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CHAPEL COVE PHASE 4A

CITY OF CHARLOTTE, ETJ
MECKLENBURG COUNTY, NC



<http://development.charmeck.org>

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

APPROVED

Robbey Zink

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>

APPROVED

URBAN FORESTRY
TREE ORDINANCE

APPROVED

By Kelly Robertson 704-336-4354 at 3:02 pm, Aug 07, 2015

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

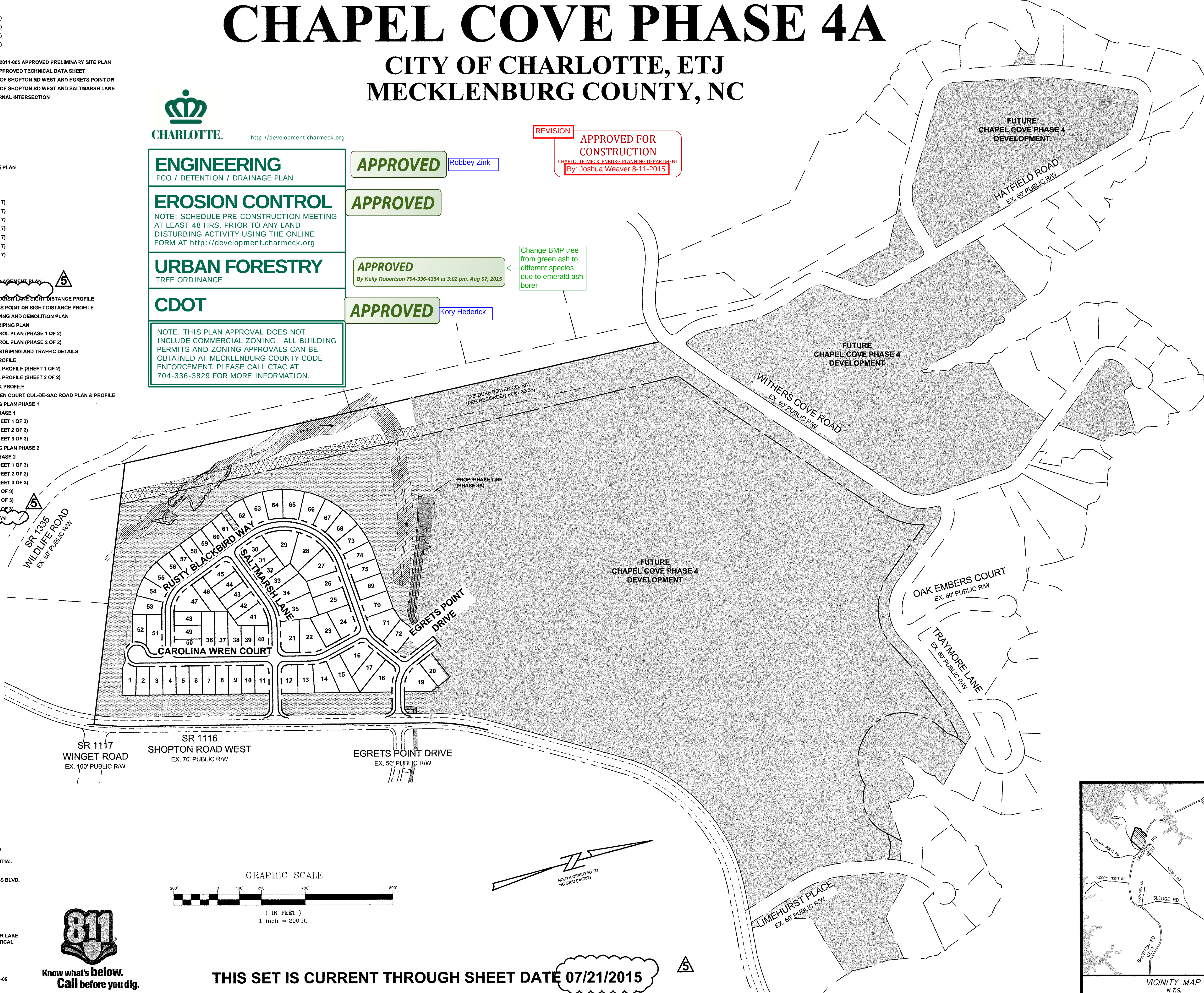
Kory Hederick

REVISION

APPROVED FOR CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 8-11-2015

Change BMP tree from green ash to different species due to emerald ash borer

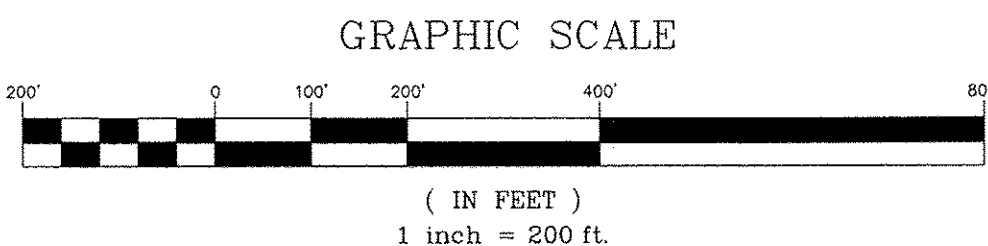


DEVELOPMENT INFORMATION:

