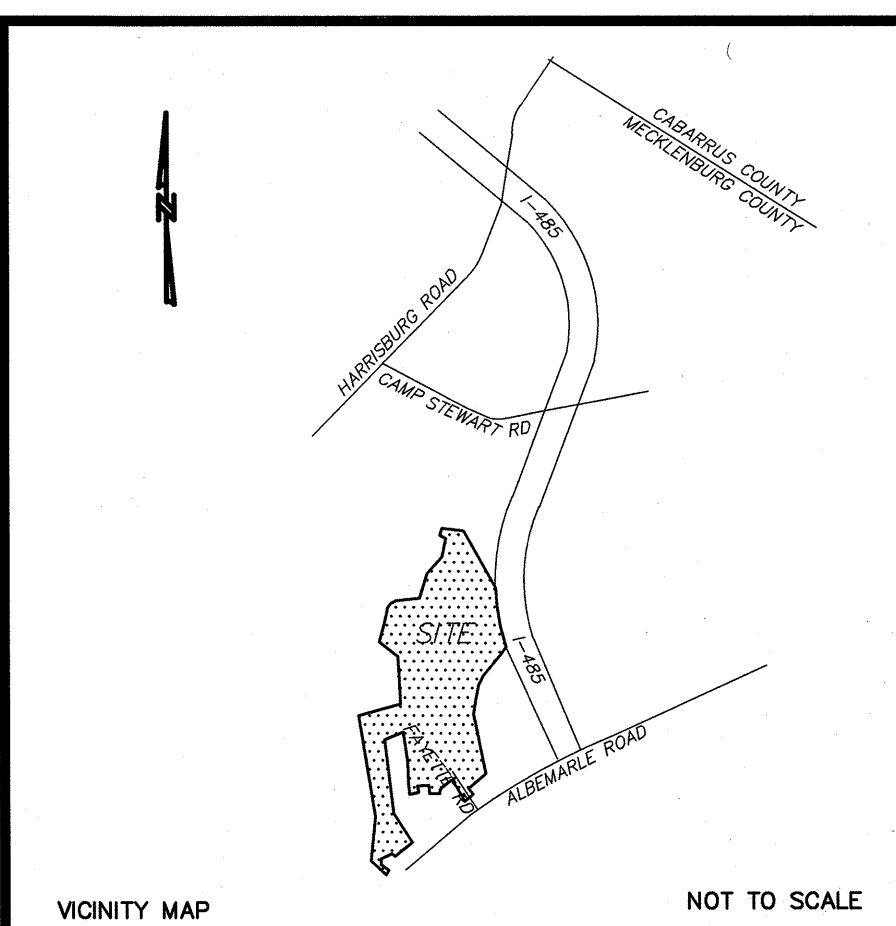


WOODBURY SUBDIVISION

CITY OF CHARLOTTE ETJ

CLEAR CREEK TOWNSHIP MECKLENBURG COUNTY, NC



INDEX OF SHEETS

COVER SHEET	SHEET NO. 32	PLAN/PROFILE	DENBUR DRIVE (1 OF 3)	SHEET NO. 62ST	ALBEMARLE ROAD	STRIPING PLAN	
SHEET NO. 1	SITE DEVELOPMENT NOTES AND DETAILS (1 OF 3)	SHEET NO. 33	PLAN/PROFILE	DENBUR DRIVE (2 OF 3)	SHEET NO. 63	ALBEMARLE ROAD	LANE WIDENING DETAILS
SHEET NO. 2	SITE DEVELOPMENT NOTES AND DETAILS (2 OF 3)	SHEET NO. 34	PLAN/PROFILE	DENBUR DRIVE (3 OF 3)	SHEET NO. 63A	TRAFFIC CONTROL DETAILS	(1 OF 6)
SHEET NO. 3	SITE DEVELOPMENT NOTES AND DETAILS (3 OF 3)	SHEET NO. 35	PLAN/PROFILE	LUSTERLEAF HOLLY ROAD	SHEET NO. 63B	TRAFFIC CONTROL DETAILS	(2 OF 6)
SHEET NO. 3a	SITE DEVELOPMENT NOTES AND DETAILS (3a OF 3)	SHEET NO. 36	PLAN/PROFILE	RHODORA ROAD	SHEET NO. 63C	TRAFFIC CONTROL DETAILS	(3 OF 6)
SHEET NO. 4	OVERALL SITE PLAN (1 OF 2)	SHEET NO. 37	PLAN/PROFILE	LAMINA CT. & EMPRESS COURT	SHEET NO. 63D	TRAFFIC CONTROL DETAILS	(4 OF 6)
SHEET NO. 5	OVERALL SITE PLAN (2 OF 2)	SHEET NO. 38	PLAN/PROFILE	CEDARFIELD ROAD	SHEET NO. 63E	TRAFFIC CONTROL DETAILS	(5 OF 6)
SHEET NO. 6	SITE PLAN (1 OF 12)	SHEET NO. 39	PLAN/PROFILE	HEARTLEAF ROAD	SHEET NO. 63F	TRAFFIC CONTROL DETAILS	(6 OF 6)
SHEET NO. 7	SITE PLAN (2 OF 12)	SHEET NO. 40	PLAN/PROFILE	STREAM ORCHID LN. & BEAR GRASS LANE	SHEET NO. 64	OVERALL EROSION CONTROL PLAN - PHASE 1	
SHEET NO. 8	SITE PLAN (3 OF 12)	SHEET NO. 41	PLAN/PROFILE	BENDING BRANCH ROAD (1 OF 4)	SHEET NO. 65	EROSION CONTROL PLAN - PHASE 1 (1 OF 12)	
SHEET NO. 9	SITE PLAN (4 OF 12)	SHEET NO. 42	PLAN/PROFILE	BENDING BRANCH ROAD (2 OF 4)	SHEET NO. 66	EROSION CONTROL PLAN - PHASE 1 (2 OF 12)	
SHEET NO. 10	SITE PLAN (5 OF 12)	SHEET NO. 42A	PLAN/PROFILE	PROJECTED I-485 BRIDGE CROSSING	SHEET NO. 67	EROSION CONTROL PLAN - PHASE 1 (3 OF 12)	
