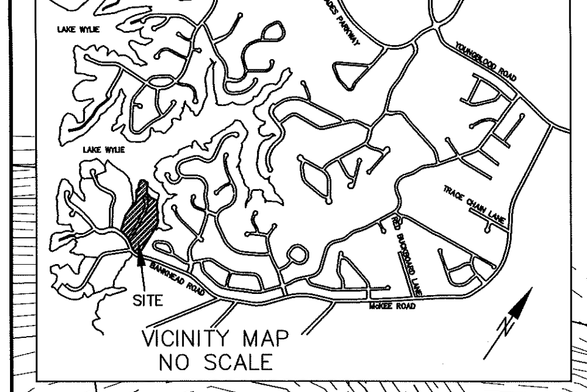
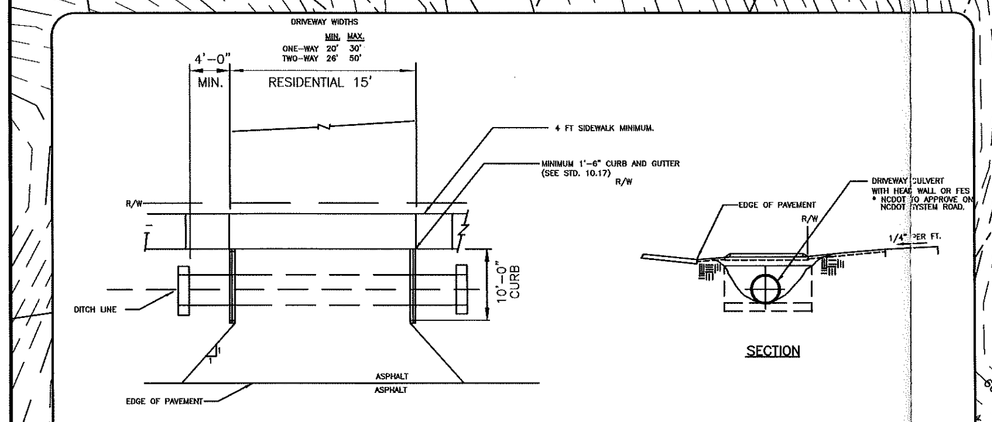
#1130



VICINITY MAP
NO SCALE



NOTE:
1. TO BE USED ON ROADS WITHOUT CURB AND GUTTER AND WHERE CURB AND GUTTER IS NOT BEING INSTALLED (MUST MEET BOTH CRITERIA).
2. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
3. USE OF THIS STANDARD FOR RESIDENTIAL DRIVEWAY CONSTRUCTION AT THE DESCRIPTION OF THE CITY ENGINEER ONLY.

NOT TO SCALE

CHARLOTTE	CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	COMMERCIAL/RESIDENTIAL TYPE IV DRIVEWAY STANDARD	STD. NO. 10.25F	REV.

NOW OR FORMERLY WYLIE INVESTMENTS LLC DEED:20793-515 TAX ID#217-381-08 ZONING: R-5

NOW OR FORMERLY DAVID T. & LORRI R. COONE DEED:21752-284 TAX ID#217-381-09 ZONING: R-5

NOW OR FORMERLY MICHAEL S. & MARILYN K. TUCKMAN DEED:8868-605 TAX ID#217-381-10 ZONING: R-5

NOW OR FORMERLY WYLIE INVESTMENTS LLC DEED:18927-655 TAX ID#217-381-07 ZONING: R-5

Lake Wylie

Lake Wylie

0.29 AC TREE SAVE

0.61 AC TREE SAVE

0.716 AC TREE SAVE

50' UNDISTURBED BUFFER

20' SCENIC BUFFER

20' SIDEYARD

20' REARYARD

25' SETBACK

35' SETBACK

CULROSS LANE
PUBLIC R/W (MB:49-417)

EXISTING 60' PUBLIC R/W

BANKHEAD ROAD S.R. 1517
EXISTING 60' R/W (MB:49-417)

