



**APPROVED FOR
CONSTRUCTION**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 5-11-2016
For portion in Mecklenburg County Only



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.

CONTACTS:

DEVELOPER:

SHEA HOMES
8008 CORPORATE CENTER DR, SUITE 300
CHARLOTTE, NC 28226
TELEPHONE: (704) 319-5000

CIVIL ENGINEER:

BARRY M. FAY, PE
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA
8008 CORPORATE DRIVE
SUITE 110
CHARLOTTE, NC 28226
561-914-0221
bfay@american-ea.com

NOTE:

- 1.) CONTRACTOR TO MAINTAIN RECORD DRAWINGS OF ALL CHANGES THROUGHOUT CONSTRUCTION. AFTER PROJECT COMPLETION THESE DRAWINGS SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE.

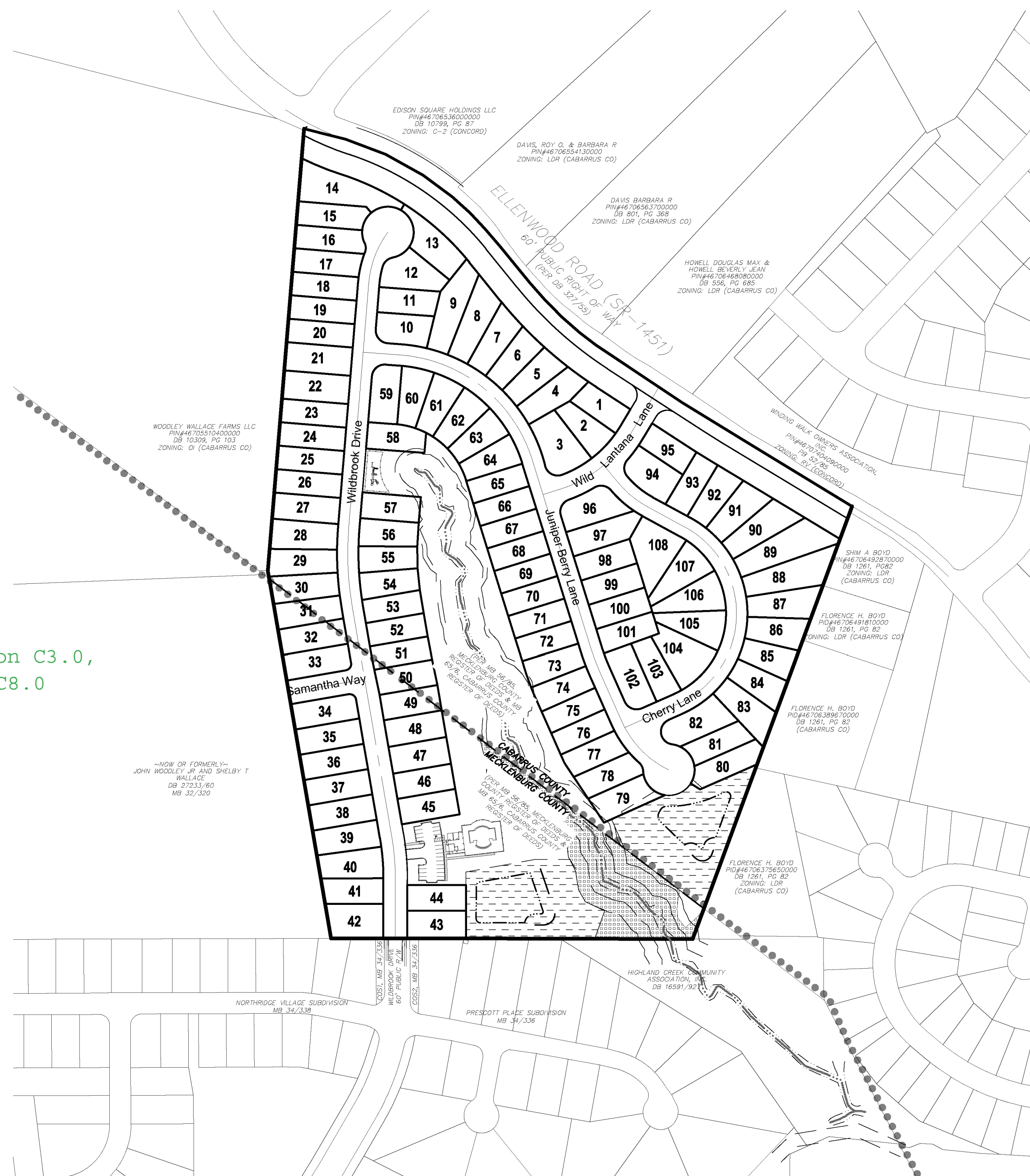
LANTANA

CITY OF CHARLOTTE

MECKLENBURG COUNTY, NC

CITY OF CONCORD

CABARRUS COUNTY, NC



LIST OF DRAWINGS

C1.0 COVER SHEET
C1.1 ALTA SURVEY
C2.0 EXISTING CONDITIONS/DEMOLITION PLAN
C3.0 OVERALL SITE PLAN
C3.1 SITE PLAN SHEET 1 OF 5
C3.2 SITE PLAN SHEET 2 OF 5
C3.3 SITE PLAN SHEET 3 OF 5
C3.4 SITE PLAN SHEET 4 OF 5
C3.5 SITE PLAN SHEET 1 OF 5
C4.0 OVERALL GRADING
C4.1 GRADING PLAN SHEET 1 OF 5
C4.2 GRADING PLAN SHEET 2 OF 5
C4.3 GRADING PLAN SHEET 3 OF 5
C4.4 GRADING PLAN SHEET 4 OF 5
C4.5 GRADING PLAN SHEET 5 OF 5
C4.6 ELLENWOOD ROAD CROSS SECTIONS
C4.7 ELLENWOOD ROAD CROSS SECTIONS
C4.8 ELLENWOOD ROAD CROSS SECTIONS
C4.9 ELLENWOOD ROAD CROSS SECTIONS
C4.10 ELLENWOOD ROAD CROSS SECTIONS
C4.11 ELLENWOOD ROAD CROSS SECTIONS
C4.12 ELLENWOOD ROAD CROSS SECTIONS
C4.13 ELLENWOOD ROAD CROSS SECTIONS
C5.0 STORM DRAIN PROFILES
C5.1 STORM DRAIN PROFILES
C5.2 STORM DRAIN PROFILES
C5.3 STORM DRAIN PROFILES
C5.4 STORM DRAIN PROFILES
C5.5 STORM DRAIN PROFILES
C5.6 STORM DRAINAGE CHARTS