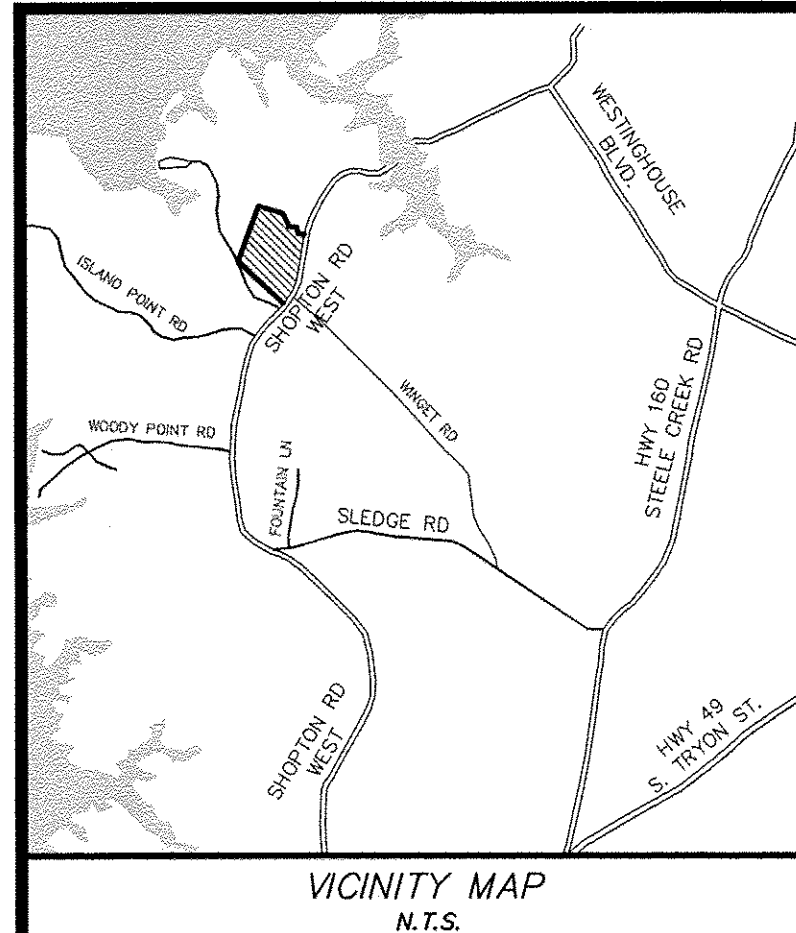
NAME: CHAPEL COVE PHASE 4A
USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: PULTE HOME CORP.
11121 CARMEL COMMONS BLVD.
SUITE 450
CHARLOTTE, NC 28226
ENGINEER: ESP ASSOCIATES, P.A.
DANIS SIMMONS, PE
P.O. BOX 7030
CHARLOTTE, NC 28241
EXISTING ZONING: MX-1 (INNOV)-SPA LOWER LAKE
WYLIE WATERSHED CRITICAL AREA
PROPERTY OWNER: PULTE HOME CORP.
DB 29663, PG. 895
MB 40 PG 271 & 273
TAX PARCEL ID# 199-161-09



Know what's below.
Call before you dig.



THIS SET IS CURRENT THROUGH SHEET DATE 07/21/2015



NO.	DATE	REVISION
1	12/16/2013	REVISED PER AGENCY COMMENTS
2	03/12/2015	REVISED PER CLIENT COMMENTS
3	04/23/2015	REVISED PER CLIENT COMMENTS
4	06/02/2015	REVISED PER AGENCY AND CLIENT COMMENTS
5	07/21/2015	REVISED PER AGENCY COMMENTS

COVER SHEET

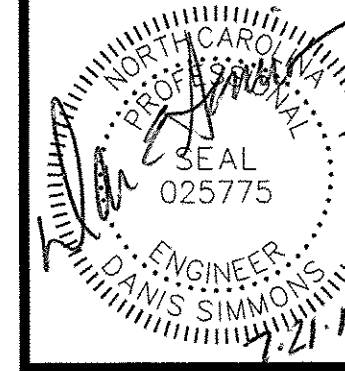
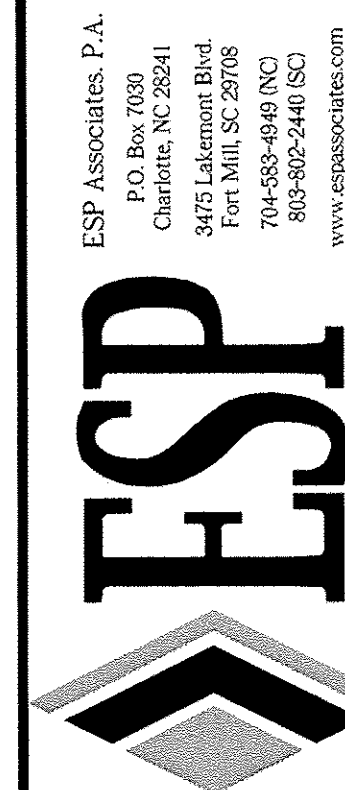
CHAPEL COVE PHASE 4A

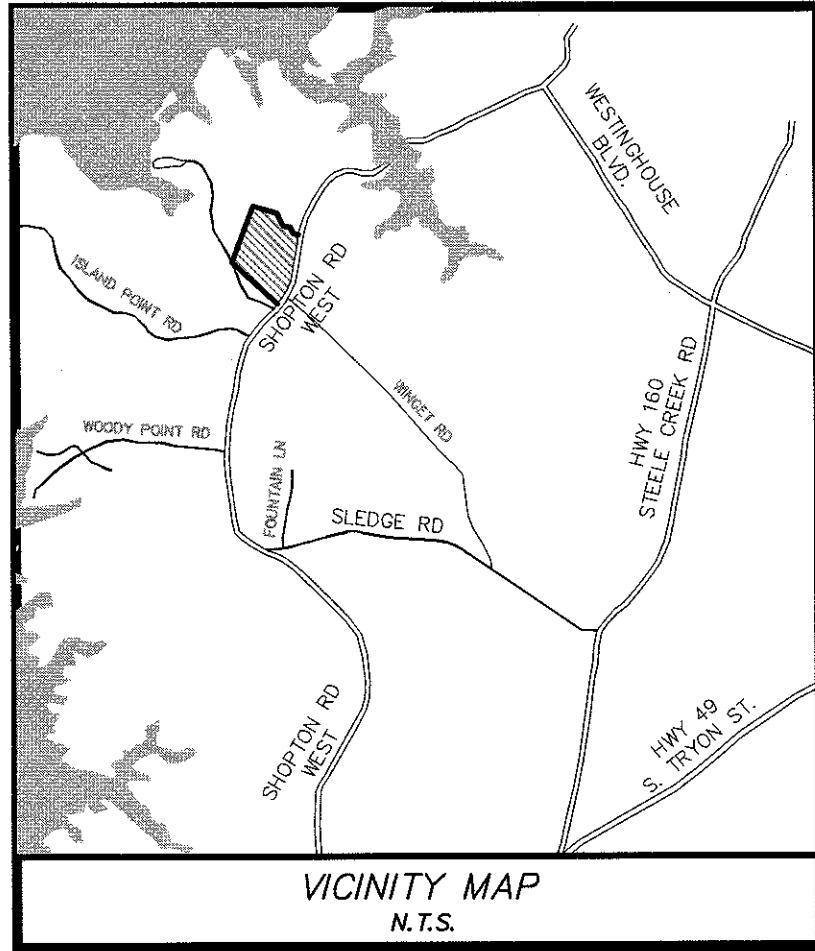
CHARLOTTE ETJ, NC

PULTE HOME CORP.

