apr 18, 2013
EROSION CONTROL FOR A PRE-CONSTRUCTION MEETING 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY, CONTACT:	*APPROVED* By Jordan Miller at 3:45 pm, Apr 18, 2013 Jay Wilson at 704-517-1152
TREE ORDINANCE URBAN FORESTRY	*APPROVED* For Kelly Robertson
CDOT CHARLOTTE DEPT. OF TRANSPORTATION	*APPROVED* For Rick Grochoske

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 4/18/2013

NOTE:
ALL RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED OF ASPHALT OR CONCRETE FOR 30 FT ADJACENT TO THE EXISTING EDGE OF PAVEMENT



NOTE:
1. TO BE USED ON ROADS WITHOUT CURB AND GUTTER AND WHERE CURB AND GUTTER IS NOT BEING INSTALLED (MUST MEET BOTH CRITERIA).
2. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
3. USE OF THIS STANDARD FOR RESIDENTIAL DRIVEWAY CONSTRUCTION AT THE DISCRETION OF THE CITY ENGINEER ONLY.

NOT TO SCALE

CHARLOTTE.	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	COMMERCIAL/RESIDENTIAL TYPE IV DRIVEWAY STANDARD	STD. NO. 10.25F	REV.

P:\DWG\ TELLERCHAN PROPERTY\Construction Plans\2 - SITE PLAN.dwg, 4/5/2013 2:54:56 PM, CarlosRDiaz, 1:50

NOW OR FORMERLY
STEVEN TERRELL KNOTTS
TAX #217-201-82
DEED:13569-6

NOW OR FORMERLY
STEVEN TERRELL KNOTTS
KARLA HARPER KNOTTS
TAX #217-201-77
DEED:15741-868

NOW OR FORMERLY
STEVEN TERRELL KNOTTS
KARLA HARPER KNOTTS
TAX #217-201-87
DEED:15741-868

NOW OR FORMERLY
STEVEN TERRELL KNOTTS
TAX #217-201-48
DEED:8245-138

NOW OR FORMERLY
BRIAN GERBER &
VIRGINIA GERBER
TAX #217-201-49
DEED:9834-528

NOW OR FORMERLY
MARK MATHIASON &
GAYE MATHIASON
TAX #217-201-50
DEED:9834-528

NOW OR FORMERLY
BRYAN W. HILL &
PATSY RHODES
TAX #217-201-51
DEED:7403-883

TINNAHINCH ROAD
EXISTING 50' R/W
(NOT STATE MAINTAINED)

CORRADALE ROAD

HANES BEE LANE

NOW OR FORMERLY
N. WILLIAM SCHIFFLI &
KAREN S. KUMMER
TAX #217-201-77
DEED:19257-717

ST. CHARLES LANE

NOW OR FORMERLY
CAROLINA CENTERS LLC.
TAX #217-201-75
DEED:7606-475

YOUNGBLOOD ROAD NORTH
SR# 1102

MUNSON HILL ROAD
FUTURE 80' R/W

HERE AT LAST LANE

NOW OR FORMERLY
CAROLINA CENTERS LLC.
TAX #217-201-74
DEED:7606-475

NOW OR FORMERLY
RHEIN PALISADES LLC.
TAX #217-321-01
DEED:14573-594

NOW OR FORMERLY
WILLIAM M. BOYKIN &
KIM S. BOYKIN
TAX #217-322-05
DEED:16197-904

CATAWBA LAND
CONSERVANCY
DEED: 26996-479

CATAWBA LAND
CONSERVANCY
DEED: 27249-57
AND 26996-479

CATAWBA LAND
CONSERVANCY
TAX #217-322-17

NOW OR FORMERLY
RUBY C. BICKETT
TAX #217-322-02
DEED:18333-315

NOW OR FORMERLY
KENNETH M. BICKETT
& JEAN BICKETT
TAX #217-322-03
DEED:8653-302

NOW OR FORMERLY
WILLIAM W. DOGGETT, SR.
& MARY JO DOGGETT
TAX #217-322-04
DEED:21435-207

Lake Wylie

STREET CURVE TABLE							
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	PC	PT
C10	134.84'	203.42'	132.39'	N54°21'08"E	37°58'41"	6+85.01	2+19.04
C11	99.29'	316.90'	98.89'	N26°23'16"E	17°57'04"	5+76.22	6+75.50
C12	146.23'	145.14'	140.13'	N46°16'-28"E	57°43'37"	7+72.92	9+19.15
C13	86.52'	150.00'	85.32'	N18°59'23"E	33°02'49"	5+44.61	6+31.12

STREET LINE TABLE		
LINE	LENGTH	BEARING
L40	85.01	N73°20'29"E
L41	324.86	N30°21'48"E
L42	97.41	N17°24'43"E
L43	190.78	N70°58'20"E
L44	31.32	N35°31'48"E

