

Berewick - Phase 8

Village Of Selkirk at Berewick

Saied Construction Systems

Charlotte, North Carolina

Owner/Developer
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Designer



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Site Development Data

JURISDICTION: CITY OF CHARLOTTE ETJ
EXISTING ZONING: MX-1 & LOWER LAKE WYLIE WATERSHED OVERLAY DISTRICT
REZONING PETITION NUMBER: CITY 2001-30 & COUNTY 2001-008(C)
TAX PARCEL NUMBER: 14118132
SPEED BOOK NUMBER: 11331201/02
DB 13008 PG 910
DB 13008 PG 911
DB 12388 PG 304
SINGLE FAMILY RESIDENTIAL

PROPOSED USE: 55.64 ACRES
SITE AREA: 53.45 ACRES
TOTAL GROSS AREA: 44.64 ACRES
TOTAL NET AREA (LESS R/W):
TOTAL DEVELOPABLE AREA:
(LESS FOND, SETBACKS, BUFFER)
REQUIRED PARKING (2 SPACES PER UNIT) 322 SPACES
PROPOSED PARKING 322 SPACES
PROPOSED GROSS DENSITY: 2.09 UNITS/AC
NET DENSITY 3.01 UNITS/AC
PROPOSED DEVELOPABLE DENSITY: 3.81 UNITS/AC

REQUIRED: 5.58 ACRES (10.0% OF NET AREA)
PROVIDED: 15.56 ACRES (29.11% OF NET AREA)
WETLANDS: 0.41 ACRES (0.8% OF NET AREA)
STREETS PUBLIC & SIDEWALK IMPERVIOUS AREA: 7.24 ACRES (13.5% OF NET AREA)
COMBINED LOT IMPERVIOUS AREA: 10.50 ACRES (19.64% OF NET AREA)
TOTAL IMPERVIOUS AREA: 17.74 ACRES (33.19% OF NET AREA)
TOTAL TREE SAVE AREA (INCLUDING R/W): 11.04 ACRES (21.27% OF GROSS AREA)

SINGLE FAMILY TOTAL 181

INDIVIDUAL LOT SIZE (MIN.) 5,720 SF
MAX. IMPERVIOUS AREA/LOT ALLOWED 2,840 SF
INDIVIDUAL LOT SETBACK 20'
INDIVIDUAL LOT REAR YARD 30'
INDIVIDUAL LOT SIDE YARD 5'
INDIVIDUAL LOT WIDTH (MIN.) 52'

