

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM AT <http://development.charmeck.org>

APPROVED
By Emily Chien at 4:32 pm, Aug 02, 2016

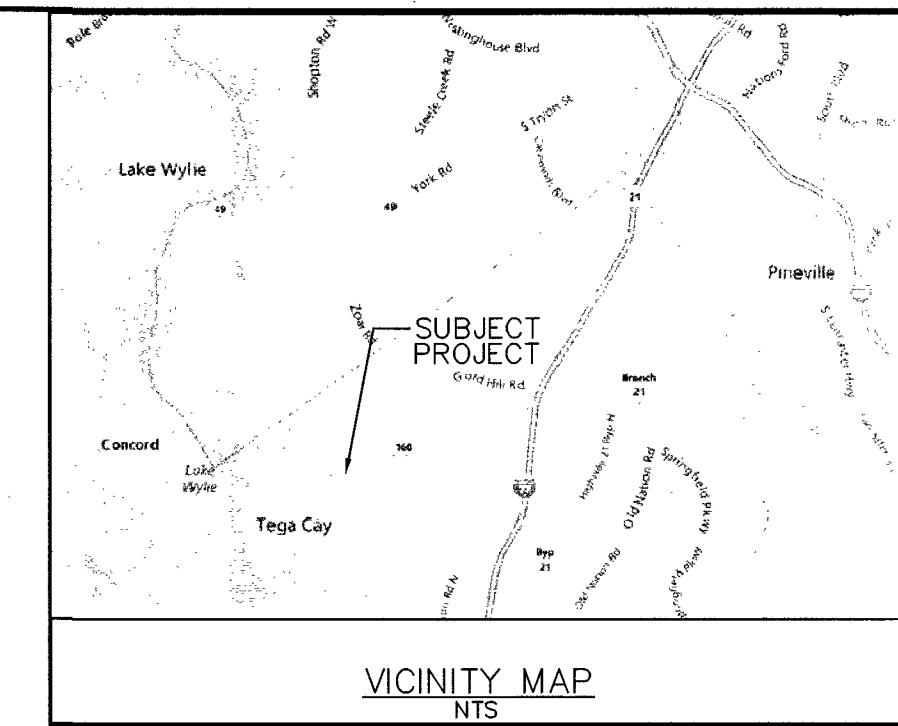
APPROVED

APPROVED
By Kelly Robertson at 11:59 am, Jul 29, 2016

APPROVED Carlos Alzate

No tree save for
this development
per sheet 15

SUBDIVISION PLANS FOR SHELBURNE VILLAGE STEELE CREEK TWSP, MECK. CO., CHARLOTTE, NC ETJ



APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 8-2-2016

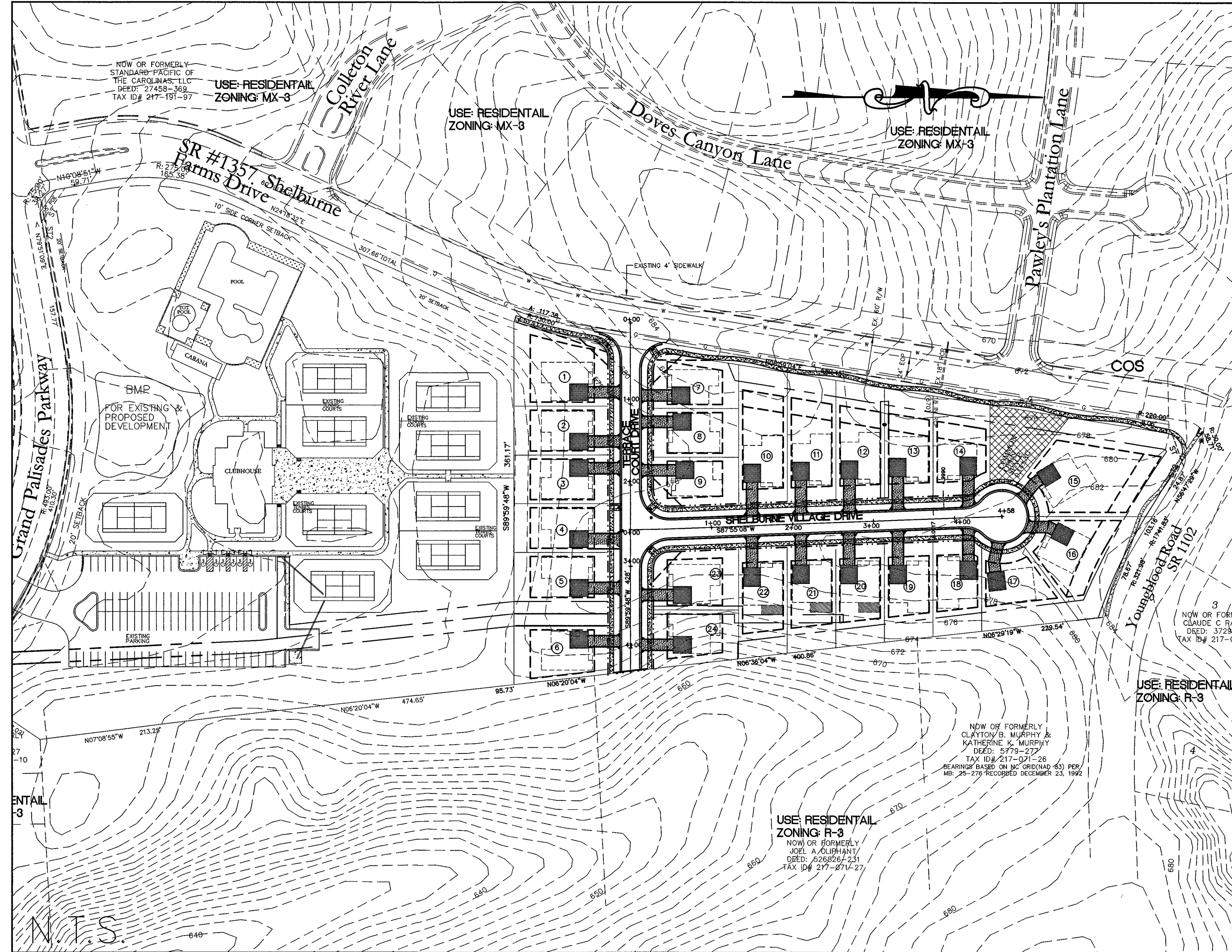
NOTE:
PALISADES - WATERSHED
TRACKING CHART ON PAGE
1-1, YARBROUGH - WILLIAMS &
HOULE SHEET (THIS SET)

SHELBURNE VILLAGE
SHELBURNE FARMS DRIVE
STEELE CREEK TWSP, MECK. CO.,
CHARLOTTE, NC ETJ

COVER SHEET

CS

- SYMBOL LEGEND
- IP(F) IRON PIN FOUND
 - CM(F) IRON PIN SET
 - IP(S) IRON PIN SET
 - PK(F) P-K NAIL FOUND
 - HY FIRE HYDRANT
 - TP TELEPHONE PEDESTAL
