

CHAPEL COVE PHASE 3C

LOCATED IN

CHARLOTTE ETJ., NORTH CAROLINA

APPROVED FOR

ENGINEERING

EROSION CONTROL

FINAL

APPROVAL

DISTURBING ACTIVITY USING THE ONLINE FORM AT http://development.charmeck.org **URBAN FORESTRY**

CDOT

206

EXISTING

CHAPEL COVE,

PHASE 3B

ENFORCEMENT. PLEASE CALL CTAC AT

APPROVED By Emily Chien at 12:21 pm, Sep 29, 2015

EXISTING

CHAPEL COVE

PHASE 5

GREY PARTRIDGE DRIVE

APPROVED

APPROVED Kelly Robertson

APPROVED Kory Hedrick

BY ASW MJS SJD

3

PROJECT INFORMATION PROJECT MANAGER: DESIGNED BY: RAWN BY: PROJECT NUMBER: UJ16,472 ORIGINAL DATE:

C0.0

DEVELOPMENT DETAILS (SHEET 1 OF 2) DEVELOPMENT DETAILS (SHEET 2 OF 2) C1.1 C1.2 C2.0 **EXISTING CONDITIONS PLAN** C3.0 OVERALL SITE PLAN C3.1 **OVERALL PHASE 3C SITE PLAN** C3.2 SITE PLAN (SHEET 1 OF 3) C3.4 SITE PLAN (SHEET 3 OF 3) C3.5 OVERALL PHASE 3C GRADING PLAN C4.1 C4.3 **GRADING PLAN (SHEET 2 OF 3) OVERLAND RELIEF CROSS SECTIONS (SHEET 2 OF 3)** EXIST. WET POND NO. 3 (CHAPEL COVE PHASE 3A) BMP MODIFICATION PRESERVATION LANE ROAD PLAN AND PROFILE C6.1 GREY PARTRIDGE DRIVE ROAD PLAN AND PROFILE GREY PARTRIDGE DRIVE & SANDPIPER GROVE COURT CUL-DE-SAC C6.2 ROAD PLAN AND PROFILE C6.3 GREY PARTRIDGE DRIVE & SANDPIPER GROVE COURT CUL-DE-SAC C6.4 TREE SPARROW ROAD ROAD PLAN AND PROFILE C7.0 **OVERALL EROSION CONTROL PLAN - PHASE 1** EROSION CONTROL PLAN - PHASE 1 (SHEET 1 OF 3) C7.1 C7.2 EROSION CONTROL PLAN - PHASE 1 (SHEET 2 OF 3) C7.3 EROSION CONTROL PLAN - PHASE 1 (SHEET 3 OF 3) C7.4 OVERALL EROSION CONTROL PLAN - PHASE 2 C7.5 EROSION CONTROL PLAN - PHASE 2 (SHEET 1 OF 3) C7.6 EROSION CONTROL PLAN - PHASE 2 (SHEET 2 OF 3)

DEVELOPER:

NAME: **CHAPEL COVE PHASE 3C** SINGLE FAMILY RESIDENTIAL

> 227 WEST TRADE STREET **SUITE 1000 CHARLOTTE, NC 28202**

ENGINEER: P.O. BOX 7030

EXISTING ZONING: MX-1 (INNOV)-SPA

PROPERTY OWNER: CHAPEL COVE AT GLENGATE, LLC.

MB 40 PG 271 & 273 TAX PARCEL ID# 199-161-09

DEVELOPMENT INFORMATION:

C7.7

C7.8

C7.9

C7.10

C8.1

CHAPEL COVE AT GLENGATE, LLC.

