

REVISION
APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 7-12-2016

CHAPEL COVE PHASE 3C

LOCATED IN CHARLOTTE ETJ., NORTH CAROLINA



FINAL
APPROVAL

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

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
By Robert Zink at 10:54 am, Jul 12, 2016

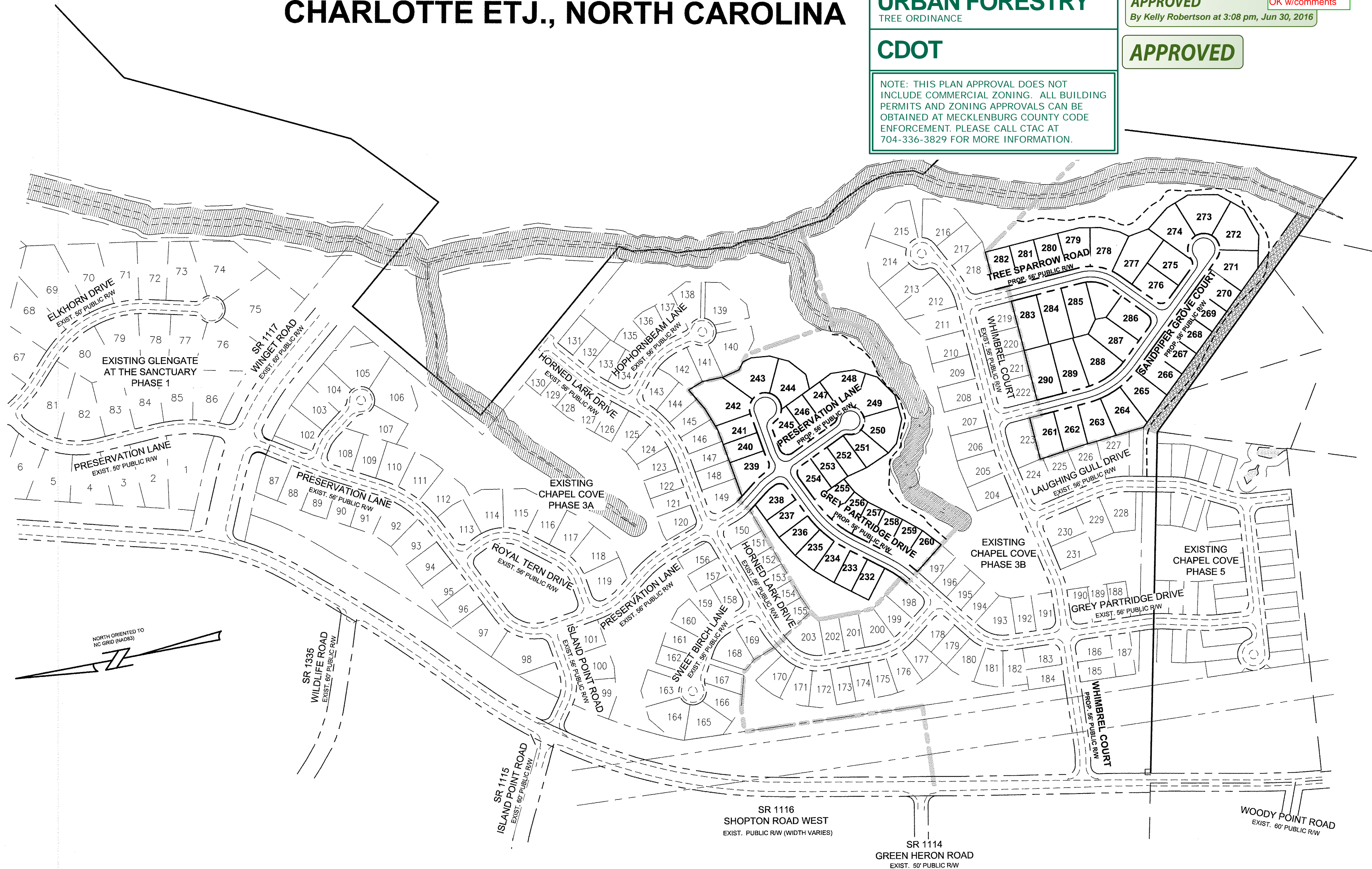
APPROVED

APPROVED
By Kelly Robertson at 3:08 pm, Jun 30, 2016

APPROVED

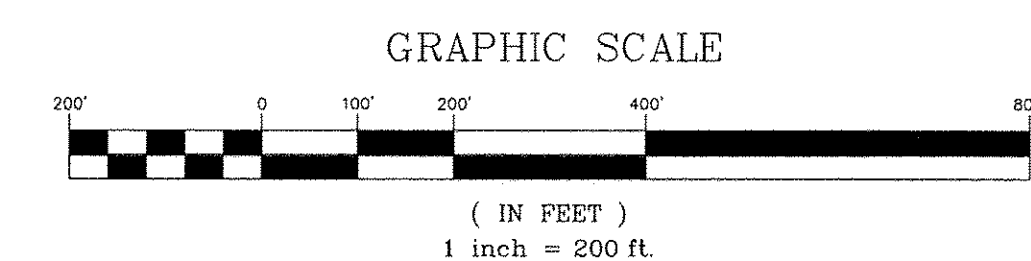
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DEVELOPMENT INFORMATION:

NAME: CHAPEL COVE PHASE 3C
USE: 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
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



ESP ASSOCIATES, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4646 (NC)
803-582-2440 (SC)
www.espassociates.com

ESP

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

SEAL
025775
DANIS E. SIMMONS
ENGINEER

BY	DATE	REVISION	REVISION PER CLIENT & AGENCY COMMENTS
ASH	06/10/2015	1	REVISED PER CLIENT & AGENCY COMMENTS
MAS	08/18/2015	2	REVISED PER AGENCY COMMENTS
SJD	09/23/2015	3	REVISED PER DOT COMMENTS
SJD	06/02/2016	4	REVISED PER CLIENT COMMENTS