SHEET NO. 11	SITE PLAN (6 OF 12)	SHEET NO. 43	PLAN/PROFILE	BENDING BRANCH ROAD (3 OF 4)	SHEET NO. 68	EROSION CONTROL PLAN - PHASE 1 (4 OF 12)	
SHEET NO. 12	SITE PLAN (7 OF 12)	SHEET NO. 44	PLAN/PROFILE	BENDING BRANCH ROAD & TAMARACK ROAD (4 OF 4)	SHEET NO. 69	EROSION CONTROL PLAN - PHASE 1 (5 OF 12)	
SHEET NO. 13	SITE PLAN (8 OF 12)	SHEET NO. 45	PLAN/PROFILE	FAWN LILY LANE & BRISTLEY ROAD	SHEET NO. 70	EROSION CONTROL PLAN - PHASE 1 (6 OF 12)	
SHEET NO. 14	SITE PLAN (9 OF 12)	SHEET NO. 46	PLAN/PROFILE	GREEN GRASS ROAD & SITKA COURT	SHEET NO. 71	EROSION CONTROL PLAN - PHASE 1 (7 OF 12)	
SHEET NO. 15	SITE PLAN (10 OF 12)	SHEET NO. 47	PLAN/PROFILE	DOWNY BIRCH ROAD (1 OF 3)	SHEET NO. 72	EROSION CONTROL PLAN - PHASE 1 (8 OF 12)	
SHEET NO. 16	SITE PLAN (11 OF 12)	SHEET NO. 48	PLAN/PROFILE	DOWNY BIRCH ROAD (2 OF 3)	SHEET NO. 73	EROSION CONTROL PLAN - PHASE 1 (9 OF 12)	
SHEET NO. 17	SITE PLAN (12 OF 12)	SHEET NO. 49	PLAN/PROFILE	DOWNY BIRCH ROAD (3 OF 3)	SHEET NO. 74	EROSION CONTROL PLAN - PHASE 1 (10 OF 12)	
SHEET NO. 18A	OVERALL GRADING/STORM DRAINAGE (1 OF 3)	SHEET NO. 50	PLAN/PROFILE	LONGSTRAW ROAD	SHEET NO. 75	EROSION CONTROL PLAN - PHASE 1 (11 OF 12)	
SHEET NO. 18B	OVERALL GRADING/STORM DRAINAGE (2 OF 3)	SHEET NO. 51	PLAN/PROFILE	GREAT LAUREL ROAD	SHEET NO. 76	EROSION CONTROL PLAN - PHASE 1 (12 OF 12)	
SHEET NO. 18C	OVERALL GRADING/STORM DRAINAGE (3 OF 3)	SHEET NO. 52	PLAN/PROFILE	GRAND FIR ROAD	SHEET NO. 77	OVERALL EROSION CONTROL PLAN - PHASE 2	
SHEET NO. 19	GRADING/STORM DRAINAGE PLAN (1 OF 12)	SHEET NO. 53	PLAN/PROFILE	PAPER TREE ROAD	SHEET NO. 78	EROSION CONTROL PLAN - PHASE 2 (1 OF 12)	
SHEET NO. 20	GRADING/STORM DRAINAGE PLAN (2 OF 12)	SHEET NO. 54	PLAN/PROFILE	PAPER TREE ROAD & YELLOW OAK ROAD	SHEET NO. 79	EROSION CONTROL PLAN - PHASE 2 (2 OF 12)	
SHEET NO. 21	GRADING/STORM DRAINAGE PLAN (3 OF 12)	SHEET NO. 55	PLAN/PROFILE	PADDLE OAK ROAD	SHEET NO. 80	EROSION CONTROL PLAN - PHASE 2 (3 OF 12)	
