

FINAL APPROVAL

ENGINEERING

PRO A DETENTION A DRAINAGE PLANE

EROSION CONTROL

URBAN FORESTRY

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

-------UT ------- UNDERGROUND TELEPHONE

APPROX. TREE/SHRUB LINE

-----×----- CHAIN LINK FENCE

DRAINAGE DITCH/WATER COURSE

TEMPORARY STONE FILTER

PROP. SEWER MANHOLE

PROPOSED CONTOURS

TEMPORARY ROCK CHECK DAM

DENUDED/CONSTRUCTION LIMITS

EMPORARY SILT/CONSTRUCTION FENCE

EXISTING DRAINAGE STRUCTURE & PIPE

TEMPORARY CONSTRUCTION ENTRANCE

PROPOSED DRAINAGE STRUCTURE

PROPOSED STORM DRAINAGE PIPING

SEWER CLEANOUT

APPROVED

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

APPROVED

y Emily Official at 4.52 pm, Aug 62, 26

APPROVED

APPROVED Carlos

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

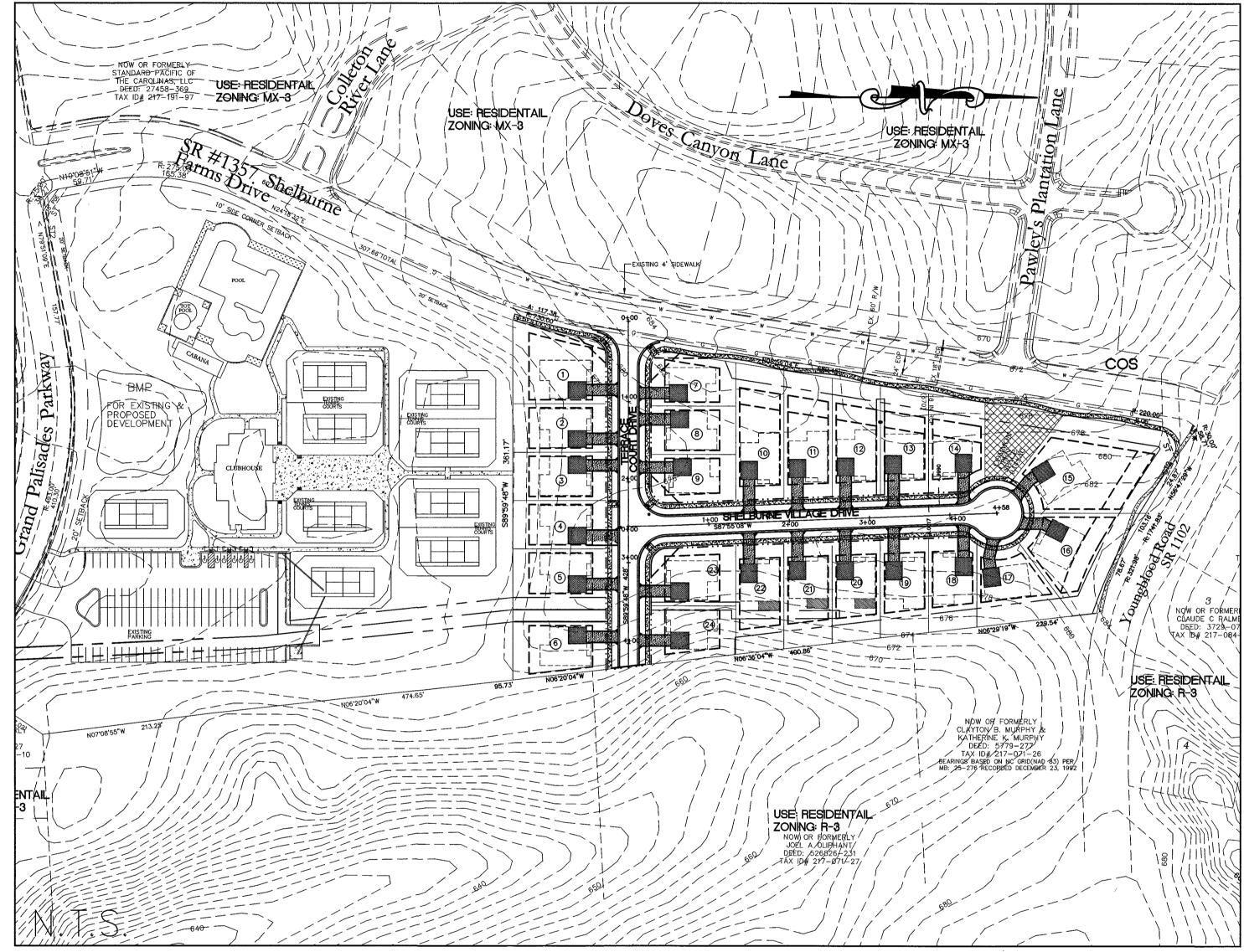
rlos Alzate

nis development

per sheet 15

SUBDIVISION PLANS FOR SHELBURNE VILLAGE

STEELE CREEK TWSP, MECK. CO., CHARLOTTE, NC ETJ



SHEET INDEX

CS COVER SHEET
C-1 SITE PLAN
C-12 DRIVEWAY PLA