 - OVERHEAD UTILITY
 - UP UTILITY POLE
 - LIGHT POLE
 - WV WATER VALVE
 - PROPOSED SANITARY SEWER MANHOLE
 - SS PROPOSED SANITARY SEWER LINE
 - EXISTING SEWER LINE
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - UE UNDERGROUND ELECTRIC
 - UT UNDERGROUND TELEPHONE
 - G GAS LINE
 - DRAINAGE DITCH/WATER COURSE
 - APPROX. TREE/SHRUB LINE
 - CHAIN LINK FENCE
 - TEMPORARY STONE FILTER
 - SEWER CLEANOUT
 - PROP. SEWER MANHOLE
 - FLOW DIRECTIONAL ARROWS
 - TEMPORARY ROCK CHECK DAM
 - DENuded/CONSTRUCTION LIMITS
 - TEMPORARY SILT/CONSTRUCTION FENCE
 - EXISTING DRAINAGE STRUCTURE & PIPE
 - CURB & GUTTER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SEDIMENT BASIN
 - TEMPORARY CONSTRUCTION ENTRANCE
 - RIGHT-OF-WAY LINES
 - EASEMENT LINES
 - PROPOSED DRAINAGE STRUCTURE
 - PROPOSED STORM DRAINAGE PIPING
 - PROPOSED CONCRETE SIDEWALK
 - TEMP SILT DITCH



