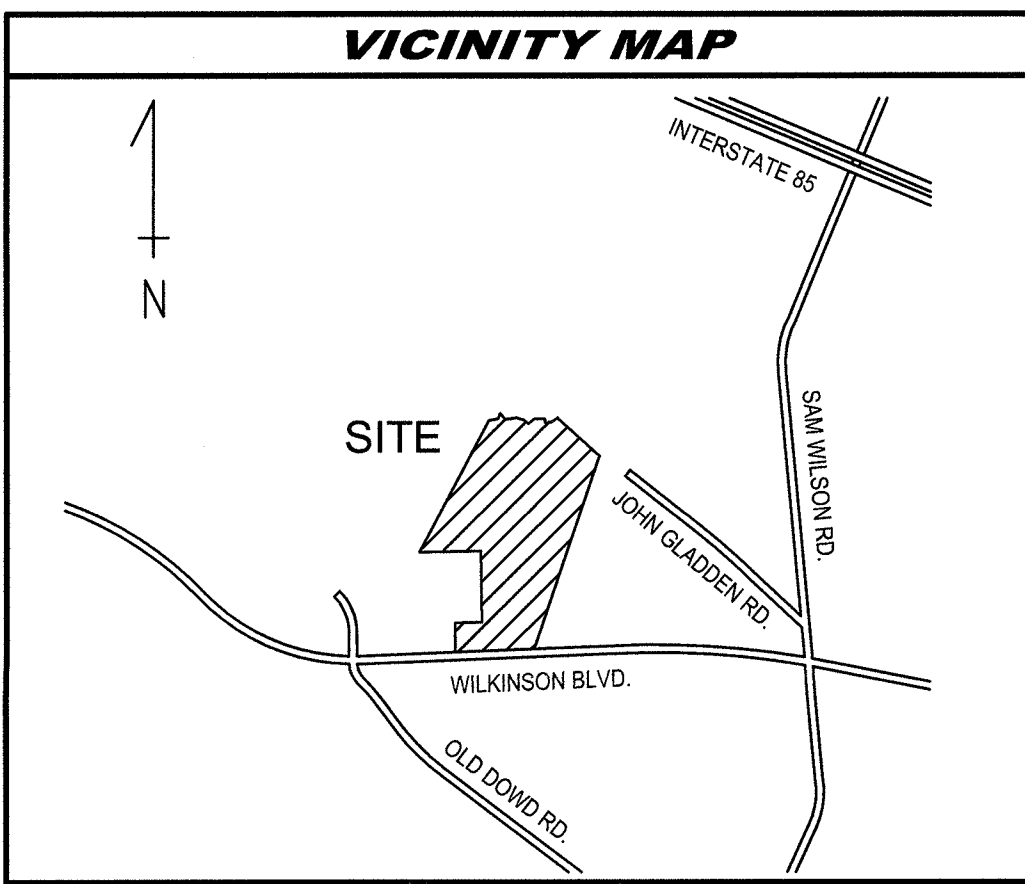


INFRASTRUCTURE DEVELOPMENT PLANS FOR  
WILKINSON COMMERCE PARK  
WILKINSON BLVD  
CITY OF CHARLOTTE, NORTH CAROLINA



**SITE INSPECTION PHONE NUMBERS**

CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS. THIS IS A PARTIAL LIST PROVIDED AS A COURTESY.

BACKFLOW	704-391-5188
URBAN FORESTRY & ZONING	KELLY ROBERTSON 704-607-8987
ENGINEERING	JOHN LAMARRE 704-517-5601
EROSION CONTROL	JAY WILSON 704-517-1152
FIRE	704-336-2101

APPROVED FOR  
CONSTRUCTION  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
BY: Joshua Weaver 4-12-2016