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-9 SITE DETAILS
C-10 SITE DETAILS

L-2

C-11 INTERSECTION SITE DISTANCE PLAN/PROFILE SHEET, CROSS SECTIONS

-1 LANDSCAPE PLAN

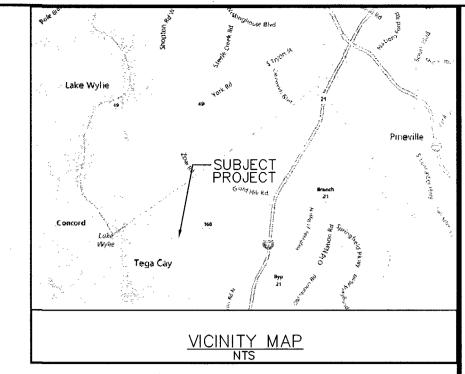
1-1 WATER QUALITY PLAN/OUTLET STRUCTURE (MODIFICATION TO EXISTING

BMP STRUCTURE) YARBROUGH - WILLIAMS & HOULE SHEET.

WATERSHED TRACKING CHART.

SHELBURNE VILLAGE TREE PRESERVATION PLAN & CHARTS

(YARBROUGH - WILLIAMS & HOULE)



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

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

SITE SUMMARY

SUBJECT:

OWNER/DEVELOPER: WILKINSON PARTNERS

MIKE BOSTON 13417 GRAND PALISADES PARKWAY

(704) 609-0974

RESS: 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

TBACKS

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

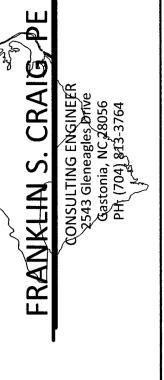
MIN LOT WIDTH - 40' PER CODE-R6

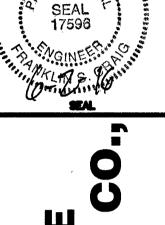
TOTAL IMPERVIOUS AREA

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	01/31/16	CITY OF CHARLOTTE COMMENTS	
3	06/02/16	CITY OF CHARLOTTE COMMENTS	

