

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 8-20-2015



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

APPROVED
By Brendan Smith at 1:07 pm, Aug 20, 2015

APPROVED

APPROVED

APPROVED

OWNER/DEVELOPER

Sardis Road Land Company, LLC
PO Box 23755
Charlotte, NC 28227
704.201.8859
Curt Simonini

CIVIL ENGINEER

LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
704.333.0325
Marc Momsen, PE

LANDSCAPE ARCHITECT

LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
704.333.0325
David Booth

Charlotte Water Tracking Number:			600-15-542
Water Lines to be Permitted			
Size	Material	Length	
3"	PVC	510	
	Total LF	510	

Issuing Project Permit Number: _____

Date: _____

Signing Official: _____

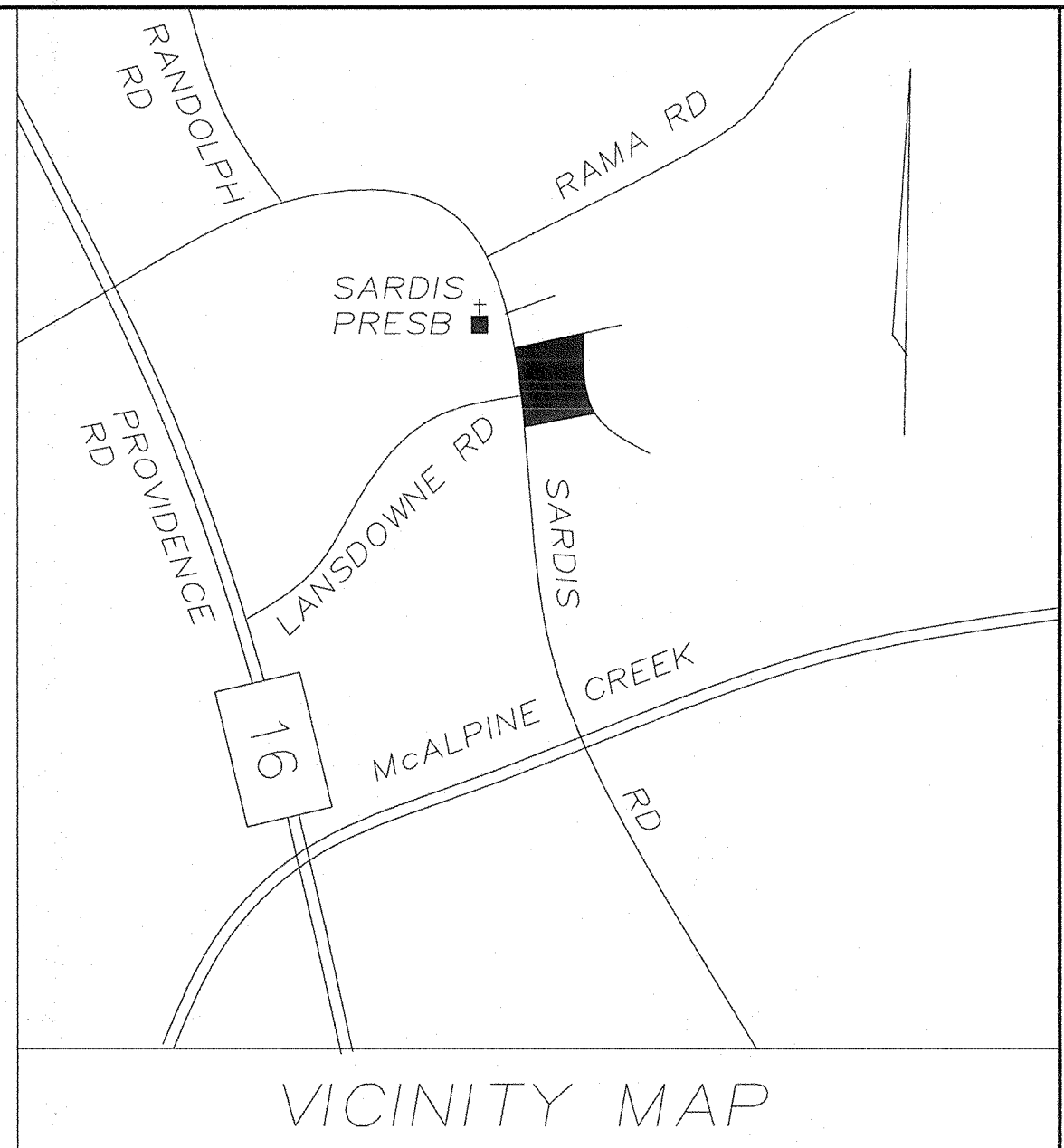
Title: _____

APPLY FOR CLTWATER TO MAKE SERVICE
CONNECTIONS TO EXISTING PUBLIC WATER
AND SEWER MAINS THROUGH THE NEW
SERVICES SECTION. THE DEVELOPERS
CONTRACTOR IS NOT AUTHORIZED TO MAKE
THE WATER AND SEWER SERVICE CONNECTIONS

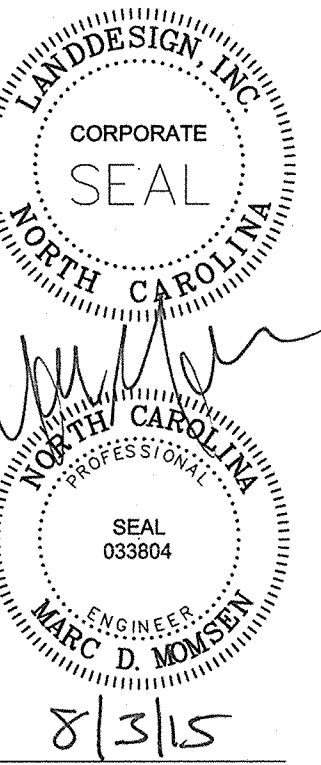
SHADY KNOLL SINGLE FAMILY SUBDIVISION

SARDIS ROAD
CHARLOTTE, NC

Sheet Number	Sheet Title	City Submittal 1	City Submittal 2	City Submittal 3	City Submittal 4	Private Water Submittal	Private Water Submittal 2
C0.0	COVER SHEET	02-26-15	06-02-15	07-09-15	08-03-15		
C1.0	EXISTING CONDITIONS	02-26-15	06-02-15	07-09-15	07-09-15		
C1.1	DEMOLITION PLAN	02-26-15	06-02-15	07-09-15	07-09-15		
C2.0	PHASE 1 EROSION CONTROL	02-26-15	06-02-15	07-09-15	07-09-15		
C2.1	PHASE 2 EROSION CONTROL	02-26-15	06-02-15	07-09-15	07-09-15		
C2.2	PHASE 3 EROSION CONTROL	02-26-15	06-02-15	07-09-15	07-09-15		