PROJECT INFORMATION	
PROJECT MANAGER:	DES
DESIGNED BY:	MJS
DRAWN BY:	MJS
PROJECT NUMBER:	U116.474
ORIGINAL DATE:	09/24/2013

SHEET: C0.0





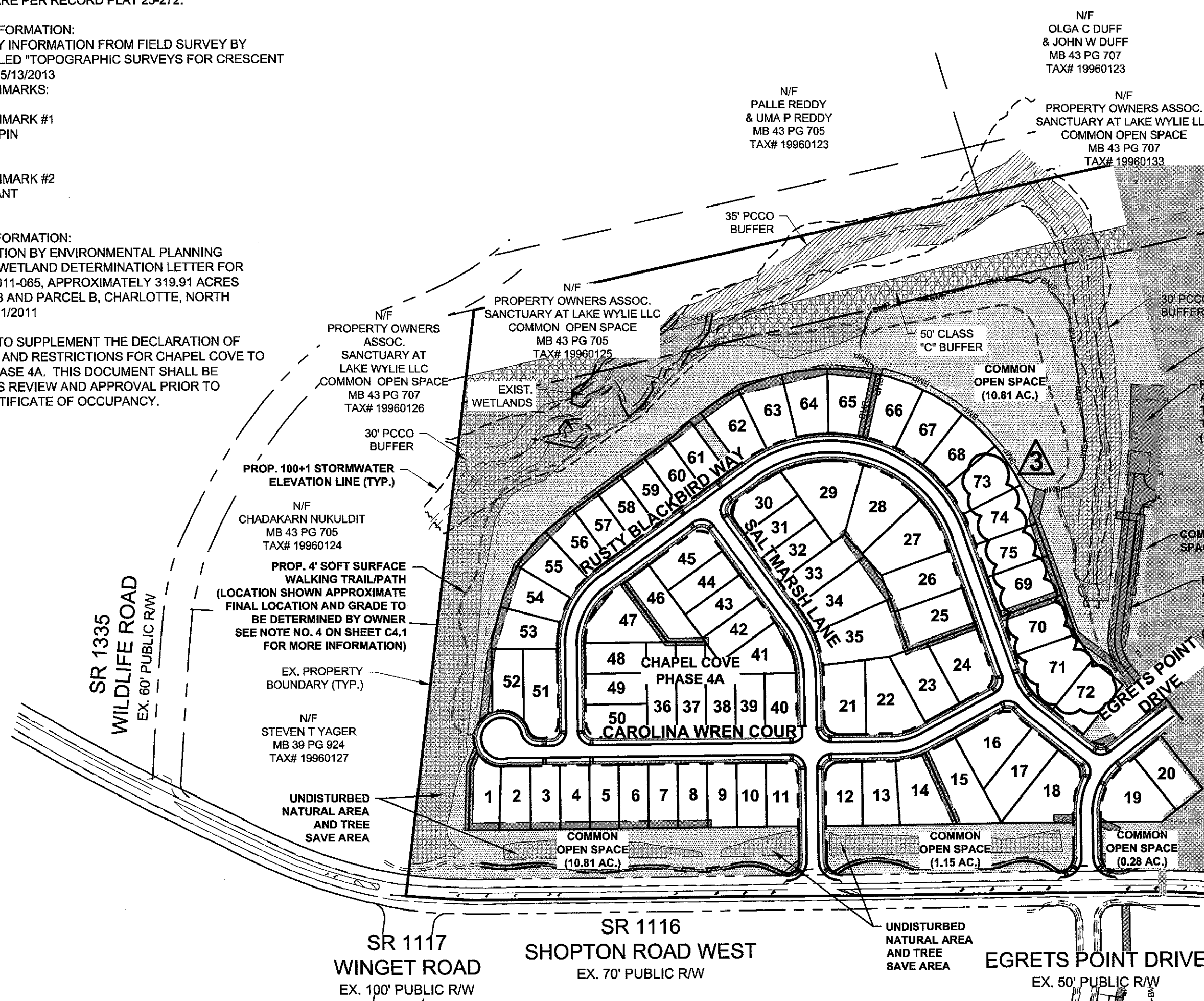
VICINITY MAP
N.T.S.

NOTES:

- BOUNDARY SURVEY INFORMATION:
 - BOUNDARY SURVEY INFORMATION BY YARBROUGH-WILLIAMS & HOULE, INC DATED 8/21/03.
 - PER BOUNDARY SURVEY, NO INSTRUMENTS OF RECORD WERE FOUND FOR SHOPTON ROAD WEST. LOCATION OF THE RIGHT-OF-WAY LINES ARE PER RECORD PLAT 25-272.
- TOPOGRAPHIC SURVEY INFORMATION:
 - TOPOGRAPHIC SURVEY INFORMATION FROM FIELD SURVEY BY DEDMON SURVEYS TITLED "TOPOGRAPHIC SURVEYS FOR CRESCENT RESOURCES" DATED 05/13/2013TEMPORARY BENCHMARKS:

TEMPORARY BENCHMARK #1
TOP OF CAPPED #5 PIN
ELEVATION = 659.30

TEMPORARY BENCHMARK #2
TOP OF FIRE HYDRANT
ELEVATION = 656.04
- WETLAND AND STREAM INFORMATION:
 - WETLAND DETERMINATION BY ENVIRONMENTAL PLANNING CONSULTANT TITLED "WETLAND DETERMINATION LETTER FOR REZONING PETITION 2011-065, APPROXIMATELY 319.91 ACRES CHAPEL COVE PHASE 3 AND PARCEL B, CHARLOTTE, NORTH CAROLINA" DATED 08/11/2011
- THE DEVELOPER AGREES TO SUPPLEMENT THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHAPEL COVE TO INCLUDE CHAPEL COVE PHASE 4A. THIS DOCUMENT SHALL BE SUBMITTED FOR THE CITY'S REVIEW AND APPROVAL PRIOR TO OBTAINING THE FIRST CERTIFICATE OF OCCUPANCY.



