

BRITTON WOODS SUBDIVISION
CIVIL PLANS

7838 IDLEWILD RD.
CHARLOTTE, NORTH CAROLINA 28212

FOR

LGI HOMES-NC, LLC

2630-D S. TRYON ST.
CHARLOTTE, N.C. 28203

(704) 376-6242

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 6-4-2015



http://development.charmeck.org

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

APPROVED

By Brendan Smith (bmsmith@charlottenc.gov) at 11:00 am, Jun 04, 2015

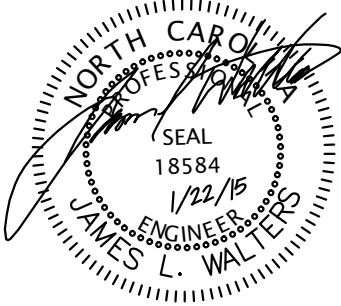
APPROVED

By Brendan Smith (bmsmith@charlottenc.gov) at 11:00 am, Jun 04, 2015

APPROVED

APPROVED

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



JANUARY 22, 2015
DATE

LGI HOMES-NC, LLC

2630-D S. TRYON STREET
CHARLOTTE, NC 28203
OFFICE: (704)376-6242
CELL: (704) 222-4542
FAX: (704)376-6002
dhensley@lgihomes.com

BRITTON WOODS SUBDIVISION
7838 IDLEWILD RD., CHARLOTTE, NC 28212

COVER

REVISIONS

REV. 1 - 4/30/15
REVISED PER CITY OF CHARLOTTE
COMMENTS

REV. 2 - 6/2/15
REVISED PER CITY OF CHARLOTTE
COMMENTS

PROJECT NO.: 2014.50

SCALE: NOT TO SCALE

DRAWN BY: MRH

CHECKED BY: JLW

SHEET NO:

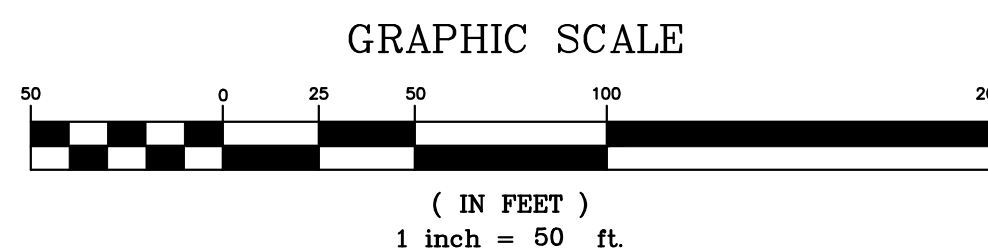
C

SHEET INDEX	
Sheet Number	Sheet Title
C	COVER
C1.0	PRELIMINARY PLAT
C2.0	PHASE 1 EROSION CONTROL PLAN
C2.1	PHASE 2 EROSION CONTROL PLAN
C3.0	EROSION CONTROL DETAIL
C4.0	GRADING & DRAINAGE PLAN
C5.0	WARE RD. E.O.P. PROFILE - NORTH SECTION
C5.1	WARE RD. E.O.P. PROFILE - SOUTH SECTION
C5.2	WARE RD. APPROXIMATE EX. CL PROFILE STA. 0+00 TO 9+00
C5.3	WARE RD. APPROXIMATE EX. CL PROFILE STA. 9+00 - END
C6.0	WARE RD. CROSS SECTIONS STA. 1+00 - 4+50
C6.1	WARE RD. CROSS SECTIONS STA. 5+00 - 9+50
C6.2	WARE RD. CROSS SECTIONS STA. 10+00 - 13+50
C6.3	WARE RD. CROSS SECTION STA. 14+00
C7.0	ROADWAY & MISC. DETAILS
C7.1	TREE DETAILS
C8.0	LANDSCAPING PLAN
C9.0	PRE-DEVELOPED PCO DRAINAGE AREA MAP
C9.1	POST-DEVELOPED PCO DRAINAGE AREA MAP
C10.0	NORTH POST-DEVELOPED STORM SYSTEM DRAINAGE AREA MAP
C10.1	SOUTH POST-DEVELOPED STORM SYSTEM DRAINAGE AREA MAP
C11.0	TRAFFIC CONTROL PLAN NORTH
C11.1	TRAFFIC CONTROL PLAN SOUTH



Know what's below.
Call before you dig.