EROSION CONTROL PLAN - PHASE 2 (SHEET 3 OF 3)

EROSION CONTROL DETAILS (SHEET 1 OF 3)

EROSION CONTROL DETAILS (SHEET 2 OF 3)

EROSION CONTROL DETAILS (SHEET 3 OF 3)

TREE PROTECTION AND LANDSCAPE PLAN

PLANTING NOTES AND DETAILS

ESP ASSOCIATES, P.A. DANIS E. SIMMONS, PE CHARLOTTE, NC 28241

> LOWER LAKE WYLIE WATERSHED PROTECTED AREA

DB 23071, PG. 661

PHASE 3A

SR 1116 SHOPTON ROAD WEST

240

EXIST. PUBLIC R/W (WIDTH VARIES)

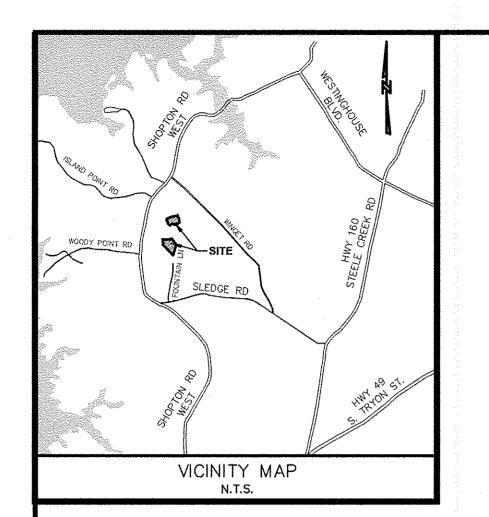
SR 1114 **GREEN HERON ROAD** EXIST. 50' PUBLIC R/W

(IN FEET)

1 inch = 200 ft.

WOODY POINT ROAD

EXIST. 60' PUBLIC R/W



NOTES:

1. BOUNDARY SURVEY INFORMATION:

2. TOPOGRAPHIC SURVEY INFORMATION:

2.1.1. TEMPORARY BENCHMARKS:

TEMPORARY BENCHMARK #1 NAIL IN POWER POLE

TEMPORARY BENCHMARK #2

TEMPORARY BENCHMARK #3

RR SPIKE IN POWER POLE

ELEVATION=658.382

ELEVATION = 635.98

2.2.1. TEMPORARY BENCHMARKS:

NECESSARY PERMITS BY THE CITY.

(NE OF ISLAND POINT DRIVE AND SHOPTON ROAD WEST INTERSECTION)

(SE OF PRESERVATION LANE AND

WINGET ROAD INTERSECTION)

TEMPORARY BENCHMARK #1 TOP CENTER BOLT OF FIRE HYDRANT

(SHOPTON ROAD WEST AT SOUTHERN PL)

ELEVATION=661.238

NAIL IN POWER POLE ELEVATION=651.551

7/21/03 AND 12/17/03.

PLAT 25-272.

1.1. BOUNDARY SURVEY INFORMATION BY YARBROUGH-WILLIAMS & HOULE, INC DATED

2.1. TOPOGRAPHIC SURVEY INFORMATION FROM FIELD SURVEY BY ESP ASSOCIATES,

PAGE 317 & 319" FOR CHAPEL COVE AT GLENGATE, LLC. DATED 10/10/2012.

2.2. TOPOGRAPHIC SURVEY INFORMATION FROM FIELD SURVEY BY DEDMON SURVEYS

3. THE DEVELOPER AGREES TO SUPPLEMENT THE DECLARATION OF COVENANTS,

4. DURING INSTALLATION OF THE 4' SOFT SURFACE WALKING TRAIL/PATH, THE

PRIOR TO OBTAINING THE FIRST CERTIFICATE OF OCCUPANCY.

FORESTRY INSPECTOR, KELLY ROBERTSON (704-607-8987)

TITLED "TOPOGRAPHIC SURVEY FOR CRESCENT RESOURCES" DATED 01/28/2014

CONDITIONS, AND RESTRICTIONS FOR CHAPEL COVE TO INCLUDE CHAPEL COVE PHASE 3C. THIS DOCUMENT SHALL BE SUBMITTED FOR THE CITY'S REVIEW AND APPROVAL

CONTRACTOR SHALL NOT REMOVE TREES GREATER THAN 2 INCHES IN DIAMETER IN

INVASIVE PLANT SPECIES AND APPROVED BY THE CITY OF CHARLOTTE'S URBAN

5. NO TREES EQUAL TO OR LARGER THAN TWO (2) INCHES CALIPER MAY BE TRIMMED. PRUNED, OR REMOVED FROM THE DESIGNATED TREE SAVE AREA WITHOUT A PERMIT.