SITE DATA:

PHASE 4 AREA:	207.80 AC.
PHASE 4A AREA:	44.96 AC.
PHASE 4 MAX. DENSITY	1.75 DU/AC.
PHASE 4A DENSITY	1.67 DU/AC.
PHASE 4 MAX. ALLOWABLE LOTS:	315
PHASE 4A PROPOSED LOTS:	75
REMAINING LOTS FOR PHASE 4:	240
PHASE 4A:	
PROP. AREA IN LOTS:	17.38 AC.
PROP. AREA IN R/W:	6.82 AC.
EX. AREA IN R/W:	1.49 AC.
PROP. AREA TO BE DEDICATED TO CITY OF CHARLOTTE:	0.81 AC.
PROP. COMMON OPEN SPACE:	12.42 AC.
LINEAR FEET OF STREET:	4,192 LF

SETBACKS:

MIN. FRONT YARD:	20 FT
MIN. SIDE YARD:	5 FT
MIN. SIDE YARD AT CORNER:	10 FT
MIN. REAR YARD:	30 FT

LOTS:

MIN. LOT WIDTH REQUIRED:	60 FT
MIN. LOT WIDTH PROVIDED:	60 FT
PROPOSED LOTS < 70':	43 (57.33%)
PROPOSED LOTS ≥ 70':	32 (42.67%)
MIN. LOT AREA PROVIDED:	7,500 SF
AVG. LOT AREA PROVIDED:	10,096 SF

NOTE: 40% OF THE SINGLE FAMILY LOTS IN PHASE 4 WILL HAVE A MINIMUM LOT WIDTH OF 70'

OPEN SPACE:

REQUIRED MINIMUM OPEN SPACE:	
TOTAL AREA = 44.96 AC.	
OPEN SPACE AREA REQUIRED = 44.96 AC. X 10% = 4.50 AC.	
OPEN SPACE AREA PROVIDED = 12.42 AC.	

TREE SAVE:

REQUIRED MINIMUM TREE SAVE AREA:	
TOTAL AREA = 44.96 AC.	
TREE SAVE AREA REQUIRED = 44.96 AC. X 15% = 6.74 AC.	
TREE SAVE AREA PROVIDED = 7.13 AC.	

NATURAL AREA:

REQUIRED MINIMUM NATURAL AREA:	
TOTAL AREA = 44.96 AC.	
NATURAL AREA REQUIRED = 44.96 AC. X 17.50% = 7.87 AC.	
NATURAL AREA PROVIDED = 8.00 AC.	

NATURAL AREA CALCULATION:

UNDISTURBED NATURAL AREA = 7.13 AC. @ 100% = 7.13 AC.	
NATURAL AREA IN = 1.16 AC. @ 75% = .87 AC.	
PLANTING STRIP	
TOTAL = 8.00 AC.	

DEVELOPMENT INFORMATION:

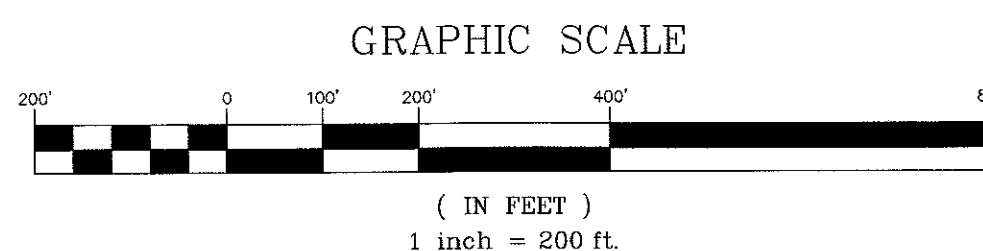
NAME:	CHAPEL COVE PHASE 4A
USE:	SINGLE FAMILY RESIDENTIAL
DEVELOPER:	PULTE HOME CORP. 1121 CARMEL COMMONS BLVD. SUITE 450 CHARLOTTE, NC 28226
ENGINEER:	ESP ASSOCIATES, P.A. DANIS SIMMONS, PE P.O. BOX 7030 CHARLOTTE, NC 28241
EXISTING ZONING:	MX-1 (INNOV)-SPA LOWER LAKE WYLIE WATERSHED CRITICAL AREA
PROPERTY OWNER:	PULTE HOME CORP. DB 29663, PG. 895 MB 40 PG 271 & 273 TAX PARCEL ID# 199-161-09

PROPERTY CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	1003.70'	275.87'	138.81'	275.00'	S 22°07'21" W 15°44'52"

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	109.40'	S 14°14'55" W
L2	150.02'	S 14°08'26" W
L3	149.99'	S 14°31'17" W
L4	150.01'	S 14°34'04" W
L5	100.03'	S 14°45'32" W
L6	199.89'	S 14°34'38" W
L7	172.23'	S 14°07'10" W
L8	361.87'	S 14°21'55" W
L9	129.45'	S 18°50'11" W
L10	30.00'	N 68°06'10" W
L11	525.38'	N 68°06'10" W
L12	645.19'	N 68°06'18" W
L13	943.08'	N 2°14'57" E
L14	1557.04'	N 2°14'57" E

PHASE 4A BUILT UPON AREA			
LOTS	NUMBER OF LOTS	IMPERVIOUS AREA PER HOUSE (SF)*	IMPERVIOUS AREA (SF)
1 - 11 & 30-61	43	4,400	189,200
12-29, 62-73, & 75	31	5,400	167,400
74	1	6,600	6,600
TOTAL (SF)			363,200
SIDEWALK (SF)			47,923
PAVEMENT / C & G (SF)			124,051
TOTAL (SF)			171,974
PROP. BUILT UPON AREA (AC)			12.29
TOTAL SITE AREA (AC)			44.96
EXIST. BUILT UPON AREAS (SF)			38,936
% BUILT UPON AREA			29.31%

PHASE 4A ASSIGNED MAXIMUM LOT IMPERVIOUS AREA	
LOT NO.	MAX. IMPERVIOUS AREA PER LOTS (SF)
1 - 11 & 30-61	4,400
12-29, 62-73, & 75	5,400
74	6,600



ESP Associates, P.A.
P.O. Box 7099
Charlotte, NC 28241
3471 Lakeridge Blvd.
Fort Mill, SC 29708
704-558-4949 (NC)
800-862-2440 (SC)
www.espassociates.com

NORTH CAROLINA
LICENSE NO.: C-0587
ESP ASSOCIATES, P.A.