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.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



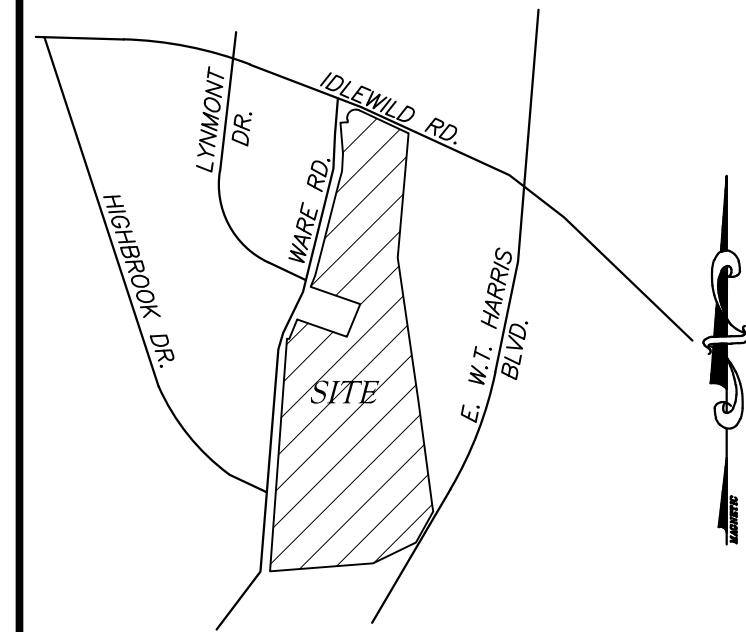
LINE & CURVE TABLE					
L1	S 72°30'6" E	18.06	L9	N 85°32'55" E	13.79
L2	S 64°20'13" W	18.96	L10	N 88°24'08" E	7.51
L3	S 85°41'29" E	5.81	L11	N 4°01'16" W	6.60
L4	S 70°41'56" E	22.73	L12	S 64°45'42" E	8.39
L5	N 70°39'18" W	24.69	L13	S 67°37'26" E	5.43
L6	N 22°40'22" E	35.27	C1	L=46.00' R=24.00'	
L7	N 14°31'25" E	33.59	C2	L=8.53' R=24.00'	
L8	N 3°35'55" E	49.99			

- COMMON OPEN SPACE (COS)
- UNDISTURBED TREE SAVE AREA/COS & NATURAL AREA PER PCCO
- R/W AREA TO BE DEDICATED AS PUBLIC R/W

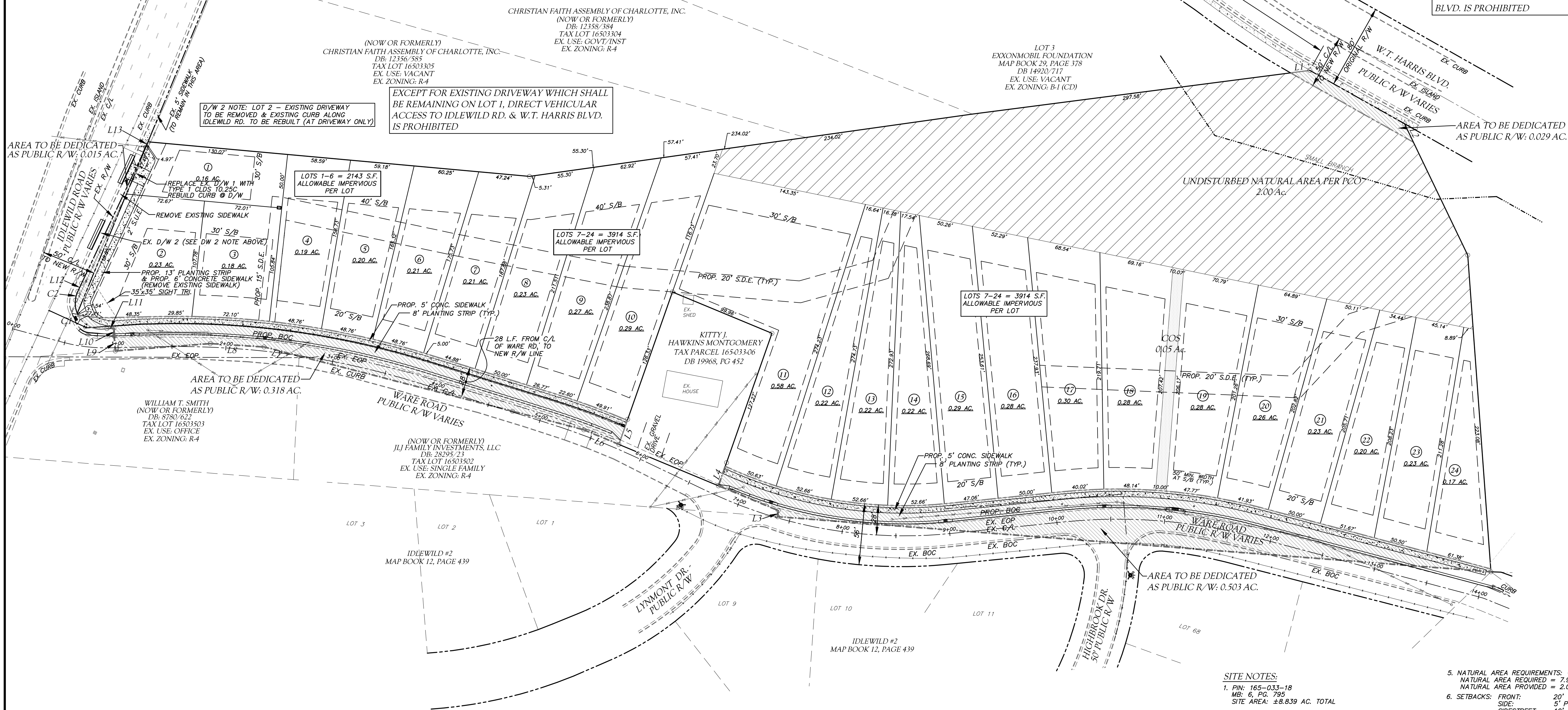
NOTE: LAYOUT IS BASED UPON A PRELIMINARY SURVEY
BY JASON WYLIE AND IS NOT DEEMED TO BE A FINAL SURVEY

NOTES:

1. 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.
2. 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 THE CITY ARBORIST AT (704) 663-5753 FOR REQUIRED PERMITS.
3. BEFORE YOU DIG STOP... CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.