C5.7 STORM DRAINAGE AREAS
C5.8 WATER QUALITY BMP PLAN - POND NO.1
C5.9 WATER QUALITY BMP PLAN - POND NO.2
C6.0 PLAN & PROFILE - WILDBROOK DRIVE
C6.1 PLAN & PROFILE - WILDBROOK DRIVE
C6.2 PLAN & PROFILE - WILD LANTANA LANE & JUNIPER BERRY LANE
C6.3 PLAN & PROFILE - JUNIPER BERRY LANE
C6.4 PLAN & PROFILE - CHERRY LANE
C6.5 PLAN & PROFILE - SAMANTHA WAY
C6.6 PLAN & PROFILE - CUL-DE-SAC CURB
C7.0 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 OVERALL SHEET 1 OF 5
C7.1 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 1 OF 5
C7.2 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 2 OF 5
C7.3 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 3 OF 5
C7.4 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 4 OF 5
C7.5 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 5 OF 5
C7.6 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 OVERALL SHEET 1 OF 5
C7.7 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 1 OF 5
C7.8 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 2 OF 5
C7.9 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 3 OF 5
C7.10 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 4 OF 5
C7.11 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 5 OF 5
C7.12 EROSION CONTROL DETAILS
C7.13 EROSION CONTROL DETAILS
C7.14 EROSION CONTROL DETAILS
C8.0 TREE PRESERVATION AND PLANTING PLAN
C8.1 TREE DETAILS
C9.0 SIGN PLAN
C10.0 DETAILS - SITE
C10.1 DETAILS - SITE
C10.2 DETAILS - SITE
C10.3 DETAILS - SITE
C10.4 DETAILS - SITE

REVISION DATE



[illegible]

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE, HUNTERSVILLE, NC CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 9/24/15. AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