Sheet Schedule

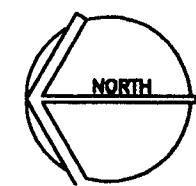
Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Cover Sheet	L1.0	May 26, 2005	Oct. 26, 2010	13	FDP / Review Comments
Reasoning Technical Data Sheet	L2.0	*	Jul. 06, 2010	11	*
Reasoning Concept Plan	L3.0	OCT. 26, 2005	Jul. 06, 2010	11	New lot layout
Tree Save Exhibit	L4.0	OCT. 26, 2005	Jul. 06, 2010	11	New lot layout
Alta Survey	*	May 26, 2005	Jul. 06, 2010	11	New lot layout
Drainage Area Delineation / Impervious Area Projections	DA-1	May 26, 2005	Jul. 06, 2010	11	New lot layout
Tree Save and Open Space Map	L-1.1	Oct. 26, 2005	Sep. 06, 2010	12	Review Comments
Overall Clearing and Demolition Plan	L-2.1	May 26, 2005	Jul. 06, 2010	11	New lot layout
Overall Site Plan	L-2.2	May 26, 2005	Sep. 06, 2010	12	Review Comments
Site Plan	L-2.3	May 26, 2005	Sep. 06, 2010	12	Review Comments
Site Plan	L-2.4	May 26, 2005	Sep. 06, 2010	12	Review Comments
Fill Dirt Stockpile Area Erosion Control Plan	L-3.1	Oct. 26, 2005	Sep. 06, 2010	12	Review Comments
Overall Initial Clearing Erosion Control Part-Plan	L-3.1A	May 26, 2005	Oct. 26, 2010	13	FDP / Review Comments
Initial Clearing Erosion Control Part-Plan	L-3.1B	May 26, 2005	Oct. 26, 2010	13	FDP Comments
Initial Clearing Erosion Control Part-Plan	L-3.1C	May 26, 2005	Oct. 26, 2010	13	FDP Comments
Initial Clearing Erosion Control Part-Plan	L-3.1D	May 26, 2005	Oct. 26, 2010	13	FDP Comments
Overall Post Clearing Erosion Control Part-Plan	L-3.2A	May 26, 2005	Oct. 26, 2010	13	FDP / Review Comments
Post Clearing Erosion Control Part-Plan	L-3.2B	May 26, 2005	Oct. 26, 2010	13	FDP Comments
Post Clearing Erosion Control Part-Plan	L-3.2C	May 26, 2005	Oct. 26, 2010	13	FDP Comments
Post Clearing Erosion Control Part-Plan	L-3.2D	May 26, 2005	Oct. 26, 2010	13	FDP Comments
Overall Grading and Drainage Plan	L-3.5	May 26, 2005	Oct. 26, 2010	13	FDP Comments
Grading and Drainage Plan	L-3.6	May 26, 2005	Oct. 26, 2010	13	FDP Comments
Grading and Drainage Plan	L-3.7	May 26, 2005	Oct. 26, 2010	13	FDP Comments
Grading and Drainage Plan	L-3.8	May 26, 2005	Oct. 26, 2010	13	FDP / Review Comments
Wet Pond Drainage Area Map	L-3.9	May 26, 2005	Jul. 06, 2010	11	New lot layout
Wet Pond Drainage Area Map	L-3.10	May 26, 2005	Jul. 06, 2010	11	New lot layout
Overall Component Drainage Area Plan	L-3.11	May 26, 2005	Jul. 06, 2010	11	New lot layout
Component Drainage Area Plan	L-3.12	May 26, 2005	Jul. 06, 2010	11	New lot layout
Component Drainage Area Plan	L-3.13	May 26, 2005	Jul. 06, 2010	11	New lot layout
Component Drainage Area Plan	L-3.14	May 26, 2005	Jul. 06, 2010	11	New lot layout
Charlotte-Mecklenburg Utilities Cover Sheet	1 of 11	May 26, 2005	Sep. 06, 2010	12	Review Comments
Charlotte-Mecklenburg Utilities Permit Sheet	2 of 11	May 26, 2005	Sep. 06, 2010	12	Review Comments
Charlotte-Mecklenburg Utilities Overall	3 of 11	May 26, 2005	Sep. 06, 2010	12	Review Comments
Charlotte-Mecklenburg Utilities Plan and Profile	4 of 11	May 26, 2005	Sep. 06, 2010	12	Review Comments
