NOTE:
A 30' MINIMUM COMMON OPEN SPACE ADJACENT TO THE R/W OF YOUNGBLOOD ROAD SHALL MEET THE REQUIREMENTS OF SECTION 12.308 OF THE ZONING ORDINANCE. THE COMMON OPEN SPACE SHALL CONTAIN A MINIMUM 4' HIGH BERM OR WALL/FENCE AND PLANTINGS CONSISTING OF 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET. AREAS QUALIFIED AS TREE SAVE, SHALL REQUIRE ONLY 20 SHRUBS PER 100 LINEAR FEET.

Youngblood Rd – SR 1102

5' SIDEWALK W/ 8' PLANTING STRIP (TYP)

DEVELOPER TO DEDICATE 30' OF R/W TO NCDOT FROM THE CENTER LINE OF YOUNGBLOOD ROAD

149 S.F. TO BE DEDICATED TO NCDOT AS PUBLIC R/W

SIDEWALK EASEMENT 2' BEHIND SIDEWALK

NOW OR FORMERLY
JACK CLIFFORD AUSTIN, SR.
& MAE AUSTIN
DB 1531 PG 621
TAX ID #217-291-02

ZONING: R–3
RESIDENTIAL

NOW OR FORMERLY
JACK CLIFFORD AUSTIN, SR.
& MAE AUSTIN
DB 1521 PG 621
TAX ID #217-051-12

STOP SIGN

SIDEWALK EASEMENT 2' BEHIND SIDEWALK

5' SIDEWALK W/ 8' PLANTING STRIP (TYP)

5' BICYCLE LANE

ZONING: R–3
RESIDENTIAL

MONTREAUX

INDEX OF SHEETS

SHEET 1 SITE PLAN
SHEET 2 DRAINAGE PLAN
SHEET 3 DRAINAGE AREA PLAN
SHEET 4 GRADING PLAN
SHEET 5 PRE DEVELOPMENT PLAN
SHEET 6 POST DEVELOPMENT PLAN
SHEET 7 SAND FILTER BASIN DETAIL
SHEET 8 CLEARING PHASE EROSION CONTROL PLAN
SHEET 9 EROSION CONTROL PLAN
SHEET 10 FINAL GRADING PHASE EROSION CONTROL PLAN
SHEET 11 TREE PLANTING PLAN
SHEET 12 DETAIL SHEET #1
SHEET 13 DETAIL SHEET #2
SHEET 14 DETAIL SHEET #3
SHEET 15 ROADWAY IMPROVEMENT AND STRIPING PLAN #1
SHEET 16 ROADWAY IMPROVEMENT AND STRIPING PLAN #2
SHEET 17 SECTION + TRAFFIC CONTROL PLAN #1
SHEET 18 SECTION + TRAFFIC CONTROL PLAN #2
SHEET 19 ROADWAY SECTION DETAILS #1
SHEET 20 ROADWAY SECTION DETAILS #2
SHEET 21 ROADWAY SECTION DETAILS #3
SHEET 22 YOUNGBLOOD ROAD
SHEET 23 MCKEE ROAD
SHEET 24 AULLICIN COURT, MCKEE RIDGE DRIVE

SDRSF-2013-00046

CHARLOTTE.

FINAL APPROVAL

http://development.charmeck.org

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

APPROVED
By Mark Chapman at 3:59 pm, Apr 14, 2014

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

APPROVED on behalf of Kelly Robertson
By Mark Chapman at 3:34 pm, Apr 15, 2014

CDOT

APPROVED on behalf of Candice Leonard
By Mark Chapman at 4:00 pm, Apr 14, 2014

PLANNING
UMUDD / MUDD / PED / TOD

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 4-14-2014

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.

AULLICIN COURT (50' R/W)

RUDENCE LANE (40' R/W)

MCKLIN PHASE 2

MCKEE RIDGE DRIVE

AULLICIN COURT

TREE SAVE/NATURAL AREA

COS 0.58 AC.