NORTH CAROLINA
PROFESSIONAL SEAL
025775
DANIS SIMMONS
ENGINEER

BY		REVISION		DATE	
MJS	SLB	REVISED PER AGENCY COMMENTS	REVISED PER CLIENT COMMENTS	NO.	1
					2
					3

OVERALL SITE PLAN

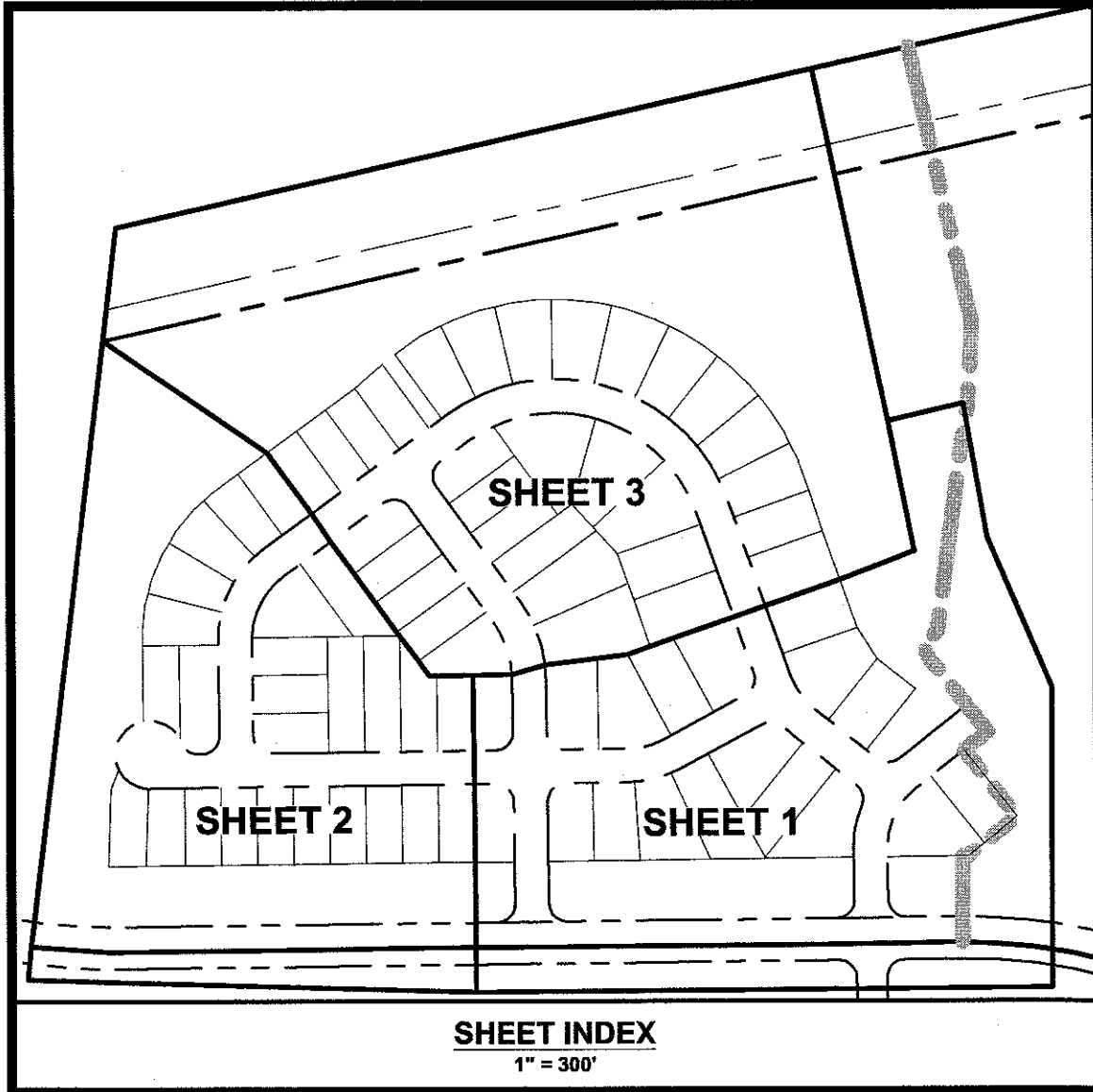
CHAPEL COVE PHASE 4A

PULTE HOME CORP.

CHARLOTTE, NC

PROJECT INFORMATION

PROJECT MANAGER:	DES
DESIGNED BY:	MJS
DRAWN BY:	MJS
PROJECT NUMBER:	U116.474
ORIGINAL DATE:	09/24/2013
SHEET:	C4.0



LEGEND

PROP. CONCRETE SIDEWALK	
PROP. STORM DRAINAGE EASEMENT (SDE)	
PROP. SANITARY SEWER EASEMENT	
PROP. SIGHT TRIANGLE	
PROP. COMMON OPEN SPACE	
PROP. UNDISTURBED NATURAL AREAS AND TREE SAVE AREAS	
PROP. BUFFER	
EXIST. PCCO BUFFER	
EXIST. WETLANDS	
EXIST. CONCRETE SIDEWALK	

SITE DATA:

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PHASE 4A PROPOSED LOTS:	75
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MIN. LOT WIDTH PROVIDED:	60 FT
PROPOSED LOTS < 70':	43 (57.33%)
PROPOSED LOTS ≥ 70':	32 (42.67%)
MIN. LOT AREA PROVIDED:	7,500 SF
AVG. LOT AREA PROVIDED:	10,098 SF