COVER SHEET

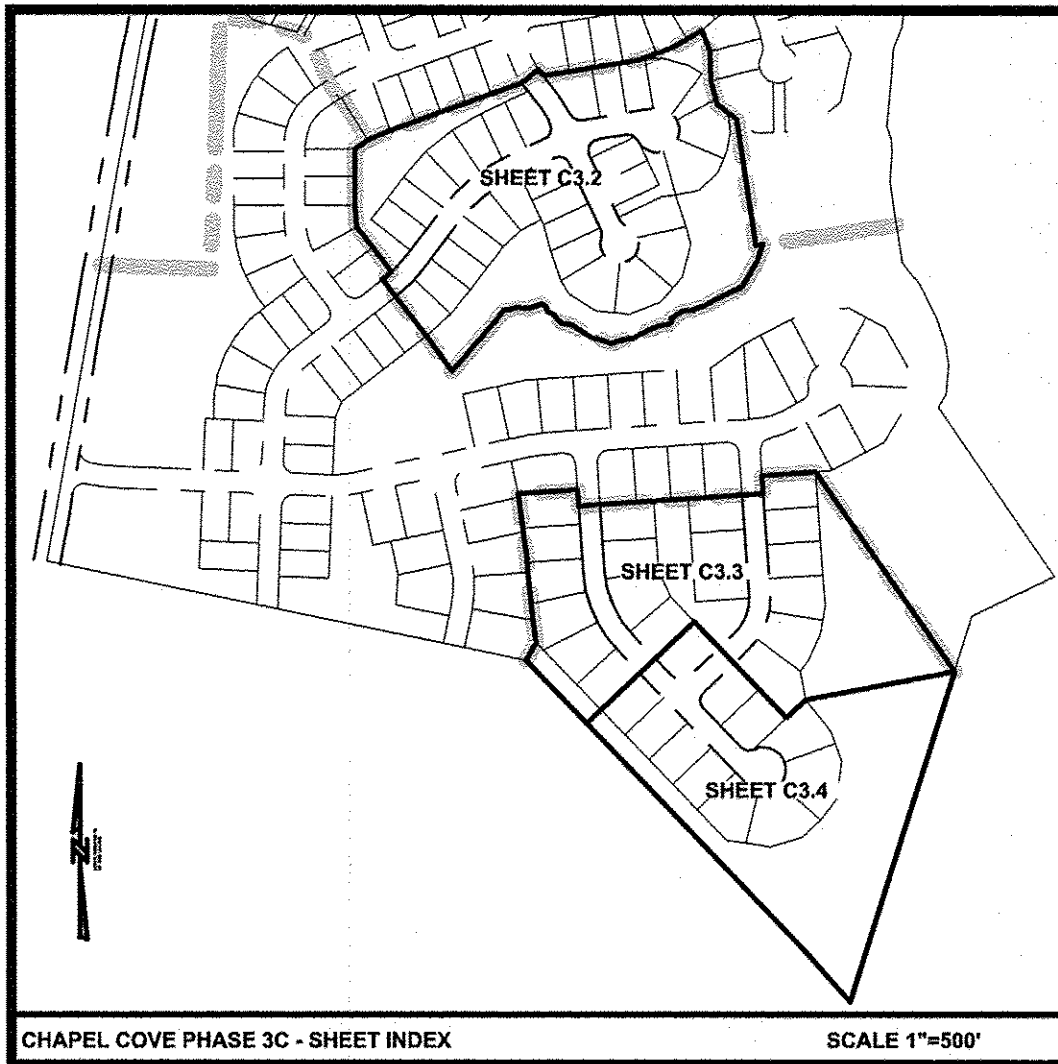
CHAPEL COVE PHASE 3C

CHAPEL COVE AT GLENGATE, LLC

CHARLOTTE ETJ, NC

PROJECT INFORMATION	
PROJECT MANAGER:	APG
DESIGNED BY:	ECH
DRAWN BY:	ECH
PROJECT NUMBER:	UJ16.472
ORIGINAL DATE:	03/18/2015

SHEET:
C0.0



CHAPEL COVE PHASE 3C - SHEET INDEX
SCALE 1"=500'

DEVELOPMENT INFORMATION:

NAME: CHAPEL COVE PHASE 3C
USE: 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

SITE DATA:

PHASE 3 AREA: 139.60 AC.
PHASE 3C AREA: 34.81 AC.
PHASE 3 MAX. DENSITY: 1.75 DU / AC.
PHASE 3 MAX. ALLOWABLE LOTS: 244
PHASE 3A EXISTING LOTS: 83 (50 LOTS < 80', 33 LOTS ≥ 80')
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': 113 (55%)
EXISTING & PROPOSED LOTS ≥ 80': 91 (45%)
MAX. REMAINING LOTS FOR PHASE 3: 40

PHASE 3C:

PROP. AREA IN LOTS: 18.18 AC.
PROP. AREA IN R/W: 4.06 AC.
EX. AREA IN R/W: 0.00 AC.
PROP. COMMON OPEN SPACE: 12.57 AC.
LINEAR FEET OF STREET: 2,870 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: 70 FT
MIN. LOT WIDTH PROVIDED: 70 FT
MIN. LOT AREA PROVIDED: 9,100 SF
AVG. LOT AREA PROVIDED: 13,423 SF

OPEN SPACE:

REQUIRED MINIMUM OPEN SPACE:
TOTAL AREA = 34.81 AC. X 10%
OPEN SPACE AREA REQUIRED = 3.48 AC.
OPEN SPACE AREA PROVIDED = 12.57 AC.