**SHEA HOMES
LANTANA**
Mecklenburg & Cabarrus County
North Carolina

MODIFICATION LOG

	2/9/16	REV. PER CITY COMMENTS
	4/8/16	REV. PER CITY COMMENTS

JOB NUMBER:	C140032.4
CHECKED BY:	BMF
DRAWN BY:	BRW
DATE:	11-3-15



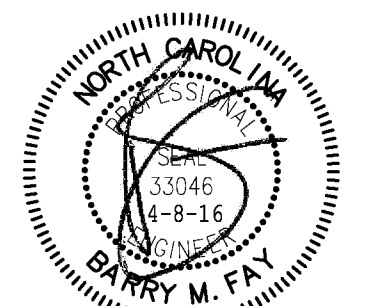
**AMERICAN
Engineering**

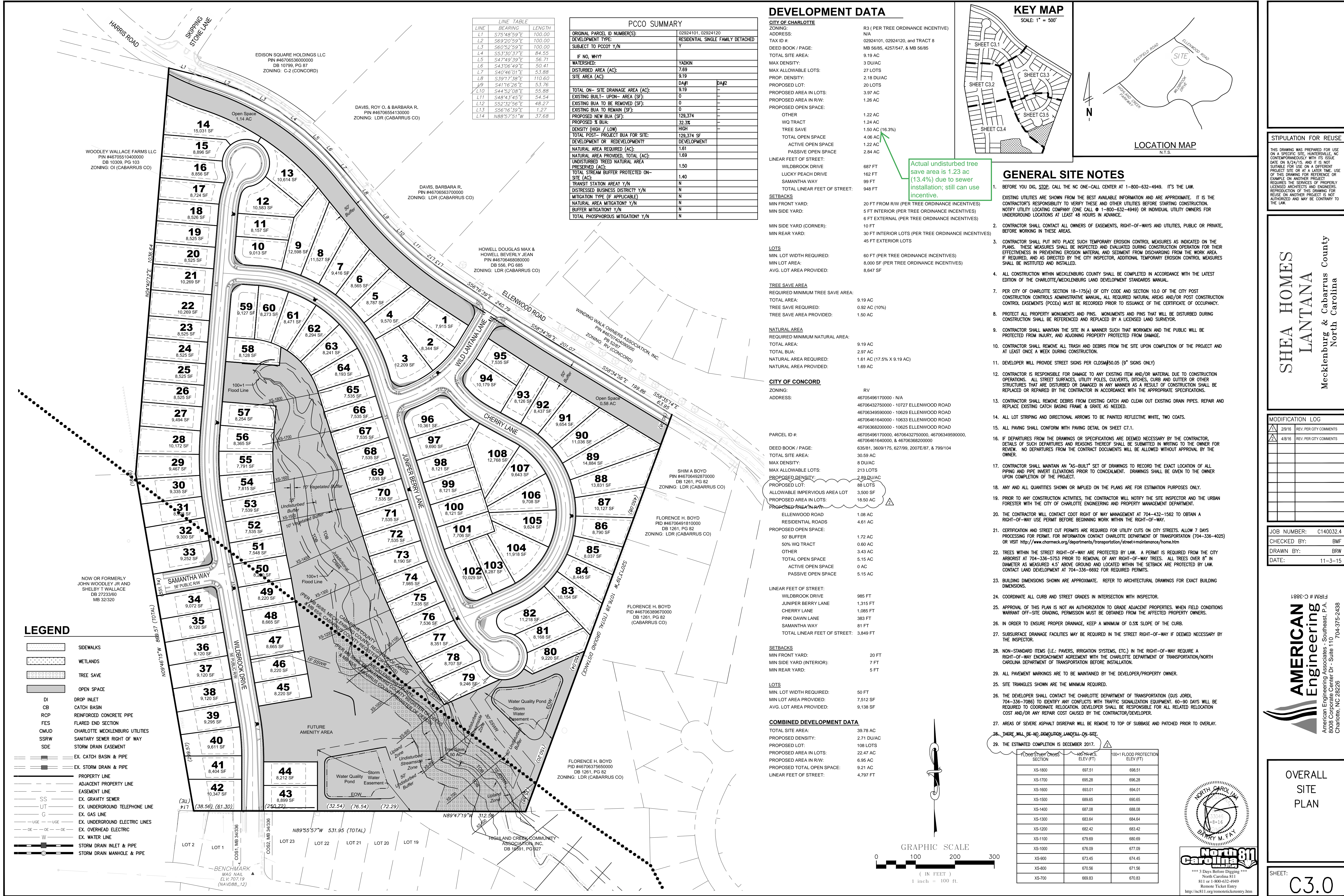
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 110
Charlotte, NC 28226
704-375-2438
FIRM # C-3881

COVER
SHEET

SHEET:

C1.0





LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°48'59"E	100.00
L2	S69°20'59"E	100.00
L3	S60°52'59"E	100.00
L4	S53°30'37"E	84.55
L5	S47°49'39"E	56.71
L6	S43°06'49"E	50.41
L7	S40°46'01"E	53.88
L8	S39°17'38"E	110.60
L9	S41°16'26"E	53.76
L10	S44°52'08"E	55.88
L11	S48°43'45"E	54.54
L12	S52°32'56"E	48.27
L13	S58°16'39"E	1.23
L14	N88°57'51"W	37.68

PCCO SUMMARY			
ORIGINAL PARCEL ID NUMBER(S):	02924101, 02924120		
DEVELOPMENT TYPE:	RESIDENTIAL SINGLE FAMILY DETACHED		
SUBJECT TO PCCO? Y/N	Y		
IF NO, WHY?			
WATERSHED:	YADKIN		
DISTURBED AREA (AC):	7.69		
SITE AREA (AC):	9.19		
	DA#1	DA#2	
TOTAL ON- SITE DRAINAGE AREA (AC):	9.19		
EXISTING BUILT- UPON- AREA (SF):	0		
EXISTING BUA TO BE REMOVED (SF):	0		
EXISTING BUA TO REMAIN (SF):	0		
PROPOSED NEW BUA (SF):	129,374		
PROPOSED % BUA:	32.3%		
DENSITY (HIGH / LOW)	HIGH		
TOTAL POST- PROJECT BUA FOR SITE:	129,374 SF		
DEVELOPMENT OR REDEVELOPMENT?	DEVELOPMENT		
NATURAL AREA REQUIRED (AC):	1.61		
NATURAL AREA PROVIDED, TOTAL (AC):	1.69		
UNDISTURBED TREED NATURAL AREA PRESERVED (AC):	1.50		
TOTAL STREAM BUFFER PROTECTED ON-SITE (AC):	1.40		
TRANSIT STATION AREA? Y/N	N		
DISTRESSED BUSINESS DISTRICT? Y/N	N		
MITIGATION TYPE (IF APPLICABLE)	N		
NATURAL AREA MITIGATION? Y/N	N		
BUFFER MITIGATION? Y/N	N		
TOTAL PHOSPHOROUS MITIGATION? Y/N	N		

DEVELOPMENT DATA

CITY OF CHARLOTTE	R3 (PER TREE ORDINANCE INCENTIVE)
ZONING:	N/A
ADDRESS:	02924101, 02924120, and TRACT 8
TAX ID #:	MB 56/85, 4257/547, & MB 56/85
DEED BOOK / PAGE:	9.19 AC
TOTAL SITE AREA:	3 DU/AC
MAX DENSITY:	27 LOTS
MAX ALLOWABLE LOTS:	2.18 DU/AC
PROP. DENSITY:	20 LOTS
PROPOSED LOT:	3.97 AC
PROPOSED AREA IN LOTS:	1.26 AC
PROPOSED OPEN SPACE:	
OTHER	1.22 AC
WQ TRACT	1.24 AC
TREE SAVE	1.50 AC (16.3%)
TOTAL OPEN SPACE	4.06 AC
ACTIVE OPEN SPACE	1.22 AC
PASSIVE OPEN SPACE	2.84 AC
LINEAR FEET OF STREET:	
WILDBROOK DRIVE	687 FT
LUCKY PEACH DRIVE	162 FT
SAMANTHA WAY	99 FT
TOTAL LINEAR FEET OF STREET:	948 FT

SETBACKS	
MIN FRONT YARD:	20 FT FROM R/W (PER TREE ORDINANCE INCENTIVES)
MIN SIDE YARD:	5 FT INTERIOR (PER TREE ORDINANCE INCENTIVES)
MIN REAR YARD:	6 FT EXTERNAL (PER TREE ORDINANCE INCENTIVES)
	45 FT EXTERIOR LOTS
LOTS	
MIN LOT WIDTH REQUIRED:	60 FT (PER TREE ORDINANCE INCENTIVES)
MIN LOT AREA:	8,000 SF (PER TREE ORDINANCE INCENTIVES)
AVG. LOT AREA PROVIDED:	8,647 SF

TREE SAVE AREA	
REQUIRED MINIMUM TREE SAVE AREA:	
TOTAL AREA:	9.19 AC
TREE SAVE REQUIRED:	0.92 AC (10%)
TREE SAVE AREA PROVIDED:	1.50 AC

NATURAL AREA	
REQUIRED MINIMUM NATURAL AREA:	
TOTAL AREA:	9.19 AC
TOTAL BUA:	2.97 AC
NATURAL AREA REQUIRED:	1.61 AC (17.5% X 9.19 AC)
NATURAL AREA PROVIDED:	1.69 AC

