



FINAL
APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

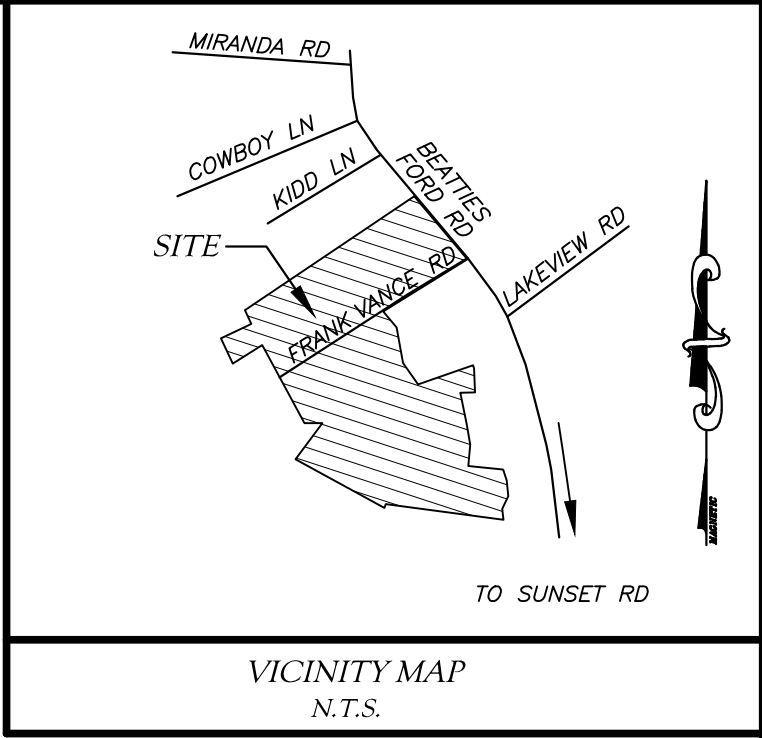
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM AT <http://development.charmeck.org>

APPROVED
By mchapman at 11:10 am, Nov 18, 2016

APPROVED

APPROVED

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 11-18-2016 1 of 2



VANCE RIDGE SUBDIVISION

CONSTRUCTION DRAWINGS

CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

FOR

JDSI, LLC
17537 JETTON ROAD
CORNELIUS, NC 28031
(704) 361-7777

SHEET LIST TABLE	
Sheet Number	Sheet Title
C	COVER
C1.0	SITE PLAN
C2.0	EROSION CONTROL PLAN PHASE I
C2.1	EROSION CONTROL PLAN PHASE II
C3.0	EROSION CONTROL DETAILS
C3.1	EROSION CONTROL DETAILS
C4.0	GRADING PLAN
C5.0	ROAD PROFILES FRANK VANCE RD
C5.1	ROAD PROFILES SLOAN CREEK CT.
C5.2	ROAD PROFILES DANAE CT.
C5.3	ROAD PROFILES ALEX RYAN DR.
C6.0	STORMWATER PLAN & PROFILES FRANK VANCE ROAD
C6.1	STORMWATER PLAN & PROFILES ALEX RYAN DR.
C7.0	STORM DRAINAGE DETAILS
C8.0	WATER QUALITY PLAN
C9.0	DRAINAGE AREA MAP
C9.1	DRAINAGE AREA MAP
C10.0	LANDSCAPE PLAN
C11.0	LANDSCAPE DETAILS
C12.0	INTERSECTION SIGHT DISTANCE
C12.1	INTERSECTION SIGHT DISTANCE
C12.2	TRUCK TURNING SIMULATION
C13.0	CROSS SECTION PLAN VIEW
C13.1	CROSS SECTIONS FRANK VANCE RD
C13.2	CROSS SECTIONS FRANK VANCE RD
C13.3	CROSS SECTIONS FRANK VANCE RD
C14.0	BEATTIES FORD ROAD IMPROVEMENTS
C14.1	CROSS SECTIONS - BEATTIES FORD RD.
C14.2	CROSS SECTIONS - BEATTIES FORD RD.
C15.0	MISCELLANEOUS DETAILS
C15.1	MISCELLANEOUS DETAILS
C16.0	TRAFFIC CONTROL PLAN
C16.1	TRAFFIC CONTROL DETAILS

NOTE:
ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH
THE CHARLOTTE LAND DEVELOPMENT STANDARDS &
THE NC DEPARTMENT OF TRANSPORTATION.

LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

SHEET
C
PN-2013.42



R1-1



W5-1

TRAFFIC SIGNS TO BE
INSERTED WHERE NOTED
ON THE PLANS.

RONALD J. BREWER &
BEVERLY BREWER
PARCEL ID: 03709109
DB 6413 PG 726
EX. ZONING: R-3
EX. USE: SINGLE FAMILY

RAGAM INVESTMENTS, LLC
PARCEL ID: 03710119
DB 26652 PG 857
EX. ZONING: R-3
EX. USE: VACANT

BRAD HOLDINGS, LLC
PARCEL ID: 03710150
DB 29341 PG 966
EX. ZONING: R-3
EX. USE: VACANT

BRENDA VANCE DASHER
PARCEL ID: 03710118
DB 23309 PG 195
EX. ZONING: R-3
EX. USE: VACANT

BRENDA VANCE DASHER
PARCEL ID: 03710121
DB 6220 PG 954
EX. ZONING: R-3
EX. USE: SINGLE FAMILY

TRIMURTI TEMPLE
DEVASTHANAM
PARCEL ID: 03710143
DB 26652 PG 842
L7, M53-497
EX. ZONING: R-3
EX. USE: VACANT

TRIMURTI TEMPLE
DEVASTHANAM
PARCEL ID: 03710103
DB 26652 PG 842
L6, M53-497
EX. ZONING: R-3
EX. USE: VACANT

HAZEL K. DUNN
PARCEL ID: 03709101
DB 1015 PG 152
EX. ZONING: R-3
EX. USE: SINGLE FAMILY

BRAD HOLDINGS, LLC
PARCEL ID: 03710151
DB 29341 PG 966
EX. ZONING: B-2
EX. USE: VACANT

LONG CREEK VOLUNTEER
FIRE DEPARTMENT, INC.
PARCEL ID: 03710139A
PARCEL ID: 03710139B
DB 29363 PG 320
EX. ZONING: B-2
EX. USE: VACANT

LONG CREEK VOLUNTEER
FIRE DEPT., INC.
PARCEL ID: 03710112
DB 01603 PG 459
EX. ZONING: B-2
EX. USE: WAREHOUSE

IDA M. RICHMOND
PARCEL ID: 03710115
DB 15104 PG 868
EX. ZONING: B-30
EX. USE: COMMERCIAL

NORTHSIDE CITY CHURCH, INC.
PARCEL ID: 03710110
DB 28816 PG 290
EX. ZONING: R-3
EX. USE: VACANT

AMY JOY & GERALD
PARCEL ID: 03710109
DB 28819 PG 290
EX. ZONING: R-12
EX. USE: SINGLE FAMILY

RONALD B. GRIFFIN &
LARRY A. GRIFFIN
PARCEL ID: 03710107
DB 15132 PG 1028
EX. ZONING: R-3
EX. USE: SINGLE FAMILY

DEDICATION OF RIGHT-OF-WAY: A PORTION OF TAX
PARCEL ID #037-10-134, #037-10-133, AND
#037-10-132 ON BEATTIES FORD RD. TO BE
DEDICATED AS NCDOT PUBLIC RIGHT-OF-WAY.
TOTAL AREA: 10 AC

DIRECT VEHICULAR
ACCESS TO BEATTIES
FORD RD. FROM LOTS
1-5 IS PROHIBITED.