C2.3	EROSION CONTROL DETAILS	02-26-15	06-02-15	07-09-15	07-09-15		
C2.4	EROSION CONTROL DETAILS	02-26-15	06-02-15	07-09-15	07-09-15		
C3.0	LAYOUT PLAN	02-26-15	06-02-15	07-09-15	07-09-15		
C3.1	SITE ACCESS PLAN	-	06-02-15	07-09-15	08-03-15		
C3.2	SARDIS DRIVEWAY ISD PLAN	-	06-02-15	07-09-15	07-09-15		
C3.3	CHEVRON DRIVEWAY ISD PLAN	-	06-02-15	07-09-15	07-09-15		
C3.4	SITE DETAILS	02-26-15	06-02-15	07-09-15	07-09-15		
C3.5	SITE DETAILS	02-26-15	06-02-15	07-09-15	07-09-15		
C3.6	TRAFFIC CONTROL DIAGRAMMS	-	06-02-15	07-09-15	07-09-15		
C4.0	GRADING PLAN	02-26-15	06-02-15	07-09-15	07-09-15		
C5.0	STORM DRAINAGE PLAN	02-26-15	06-02-15	07-09-15	07-09-15		
C5.1	ROAD PLAN AND PROFILE	02-26-15	06-02-15	07-09-15	07-09-15		
C5.2	STORM DETAILS	02-26-15	06-02-15	07-09-15	07-09-15		
C5.3	STORM DETAILS	02-26-15	06-02-15	07-09-15	07-09-15		
C5.4	PRE DEVLOPED STORMWATER MAP	02-26-15	06-02-15	07-09-15	07-09-15		
C5.5	POST DEVELOPED STORMWATER MAP	02-26-15	06-02-15	07-09-15	07-09-15		
C5.6	BMP PLAN	02-26-15	06-02-15	07-09-15	07-09-15		
C6.0	UTILITY PLAN	02-26-15	06-02-15	07-09-15	07-09-15	03-31-15	05-22-15
C6.1	SANITARY PLAN AND PROFILE	02-26-15	06-02-15	07-09-15	07-09-15	03-31-15	05-22-15
C6.2	UTILITY DETAILS	02-26-15	06-02-15	07-09-15	07-09-15	03-31-15	05-22-15
C6.3	UTILITY DETAILS	02-26-15	06-02-15	07-09-15	07-09-15	03-31-15	05-22-15
C7.0	LANDSCAPE PLAN	02-26-15	06-02-15	07-09-15	07-09-15		
C7.1	TREE SAVE EXHIBIT	02-26-15	06-02-15	07-09-15	07-09-15		
C7.2	LANDSCAPE DETAILS	-	06-02-15	07-09-15	07-09-15		
C8.0	RESERVED - WALL PLANS	-	-	07-09-15	08-03-15		