COS 0.35 AC.

COS 0.23 AC.

COS 0.89 AC.

COS 0.31 AC.

1.67 AC.

1	8,108 SF	
2	8,105 SF	
3	8,102 SF	
4	8,100 SF	
5	8,204 SF	
6	8,902 SF	ORANGE PROTECTION FENCING(TYP.)
7	8,835 SF	
8	8,521 SF	
9	8,224 SF	
10	8,181 SF	
11	8,137 SF	
12	8,177 SF	
13	8,233 SF	
14	8,844 SF	
15	9,038 SF	
16	8,296 SF	
17	8,100 SF	
18	8,100 SF	
19	8,100 SF	
20	8,100 SF	
21	9,203 SF	5' SIDEWALK W/ 8' PLANTING STRIP (TYP)
22	8,748 SF	
23	9,464 SF	
24	8,125 SF	
25	8,750 SF	

ORANGE PROTECTION FENCING(TYP.)

45' REAR YARD

30' REAR YARD

FRONT SETBACK–32' FROM BOC

10' SETBACK

NOW OR FORMERLY:
ERIC WEBNER AND KATHRYN L WEBNER
L1 MB: 28-272
DB: 25596-212
Parcel ID#: 21728113

ZONING: R–3
VACANT

NOW OR FORMERLY
DANIEL B. DAYWALT
DB 27491 PG 649
TAX ID #217-051-07

NOTE: 30' MINIMUM COMMON OPEN SPACE ADJACENT TO THE R/W OF MCKEE ROAD SHALL MEET THE REQUIREMENTS OF SECTION 12.308 OF THE ZONING ORDINANCE. THE COMMON OPEN SPACE SHALL CONTAIN A MINIMUM 4' HIGH BERM OR WALL/FENCE AND PLANTINGS CONSISTING OF 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET. AREAS QUALIFIED AS TREE SAVE, SHALL REQUIRE ONLY 20 SHRUBS PER 100 LINEAR FEET.

MCKEE ROAD S.R. 1100 (60' R/W PER DEED 2276–398)

NOW OR FORMERLY
SPRINGSTEEN PROPERTIES, LLC
DB 19628 PG 477
TAX ID #217-051-10

ZONING: R–3
RESIDENTIAL

SOUTHERN TRACE

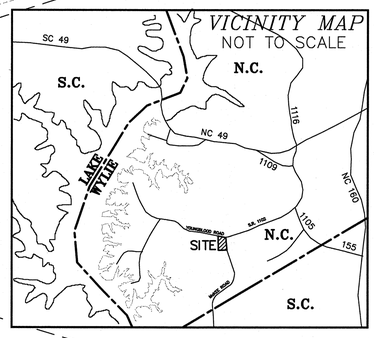
211 212 210 213 214 215 216

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	105.96	N79°11'35"E
L2	63.56	N07°37'24"W
L3	363.44	N09°25'49"E
L4	365.43	N84°05'07"E

CENTERLINE CURVE TABLE						
CURVE	BEARING	CHORD	RADIUS	LENGTH	PC	PT
C1	N26°07'05"E	277.01	225.00	299.04	5+16.83	8+15.87
C2	N87°49'44"E	42.58	150.00	43.71	8+58.60	9+30.32
C3	S86°09'09"E	420.01	150.00	75.53	3+83.43	3+75.90