CITY OF CONCORD	RV
ZONING:	46705496170000 - N/A
ADDRESS:	46706432750000 - 10727 ELLENWOOD ROAD
	467063495950000 - 10629 ELLENWOOD ROAD
	46706461640000 - 10633 ELLENWOOD ROAD
	46706368200000 - 10625 ELLENWOOD ROAD

PARCEL ID #:	
DEED BOOK / PAGE:	
TOTAL SITE AREA:	30.59 AC
MAX ALLOWABLE LOTS:	8 DU/AC
PROPOSED DENSITY:	2.89 DU/AC
PROPOSED LOT:	88 LOTS
ALLOWABLE IMPERVIOUS AREA LOT	3,500 SF
PROPOSED AREA IN LOTS:	18.50 AC
PROPOSED OPEN SPACE:	
ELLENWOOD ROAD	1.08 AC
RESIDENTIAL ROADS	4.61 AC
PROPOSED OPEN SPACE:	
50' BUFFER	1.72 AC
50% WQ TRACT	0.60 AC
OTHER	3.43 AC
TOTAL OPEN SPACE	5.15 AC
ACTIVE OPEN SPACE	0 AC
PASSIVE OPEN SPACE	5.15 AC
LINEAR FEET OF STREET:	
WILDBROOK DRIVE	985 FT
JUNIPER BERRY LANE	1,315 FT
CHERRY LANE	1,085 FT
PINK DAWN LANE	383 FT
SAMANTHA WAY	81 FT
TOTAL LINEAR FEET OF STREET:	3,849 FT

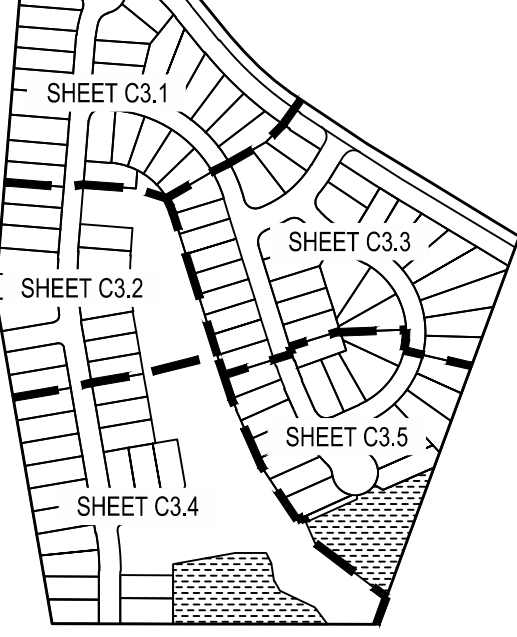
SETBACKS	
MIN FRONT YARD:	20 FT
MIN SIDE YARD (INTERIOR):	7 FT
MIN REAR YARD:	5 FT

LOTS	
MIN LOT WIDTH REQUIRED:	50 FT
MIN LOT AREA PROVIDED:	7,512 SF
AVG. LOT AREA PROVIDED:	9,138 SF

COMBINED DEVELOPMENT DATA	
TOTAL SITE AREA:	39.78 AC
PROPOSED DENSITY:	2.71 DU/AC
PROPOSED LOT:	108 LOTS
PROPOSED AREA IN LOTS:	22.47 AC
PROPOSED AREA IN R/W:	6.95 AC
PROPOSED TOTAL OPEN SPACE:	9.21 AC
LINEAR FEET OF STREET:	4,797 FT

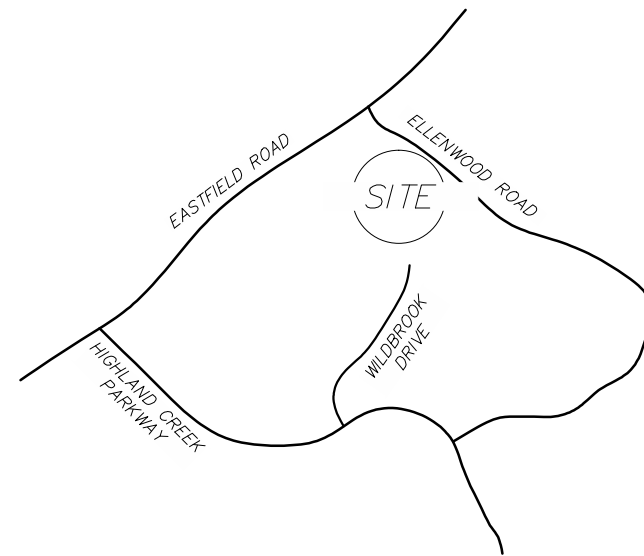
KEY MAP

SCALE: 1" = 500'



LOCATION MAP

N.T.S.