SHEET INDEX

CS	COVER SHEET
C-1	SITE PLAN
C-1a	DRIVEWAY PLAN & TURNING RADIUS PLAN
C-2	GRADING PLAN
C-3	EROSION CONTROL PLAN
C-4	OVERALL UTILITY PLAN
C-5	SHELBURNE VILLAGE DRIVE STREET PLAN/PROFILE SHEET
C-6	TERRACE COURT DRIVE STREET PLAN/PROFILE SHEET
C-7	SITE DETAILS
C-8	SITE DETAILS
C-9	SITE DETAILS
C-10	SITE DETAILS
C-11	INTERSECTION SITE DISTANCE PLAN/PROFILE SHEET, CROSS SECTIONS
L-1	LANDSCAPE PLAN
L-1	WATER QUALITY PLAN/OUTLET STRUCTURE (MODIFICATION TO EXISTING BMP STRUCTURE) YARBROUGH - WILLIAMS & HOULE SHEET.
L-1	WATERSHED TRACKING CHART.
L-2	SHELBURNE VILLAGE TREE PRESERVATION PLAN & CHARTS (YARBROUGH - WILLIAMS & HOULE)

SITE SUMMARY

OWNER/DEVELOPER: WILKINSON PARTNERS
MIKE BOSTON
13417 GRAND PALISADES PARKWAY
CHARLOTTE, NC 28277
(704) 609-0974

SUBJECT: SHELBURNE VILLAGE
SITE ADDRESS: 13417 GRAND PALISADES PARKWAY
CHARLOTTE, NC 28277

TOTAL SITE AREA = 15.002± ACRES

PROPOSED USE: RESIDENTIAL

PARCEL#1: 21707198

FEMA PARCEL #: 3710348800J - (PROPERTY IS NOT IN REGULATED FLOOD PLAIN)

STREAM WATERSHED: LOWER LAKE WYLIE WATERSHED CRITICAL AREA

WATERSHED CLASS: CA

ZONING PETITION #: 2001-16 (C)

ZONING: MX3 (LOTS MUST MEET THE R-6 DEVELOPMENT STDS., 6 DWELLINGS PER ACRE) (MAX.)

LOT COUNT: 5 UNITS/ACRE
24 TOTAL LOTS
OPEN SPACE LOT - .14±AC

SETBACKS

MIN. FRONT SETBACK - 17' FROM R/W

MIN. SIDE SETBACK @ R/W - 10'

MIN. SIDE SETBACK - 5'

MIN. REAR SETBACK - 10'

MIN. REAR SETBACK/BUFFER @ R/W & PROPERTY LINES - 30' LANDSCAPE BUFFER & 20' REAR YARD

MIN. GARAGE SETBACK - 20' FROM R/W OR BACK OF S.W. (WHICHEVER IS GREATER)

MIN. LOT SIZE - 4,500SF

MIN LOT WIDTH - 40' PER CODE-R6
60' MIN. PROVIDED

TOTAL IMPERVIOUS AREA
24 LOTS = 76,824SF / 1.76AC
MAXIMUM IMPERVIOUS PER LOT = 3,201.7SF (.0733AC)
STREETS = 26,455SF / 0.61AC
TOTAL = 103,279SF / 2.37AC



ISSUE DATE: JULY 31, 2015		
REVISIONS		
NO.	DATE	DESCRIPTION
1	10/20/15	CITY OF CHARLOTTE COMMENTS
2	01/21/16	CITY OF CHARLOTTE COMMENTS
3	06/02/16	CITY OF CHARLOTTE COMMENTS