SHEET NO. 22	GRADING/STORM DRAINAGE PLAN (4 OF 12)	SHEET NO. 56	PLAN/PROFILE	BALSAM BAY ROAD	SHEET NO. 81	EROSION CONTROL PLAN - PHASE 2 (4 OF 12)	
SHEET NO. 23	GRADING/STORM DRAINAGE PLAN (5 OF 12)	SHEET NO. 57	PLAN/PROFILE	COTTON GUM ROAD	SHEET NO. 82	EROSION CONTROL PLAN - PHASE 2 (5 OF 12)	
SHEET NO. 24	GRADING/STORM DRAINAGE PLAN (6 OF 12)	SHEET NO. 58	PLAN/PROFILE	YELLOW OAK ROAD & ABNEY COURT	SHEET NO. 83	EROSION CONTROL PLAN - PHASE 2 (6 OF 12)	
SHEET NO. 25	GRADING/STORM DRAINAGE PLAN (7 OF 12)	SHEET NO. 59	PLAN/PROFILE	GRAY WILLOW ROAD (1 OF 2)	SHEET NO. 84	EROSION CONTROL PLAN - PHASE 2 (7 OF 12)	
SHEET NO. 26	GRADING/STORM DRAINAGE PLAN (8 OF 12)	SHEET NO. 60	PLAN/PROFILE	GRAY WILLOW ROAD (2 OF 2)	SHEET NO. 85	EROSION CONTROL PLAN - PHASE 2 (8 OF 12)	
SHEET NO. 27	GRADING/STORM DRAINAGE PLAN (9 OF 12)	SHEET NO. 61	ALBEMARLE ROAD	ROAD WIDENING & SIGHT DISTANCE PLAN	SHEET NO. 86	EROSION CONTROL PLAN - PHASE 2 (9 OF 12)	
SHEET NO. 28	GRADING/STORM DRAINAGE PLAN (10 OF 12)	SHEET NO. 61A	ALBEMARLE ROAD/DENBUR DRIVE	ROAD CROSS SECTIONS	SHEET NO. 87	EROSION CONTROL PLAN - PHASE 2 (10 OF 12)	
SHEET NO. 29	GRADING/STORM DRAINAGE PLAN (11 OF 12)	SHEET NO. 61B	ALBEMARLE ROAD/DENBUR DRIVE	ROAD CROSS SECTIONS	SHEET NO. 88	EROSION CONTROL PLAN - PHASE 2 (11 OF 12)	
SHEET NO. 30	GRADING/STORM DRAINAGE PLAN (12 OF 12)	SHEET NO. 61C	ALBEMARLE ROAD/DENBUR DRIVE	ROAD CROSS SECTIONS	SHEET NO. 89	EROSION CONTROL PLAN - PHASE 2 (12 OF 12)	
SHEET NO. 31	STORM DRAINAGE DATA TABLES	SHEET NO. 62	ALBEMARLE ROAD	TRAFFIC CONTROL PLAN (1 OF 3)	SHEET NO. 90	EROSION CONTROL PLAN DETAIL SHEET	
		SHEET NO. 62A	ALBEMARLE ROAD	TRAFFIC CONTROL PLAN (2 OF 3)	SHEET NO. 91	TREE PROTECTION PLANTING PLAN (1 OF 2)	
		SHEET NO. 62B	ALBEMARLE ROAD	TRAFFIC CONTROL PLAN (3 OF 3)	SHEET NO. 92	TREE PROTECTION PLANTING PLAN (2 OF 2)	