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Not for Construction
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Issued for Pricing
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☒ ☒ ☒ ☐

SHADY KNOLL
SINGLE FAMILY RESIDENTIAL
COVER SHEET

REVISIONS:
02-26-15 - SUBVISION SUBMITTAL 1
03-31-15 - CHARLOTTE WATER SUBMITTAL 1
05-21-15 - CHARLOTTE WATER SUBMITTAL 2
06-02-15 - SUBVISION SUBMITTAL 2
07-09-15 - SUBVISION SUBMITTAL 3

DATE: 08/03/15
DESIGNED BY: MDH
DRAWN BY: MDH
CHECKED BY: NLD
SCALE: NTS
PROJECT #:
SHEET #:
C0.0

DEVELOPMENT SUMMARY:

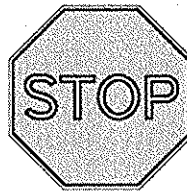
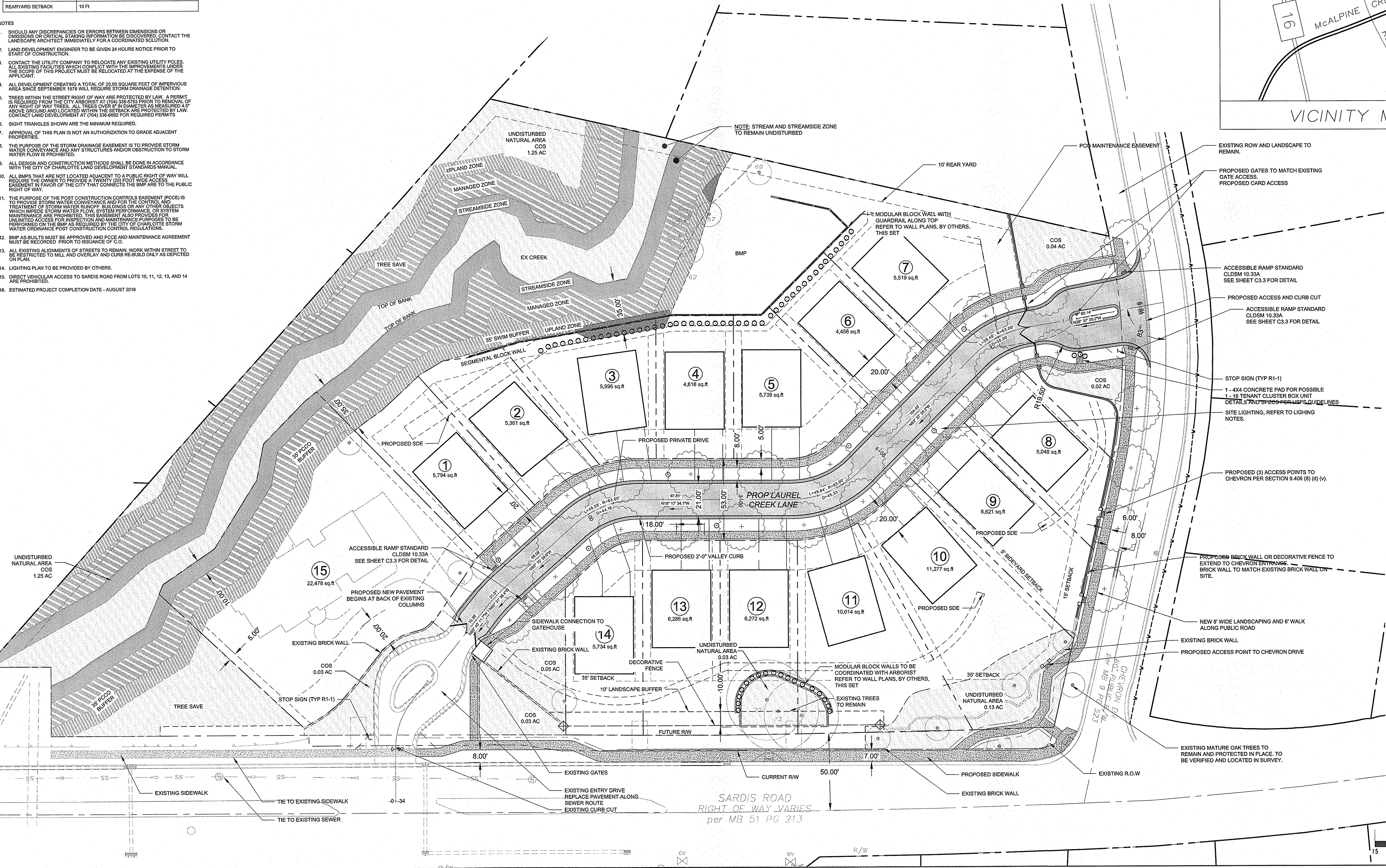
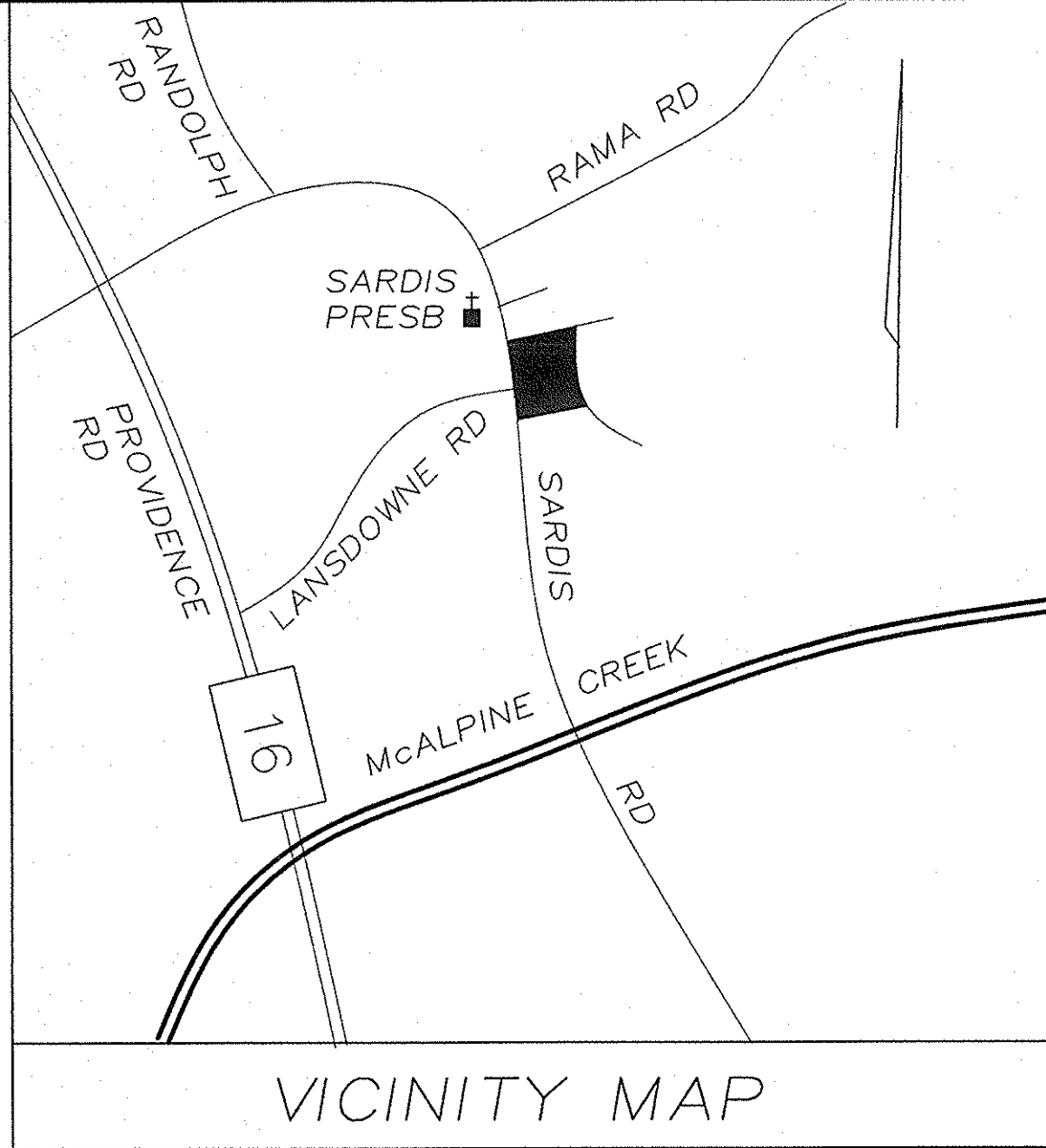
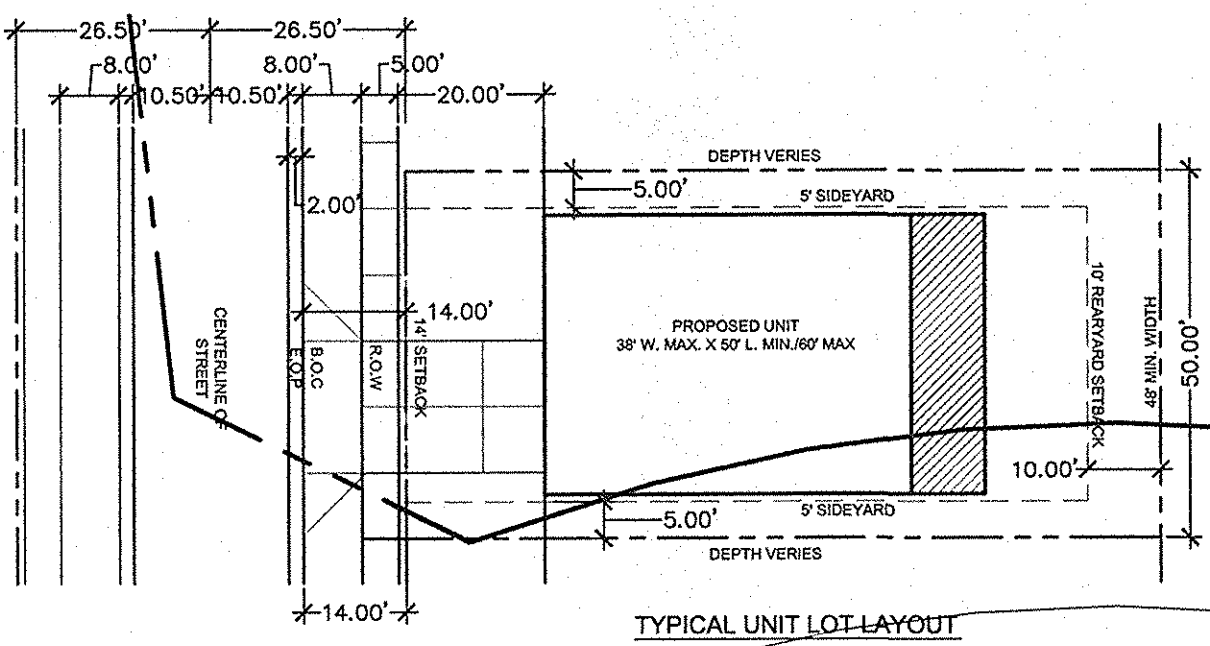
TAX ID#	18914223, 18914224, 18914225, 18914226, 18914227, 18914228, 18914229, 18914230, & 18914231
ZONING	UR-1 (CD) PETITION # 2014-040
TOTAL ACREAGE	5.05 AC
UNITS	15
DENSITY	3 UNITS PER ACRE
MINIMUM LOT AREA	3,000 SF
MAX IMPERVIOUS PER LOT	2,450 SF
MAX BUILDING HEIGHT	48'-0"
BUILDING SEPARATION	10 FT
PARKING REQUIRED	2 SPACES PER UNIT
FRONT SETBACK	14 FT
SIDEYARD SETBACK	5 FT
REARYARD SETBACK	10 FT