Charlotte-Mecklenburg Utilities Plan and Profile	5 of 11	May 26, 2005	Sep. 06, 2010	12	Review Comments
Charlotte-Mecklenburg Utilities Plan and Profile	6 of 11	May 26, 2005	Sep. 06, 2010	12	Review Comments
Charlotte-Mecklenburg Utilities Plan and Profile	7 of 11	May 26, 2005	Sep. 06, 2010	12	Review Comments
Charlotte-Mecklenburg Utilities Plan and Profile	8 of 11	May 26, 2005	Sep. 06, 2010	12	Review Comments
Charlotte-Mecklenburg Utilities Plan and Profile	9 of 11	May 26, 2005	Sep. 06, 2010	12	Review Comments
Charlotte-Mecklenburg Utilities Plan and Profile	10 of 11	May 26, 2005	Sep. 06, 2010	12	Review Comments
Charlotte-Mecklenburg Utilities Plan and Profile	11 of 11	May 26, 2005	Sep. 06, 2010	12	New lot layout
Selkirkshire Road Plan and Profile	L-5.1	May 26, 2005	Jul. 06, 2010	11	New lot layout
Selkirkshire Road Plan and Profile	L-5.2	May 26, 2005	Jul. 06, 2010	11	New lot layout
Loch Glen Way Plan and Profile	L-5.3	May 26, 2005	Jul. 06, 2010	11	New lot layout
Loch Glen Way Plan and Profile	L-5.4	May 26, 2005	Jul. 06, 2010	11	New lot layout
Canova Lane Plan and Profile	L-5.5	May 26, 2005	Jul. 06, 2010	11	New lot layout
Carradale Way Plan and Profile	L-5.6	May 26, 2005	Jul. 06, 2010	11	New lot layout
Carradale Way Plan and Profile	L-5.7	May 26, 2005	Jul. 06, 2010	11	New lot layout
Peablos Lane Plan and Profile	L-5.8	May 26, 2005	Jul. 06, 2010	11	New lot layout
Etrick Place Plan and Profile	L-5.9	May 26, 2005	Jul. 06, 2010	11	New lot layout
Windy Gap Road Plan and Profile	L-5.10	May 26, 2005	Jul. 06, 2010	11	New lot layout
Windy Gap Road Plan and Profile	L-5.11	May 26, 2005	Jul. 06, 2010	11	New lot layout
Dixie River Road Plan and Profile	L-5.12	Oct. 26, 2005	Jul. 06, 2010	11	New lot layout
Dixie River Road Plan and Profile	L-5.13	Oct. 26, 2005	Jul. 06, 2010	11	New lot layout
Storm Sewer Profiles	L-5.14	Oct. 26, 2005	Jul. 06, 2010	11	New lot layout
Storm Sewer Profiles	L-5.15	Oct. 26, 2005	Jul. 06, 2010	11	New lot layout
Dixie River Road - Roadway Improvements Plan	L-5.16	May 26, 2005	Jul. 06, 2010	11	New lot layout
Dixie River Road - Roadway Improvements Plan	L-5.17A	May 26, 2005	Jul. 06, 2010	11	New lot layout
Windy Gap Road - Roadway Improvements Plan	L-5.17B	May 26, 2005	Jul. 06, 2010	11	New lot layout
Windy Gap Road - Roadway Improvements Plan	L-5.17C	May 26, 2005	Jul. 06, 2010	11	New lot layout
Dixie River Road Traffic Control Plan	L-5.18	May 26, 2005	Jul. 06, 2010	11	New lot layout
Dixie River Road Traffic Control Plan	L-5.19	May 26, 2005	Jul. 06, 2010	11	New lot layout
Windy Gap Road Traffic Control Plan	L-5.20	May 26, 2005	Jul. 06, 2010	11	New lot layout
Dixie River Road - Line of Sight Plan	L-5.21	May 26, 2005	Jul. 06, 2010	11	New lot layout
Dixie River Road - Line of Sight Plan	L-5.22	May 26, 2005	Jul. 06, 2010	11	New lot layout
Windy Gap Road - Line of Sight Plan	L-5.23	May 26, 2005	Jul. 06, 2010	11	New lot layout
Windy Gap Road - Line of Sight Plan	L-5.24	May 26, 2005	Jul. 06, 2010	11	New lot layout