AREAS DESIGNATED AS NATURAL AREAS OR TREE SAVE AREAS UNLESS DISEASED OR

NO GRADING, DEMOLITION, TRENCHING, OR OTHER ACTIVITY WHICH MAY ADVERSELY AFFECT TREES IN THIS ZONE MAY PROGRESS PRIOR TO APPROVAL AND ISSUANCE OF

(SE OF SHOPTON ROAD WEST AND GREEN HERON COURT INTERSECTION)

SHOPTON ROAD WEST. LOCATION OF THE RIGHT-OF-WAY LINES ARE PER RECORD

P.A. TITLED "PARTIAL TOPOGRAPHIC SURVEY OF TAX PARCEL 1995104 MAP BOOK 40,

1.2. PER BOUNDARY SURVEY, NO INSTRUMENTS OF RECORD WERE FOUND FOR

DEVELOPMENT INFORMATION:

CHAPEL COVE PHASE 3C SINGLE FAMILY RESIDENTIAL

DEVELOPER: CHAPEL COVE AT GLENGATE, LLC. 227 WEST TRADE STREET SUITE 1000

CHARLOTTE, NC 28202

ENGINEER: ESP ASSOCIATES, P.A. DANIS E. SIMMONS, PE P.O. BOX 7030 CHARLOTTE, NC 28241

EXISTING ZONING: MX-1 (INNOV)-SPA (REZONING PETITION NO. 2011-065)

LOWER LAKE WYLIE WATERSHED PROTECTED AREA

PROPERTY OWNER: CHAPEL COVE AT GLENGATE, LLC. DB 23071, PG. 661 MB 40 PG 271 & 273 TAX PARCEL ID# 199-161-09

OPEN SPACE: SITE DATA: REQUIRED MINIMUM OPEN SPACE: PHASE 3 AREA: 139.60 AC. TOTAL AREA = 34.81 AC. PHASE 3C AREA: 34.81 AC. OPEN SPACE AREA REQUIRED: = 34.81 AC. X 10% = 3.48 AC. PHASE 3 MAX. DENSITY 1.75 DU / AC. PHASE 3 MAX. ALLOWABLE LOTS:

OPEN SPACE AREA PROVIDED = 12.57 AC. 83 (50 LOTS < 80', 33 LOTS > 80') TREE SAVE:

PHASE 3B EXISTING LOTS: 62 (34 LOTS < 80', 28 LOTS > 80') PHASE 3C PROPOSED LOTS: 59 (29 LOTS < 80', 30 LOTS ≥ 80') EXISTING & PROPOSED LOTS < 80': EXISTING & PROPOSED LOTS ≥ 80': MAX. REMAINING LOTS FOR PHASE 3:

PHASE 3C: PROP. AREA IN LOTS: 18.18 AC. PROP. AREA IN R/W: 4.06 AC. EX. AREA IN R/W:

PHASE 3A EXISTING LOTS:

SETBACKS:

MIN. FRONT YARD:

AVG. LOT AREA PROVIDED:

MIN. SIDE YARD:

LOTS:

0.00 AC. PROP. COMMON OPEN SPACE: 12.57 AC. LINEAR FEET OF STREET: 2,870 LF

NATURAL AREA: REQUIRED MINIMUM NATURAL AREA:

5 FT 10 FT 30 FT

MIN. SIDE YARD AT CORNER:

13,423 SF

MIN. REAR YARD: MIN. LOT WIDTH REQUIRED: MIN, LOT WIDTH PROVIDED: 70 FT 9,100 SF MIN. LOT AREA PROVIDED:

PROPERTY LINE TABLE LINE | LENGTH | BEARING 724.87' S 43°40'27" E L2 151.06' S 43°41'51" E L3 165.89' S 43°37'33" E L4 185.17' S 41°57'26" E L5 1056.88' N 17°32'22" E

REQUIRED MINIMUM TREE SAVE AREA: TOTAL AREA = 34.81 AC. TREE SAVE AREA REQUIRED = 34.81 AC. X 15% TREE SAVE AREA PROVIDED = 5.95 AC.