LAKE ACCESS LOT CALCULATIONS
AREA OF INTERNAL LOTS WITHIN 450' OF LAKE: 145,541 SQ. FT.
145,541 SQ. FT. X 10% = 14,554 SQ. FT.
14,554 SQ. FT. < 20,000 SQ. FT.
THEREFORE NO LAKE ACCESS IS REQUIRED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.68	S70°01'32"E
L2	34.22	S74°28'48"E
L3	13.52	S44°14'07"E
L4	13.68	S7°31'7.41"E
L5	14.77	N69°03'55"E
L6	32.81	S80°14'28"E
L7	22.18	S83°49'41"E
L8	18.74	N86°12'56"E
L9	13.42	S41°52'09"E
L10	20.66	S77°13'40"E
L11	21.40	S82°35'35"E
L12	15.80	S32°33'06"E
L13	42.78	S84°47'22"E
L14	50.59	S53°41'29"E
L15	19.05	N09°29'18"E
L16	34.95	N33°06'48"E
L17	73.44	N33°06'48"E
L18	44.87	S02°42'59"W
L19	42.53	N09°44'11"E
L20	50.21	N00°12'09"E
L21	20.29	N03°28'11"W
L22	52.88	N31°28'26"E
L23	39.24	N31°28'26"E
L24	48.37	S80°56'34"E
L25	15.46	N00°51'31"E
L26	16.68	N43°04'07"E
L27	30.26	N56°23'36"E
L28	34.12	N00°47'05"W
L29	14.86	N31°34'30"E
L30	22.37	N22°47'39"E
L31	5.18	N35°42'39"E
L32	44.88	N45°21'39"E
L33	35.01	N33°03'39"E
L34	28.25	N13°52'39"E

100 YEAR FEMA FLOODLINE

100 YEAR FEMA FLOOD FRINGE LINE (ELEV. 572)

1.006 AC. 7B FPE 572.0
0.974 AC. 7A FPE 572.0
0.960 AC. 6B FPE 572.0
1.021 AC. 6A FPE 572.0
1.027 AC. 5B FPE 572.0
0.960 AC. 5A FPE 572.0
1.091 AC. 4 FPE 572.0
1.037 AC. 3 FPE 572.0
32.12 AC. 2 FPE 572.0
12.725 AC. 1

EXISTING PAVED DRIVE

UPON SUBSTANTIAL COMPLETION OF THE SEVEN HOME SITES, CONSTRUCT DRIVEWAY TO A WIDTH OF 16' FOR A DISTANCE OF 30' TO ALLOW FOR PASSING OF VEHICLES.

NOTE:
LOTS 4 THRU 7 WILL BE ACCESSED BY A COMMON DRIVE WHICH WILL BE RECORDED IN AN ACCESS EASEMENT ON THE FINAL PLAT.

RESIDENTIAL DRIVEWAY
16' TYPE IV CLOSH 10.25F TO BE SHARED BY LOTS 4-7. CONSTRUCT DRIVEWAY 16' WIDE FOR A DISTANCE OF 25' FROM THE EDGE OF PAVEMENT

EXISTING PAVEMENT

MUNSON HILL RESIDENTIAL DRIVEWAYS 15' TYPE IV CLOSH 10.25F (TYP.)

RESIDENTIAL DRIVEWAY 15' TYPE IV CLOSH 10.25F

ADDITIONAL DEDICATED RIGHT-OF-WAY 0.066 ACRES

ADDITIONAL DEDICATED RIGHT-OF-WAY 0.004 ACRES

AREA OF ADDITIONAL PAVEMENT

35'x35' SIGHT TRIANGLE(TYP.)

10'x70' SIGHT TRIANGLE(TYP.)

50' SWIM/TENNIS EASEMENT

50' UNDISTURBED BUFFER

50' UNDISTURBED WATER

ORANGE FENCING

TREESAVE 1.13 AC.

CALL NC ONE CALL SYSTEM BEFORE YOU DIG
1-800-632-4949
AVOID UTILITY DAMAGE

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CMUD SPECIFICATIONS.
4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

INDEX OF SHEETS

SHEET 1 SITE PLAN
SHEET 2 DRAINAGE PLAN
SHEET 3 DRAINAGE AREA MAP
SHEET 4 EROSION CLEARING
SHEET 5 EROSION CONTROL PLAN
SHEET 6 TREESAVE & TREE PLANTING PLAN
SHEET 7 DETAIL SHEET
SHEET 8 ROADWAY IMPROVEMENT PLAN
SHEET 9 CROSS-SECTION DETAIL
SHEET 10 YOUNGBLOOD ROAD NORTH
SHEET 11 MUNSON HILL ROAD

SPRUCEWOOD LANE

GENERAL NOTES

A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS. FOR SUCH APPROVAL TO REMAIN VALID BEYOND THREE, WORK ON THE SITE IN FURTHERANCE OF THE PLAN IS REQUIRED.

