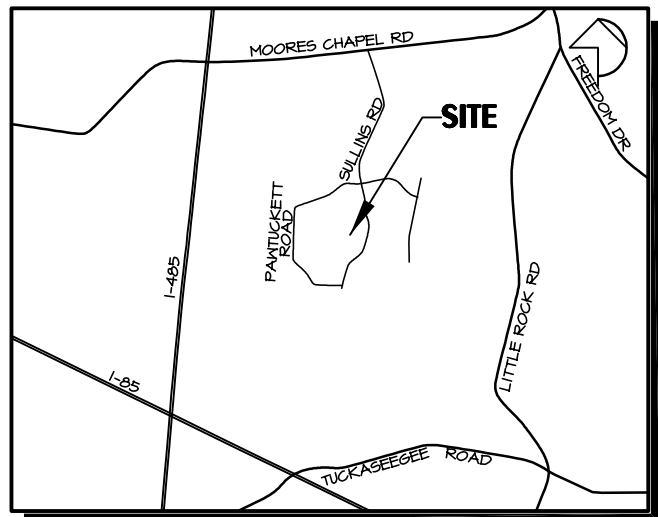




VICINITY MAP NTS

DEVELOPMENT DATA (ORIGINAL)

TAX PARCEL NO.: 055-418-14, 055-408-01 & 02, 055-421-34 (PORTION)
ZONING CLASSIFICATION: R-4 (DEVELOPED AS R-5 CLUSTER*)
LOVER LAKE WYLLIE WATERSHED OVERLAY - PA
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ACREAGE: 24.74 AC
NO. OF UNITS ALLOWED BY ZONING: 24.74 x 4 = 118
AREA IN EASEMENTS/ROAD: 1.50 AC
NET TOTAL SITE AREA: 22.38 AC

TREE SAVE REQUIRED: 10% x 22.38 AC = 2.23 AC
TREE SAVE PROPOSED: 5.92 AC (26.45%)
ADDITIONAL LOTS FOR 10% TREE INCENTIVE IN COS: 5.92 AC x 4 = 23 LOTS
NO. OF UNITS ALLOWED / PROPOSED: 118 + 23 = 141 / 100
COMMON OPEN SPACE REQUIRED: 10% x 24.74 AC = 2.47 AC
COMMON OPEN SPACE PROVIDED: 13.23 AC = 44.49%

R-4 CLUSTER LOT DATA:
(LOTS 17-24, 31, 32, 41-56, 66-75, 95, 96, 100)
MIN. LOT SIZE = 6,000 SF
MIN. LOT WIDTH = 50'
MIN. SETBACK = 20'
MIN. SIDE YARD = 5' EXTERNAL, 3' INTERNAL*

R-5 CLUSTER LOT DATA:
MIN. LOT SIZE = 4,500 SF
MIN. LOT WIDTH = 40'
MIN. SETBACK = 20'
MIN. SIDE YARD = 3' INTERNAL*

R-5 CLUSTER LOT DATA:
MIN. LOT SIZE = 4,500 SF
MIN. LOT WIDTH = 40'
MIN. SETBACK = 20'
MIN. SIDE YARD = 3' INTERNAL*

* TREESAVE INCENTIVE IV SPECIMEN TREES

24% IMPERVIOUS AREA ALLOWED: 24 x 24.74 AC = 5.94 AC
IMPERVIOUS AREA USED ON ROADS AND SIDEWALKS = 2.31 AC
EXIST IMPERVIOUS AREA TO BE REMOVED (BLDG & CART PATH) = 0.41 AC
IMPERVIOUS AREA AVAILABLE TO LOTS = 4.76 + 0.41 AC = 5.25 AC
100 LOTS / 5.25 AC = 2.29 SF/LOT
THE MAXIMUM IMPERVIOUS AREA IS 2,293 SF PER LOT

STORM DRAINAGE SCHEDULE

FROM	TO	SLOPE	LENGTH	DIA.	STRUCTURE	FROM	STRUCTURE TO
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Y11	FES 18	2.00	8.00	24	690.86	698.57	698.41
HW 17	MH 18	3.00	8.0	30	664.00	668.0	663.76
MH 18	FES 19	1.20	88.0	30	659.86	658.72	658.72