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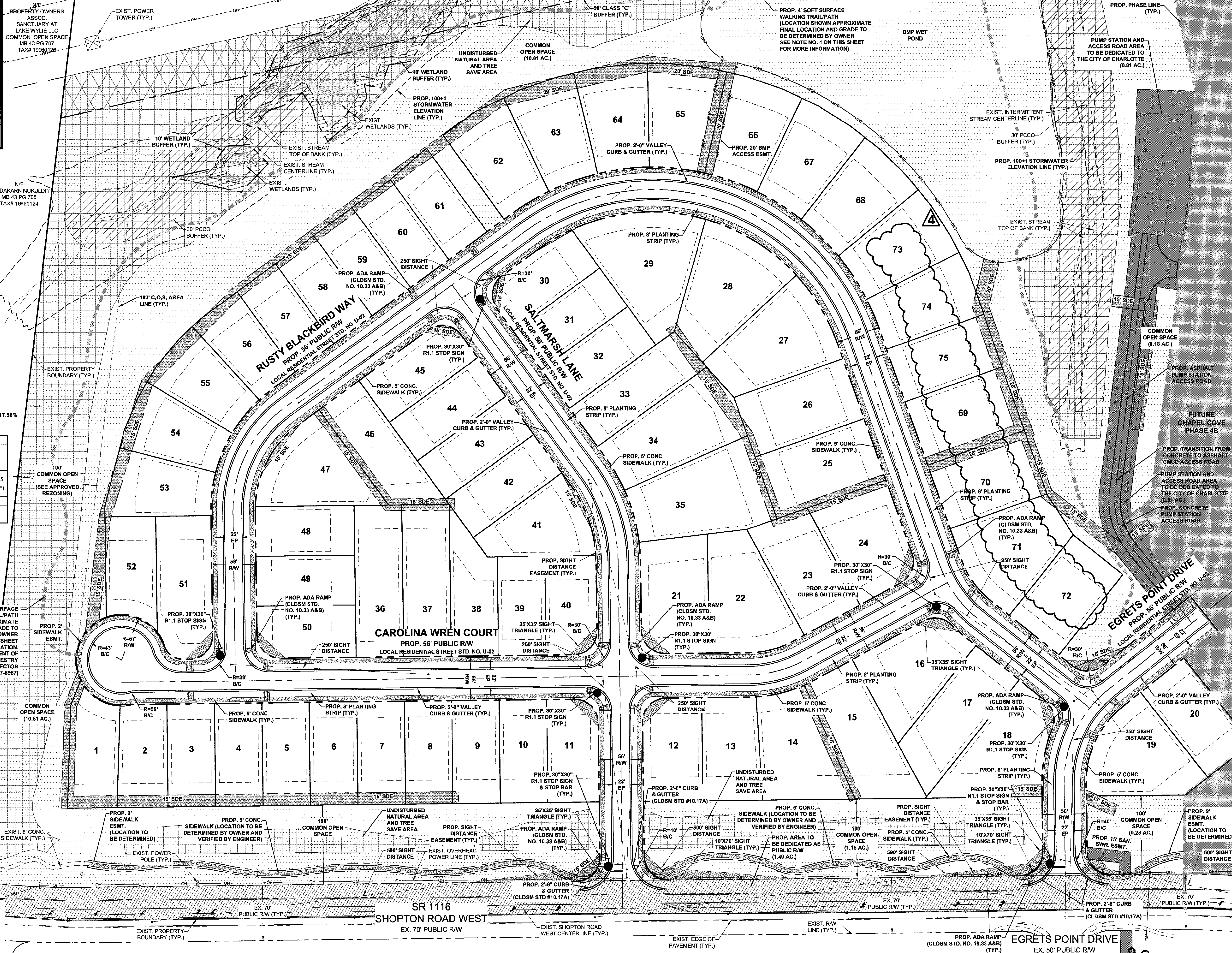
DEVELOPMENT INFORMATION:

NAME:	CHAPEL COVE PHASE 4A
USE:	SINGLE FAMILY RESIDENTIAL
DEVELOPER:	PULTE HOME CORP. 1121 CARMEL COMMONS BLVD. SUITE 450 CHARLOTTE, NC 28226
ENGINEER:	ESP ASSOCIATES, P.A. DANIS SIMMONS, PE P.O. BOX 7030 CHARLOTTE, NC 28241
EXISTING ZONING:	MX-1 (INNOV)-SPA LOWER LAKE WYLLIE WATERSHED CRITICAL AREA
PROPERTY OWNER:	PULTE HOME CORP. DB 29663, PG. 895 MB 40 PG 271 & 273 TAX PARCEL ID# 199-161-09

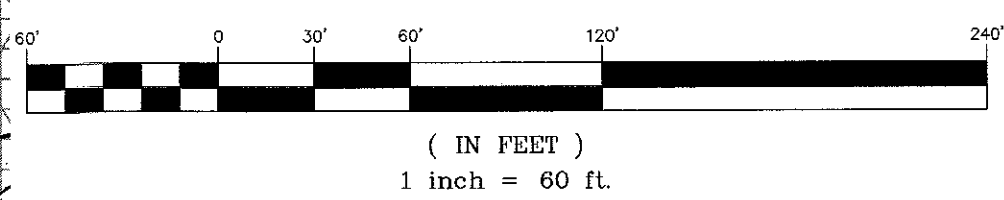


NOTES:

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 - TOPOGRAPHIC SURVEY INFORMATION FROM FIELD SURVEY BY DEDMON SURVEYS TITLED "TOPOGRAPHIC SURVEYS FOR CRESCENT RESOURCES" DATED 05/13/2013
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 - TEMPORARY BENCHMARK #1
TOP OF CAPPED #6 PIN
ELEVATION = 659.30
 - TEMPORARY BENCHMARK #2
TOP OF FIRE HYDRANT
ELEVATION = 656.04
- WETLAND AND STREAM INFORMATION:
 - WETLAND DETERMINATION BY ENVIRONMENTAL PLANNING CONSULTANT TITLED WETLAND DETERMINATION LETTER FOR REZONING PETITION 2011-065, APPROXIMATELY 319.91 ACRES CHAPEL COVE PHASE 3 AND PARCEL B, CHARLOTTE, NORTH CAROLINA DATED 08/11/2011
 - DURING INSTALLATION OF THE 4' SOFT SURFACE WALKING TRAIL/PATH, THE CONTRACTOR SHALL NOT REMOVE TREES GREATER THAN 2 INCHES IN DIAMETER IN AREAS DESIGNATED AS NATURAL AREAS OR TREE SAVE AREAS UNLESS DISEASED OR INVASIVE PLANT SPECIES AND APPROVED BY THE CITY OF CHARLOTTE'S URBAN FORESTRY INSPECTOR, KELLY ROBERTSON 704-607-8987.
 - NO TREE EQUAL TO OR LARGER THAN TWO (2) INCHES CALIPER MAY BE TRIMMED, PRUNED, OR REMOVED FROM THE TREE SAVE AREA WITHOUT A PERMIT. NO GRADING, DEMOLITION, TRENCHING, OR OTHER ACTIVITY WHICH MAY ADVERSELY AFFECT TREES IN THIS ZONE MAY PROCESS PRIOR TO APPROVAL AND ISSUANCE OF NECESSARY PERMITS BY THE CITY.