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.

THE DEVELOPER SHALL MAINTAIN THE STREAMBED 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.

ALL ROAD IMPROVEMENTS AT YOUNGBLOOD ROAD NORTH, AND MUNSON HILL ROAD TO BE COORDINATED WITH CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

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 COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

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 OWNER.

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

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

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY 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.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON CURB.

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.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (S.D.E.) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.

DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 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.

SLOPES SHALL GRADE NO STEEPER THAN 2:1.

C.O.S. – COMMON OPEN SPACE

ALL CURB AND R/W RADIUS DIMENSIONS ARE 25' UNLESS SHOWN OTHERWISE.

COMMON OPEN SPACE TO BE MAINTAINED BY THE OVERLOOK AT LAKE WYLIE HOMEOWNERS ASSOCIATION.

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

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

ALL TOPOGRAPHY IS FROM AERIAL SURVEY.

THIS PROPERTY IS SHOWN ON THE FEMA FIRM PANEL #3701582616E.

FPE – FLOOD PROTECTION ELEVATION

TREE SAVE AREA

THE PROPERTY LINE ALONG LAKE WYLIE FOLLOWS THE DUKE POWER PROJECT LIMITS FOR LAKE WYLIE (570 ELEVATION CONTOUR).

IF THE EXISTING STREET IS MAINTAINED BY NCDOT, A NCDOT ENCROACHMENT AGREEMENT IS REQUIRED FOR THE PROPOSED IMPROVEMENTS (CONTACT NCDOT, 704-596-6900).

GENERAL NOTES

TAX PARCEL #'S. 217-322-08, 07, 10, 11, 18
GROSS SITE AREA: 26.139 AC.
LESS DEDICATED R/W: 0.07 AC.
NET SITE AREA: 26.069 AC.

ZONING: R5
LOTS ALLOWED – 130
LOTS PROPOSED – 9
TYPICAL LAKEFRONT LOT WIDTH 100 FT.

TREE SAVE CALCULATIONS
NET TOTAL SITE AREA = 26.069 AC.
TOTAL TREE SAVE AREA REQUIRED = 2.61 AC. (10% NET AREA)
TOTAL TREE SAVE AREA PROVIDED = 2.64 AC.

R5 ZONING
MIN. LOT SIZE – 6,000 SF
MIN. LOT WIDTH – 50 FT.
MIN. FRONT SETBACK – 20'
SIDEYARD – 5'
REAR YARD – 35'
NOTE: MAXIMUM BUILDING COVERAGE SHALL BE IN ACCORDANCE WITH TABLE 9.205(1)(i) OF THE ZONING ORDINANCE.

LOWER LAKE WYLIE WATERSHED OVERLAY CRITICAL AREA:
MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR LOW DENSITY (LOTS 2–9):
NET SITE AREA: 13.344 AC.
2.669 AC. (116,253 SF)20%
IMPERVIOUS AREAS:
SIDEWALKS – 0 SF
STREETS – 3,848 SF
PRIVATE DRIVEWAY – 18,000 SF
TOTAL – 21,848 SF
IMPERVIOUS AREA REMAINING FOR LOTS – 2.17 AC. (94,405 SF)
LOT 2 – 20,000 SF
LOTS 3 – 8,615 S.F.
LOTS 4 THRU 9 – 10,965 S.F.

LOT 1 WILL BE SUBJECT TO THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE.

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

NO.	DATE	REVISION	BY
9	4/17/13	ADDED DRIVEWAY NOTES PER CDOT AND NCDOT	BTG
8	2/11/13	DELETED SIDEWALK AND DRIVEWAY PIPES FOR LOTS 1 & 2	BTG
7	6/24/11	PER CMPC AND CITY ENGINEERING REDLINES	BTG
6	5/11/11	REVISED LOTS PER CLIENT	BTG
5	09/04/08	ADDED ADDRESSES	JRB
4	3/25/08	REVISED PER CMPC COMMENTS	AWW
3	2/15/08	REVISIONS PER CDOT COMMENTS	DC
2	11/27/07	PER CLIENT & CITY OF CHARLOTTE	AWW
1	10/26/07	PER CITY ENGINEER AND CLIENT	DEM

SHEET TITLE
SITE PLAN

PROJECT
THE OVERLOOK AT LAKE WYLIE
CITY OF CHARLOTTE ETJ, MECKLENBURG COUNTY, NC
FOR: DOCHAS POINT, LLC

SEAL 14906 — ENGINEER — MARC ANTHONY HOULE — 4/17/13

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)

PROJECT NO. 200–16
SCALE 1"=100'
DATE 7/19/07
DRAWN BY DEM
CHECKED BY MAH
DRAWING NO. 200–16
SHT 1 OF 11 SHTS