30' LANDSCAPE BUFFER
SEE TYP. SECTION ON SHEET C11.0

16' DRIVEWAYS (TYP.)
FINAL DETERMINATION WILL BE BASED
UPON FLOOR PLAN/HOME SELECTION
ORIENTATION. SEE SHEET C5.0

LAKEVIEW ROAD
80' PUBLIC R/W

BEATTIES FORD ROAD
65' PUBLIC R/W

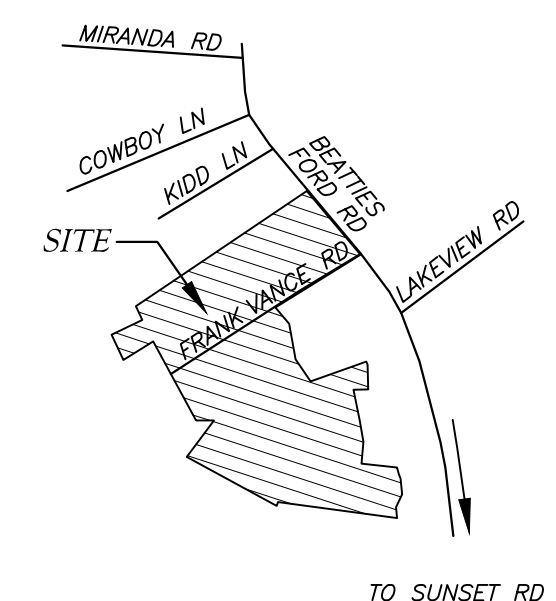
- NOTES:
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE 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 THE 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.
 - BEFORE YOU DIG STOP... CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.

LINE TABLE	
L1	S26°47'57"E 50.00
L2	S23°08'02"E 23.75
L3	S14°46'30"E 52.99
L4	S02°04'22"E 40.96
L5	S02°04'22"E 17.40
L6	S23°27'22"W 54.92
L7	S12°45'57"E 34.59

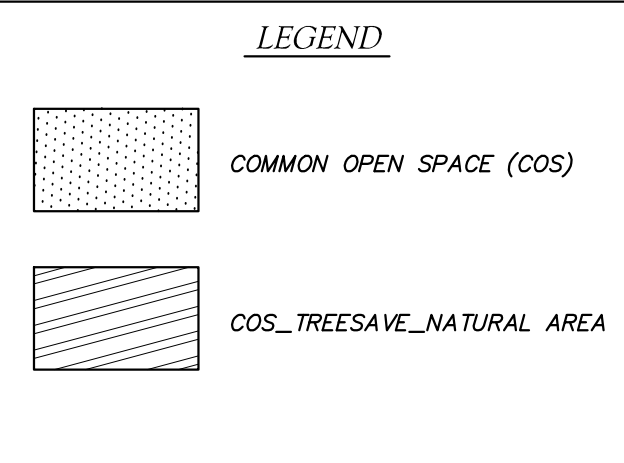


Know what's below.
Call before you dig.

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

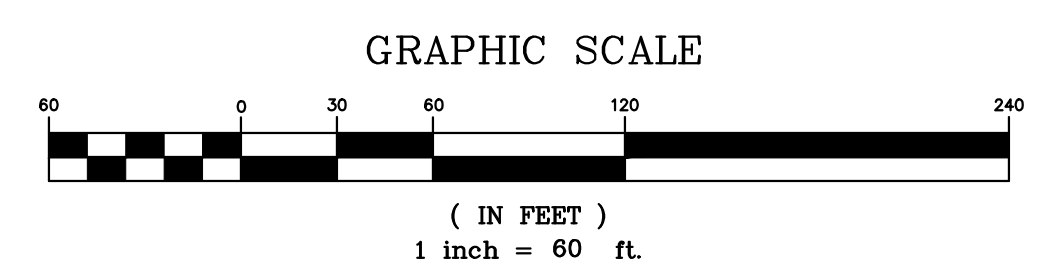


VICINITY MAP
N.T.S.