Diagram showing a curved road layout with stationing markers (0+00 to 0+100) and a 'COMMON OPEN SPACE' area.

THIS PLAN IS A FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED:

APPROVED: _____ INITIALS _____ DATE _____

ENGINEERING FIRM:

PLANS PREPARED BY:

ADDRESS:

PHONE:

FAX:

DEVELOPER

ADDRESS:

PHONE:

FAX:

ESP ASSOCIATES, P.A.
P.O. BOX 7030 CHARLOTTE, NC 28241
(704) 583-4949
(704) 583-4950

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP
11121 CARMEL COMMONS BLVD., SUITE 450
CHARLOTTE, NC 28226

(704) 543-4922
(704) 414-7099

REVISION
APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 11-18-2015



FINAL APPROVAL
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

APPROVED
By Brendan Smith at 5:13 pm, Nov 06, 2015

APPROVED
By Brendan Smith at 11:52 am, Nov 18, 2015

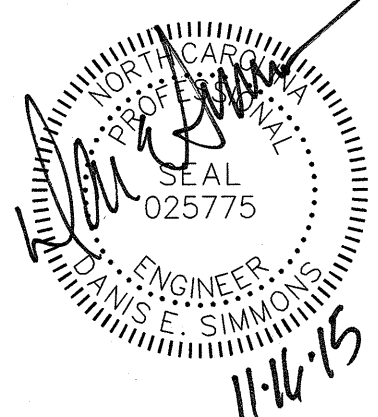
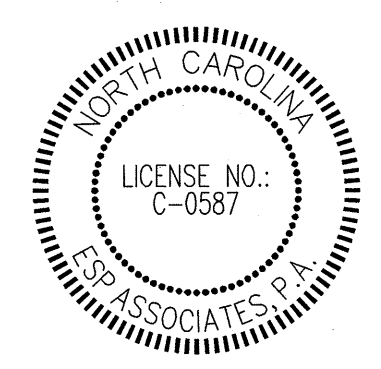
APPROVED
RESERVED FOR FUTURE R/W

APPROVED
By Kory Hedrick at 3:09 pm, Oct 30, 2015

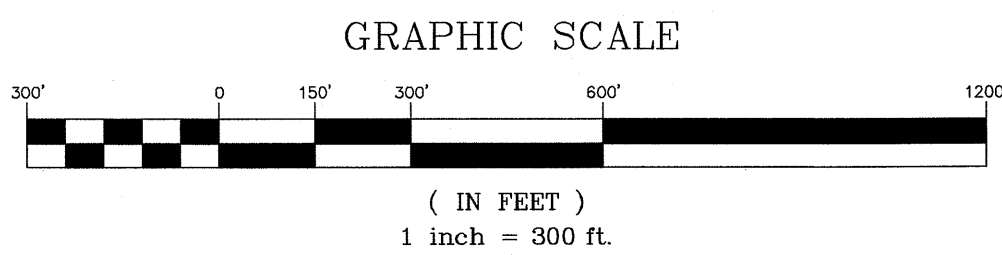
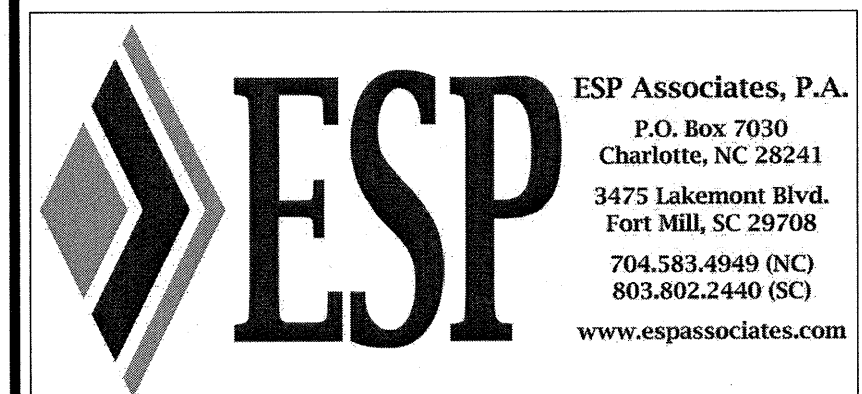
As Noted

REVISIONS

- 4/28/06 CLIENT & CITY COMMENTS
- 6/23/06 CLIENT & CITY COMMENTS
- 8/10/06 CLIENT & CITY COMMENTS
- 11/17/06 NCDOT / RALEIGH REVIEW COMMENTS
- 03/07/07 REVISED PER NCDOT COMMENTS
- 04/30/07 NCDOT COMMENTS FOR APPROVAL
- 08/06/07 REVISED FOR SB#2 & STORM RUN
- 08/10/10 REVISED FOR BRIDGE @ DENBUR DRIVE AND RHODORA ROAD NAME
- 04/08/11 CITY COMMENTS
- 10/05/15 REVISED PER CITY COMMENTS
- 11/16/15 REVISED PER CITY COMMENTS