PCCO Summary

Original Parcel ID Number(s):	217–281–04	
Development Type:	Single Family	
Subject to PCCO? Y/N	Yes	
If NO, why?:		
Watershed:	Central Catawba	
Disturbed Area (ac.):	7.67	
Site Area (ac.)	8.99	
	DA#1	DA#2
Total on-site Drainage Area (ac.):	7.32	
Existing Built–upon–area (SF):	0	
Existing BUA to be removed (SF):	0	
Existing BUA to remain (SF):	0	
Proposed new BUA (SF):	128,097	
Proposed % BUA:	40.2%	
Density (High/Low)	High	
Total Post–Project BUA for site:	138,127 SF	
Development of Redevelopment?	Development	
Natural Area Required (ac.):	1.57 Ac.(17.5%)	
Natural Area Provided, total (ac.):	1.58 Ac.(17.5%)	
Undisturbed Treed Natural Area Preserved(ac)	1.58 ac.	
Total Stream Buffer protected on–site (ac.):	N/A	
Transit Station Area? Y/N	No	
Distressed Business District? Y/N	No	
Mitigation Type (if applicable)	N/A	
Natural Area Mitigation? Y/N	No	
Buffer Mitigation? Y/N	No	
Total Phosphorous Mitigation? Y/N	No	



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.

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.

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 NEED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

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.

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.

DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS 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.

DIRECT VEHICULAR ACCESS TO YOUNGBLOOD ROAD FROM LOT 14 & 15 IS PROHIBITED.

DIRECT VEHICULAR ACCESS TO McKEE ROAD FROM LOTS 1, 15–21, 25 IS PROHIBITED.

ALL ROAD IMPROVEMENTS TO McKEE ROAD AND YOUNGBLOOD ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND NCDOT PRIOR TO CONSTRUCTION.

SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.

C.O.S. – COMMON OPEN SPACE

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

COMMON OPEN SPACE TO BE MAINTAINED BY MCKEE RIDGE HOMEOWNERS ASSOCIATION.

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

BEGIN CONSTRUCTION IN 2014. APPROXIMATELY 3 YEARS TO FULL BUILD OUT.

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

ALL ON SITE TOPOGRAPHY IS FROM MECKLENBURG COUNTY GIS.

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

WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY CHARLOTTE MECKLENBURG UTILITIES.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO 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 STREET RIGHT–OF–WAY.

ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOTS ADJACENT TO THE 100+1 STORMWATER ELEVATION LINE SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE. (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS.)

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 (704–336–4025) OR VISIT: http://www.charmeck.org/Departments/Transportation/Street+Maintenance/Home.htm

CONTRACTORS OPERATING GRADING EQUIPMENT SHOULD BE INSTRUCTED NOT TO OPERATE WITHIN 25 FT OF THE POLES OR TOWERS AND TO MAINTAIN A 4:1 SLOPE OR FLATTER. NO SPOIL DIRT IS TO BE PLACED WITHIN THE DUKE R/W LIMITS.

ANY DAMAGE TO THE LINE AND CLAIMS DUE TO THE DAMAGE IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.

DUKE ENERGY RESTRICTIONS PROHIBIT, WITHIN THE RIGHT–OF–WAY, TREES THAT EXCEED 15 FT AT MATURITY OR LIGHTS THAT EXCEED 15 FT.

NO FENCES ARE PERMITTED WITHIN THE DUKE ENERGY R/W LIMIT THAT RUNS PARALLEL WITH THE DUKE R/W. THESE FENCES ARE NOT PERMITTED ONCE THE HOMES ARE BUILT ON THESE LOTS.

PROPER CLEARANCES MUST BE MAINTAINED. IF ANY CONSTRUCTION WORK BY DUKE ENERGY IS REQUIRED TO MAINTAIN PROPER CLEARANCES, THE COST WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