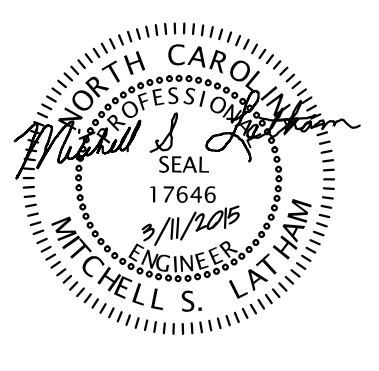


- NOTES:
- DEVELOPER/OWNER: JDSI, LLC
17537 JETTON RD.
CORNELIUS, NC 28031
704-361-7777
 - TAX PARCEL ID: 037-101-32, 33, 34, 37, 11, 13, 16, 17, 22, 41, 42, 49
 - TOTAL ACREAGE: 14.31 ACRES
DEDICATED TO NCDOT R/W: .10 ACRES
NET SITE AREA: 14.21 ACRES
 - TREE SAVE/NATURAL AREA REQUIREMENTS:
TREE SAVE REQUIRED: 10% X 14.21 AC. = 1.42 AC.
TREE SAVE PROVIDED: 3.64 AC./14.21 AC. X 100% = 25.62%
NATURAL AREA REQUIRED: 10% (>50% BUILT UPON AREA)
NATURAL AREA PROVIDED: 3.64 AC./14.21 AC. X 100% = 25.62%
COS AREA REQUIRED: 10% X 14.21 AC. = 1.42 AC.
COS AREA PROVIDED: 5.19 AC./14.21 AC. X 100% = 36.52%
 - MINIMUM LOT SIZE: 6000 S.F.
TOTAL NUMBER OF LOTS PROVIDED = 49
 - TYPICAL LOT DIMENSION: 50' x 120'
 - CURRENT ZONING: R-3 (DEVELOPED AS R-4 CLUSTER)
(25% TREE SAVE IN COS)
 - SETBACKS:
FRONT: 21' - 25'
GARAGE: 20' FROM SIDEWALK (SAME DISTANCE AS FRONT SETBACK)
SIDE: 5' INTERIOR LINE
SIDE: 6' PERIMETER SIDE LOT LINE
SIDE/STREET: 10'
REAR: 45' PERIMETER LOTS
REAR: 30' INTERIOR LOTS
 - WATERSHED: LONG (WESTERN CATAWBA)
 - FEMA FLOOD PANEL: #3710454000J 03/02/2009
THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE OR IN A REGULATED FLOODPLAIN
 - SURVEY TOPO INFORMATION PROVIDED BY:
JASON LEE WYLIE
2417 FAY JONES ROAD
DENVER, N.C. 28037
 - SETBACK IS 20' BEHIND SIDEWALK TO ALLOW FOR DRIVEWAYS.

ESTIMATED COMPLETION TIME FRAME
AN ESTIMATED COMPLETION TIME FRAME OF 30 MONTHS IS
EXPECTED AFTER DEVELOPMENT & GRADING PLANS APPROVAL.



LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



MARCH 11, 2015
DATE

JDSI, LLC

17537 JETTON ROAD
CORNELIUS, NC 28031
PHONE: (704) 361-7777
jdsi@bellsouth.net

VANCE RIDGE SUBDIVISION
FRANK VANCE ROAD, CHARLOTTE, NC

SITE PLAN

REVISIONS

REV. NO. 1 REV DATE: 9/22/2015
CDDT/NCDDOT & CITY COMMENTS

REV. NO. 2 REV DATE: 9/7/2016
CDDT/NCDDOT & CITY COMMENTS

SCALE: 1" = 60'

DRAWN BY: CLR

CHECKED BY: MSL

SHEET NO:

C1.0