NATURAL AREA PROVIDED = 6.59 AC. NATURAL AREA CALCULATION:

TOTAL AREA = 34.81 AC.

UNDISTURBED NATURAL AREA = 5.95 AC. @ 100% = 5.95 AC.

NATURAL AREA IN = 0.85 AC. @ 75% = 0.64 AC.

NATURAL AREA REQUIRED = 34.81 AC. X 17.50%

TOTAL = 6.59 AC.

IMPERVIOUS AREA CALCULATION:

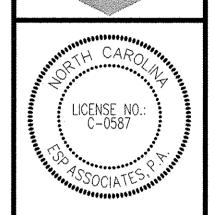
PLANTING STRIP

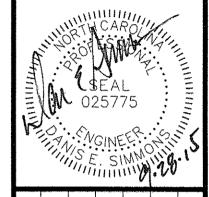
EXISTING IMPERVIOUS AREA = 0.00 AC. PROPOSED IMPERVIOUS AREA = 8.94 AC.

NOW OR FORMERLY TOTAL PHASE 3C IMPERVIOUS AREA = 8.94 AC. HARTWELL HOMEOWNERS ASSOCIATION INC DB 20951 PG 787 TAX PARCEL ID# 199-111-89 -100+1 STORMWATER ELEVATION LINE (TYP.) -- EXIST. PROPERTY BOUNDARY (TYP.) NOW OR FORMERLY MECKLENBURG COUNTY DB 24228 PG 496 UNDISTURBED TAX PARCEL ID# 199-151-08 NATURAL AREA AND TREE SAVE AREA NOW OR FORMERLY (8.06 AC) JAMES B. & CORA B. HOSSE DB 13576 PG 720 TAX PARCEL ID# 199-111-22 NOW OR FORMERLY GARY E. & LYNDA D. PEELER DB 5388 PG 188 NOW OR FORMERLY EXISTING GLENGATE MECKLENBURG COUNTY AT THE SANCTUARY DB 28112 PG 315 TAX PARCEL ID# 199-111-14 PHASE 1 >100+1 STORMWATER TAX PARCEL ID# 199-151-08 OPEN SPACE ELEVATION LINE (TYP.) UNDISTURBED -NATURAL AREA AND TREE SAVE AREA CHAPEL COVE 287 -NOW OR FORMERLY - 50' CLASS EXIST. PHASE 35' PCCO OPEN SPACE GARY W. & MARY R. BRIGMAN "C" BUFFER DB 5326 PG 533 TAX PARCEL ID# 199-111-13 NOW OR FORMERLY THOMAS A. & ALETA G. WORZELLA /
DB 8678 PG 540
TAX PARCEL ID# 199-111-19 / EXIST. PHASE LINE (TYP.) 206 1111 223 CHAPEL COVE 40' UNDISTURBED WATER QUALITY BUFFER PHASE 3A (PROJECT # SDRMU-2012-00033) **EXISTING EXISTING** CHAPEL COVE **CHAPEL COVE** PHASE 5 PHASE 3B (PROJECT # SDRSF-2014-00017 (PROJECT # SDRMU-2014-00008)) OPEN SPACE (1.13 AC) SHOPTON ROAD WEST WOODY POINT ROAD EXIST. 60' PUBLIC R/W PROP. 70' PUBLIC R/W EXIST. 60' PUBLIC R/W

> GRAPHIC SCALE (IN FEET) 1 inch = 200 ft.







	REVISION	
5	REVISED PER CLIENT & AGENCY COMMENTS	
5	REVISED PER DOT COMMENTS	
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1	06/10/2015	REVISED PER CLIENT & A
2	09/28/2015	REVISED PER DOT COMM
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PROJECT INFORMATION PROJECT MANAGER: DESIGNED BY: DRAWN BY: PROJECT NUMBER: UJ16.472 DRIGINAL DATE: 03/18/2015

C3.0