**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.

APPROVED  
By Robert Zink at 1:22 pm, Apr 12, 2016

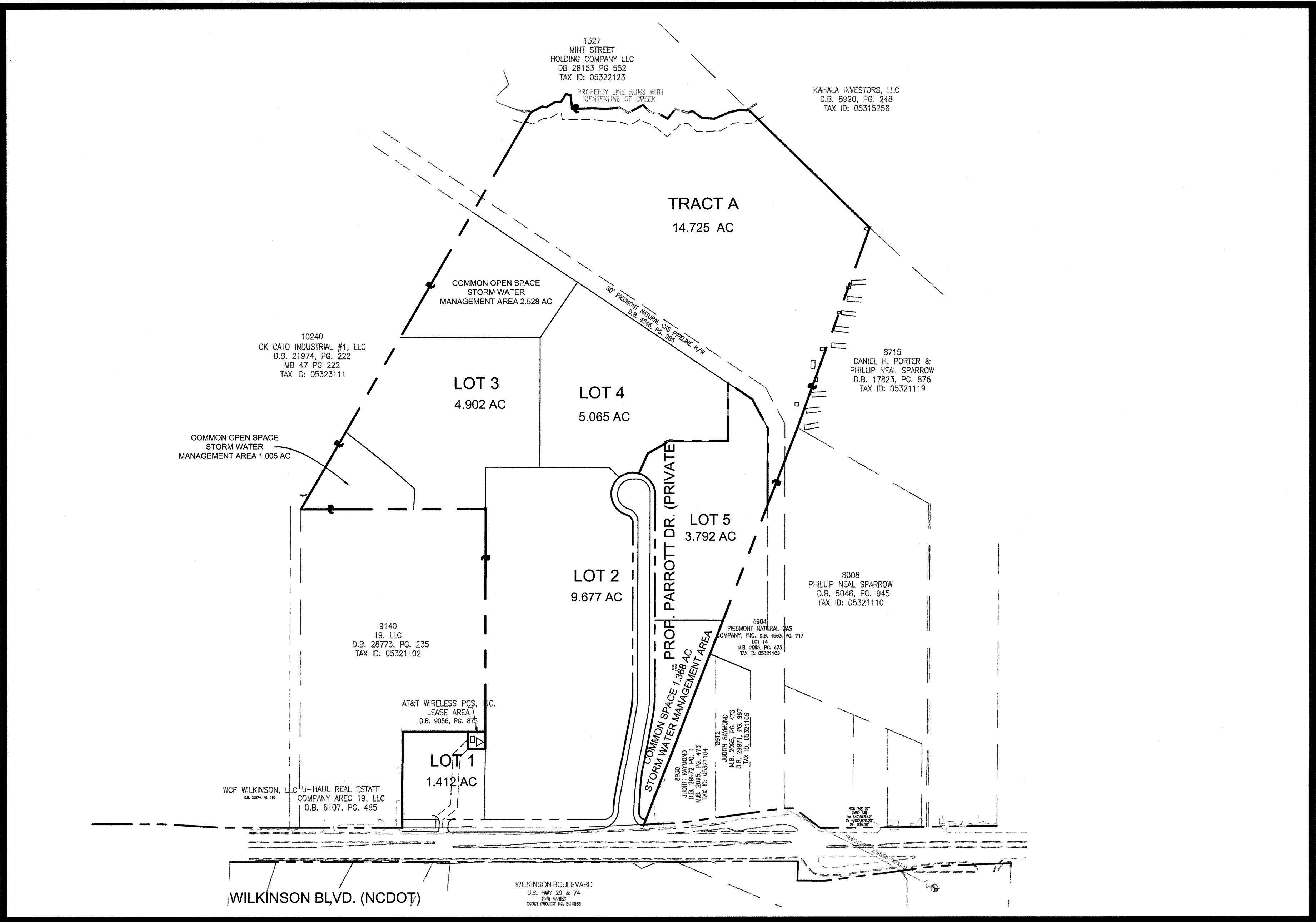
APPROVED

APPROVED

APPROVED

PCCO SUMMARY		
Original Parcel ID Number(s):	053-211-03	WEST BASIN
Development Type:	EAST BASIN	
Subject to PCCO? Y/N	Commercial	
If NO, why?	YES	
Watershed:	WESTERN	
Disturbed Area (ac):	31.0 AC AC	
Site Area (ac):	46.2627 AC	
Total on-site Drainage Area (ac):	11.7	8.0 AC
Existing Built-upon-area (SF):	5,210 SF	
Existing BUA to be removed (SF):	5,210 SF	
Existing BUA to remain (SF):	0 SF	
Proposed New BUA (SF):	60,300 SF	
Proposed % BUA:	70.0%	70.0%
Density (High / Low):	HIGH	HIGH
Total Post-Protect BUA for site:	1,410,337 SF	
Development or Redevelopment?	Development	
Natural Area Required (ac):	N/A	
Natural Area Provided (ac):	N/A	
Total stream buffer protected on-site (ac):	0.519 AC	
Transit Station Area? Y/N	No	
Distressed Business District? Y/N	No	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	No	
Buffer Mitigation? Y/N	No	
Total Phosphorous Mitigation? Y/N	No	

(1,360,037 SF FUTURE SITES)



SCALE: 1" = 200'

**PROJECT CLOSEOUT DOCUMENTS**

THE FOLLOWING IS A SUMMARY OF THE DOCUMENTS TO BE PREPARED BY THE SURVEYOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL INCLUDE IN THEIR BASE BID THE PREPARATION, DRAFTING AND SUBMITTAL OF THE FOLLOWING TO THE ENGINEER.

- P.C.C.O.
- RECORDED P.C.C.O. EASEMENT MAP GENERAL NOTE 12, SHEET SUB-2.
  - CITY & ENGINEERED APPROVED STORM WATER ASBUILTS; SEE STORM WATER MANAGEMENT NOTES, ITEM 1, SHEET 7 SUB-7
  - RECORDED OPERATIONS & MAINTENANCE AGREEMENT.