NOW OR FORMERLY FRED G. JR. & KAREN S. PARKER DEED:11716-665 TAX ID#217-311-09 ZONING: R-5

NOW OR FORMERLY WILBANKS INVESTMENT PARTNERS, LLC ZONING: R-5

NOW OR FORMERLY RHEIN PALISADES, LLC DEED:14573-564 TAX ID#217-161-01 ZONING: MX-3

NOW OR FORMERLY CAROLINA CENTERS LLC DEED:7606-475 TAX ID#217-311-01 ZONING: R-5

WILBANKS DRIVE

ROSAPENNY ROAD

NCDOT MAINTENANCE ENDS

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LAKE ACCESS LOT CALCULATIONS
AREA OF INTERNAL LOTS WITHIN 450' OF LAKE: 184,668 SQ. FT.
184,668 SQ. FT. X 10% = 18,469 SQ. FT.
18,469 SQ. FT. < 20,000 SQ. FT.
THEREFORE, NO LAKE ACCESS IS REQUIRED.

INDEX OF SHEETS

SHEET 1	SITE PLAN
SHEET 2	DRAINAGE PLAN
SHEET 3	EROSION CLEARING PLAN
SHEET 4	EROSION CONTROL PLAN
SHEET 5	TREESAVE & TREE PLANTING PLAN
SHEET 6	DETAIL SHEET
SHEET 7	BANKHEAD ROAD – S.R. 1517
SHEET 8	CULROSS LANE

STREET CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	PC	PT
C1	30'24.46'	580.00'	24.45'	S09°58'36"E	2°48'09"	2+68.44	2+93.00
C2	156.08'	150.00'	149.52'	S24°49'37"E	59°37'27"	7+22.14	8+55.45
C3	84.74'	150.00'	83.36'	S13°49'39"E	32°19'58"	0+24.44	1+08.91
C4	276.56'	500.00'	273.05'	S77°38'19"E	31°41'39"	2+00.55	4+77.12
C5	120.67'	250.00'	119.31'	S47°59'16"E	27°36'35"	0+43.22	1+63.49

LINE TABLE

LINE	LENGTH	BEARING
L1	32.39'	N18°28'19"E
L2	21.81'	S93°43'41"E
L3	25.83'	N00°41'19"E
L4	18.50'	S86°45'41"E
L5	0.70'	S07°34'54"E
L6	28.87'	S14°03'28"E
L7	16.29'	N09°58'46"E
L8	9.44'	S60°06'08"E
L9	25.90'	S39°14'08"E
L10	18.98'	N62°38'13"E
L11	23.01'	S26°48'47"E
L12	39.10'	S15°36'47"E
L13	15.49'	S45°27'27"E
L14	13.79'	S48°02'04"E

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GENERAL NOTES

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

CALL NO ONE CALL SYSTEM BEFORE YOU DIG
1-800-632-4949
AVOID UTILITY DAMAGE

THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE. PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.

THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.

ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO NCDOT/CITY OF CHARLOTTE STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADWAYS.

ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.

ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON CURB.

NON-STANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRES A "RIGHT OF WAY ENCROACHMENT AGREEMENT" WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (S.D.E.) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.

DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 50.05 (9" SIGNS ONLY).

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.

SLOPES SHALL GRADE NO STEEPER THAN 2:1.

ALL CURB AND R/W RADIUS DIMENSIONS ARE 25' UNLESS SHOWN OTHERWISE.

SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING.

ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED.

ALL TOPOGRAPHY IS FROM AERIAL SURVEY.

ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER CLDSM #10.31 THRU 10.35.

THIS PROPERTY IS SHOWN ON THE FEMA FIRM PANEL #3701580281-E.

FPE – FLOOD PROTECTION ELEVATION

TREE SAVE AREA

THE PROPERTY LINE ALONG LAKE WYLIE FOLLOWS THE DUKE POWER PROJECT LIMITS FOR LAKE WYLIE (570 ELEVATION CONTOUR).