This Set Current Through Sheet Date: 10.26.2010



Sheet Schedule (continued)

Sheet Title	Sheet No.	Original Date	Latest Revision Date	Latest Revision Number	Revision Index
Dixie River Road Improvements Cross Sections	L-5.25	Sept. 19, 2008	Jul. 06, 2010	11	New lot layout
Dixie River Road Improvements Cross Sections	L-5.26	Sept. 19, 2008	Jul. 06, 2010	11	New lot layout
Dixie River Road Improvements Cross Sections	L-5.27	Sept. 19, 2008	Jul. 06, 2010	11	New lot layout
Dixie River Road Improvements Cross Sections	L-5.28	Sept. 19, 2008	Jul. 06, 2010	11	New lot layout
Dixie River Road Improvements Cross Sections	L-5.29	Sept. 19, 2008	Jul. 06, 2010	11	New lot layout
Dixie River Road Improvements Cross Sections	L-5.30	Sept. 19, 2008	Jul. 06, 2010	11	New lot layout
Dixie River Road Improvements Cross Sections	L-5.31	Sept. 19, 2008	Jul. 06, 2010	11	New lot layout
Dixie River Road Improvements Cross Sections	L-5.32	Sept. 19, 2008	Jul. 06, 2010	11	New lot layout
Dixie River Road Improvements Cross Sections	L-5.33	Sept. 19, 2008	Jul. 06, 2010	11	New lot layout
Windy Gap Road Improvements Cross Sections	L-5.34	Apr. 04, 2007	Jul. 06, 2010	11	New lot layout
Windy Gap Road Improvements Cross Sections	L-5.35	Apr. 04, 2007	Jul. 06, 2010	11	New lot layout
Windy Gap Road Improvements Cross Sections	L-5.36	Apr. 04, 2007	Jul. 06, 2010	11	New lot layout
Windy Gap Road Improvements Cross Sections	L-5.37	Apr. 04, 2007	Jul. 06, 2010	11	New lot layout
Windy Gap Road Improvements Cross Sections	L-5.38	Apr. 04, 2007	Jul. 06, 2010	11	New lot layout
Windy Gap Road Improvements Cross Sections	L-5.39	Apr. 04, 2007	Jul. 06, 2010	11	New lot layout
Windy Gap Road Improvements Cross Sections	L-5.40	Apr. 04, 2007	Jul. 06, 2010	11	New lot layout
Windy Gap Road Improvements Cross Sections	L-5.41	Apr. 04, 2007	Jul. 06, 2010	11	New lot layout
Windy Gap Road Improvements Cross Sections	L-5.42	Apr. 04, 2007	Jul. 06, 2010	11	New lot layout
Windy Gap Road Improvements Cross Sections	L-5.43	Apr. 04, 2007	Jul. 06, 2010	11	New lot layout
Windy Gap Road Improvements Cross Sections	L-5.44	Apr. 04, 2007	Jul. 06, 2010	11	New lot layout
Site Construction Details	L-7.1	May 26, 2005	Oct. 26, 2010	13	Review Comments
Site Construction Details	L-7.2	May 26, 2005	Sep. 06, 2010	12	Review Comments
Site Construction Details	L-7.3	May 26, 2005	Sep. 06, 2010	12	Review Comments
Site Construction Details	L-7.4	May 26, 2005	Oct. 26, 2010	13	Review Comments
Guardrail Plan and Details	L-7.5	Sept. 19, 2008	Jul. 06, 2010	11	New lot layout
Retaining Wall Elevation	L-7.6	June 01, 2008	Jul. 06, 2010	11	New lot layout
Retaining Wall Elevation	L-7.7	June 01, 2008	Jul. 06, 2010	11	New lot layout
Landscape Plan	L-8.1	May 26, 2005	Sep. 06, 2010	12	Review Comments
Tree Save Calculations	L-9.1	May 26, 2005	Sep. 06, 2010	12	Review Comments
Retaining Wall Sections	90.1	Feb. 20, 2007	Jul. 06, 2010	11	New lot layout
Retaining Wall Sections	91.1	Feb. 20, 2007	Jul. 06, 2010	11	New lot layout
Retaining Wall Sections	92.1	Feb. 20, 2007	Jul. 06, 2010	11	New lot layout
Retaining Wall Sections	92.2	Feb. 20, 2007	Jul. 06, 2010	11	New lot layout



Site Plan

Scale: 1"=100'

AREAS NOT TREATED BY ON-SITE WQ DEVICES

LEGEND

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- LOT NUMBER
- PROPOSED RETAINING WALL

Site Construction Phasing Schedule

PHASE	START DATE	*COMPLETION DATE
1	*	*
2	*	*
3	*	*
4	*	*

* SEE SUPPLEMENTARY GENERAL CONDITIONS FOR DESCRIPTION OF COMPLETION.

Set No. _____