VICINITY MAP
N.T.S.

NOTE: FOR SITE DETAILS SEE SHEETS C7.0 & C7.1

NOTE: THERE SHALL BE NO DEMOLITION
LANDFILL ON-SITEESTIMATED DATE OF COMPLETION:
OCTOBER 2015DIRECT VEHICULAR ACCESS TO W.T. HARRIS
BLVD. IS PROHIBITED

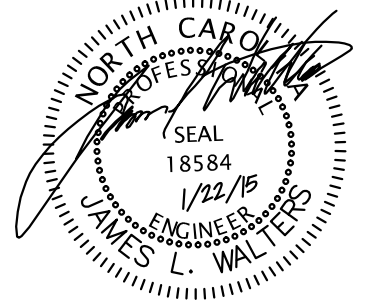
SITE NOTES:

1. PIN: 165-033-18
M.B. 6, PG. 785
SITE AREA: ±8.839 AC. TOTAL
2. SITE ADDRESS: 7838 IDLEWILD ROAD
CHARLOTTE, NC 28212
3. PROPERTY ZONING: R-4
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
DEVELOPED AS R-4 CLUSTER W/ > 10% TREE SAVE
4. TREE SAVE DATA:
TOTAL ACREAGE: ±8.839 ACRES
AREA IN R/W: ±0.865 ACRES
TOTAL NET ACREAGE: ±7.974 ACRES
ALLOWABLE LOT DENSITY: 4.0 x 7.974 = 31.90 LOTS
TREE SAVE BONUS: 2.00 AC. x 4.0 DUA = 8.0 LOTS
TOTAL ALLOWABLE LOTS: 39
LOTS PROVIDED: 24
COMMON OPEN SPACE: 2.05 / 7.974 = 25.71%
TREE SAVE AREA REQUIRED: 7.974 AC. x 10% = 0.7974 AC.
TREE SAVE AREA PROVIDED: 2.00 AC.
TREE SAVE PERCENTAGE: (2.00/7.974) x 100% = 25.08%
MINIMUM LOT SIZE (R-4 CLUSTER): 6,000 S.F.
TYPICAL LOT DIMENSION: 50' x 120'
MIN. LOT WIDTH: 50'

5. NATURAL AREA REQUIREMENTS: <24% BUA REQUIRES 25% NATURAL AREA
NATURAL AREA REQUIRED = 7.974 x 25% = 1.99 ACRES
NATURAL AREA PROVIDED = 2.00 ACRES (25.08%)
6. SETBACKS: FRONT: 20'
SIDE: 5' PERIMETER LINE
SIDE/STREET: 10'
REAR: 40' PERIMETER LOTS
30' INTERIOR LOTS
7. WATERSHED: McALPINE
PCCO WATERSHED DISTRICT: CENTRAL CATAWBA
8. FEMA FLOOD PANEL: #37104582000J 03/02/2009
THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE.
9. BOUNDARY SURVEY INFORMATION PROVIDED BY:
JASON LEE WYLIE
501 FORNEY AVE.
LINCOLNTON, N.C. 28092
704-763-5926
10. IMPERVIOUS CALCULATIONS:
MAXIMUM IMPERVIOUS: < 24%
SEE DRAINAGE AREA MAP FOR DELINEATION:
D.A. 1 IMPERVIOUS: 6 x 2143 S.F. = 12,858 S.F. (LOTS 1-6)
D.A. 2 IMPERVIOUS: 18 x 3914 S.F. = 70,462 S.F. (LOTS 7-24)
TOTAL IMPERVIOUS = 83,320 S.F. = 1.91 AC.
TOTAL % IMPERVIOUS = 1.91/7.975 = 24.00%

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

JANUARY 22, 2015
DATE

LGI HOMES-NC, LLC

2630-D S. TRYON STREET
CHARLOTTE, NC 28203
OFFICE: (704)376-6242
CELL: (704) 222-4542
FAX: (704)376-6002
dhensley@lgihomes.com

BRITTON WOODS SUBDIVISION
7838 IDLEWILD RD., CHARLOTTE, NC 28212

PRELIMINARY PLAT

REVISIONS

- REV. 1 - 4/30/15
REVISED PER CITY OF CHARLOTTE
COMMENTS
- REV. 2 - 6/02/15
REVISED PER CITY OF CHARLOTTE
COMMENTS

PROJECT NO.: 2014.50

SCALE: 1" = 50'

DRAWN BY: MRH

CHECKED BY: JLW

SHEET NO:

C1.0