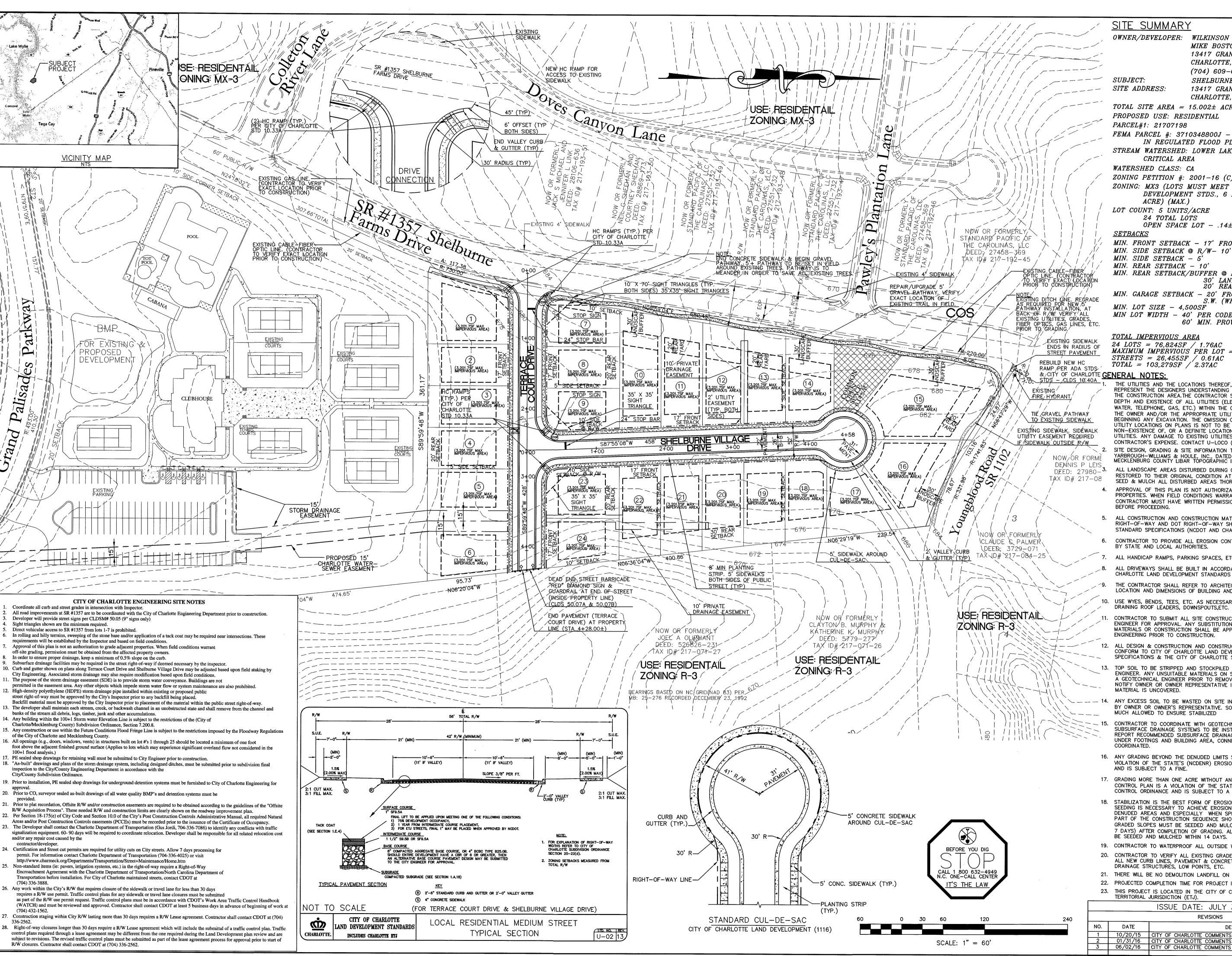




SHELBURNE VILLAGE SHELBURNE FARMS DRIVI STEELE CREEK TWSP, MECK. CHARLOTTE, NC ETJ

OVER SHEET





OWNER/DEVELOPER: WILKINSON PARTNERS

MIKE BOSTON 13417 GRAND PALISADES PARKWAY

CHARLOTTE, NC 28277 (704) 609-0974

SHELBURNE VILLAGE 13417 GRAND PALISADES PARKWAY

CHARLOTTE, NC 28277 TOTAL SITE AREA = 15.002± ACRES

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FEMA PARCEL #: 3710348800J - (PROPERTY IS NOT IN REGULATED FLOOD PLAIN) STREAM WATERSHED: LOWER LAKE WYLIE WATERSHED

WATERSHED CLASS: CA

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LOT COUNT: 5 UNITS/ACRE 24 TOTAL LOTS

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MIN. FRONT SETBACK - 17' FROM R/W MIN. SIDE SETBACK @ R/W- 10'

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

24 LOTS = 76,824SF / 1.76AC

MAXIMUM IMPERVIOUS' PER LOT = 3,201.7SF (.0733AC)STREETS = 26,455SF / 0.61ACTOTAL = 103,279SF / 2.37AC

THE UTILITIES AND THE LOCATIONS THEREOF, SHOWN ON THE DRAWING, REPRESENT THE DESIGNERS UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA.THE CONTRACTOR SHALL VERIFY THE LOCATION DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS, ETC.) WITHIN THE CONSTRUCTION AREA WITH HE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING ANY ÉXCAVATION. THE OMISSION OF, OR THE INCLUSION OF JTILITY LOCATIONS ON PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF, OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT TH CONTRACTOR'S EXPENSE. CONTACT U-LOCO (800-632-4949).