NOTES:

- SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN DIMENSIONS OR OMISSIONS OR CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- ALL DEVELOPMENT CREATING A TOTAL OF 20.00 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 9" IN DIAMETER AS MEASURED 4" ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6892 FOR REQUIRED PERMITS.
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- ALL DESIGN AND CONSTRUCTION METHODS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
- ALL BMPs THAT ARE NOT LOCATED ADJACENT TO A PUBLIC RIGHT OF WAY WILL REQUIRE THE OWNER TO PROVIDE A TWENTY (20) FOOT WIDE ACCESS EASEMENT IN FAVOR OF THE CITY THAT CONNECTS THE BMP AREA TO THE PUBLIC RIGHT OF WAY.
- THE PURPOSE OF THE POST CONSTRUCTION CONTROLS EASEMENT (PCE) IS TO PROVIDE STORM WATER CONVEYANCE AND FOR THE CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPIDE STORM WATER FLOW, SYSTEM PERFORMANCE, OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNLIMITED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE STORM WATER ORDINANCE POST CONSTRUCTION CONTROL REGULATIONS.
- BMP AS-BUILTS MUST BE APPROVED AND PCE AND MAINTENANCE AGREEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF C.O.
- ALL EXISTING ALIGNMENTS OF STREETS TO REMAIN, WORK WITHIN STREET TO BE RESTRICTED TO MILL AND OVERLAY AND CURB RE-BUILD ONLY AS DEPICTED ON PLAN.
- LIGHTING PLAN TO BE PROVIDED BY OTHERS.
- DIRECT VEHICULAR ACCESS TO SARDIS ROAD FROM LOTS 10, 11, 12, 13, AND 14 ARE PROHIBITED.
- ESTIMATED PROJECT COMPLETION DATE - AUGUST 2016

NOTES:

- SIDEWALKS WILL BE INSTALLED ON BOTH SIDES OF ALL RESIDENTIAL STREETS.
- PLANTING STRIP SLOPE SHALL BE 1/4" PER FT.
- ALL MATERIALS USED IN THE BASE, BINDER, AND SURFACE COURSES SHALL MEET NCDOT STANDARDS AND SPECIFICATIONS.
- CURB JOINTS CAN BE SAW CUT AT THE CONTRACTOR / OWNER'S DISCRETION.



C33 (R1-1)

Not for Construction	Issued for Permitting	Issued for Pricing	Issued for Construction
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SHADY KNOLL
SINGLE FAMILY RESIDENTIAL

LAYOUT PLAN (RZ 2014-040)

REVISIONS:
02-26-15 - SUBMISSION SUBMITTAL 1
03-31-15 - CHARLOTTE WATER SUBMITTAL 2
05-21-15 - CHARLOTTE WATER SUBMITTAL 2
06-02-15 - SUBMISSION SUBMITTAL 2
07-09-15 - SUBMISSION SUBMITTAL 3

DATE: 07/09/15
DESIGNED BY: MDH
DRAWN BY: MDH
CHECKED BY: MDH
SCALE: 1" = 30'
PROJECT #:
SHEET #:

C3.0

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