NCDOT WILL NOT MAINTAIN STORM DRAINAGE PIPES OUTSIDE OF THE ROAD RIGHT–OF–WAY

NO DEMOLITION LANDFILLS WILL BE CONSTRUCTED ON THIS SITE

DEVELOPMENT DATA

TAX PARCEL NO.: 217–281–04
ZONING: R–3 CLUSTER WITH TREE INCENTIVES
PROP. DENSITY: 25 LOTS/8.99 AC. = 2.78 LOTS/ACRE

TOTAL SITE AREA:	8.99 AC.
COMMON OPEN SPACE:	2.57 AC. (28.59%)
TREESAVE AREA:	1.59 AC. (17.69%)
(TREE SAVE IN COMMON OPEN SPACE: 0.90 AC.(10.00%))	
TOTAL LOTS:	25 LOTS
TYPICAL LOT SIZE:	60'x135'
MIN. LOT AREA:	8,000 s.f.*
MIN. LOT WIDTH:	60'*
MIN. FRONT SETBACK:	32' FROM BACK OF CURB
MIN. SIDEYARD:	5'*
MIN. SIDEYARD CORNER LOT:	10'
MIN. REARYARD:	30' INTERIOR/45' EXTERIOR*

* R–3 CLUSTER PER TREE ORDINANCE INCENTIVES

MAXIMUM IMPERVIOUS AREA PER LOT: 3,500 SF

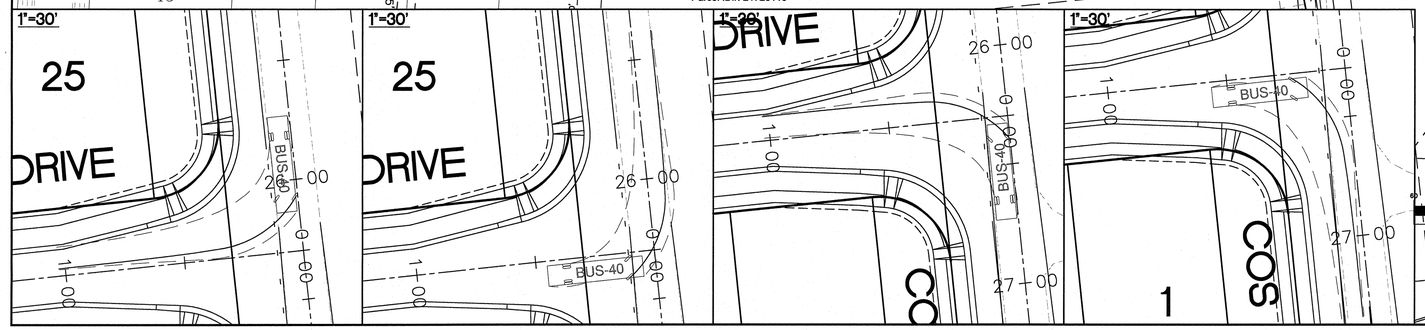
MAX BUILDING COVERAGE PER LOT
UP TO 4,000 SF LOT = 50%
4,001 – 8,500 SF LOT = 45%
8,501 – 15,000 SF LOT = 40%
15,001 OR GREATER SF LOT = 30%

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 FLAGS, 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.

THIS PLAN IS A FINAL DESIGN–NOT RELEASED FOR CONSTRUCTION UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: _____ INITIALS / 3/31/14 DATE

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



NO.	DATE	REVISION	BY

SHEET TITLE
SITE PLAN

PROJECT
MCKEE RIDGE
STEELE CREEK TWSP, MECK CO, NC.(CHARLOTTE ETJ)
FOR: KNOTTS DEVELOPMENT GROUP

PROJECT NO.
SCALE 1"=60'
DATE 10/24/13
DRAWN BY BTG
CHECKED BY MAH
DRAWING NO. 234–24
SHT 1 OF 24 SHTS

SEAL 14906 — REGISTERED PROFESSIONAL ENGINEER — MARC ANTHONY MAH — 3/31/14

YARBROUGH–WILLIAMS & HOULE, INC.
Planning ◦ Surveying ◦ Engineering
700 Windsor Oak Court (28270) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)
NC Corporate Registration #C–0476

P:\PROJECTS\MCKEE RIDGE\CONSTRUCTION\CIVIL PLANS.dwg 3/31/2014 7:46:08 AM USER=Mark TEXT=0