ESP PROJ. # SK03.400
SK03-COV.DWG
SCALE: 1" = 300'
DATE: 2/17/2006



SITE DATA

EXISTING ZONING R-3
 MAX. NO. OF LOTS ALLOWED: 3 x 316 = 948 LOTS
 TOTAL NO. OF PROPOSED LOTS 676 LOTS
 ACREAGE IN LOTS (INCL. 4.5 AC. AMENITY AREA) 140.44 AC.
 ACREAGE IN R/W 39.65 AC.
 ACREAGE IN OPEN SPACE 135.98 ACRES
 LINEAR FEET OF STREETS 32,625 LF ±

SETRACKS

MIN. FRONT 20'
 MIN. SIDE 5'
 MIN. REAR 30'
 SIDE AT CORNER 10'
 MIN. LOT AREA 6,000 S.F.
 MIN. LOT WIDTH 50'

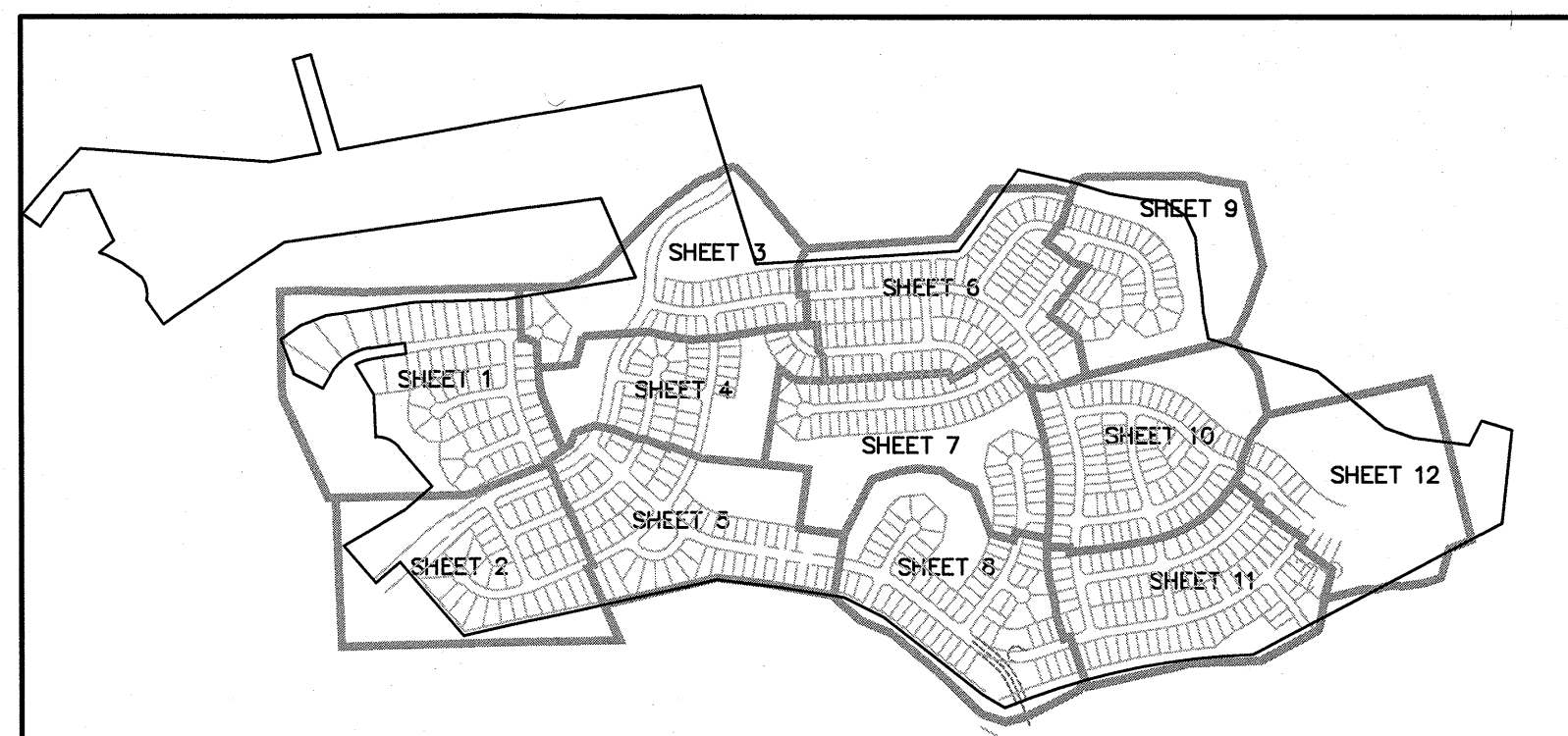
LEGEND

EXISTING WETLANDS

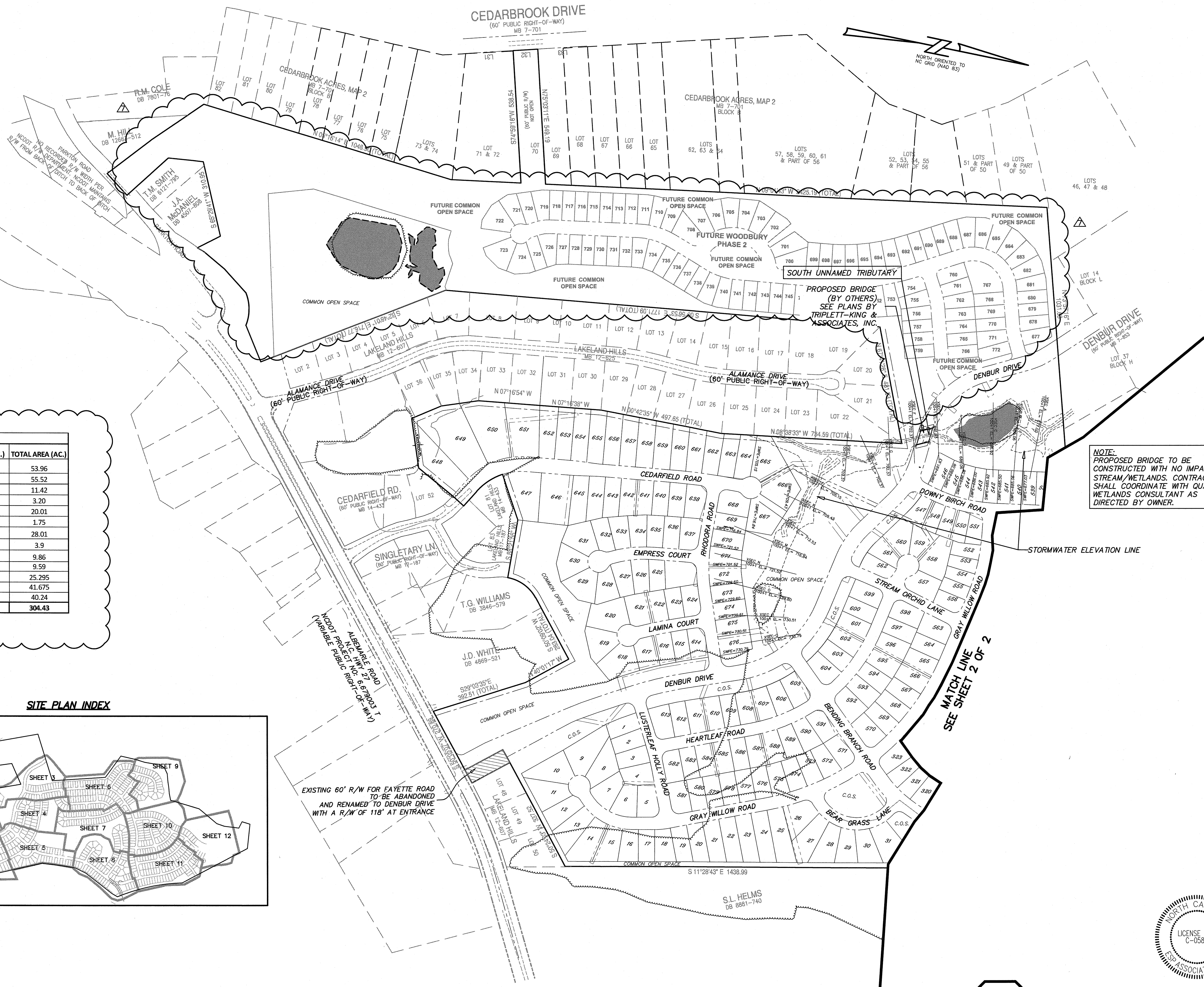
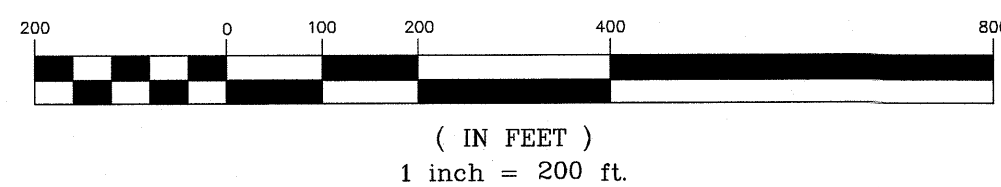
EXISTING TREE LINE