TREE SAVE:

REQUIRED MINIMUM TREE SAVE AREA:
TOTAL AREA = 34.81 AC.
TREE SAVE AREA REQUIRED = 34.81 AC. X 15%
= 5.22 AC.
TREE SAVE AREA PROVIDED = 5.81 AC.

NATURAL AREA:

REQUIRED MINIMUM NATURAL AREA:
TOTAL AREA = 34.81 AC.
NATURAL AREA REQUIRED = 34.81 AC. X 17.50%
= 6.09 AC.
NATURAL AREA PROVIDED = 6.45 AC.

NOTES:

- BOUNDARY SURVEY INFORMATION:
 - BOUNDARY SURVEY INFORMATION BY YARBROUGH-WILLIAMS & HOULE, INC DATED 7/21/03 AND 12/17/03.
 - 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 ESP ASSOCIATES, P.A. TITLED "PARTIAL TOPOGRAPHIC SURVEY OF TAX PARCEL 1995104 MAP BOOK 40, PAGE 317 & 319" FOR CHAPEL COVE AT GLENGATE, LLC. DATED 10/10/2012.
 - TEMPORARY BENCHMARKS:
 - TEMPORARY BENCHMARK #1
NAIL IN POWER POLE
ELEVATION=661.238
(SHOPTON ROAD WEST AT SOUTHERN PL)
 - TEMPORARY BENCHMARK #2
NAIL IN POWER POLE
ELEVATION=661.551
(NE OF ISLAND POINT DRIVE AND SHOPTON ROAD WEST INTERSECTION)
 - TEMPORARY BENCHMARK #3
RR SPIKE IN POWER POLE
ELEVATION=658.382
(SE OF PRESERVATION LANE AND WINGET ROAD INTERSECTION)
 - TOPOGRAPHIC SURVEY INFORMATION FROM FIELD SURVEY BY DEMON SURVEYS TITLED "TOPOGRAPHIC SURVEY FOR CRESCENT RESOURCES" DATED 01/28/2014.
 - TEMPORARY BENCHMARKS:
 - TEMPORARY BENCHMARK #1
TOP CENTER BOLT OF FIRE HYDRANT
ELEVATION = 655.98
(SE OF SHOPTON ROAD WEST AND GREEN HERON COURT INTERSECTION)
- THE DEVELOPER AGREES TO SUPPLEMENT THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHAPEL COVE TO INCLUDE CHAPEL COVE PHASE 3C. THIS DOCUMENT SHALL BE SUBMITTED FOR THE CITY'S REVIEW AND APPROVAL PRIOR TO OBTAINING THE FIRST CERTIFICATE OF OCCUPANCY.
- 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 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. NO GRADING, DEMOLITION, TREEMING, OR OTHER ACTIVITY WHICH MAY ADVERSELY AFFECT TREES IN THIS ZONE MAY PROGRESS PRIOR TO APPROVAL AND ISSUANCE OF NECESSARY PERMITS BY THE CITY.

NOW OR FORMERLY
MECKLENBURG COUNTY
DB 24228 PG 496
TAX PARCEL ID# 199-151-08

NOW OR FORMERLY
HARTWELL HOMEOWNERS ASSOCIATION INC.
DB 20951 PG 787
TAX PARCEL ID# 199-121-89

DEVELOPMENT INFORMATION SUMMARY											
PHASE	AREA (AC)	LOTS (#)	OPEN SPACE (AC)	% OPEN SPACE	TREE SAVE (AC)	% TREE SAVE	NATURAL AREA (AC)	% NATURAL AREA	EXISTING IMPERVIOUS AREA (AC)	PROPOSED IMPERVIOUS AREA (AC)	MAX. BUILT UPON AREA % PERMITTED
3A	59.89	83	26.76	44.68	10.03	16.75	14.97	25.00	0.52	14.03	23.63%
3B	44.90	62	21.32	47.48	7.89	17.57	7.89	17.57	0.21	10.34	23.13%
3C	34.81	59	12.57	36.11	5.81	16.69	6.45	18.53	0.00	8.94	25.68%
TOTAL	139.60	204	60.65	43.45%	23.73	17.00%	29.31	21.00%	0.72	33.31	23.99%