GRAPHIC SCALE



ESP ASSOCIATES, P.A.
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Charlotte, NC 28241
3470 Lakemont Blvd.
Fort Mill, SC 29708
704-558-4940 (NC)
803-802-4440 (SC)
www.espassociates.com

BY	MS	ECH	SLB	MJS
REVISION	REVISED PER AGENCY COMMENTS	REVISED PER AGENCY COMMENTS	REVISED PER CLIENT COMMENTS	REVISED PER AGENCY AND CLIENT COMMENTS
NO.	1	2	3	4
DATE	12/16/2013	03/17/2014	03/31/2015	06/02/2015

OVERALL PHASE 4A SITE PLAN

CHAPEL COVE PHASE 4A

PULTE HOME CORP.

CHARLOTTE ET J., NC

PROJECT INFORMATION

PROJECT MANAGER: DES

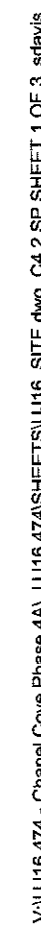
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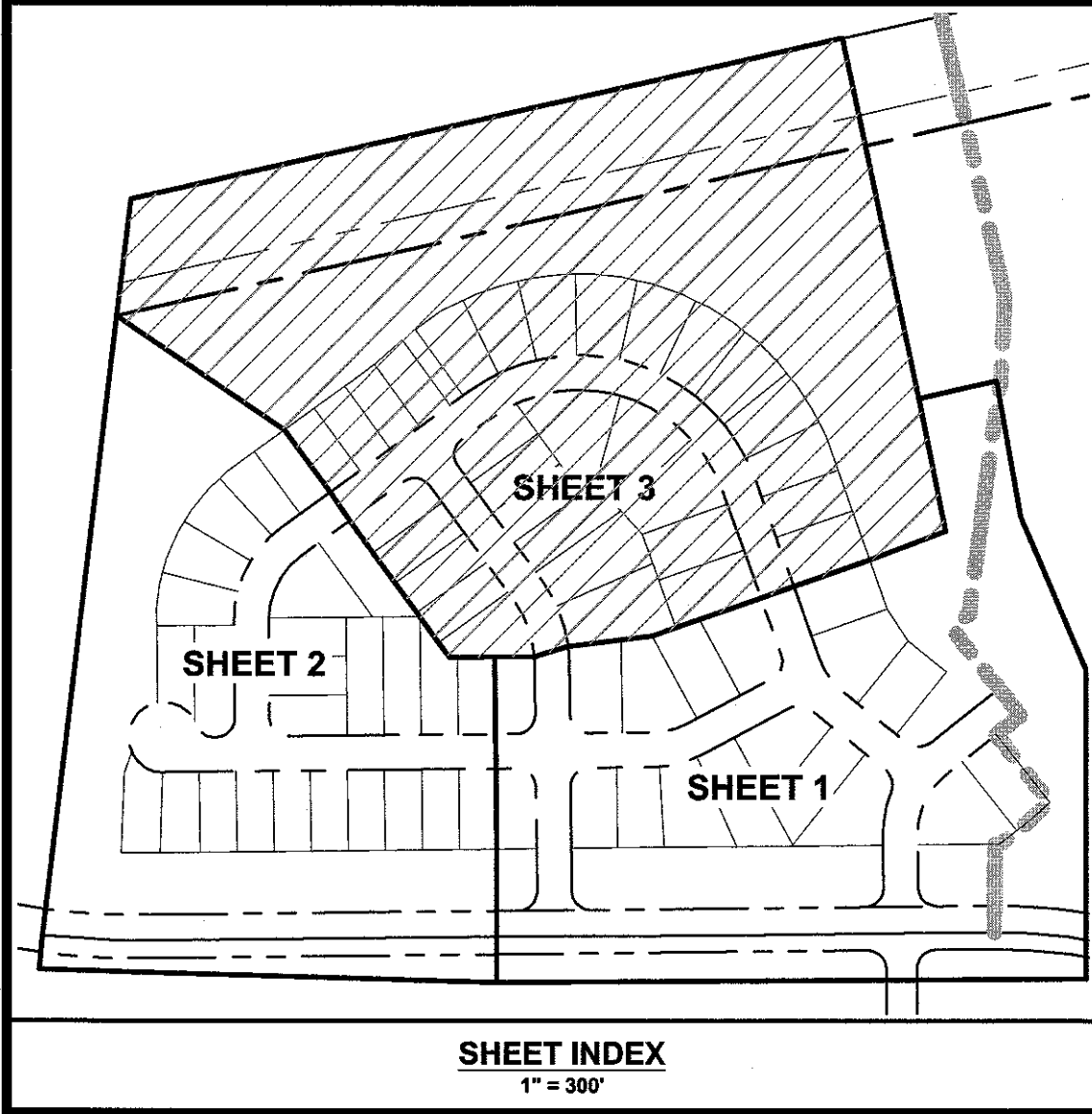
DRAWN BY: MJS