Woodbury Platted Areas			
	TREE SAVE (AC.)	TOTAL COS (AC.)	TOTAL AREA (AC.)
PHASE 1: MAP 1	13.66	24.12	53.96
PHASE 1: MAP 2	31.23	43.69	55.52
PHASE 1: MAP 3	5.14	6.41	11.42
PHASE 1: MAP 4	0.00	0.70	3.20
PHASE 1: MAP 5	0.00	0.16	20.01
PHASE 1: MAP 6	0.00	0.00	1.75
PHASE 1: MAP 7	0.00	0.58	28.01
PHASE 1: MAP 8	0.00	0.00	3.9
PHASE 1: MAP 9	3.53	4.83	9.86
PHASE 1: MAP 10	0.00	0.16	9.59
PHASE 1: MAP 11	0.00	0.00	25.295
PHASE 1: MAP 12	12.777	20.801	41.675
PHASE 2	12.72	20.60	40.24
TOTAL	79.06	122.051	304.43

SITE PLAN INDEX



GRAPHIC SCALE



NOTE:
 PROPOSED BRIDGE TO BE
 CONSTRUCTED WITH NO IMPACT TO
 STREAM/WETLANDS. CONTRACTOR
 SHALL COORDINATE WITH QUALIFIED
 WETLANDS CONSULTANT AS
 DIRECTED BY OWNER.



This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
 ESP Associates, P.A.

ESP Associates, P.A.
 P.O. Box 7030
 Charlotte, NC 28241
 3475 Lakemont Blvd.
 Fort Mill, SC 29708
 704-582-4949 (NC)
 803-582-4440 (SC)
 www.espassociates.com

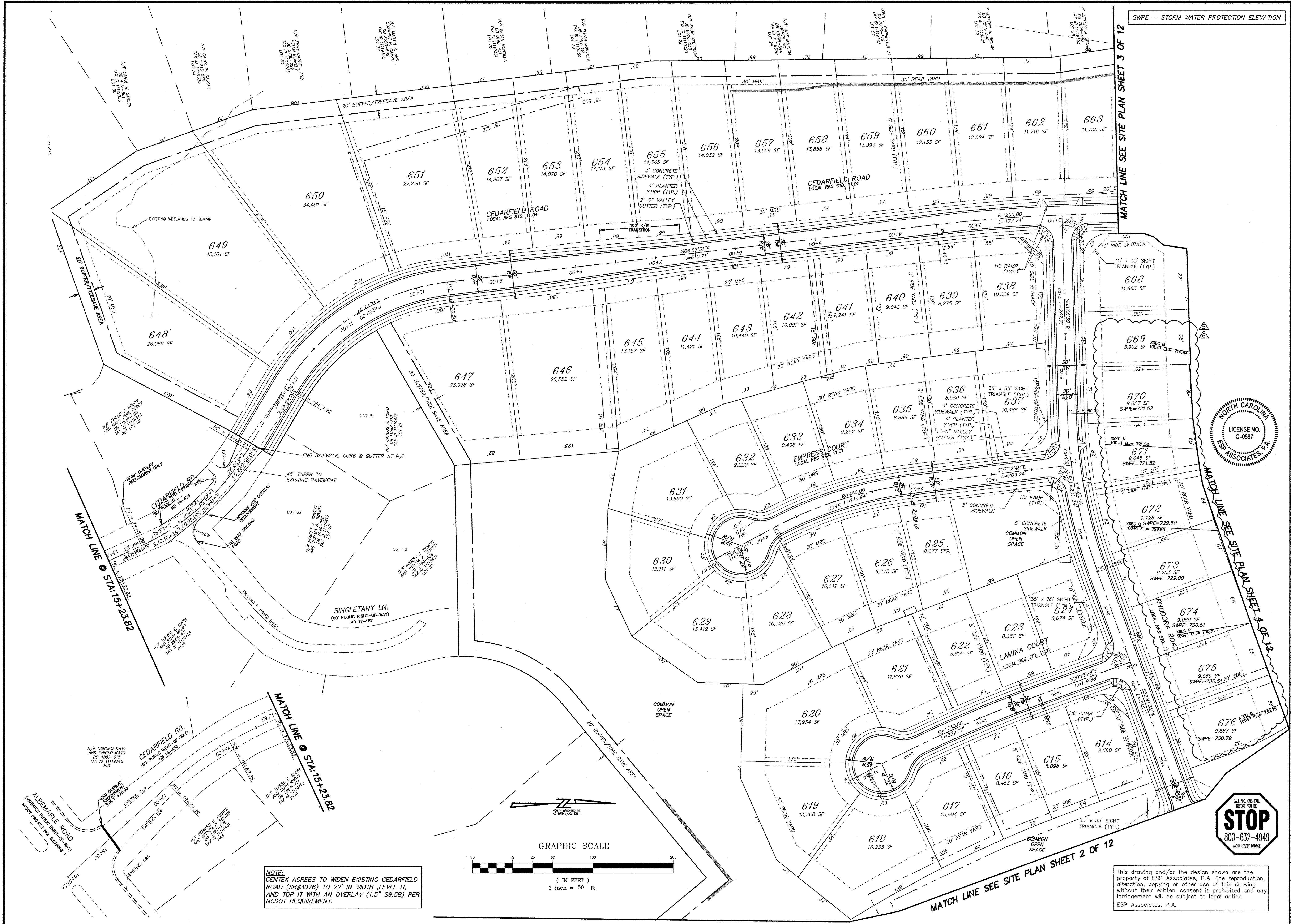
CENTEX HOMES.
 A NEVADA GENERAL PARTNERSHIP
 11121 CARMEL COMMONS BLVD.
 SUITE 450
 CHARLOTTE, NC 28226
 (704) 543-4922