*NOTE: IMPERVIOUS AREA CALCULATIONS INCLUDES ROADS, SIDEWALKS & MAXIMUM ASSIGNED LOT IMPERVIOUS AREAS

PRESERVATION LANE
EXIST. 56' PUBLIC R/W

HORDED LARK DRIVE
EXIST. 56' PUBLIC R/W

GREY PARTRIDGE DRIVE
LOCAL RESIDENTIAL STREET STD. NO. U-40

EXISTING CHAPEL COVE PHASE 3A

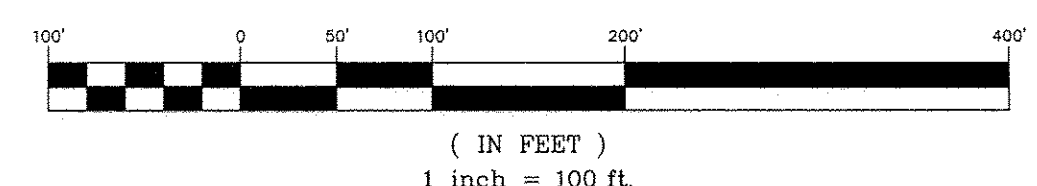
EXISTING CHAPEL COVE PHASE 3B

LEGEND

- PROP. CONCRETE SIDEWALK
- PROP. STORM DRAINAGE EASEMENT (SDE)
- PROP. SANITARY SEWER EASEMENT
- PROP. PRIVATE 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

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	724.87'	S 43°40'27" E
L2	151.08'	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

GRAPHIC SCALE



CHAPEL COVE PHASE 3C	
70' LOTS = 29	
90' LOTS = 30	
TOTAL LOTS PHASE 3C = 59	

PHASE 3C ASSIGNED MAXIMUM LOT IMPERVIOUS AREA	
LOT NO.	MAX. IMPERVIOUS AREA PER LOTS (SF)
232-260	3950
261-290	5200

ESP Associates, P.A.
10000 W. 10th Street
Charlotte, NC 28226
704-683-4948 (NC)
803-802-2440 (SC)
www.espassociates.com

ESP

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

NORTH CAROLINA
LICENSE NO.: 025775
DANIS E. SIMMONS
Professional Engineer

BY	REVISION	DATE	REVISION	NO.
ASW <td>REVISED PER CLIENT & AGENCY COMMENTS<td>06/10/2015<td>1<td></td></td></td></td>	REVISED PER CLIENT & AGENCY COMMENTS <td>06/10/2015<td>1<td></td></td></td>	06/10/2015 <td>1<td></td></td>	1 <td></td>	
SD <td>REVISED PER DOT COMMENTS<td>09/23/2015<td>2<td></td></td></td></td>	REVISED PER DOT COMMENTS <td>09/23/2015<td>2<td></td></td></td>	09/23/2015 <td>2<td></td></td>	2 <td></td>	
SD <td>REVISED PER CLIENT COMMENTS<td>06/02/2016<td>3<td></td></td></td></td>	REVISED PER CLIENT COMMENTS <td>06/02/2016<td>3<td></td></td></td>	06/02/2016 <td>3<td></td></td>	3 <td></td>	

OVERALL PHASE 3C SITE PLAN

CHAPEL COVE PHASE 3C

CHAPEL COVE AT GLENGATE, LLC

CHARLOTTE ETI, NC

PROJECT INFORMATION

PROJECT MANAGER:	APG
DESIGNED BY:	ECH
DRAWN BY:	ECH
PROJECT NUMBER:	UJ16.472
ORIGINAL DATE:	03/18/2015
SHEET:	

C3.1