**PROJECT CONTACT INFORMATION**

**OWNER/DEVELOPER:**  
SCANNELL PROPERTIES  
Joel Scannell  
1765 Duke Street  
Alexandria, VA 22314  
703-302-1892

**ENGINEER:**  
Burton Engineering Associates  
Carlton Burton; Glenn Morris  
5950 Fairview Road, Suite 100  
Charlotte, NC 28210  
Phone: 704-553-8881 • Fax: 704-553-8880

**SOILS ENGINEERS:**  
ECS Carolinas, LLP  
Erik Freeburg, P.E. Brandon Fulton  
1812-D Center Park Drive  
Charlotte, NC 28217  
704-525-5152

**TOPOGRAPHIC & BOUNDARY SURVEY PROVIDED BY:**  
R.B. PHARR & ASSOCIATES, P.A.  
420 Hawthorne Lane  
Charlotte, NC 28204  
Contact: Andrew Baker

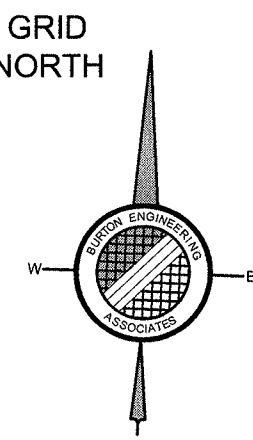
**REGULATORY-UTILITY-MUNICIPALITY CONTACTS**

**CITY OF CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT:**  
City of Charlotte  
Land Development  
600 East 4th Street, 1st Floor  
Charlotte, NC 28202  
Phone: (704)336-6892

**UTILITIES (WATER & SEWER):**  
CHARLOTTE WATER  
5100 Brookshire Boulevard  
Charlotte, NC 28216  
Phone: (704)399-2551 • Fax: (704)393-2219

**CITY OF CHARLOTTE ZONING:**  
City of Charlotte Building Standards  
700 North Tryon Street  
Charlotte, NC 28202  
Phone: (704)336-5059

**CDOT:**  
CDOT-Division 12  
600 East 4th Street, 6th Floor  
Charlotte, NC 28202  
Phone: (704)432-5492 • E-Mail: [drorie@ci.charlotte.nc.us](mailto:drorie@ci.charlotte.nc.us)



INDEX OF DRAWINGS	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY SUBDIVISION PLAN
3	ROADWAY PLAN & PROFILE
4	GRADING & DRAINAGE PLAN
5	EROSION CONTROL PLAN PHASE I
6	EROSION CONTROL PLAN PHASE II
7	LANDSCAPE PLAN
8	STORMWATER MANAGEMENT PLAN BMP #1
9	STORMWATER MANAGEMENT PLAN BMP #2
10	STORMWATER MANAGEMENT NOTES
11	ROADWAY IMPROVEMENT PLAN - WILKINSON BLVD.
12	ROADWAY DRAINAGE PLAN - WILKINSON BLVD.
13	PAVEMENT MARKING PLAN - WILKINSON BLVD.
14	TRAFFIC CONTROL PLAN - WILKINSON BLVD.
15	ROADWAY CROSS SECTIONS - PROP. PARROTT DRIVE
16	ROADWAY CROSS SECTIONS - PROP. PARROTT DRIVE
17	ROADWAY CROSS SECTIONS - WILKINSON BLVD.
18	ROADWAY CROSS SECTIONS - WILKINSON BLVD.
19	INTERSECTION SIGHT DISTANCE PLAN
20	INTERSECTION SIGHT DISTANCE PLAN
21	DETAILS
22	DETAILS
23	DETAILS
24	EXISTING CONDITIONS

WILKINSON COMMERCE PARK  
9040 WILKINSON BOULEVARD  
CITY OF CHARLOTTE E.T.I., NC

COVER SHEET

CTB  
Engineer  
GDM  
Drawn By  
09/16/15  
Date

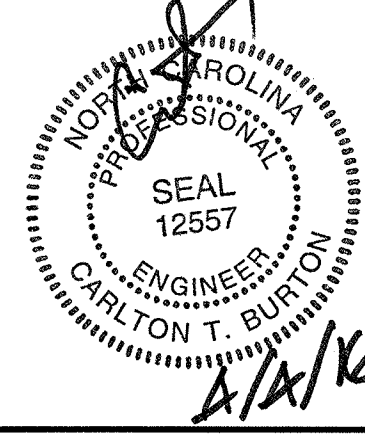
Revisions  
1. 11/10/15 CITY COMMENTS  
2. 03/04/16 CITY & OWNER COMMENTS  
3. 04/04/16 CITY TENTATIVE APPROVAL

Project Number  
610-001

SUB-1

Sheet 1 of 24

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LAND PLANNERS  
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(704) 553-8881 Fax: (704) 553-8880  
Firm License #1557