OVERALL SITE PLAN
SHEET 1 of 2

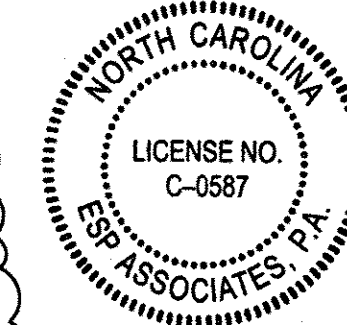
WOODBURY SUBDIVISION

CITY OF CHARLOTTE, E.T.J.

NO.	DATE	REVISION	BY	REVISION
1	4/29/06	REVISED PER CLIENT & CITY COMMENTS	PAC	11/16/15
2	6/23/06	REVISED PER CLIENT & CITY COMMENTS	CSM	11/16/15
3	08/06/07	REVISED STORM RUN PER CLIENT COMMENTS	CSM	11/16/15
4	08/06/10	REVISED FOR BRIDGE @ DENBUR DRIVE, FLOOD-PLAIN, AND CULVERT ROAD NAME	PSC	11/16/15
5	04/08/11	REVISED PER CITY COMMENTS	PSC	11/16/15
6	10/05/15	REVISED PER CITY COMMENTS	SJD	11/16/15



SWPE = STORM WATER PROTECTION ELEVATION



NOTE:
CENTEX AGREES TO WIDEN EXISTING CEDARFIELD ROAD (SR#3076) TO 22' IN WIDTH, LEVEL IT, AND TOP IT WITH AN OVERLAY (1.5" S9.5B) PER NCDOT REQUIREMENT.

This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
ESP Associates, P.A.

ESP Associates, P.A.
Charlotte, NC 28241
3425 Lakemont Blvd.
Fort Mill, SC 29708
704.583.4949 NC
803.802.2440 SC
www.espassociates.com

CENTEX HOMES
A NEVADA GENERAL PARTNERSHIP
11121 CARMEL COMMONS BLVD.
SUITE 450
CHARLOTTE, NC 28226
(704) 543-4922

WOODBURY SUBDIVISION
CITY OF CHARLOTTE, ETU
MECKLENBURG COUNTY, NC

SITE PLAN
SHEET 1 OF 12

For REV. 11/11/11
NORTH CAROLINA
PROFESSIONAL ENGINEER
PAUL E. SIMMONS
025775

NO.	DATE	REVISION	BY	CHK	APP
1	4/28/06	REVISED PER CLIENT & CITY COMMENTS	FAC		
2	6/23/06	REVISED PER CLIENT & CITY COMMENTS	ZEH		
3	03/07/07	CEDARFIELD ROAD IMPROVEMENTS PER NCDOT	CSM		
4	08/06/07	REVISED STORM RUN PER CLIENT COMMENTS	CSM		
5	08/10/10	REVISED FLOODWAY ELEVATIONS, AND RHODORA ROAD NAME	PSC		
6	04/08/11	REVISED PER CITY COMMENTS	PSC		

PROJECT NO. 3003.400
SCALE 1"=50'
DATE 2/17/06
DRAWN BY JFS
CHECKED BY BMM
SHEET NO. 6