SEE CLOUDNOT STDs FOR STORM DRAINAGE STRUCTURES

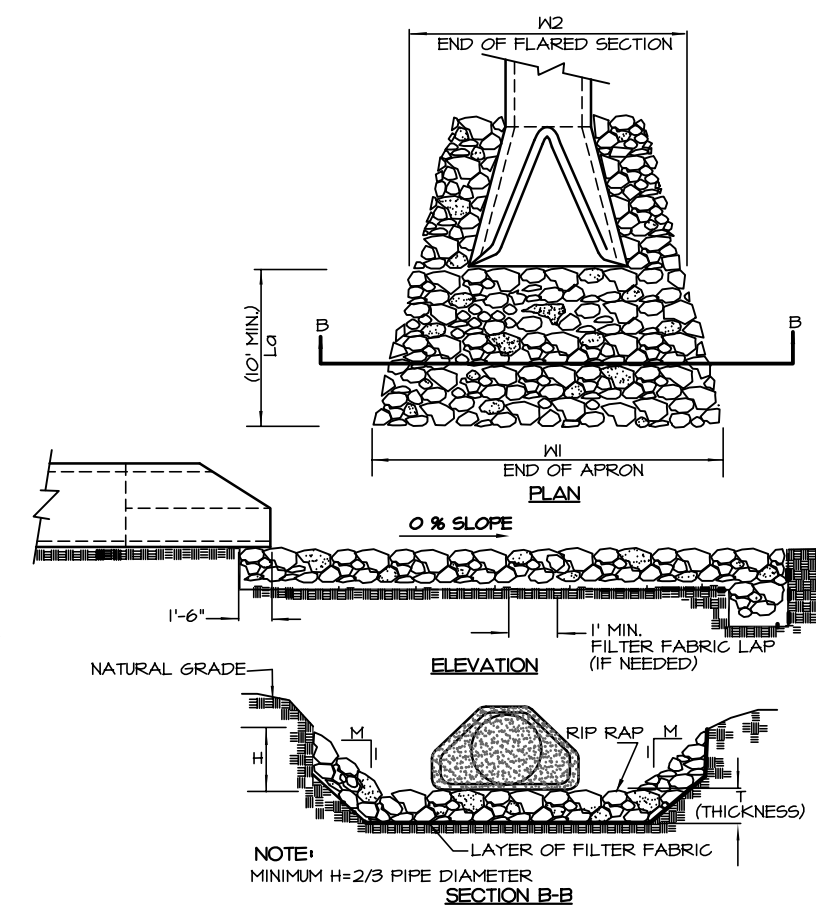
GENERAL NOTES

1. THE PURPOSE OF THIS REVISION IS TO ALLOW FOR AN OVERFLOW FROM Y11 TO FLOW IN THE EXISTING DITCH TO HW 17 TO ACCOMMODATE THE VOLUME THAT CANNOT BE HANDLED IN THE EXISTING STORM PIPE FROM Y11 TO MH 2. HW 17 TO FES 18 WILL BE REMOVED AND UP-SIZED FROM A 24" RCP TO A 30" RCP. NO LOTS OR ROADWAYS HAVE BEEN AFFECTED BY THESE REVISIONS.

GENERAL NOTES:

1. CLASS OR MEDIAN SIZE OF RIPRAP AND LENGTH, WIDTH AND DEPTH OF APRON TO BE DESIGNED BY THE ENGINEER.
2. REFER TO THE CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR RIPRAP APRON DESIGN STANDARDS.
3. RIPRAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
4. THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE RAISED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
5. THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1.
6. ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
7. THE PLACING OF FILL EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
8. NO BIRDS OR GROVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
9. FILTER FABRIC SHALL BE INSTALLED ON COMPACTED SUBGRADE PRIOR TO PLACEMENT OF RIP RAP.
10. ANY DISTURBED AREA FROM END OF APRON TO RECEIVING CHANNEL MUST BE STABILIZED.

USE USDA NOMOGRAPH FROM NC SEDIMENT AND EROSION CONTROL MANUAL OR CHARLOTTE MECKLENBURG STORM WATER DESIGN MANUAL FOR DESIGN DATA.



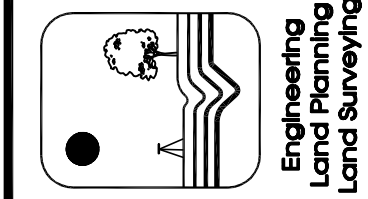
OUTLET	CFS	PIPE DIA. (IN)	APRON LENGTH (FT)	BOTTOM WIDTH (FT)	TOP WIDTH (FT)	DEPTH (FT)	HEIGHT (FT)	STONE SIZE (IN)
FES 18	15.62	24"	12.0	4.0	6.0	9"	12"	4" STONE

DESIGN (SEE FIG. 6-10 & 6-11 NC SEDIMENT AND EROSION CONTROL MANUAL)
DRAIN = 13 x 100, T = 15 x 100

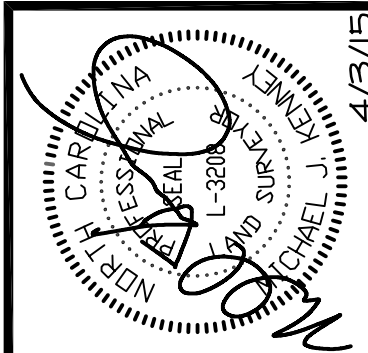
RIPRAP APRON AT PIPE OUTFALLS OTHER THAN AT SWIM
CLD STD # 20.23

KENNEY DESIGN GROUP, PA

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CHARLOTTE, NORTH CAROLINA 28204
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EMAIL: KENNEY@KENNEYDESIGN.COM



Revisions:
1. 6/18/15 REVISED PER CED REVIEW COMMENTS



Scale: 1" = 60'
Date: 4/7/15
Drawn By: MK
Designed By: JPS
Job No.: 1706

Storm Drainage Revision
Lakewood Ridge
City of Charlotte, Mecklenburg County, North Carolina
LGI HOMES, 2670 S. Tryon St., Ste F, Charlotte, NC 28207

Sheet No. 1 of 1



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.

FINAL APPROVAL

SDRSFR-2015-00021

APPROVED

By Mark Chapman at 10:52 am, Jul 14, 2015

REVISION

APPROVED FOR CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 7-28-2015