GENERAL SITE NOTES

- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
- EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
- CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
- CONTRACTOR SHALL PUT INTO PLACE SUCH TEMPORARY EROSION CONTROL MEASURES AS INDICATED ON THE PLANS. THESE MEASURES SHALL BE INSPECTED AND EVALUATED DURING CONSTRUCTION OPERATION FOR THEIR EFFECTIVENESS IN PREVENTING EROSION MATERIAL AND SEDIMENT FROM DISCHARGING FROM THE WORK AREA. IF REQUIRED, AND AS DIRECTED BY THE CITY INSPECTOR, ADDITIONAL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTITUTED AND INSTALLED.
- ALL CONSTRUCTION WITHIN MECKLENBURG COUNTY SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- PER CITY OF CHARLOTTE SECTION 18-175(e) OF CITY CODE AND SECTION 10.0 OF THE CITY POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROL EASEMENTS (PCCOs) MUST BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SUCH THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM#50.05 (9" SIGNS ONLY)
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE DEBRIS FROM EXISTING CATCH AND CLEAN OUT EXISTING DRAIN PIPES. REPAIR AND REPLACE EXISTING CATCH BASING FRAME & GRATE AS NEEDED.
- ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE PAINTED REFLECTIVE WHITE, TWO COATS.
- ALL PAVING SHALL CONFORM WITH PAVING DETAIL ON SHEET C7.1.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE OWNER.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING AND PIPE INVERT ELEVATIONS PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT.
- ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR WILL NOTIFY THE SITE INSPECTOR AND THE URBAN FORESTER WITH THE CITY OF CHARLOTTE ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT.
- THE CONTRACTOR WILL CONTACT CDOT RIGHT OF WAY MANAGEMENT AT 704-432-1562 TO OBTAIN A RIGHT-OF-WAY USE PERMIT BEFORE BEGINNING WORK WITHIN THE RIGHT-OF-WAY.
- 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>
- 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 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT 704-336-6692 FOR REQUIRED PERMITS.
- BUILDING DIMENSIONS SHOWN ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE OF THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- NON-STANDARD ITEMS (I.E.: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- ALL PAVEMENT MARKINGS ARE TO BE MAINTAINED BY THE DEVELOPER/PROPERTY OWNER.
- SITE TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- 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 COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- AREAS OF SEVERE ASPHALT DISCREPANCY WILL BE REMOVE TO TOP OF SUBBASE AND PATCHED PRIOR TO OVERLAY.
- THERE WILL BE NO DEMOLITION LANDFILL ON SITE.
- THE ESTIMATED COMPLETION IS DECEMBER 2017.

PROPOSED STREET CROSS SECTION	100' TYPICAL ELEV (FT)	100'± FLOOD PROTECTION ELEV (FT)
XS-1800	697.51	698.51
XS-1700	696.28	696.28
XS-1600	693.01	694.01
XS-1500	689.65	690.65
XS-1400	687.08	688.08
XS-1300	683.64	684.64
XS-1200	682.42	683.42
XS-1100	679.69	680.69
XS-1000	676.09	677.09
XS-900	673.45	674.45
XS-800	670.56	671.56
XS-700	669.83	670.83

LEGEND

- SIDEWALKS
- WETLANDS
- TREE SAVE
- OPEN SPACE
- DROP INLET
- CATCH BASIN
- REINFORCED CONCRETE PIPE
- FLARED END SECTION
- CHARLOTTE MECKLENBURG UTILITIES
- SANITARY SEWER RIGHT OF WAY
- STORM DRAIN EASEMENT
- EX. CATCH BASIN & PIPE
- EX. STORM DRAIN & PIPE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EX. GRAVITY SEWER
- EX. UNDERGROUND TELEPHONE LINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINES
- EX. OVERHEAD ELECTRIC
- EX. WATER LINE
- STORM DRAIN INLET & PIPE
- STORM DRAIN MANHOLE & PIPE

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18881 C-3 #3881
AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 110
Charlotte, NC 28226
704-375-2438

OVERALL SITE PLAN

SHEET:
C3.0