PROJECT NUMBER: UJ16.474

ORIGINAL DATE: 08/24/2013

SHEET: C4.1



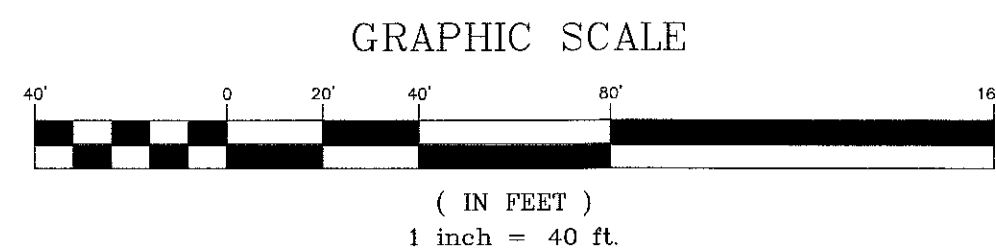
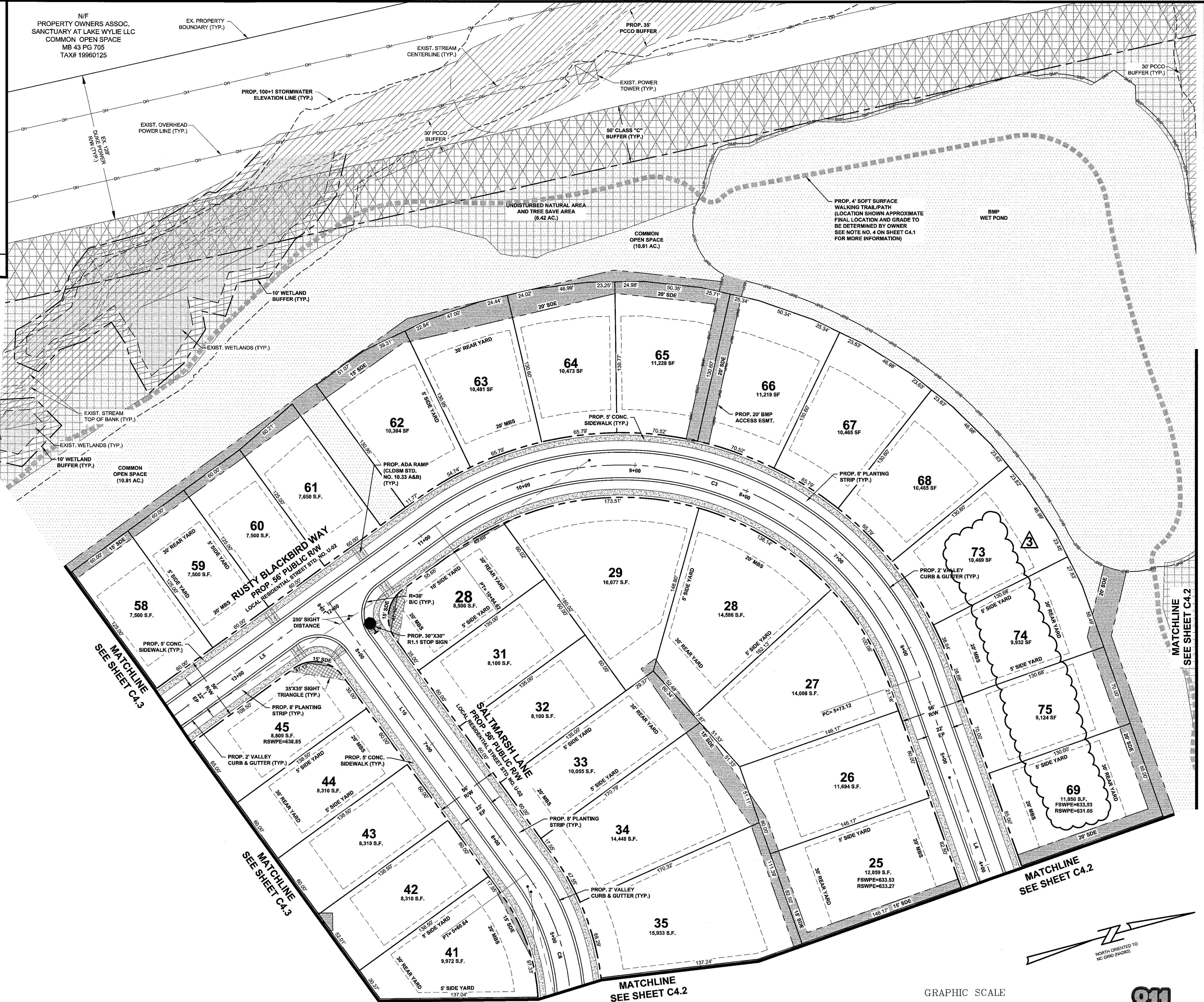


LEGEND

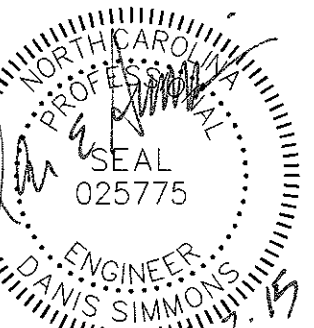
PROP. STOP SIGN	
PROP. CONCRETE SIDEWALK	
PROP. STORM DRAINAGE EASEMENT (SDE)	
PROP. SANITARY SEWER EASEMENT	
PROP. SIGHT TRIANGLE	
PROP. COMMON OPEN SPACE	
PROP. UNDISTURBED NATURAL AREAS AND TREE SAVE AREAS	
PROP. BUFFER	
EXIST. PCCO BUFFER	
EXIST. WETLANDS	
EXIST. CONCRETE SIDEWALK	

STREET CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	151.30'	N 75°38'11" W
L2	442.83'	N 23°21'17" W
L3	181.40'	S 53°35'31" W
L4	308.13'	S 85°31'22" W
L5	375.43'	S 21°02'51" E
L6	214.63'	S 75°38'11" E
L7	207.22'	S 13°27'38" E
L8	792.12'	S 14°21'48" W
L9	437.03'	N 75°38'11" W
L10	230.55'	S 68°57'09" W

STREET CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	136.87'	73.62'	132.17'	N 49°29'44" W	52°16'54"
C2	150.00'	83.60'	42.91'	82.52'	S 69°33'27" W	31°55'51"
C3	275.00'	511.50'	368.74'	440.89'	S 32°14'16" W	106°34'13"
C4	160.00'	152.44'	82.56'	146.74'	S 48°20'31" E	54°35'20"
C5	150.00'	72.84'	37.15'	72.13'	S 0°27'05" W	27°49'27"
C6	200.00'	123.61'	63.85'	121.65'	S 86°39'29" W	35°24'40"



ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
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BY		REVISION	
NO.	DATE	NO.	DATE
1	12/16/2013	1	12/16/2013
2	03/31/2015	2	03/31/2015
3	08/02/2015	3	08/02/2015

PROJECT INFORMATION	
PROJECT MANAGER:	DES
DESIGNED BY:	MJS
DRAWN BY:	MJS
PROJECT NUMBER:	LU16.474
ORIGINAL DATE:	08/24/2013
SHEET:	C4.4

CHAPEL COVE PHASE 4A	
PULTE HOME CORP.	
CHARLOTTE, NC	