SITE DESIGN, GRADING & SITE INFORMATION TAKEN FROM BOUNDARY SURVEY YARBROUGH-WILLIAMS & HOULE, INC., DATED JANUARY 27, 2014 & 2012 MECKLENBURG COUNTY LIBAR TOPOGRAPHIC INFORMATION.

ALL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE SEED & MULCH ALL DISTURBED AREAS THOROUGHLY FOR STABILIZATION.

APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING. CONTRACTOR MUST HAVE WRITTEN PERMISSION FROM THE OWNER(S)

ALL CONSTRUCTION AND CONSTRUCTION MATERIALS WITHIN CITY RIGHT-OF-WAY AND DOT RIGHT-OF-WAY SHALL CONFORM TO THEIR STANDARD SPECIFICATIONS (NCDOT AND CHARLOTTE).

CONTRACTOR TO PROVIDE ALL EROSION CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL AUTHORITIES.

ALL HANDICAP RAMPS, PARKING SPACES, ETC. TO MEET ALL ADA CODES.

ALL DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS & NCDOT STDS.

THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE LOCATION AND DIMENSIONS OF BUILDING AND SURROUNDING AREAS.

10. USE WYES, BENDS, TEES, ETC. AS NECESSARY FOR ALL DRAINAGE PIPES

CONTRACTOR TO SUBMIT ALL SITE CONSTRUCTION SHOP DRAWINGS TO ENGINEER FOR APPROVAL. ANY SUBSTITUTIONS OR REVISIONS TO

MATERIALS OR CONSTRUCTION SHALL BE APPROVED FIRST BY ENGINEERING PRIOR TO CONSTRUCTION.

12. ALL DESIGN & CONSTRUCTION AND CONSTRUCTION MATERIALS SHALL CONFORM TO CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS & SPECIFICATIONS & THE CITY OF CHARLOTTE STORM WATER DESIGN MANUAL.

TOP SOIL TO BE STRIPPED AND STOCKPILED IN AREA DESIGNATED BY ENGINEER. ANY UNSUITABLE MATERIALS ON SITE ARE TO BE QUALIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO REMOVING. CONTRACTOR MUST NOTIFY OWNER OR OWNER REPRESENTATIVE IN CASE UNSUITABLE MATERIAL IS UNCOVERED.

_ _ 14. ANY EXCESS SOIL TO BE WASTED ON SITE IN AREAS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. SOIL TO BE WASTED AS MUCH ALLOWED TO ENSURE STABILIZED

> . CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER ANY SUBSURFACE DRAINAGE SYSTEMS TO BE INSTALLED. IF INITIAL SOILS REPORT RECOMMENDED SUBSURFACE DRAINAGE SYSTEMS BE INSTALLED UNDER FOOTINGS AND BUILDING AREA, CONNECTIONS TO BE FIELD

16. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE STATE'S (NCDENR) EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

17. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE STATE'S (NCDENR) EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

18. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENUDED AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THE PLAN. ALL GRADED SLOPES MUST BE SEEDED AND MULCHED IMMEDIATELY (MAXIMUM 7 DAYS) AFTER COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEEDED AND MULCHED WITHIN 14 DAYS.

19. CONTRACTOR TO WATERPROOF ALL OUTSIDE WALLS OF BUILDINGS, HOMES, ETC.

20. CONTRACTOR TO VERIFY ALL EXISTING GRADES, ELEVATIONS, ETC. ENSURE ALL NEW CURB LINES, PAVEMENT & CONCRETE DRAINS TO NEAREST DRAINAGE STRUCTURES, LOW POINTS, ETC.

21. THERE WILL BE NO DEMOLITION LANDFILL ON SITE. 22. PROJECTED COMPLETION TIME FOR PROJECT IS SPRING 2016.

23. THIS PROJECT IS LOCATED IN THE CITY OF CHARLOTTE'S EXTRA

ISSUE DATE: JULY 31, 2015 REVISIONS

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