IF THE EXISTING STREET IS MAINTAINED BY NCDOT, A NCDOT ENCROACHMENT AGREEMENT IS REQUIRED FOR THE PROPOSED IMPROVEMENTS (CONTACT NCDOT, 704-596-6900).

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT http://www.charmeck.org/Departments/Transportation/Street+Maintenance/Home.htm

TREES PLANTED WITHIN SIGHT TRIANGLES & SIGHT EASEMENTS MUST BE LIMBED UP TO 6' ABOVE ADJACENT GROUND.

GENERAL NOTES

TAX PARCEL #'S. 217-151-43, 217-361-06
SITE AREA: 10.877 AC.
ZONING: R-5
LOTS ALLOWED – 52
LOTS PROPOSED – 15 (1.43 UNITS/ACRE)
TYPICAL INTERIOR LOT SIZE: 100 FT. x 140 FT.
TYPICAL LAKEFRONT LOT WIDTH 100 FT.

TREE SAVE CALCULATIONS
GROSS TOTAL SITE AREA = 10.877 AC.
TOTAL TREE SAVE AREA REQUIRED = 1.08 AC. (10% NET AREA)
TOTAL TREE SAVE AREA PROVIDED = 1.30 AC.

R-5 ZONING
MIN. LOT SIZE – 6,000 SF
MIN. LOT WIDTH – 50 FT.
MIN. FRONT SETBACK – 20'
SIDEYARD – 5'
REAR YARD – 35'
NOTE: MAXIMUM BUILDING COVERAGE SHALL BE IN ACCORDANCE WITH TABLE 9.205(1)(i) OF THE ZONING ORDINANCE.

LOWER LAKE WYLIE WATERSHED OVERLAY CRITICAL AREA:
MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR LOW DENSITY:
TOTAL PROJECT AREA (LESS EXISTING R/W'S): 9.867 ACRES
TOTAL ALLOWABLE IMPERVIOUS ACREAGE 1.973 AC. (85,961 SF) 20%
IMPERVIOUS AREAS:
STREETS – 0.00 AC. (0 SF)
SIDEWALKS – 0.214 AC. (9,321 SF)
TOTAL – 0.214 AC. (9,321 SF)
IMPERVIOUS AREA REMAINING FOR LOTS – 1.75 AC. (76,622 SF)
TOTAL NUMBER OF LOTS – 15
LOTS 1–5 AND 11–15 WILL BE RECORDED WITH A MAXIMUM ALLOWABLE IMPERVIOUS AREA OF 4,860 SF PER LOT. (48,600 SF)
LOTS 6–8 WILL BE RECORDED WITH A MAXIMUM ALLOWABLE IMPERVIOUS AREA OF 5,300 SF PER LOT. (15,900 SF)
LOTS 9 & 10 WILL BE RECORDED WITH A MAXIMUM ALLOWABLE IMPERVIOUS AREA OF 6,000 SF PER LOT. (12,000 SF)
TOTAL OF PROPOSED IMPERVIOUS AREA FOR LOTS – 76,500 SF

THIS PLAN IS A FINAL DESIGN–NOT RELEASED FOR CONSTRUCTION UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: _____ / _____
INITIALS DATE

NO.	DATE	REVISION	BY
2	10-28-09	REVISED PER CITY OF CHARLOTTE	JH
1	8-11-09	REVISED PER CITY OF CHARLOTTE	JH

SHEET TITLE
SEWER PERMIT EXHIBIT PLAN

PROJECT
CULROSS LANE
CITY OF CHARLOTTE ETJ, MECKLENBURG COUNTY, NC
FOR: WILBANKS INVESTMENT PARTNERS, LLC

PROJECT NO.
SCALE 1"=60'
DATE 6/19/08
DRAWN BY AWW/JRB
CHECKED BY MAH
DRAWING NO. 208-62
SHT 1 OF 8 SHTS

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)
NCBELS Corporate Registration #C-0476