

# CASTLEFORD

## CITY OF CHARLOTTE

### MECKLENBURG COUNTY, NC



FINAL  
APPROVAL

**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

**EROSION CONTROL**

**URBAN FORESTRY**  
TREE ORDINANCE

**CDOT**

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING  
AT LEAST 48 HRS. PRIOR TO ANY LAND  
DISTURBING ACTIVITY USING THE ONLINE  
FORM AT <http://development.charmeck.org>

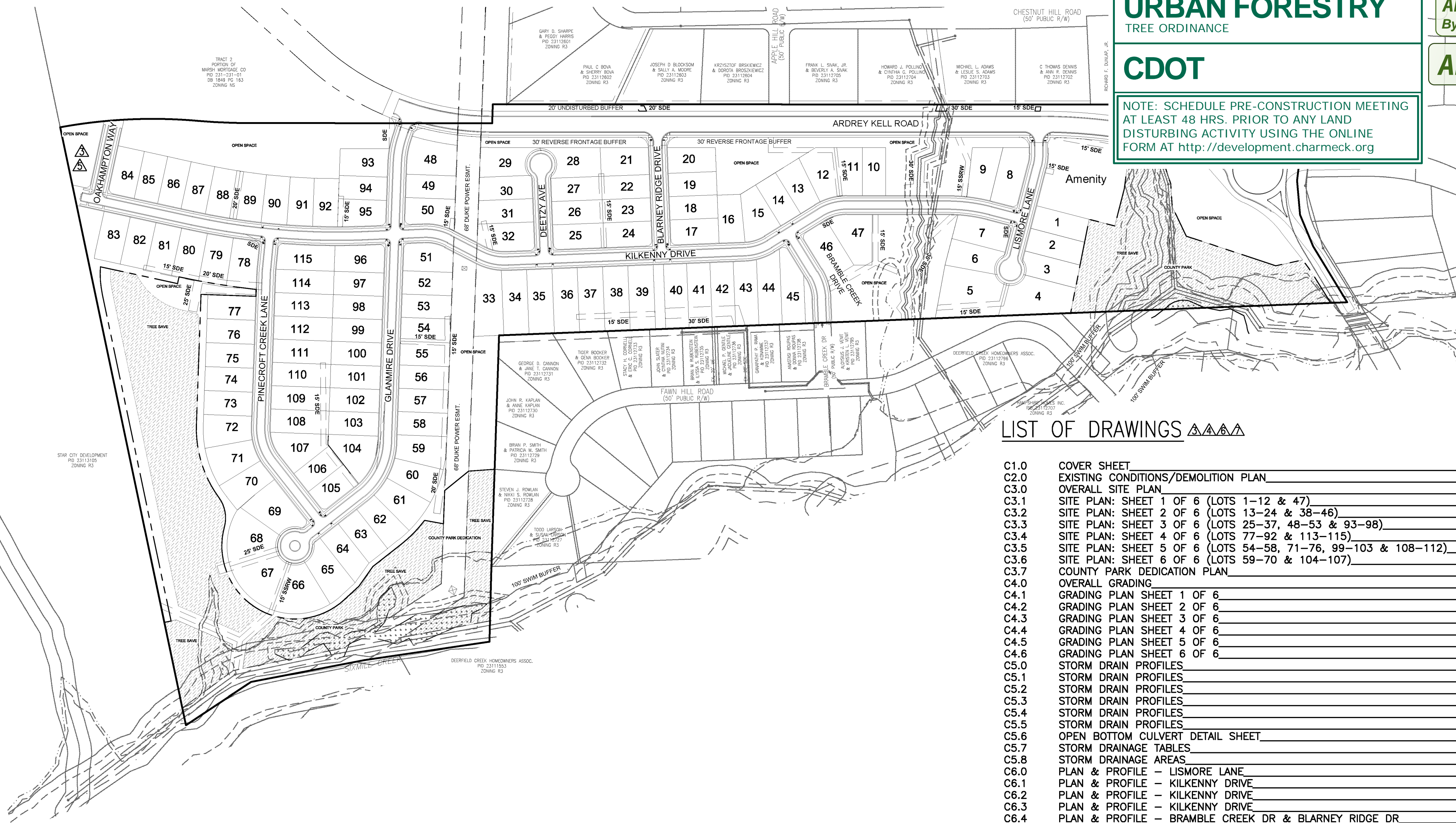
REVISION  
**APPROVED FOR  
CONSTRUCTION**  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By: Joshua Weaver 04/18/2017 1 of 2

**APPROVED**  
By Brendan M. Smith at 1:14 pm, Apr 18, 2017

**APPROVED**

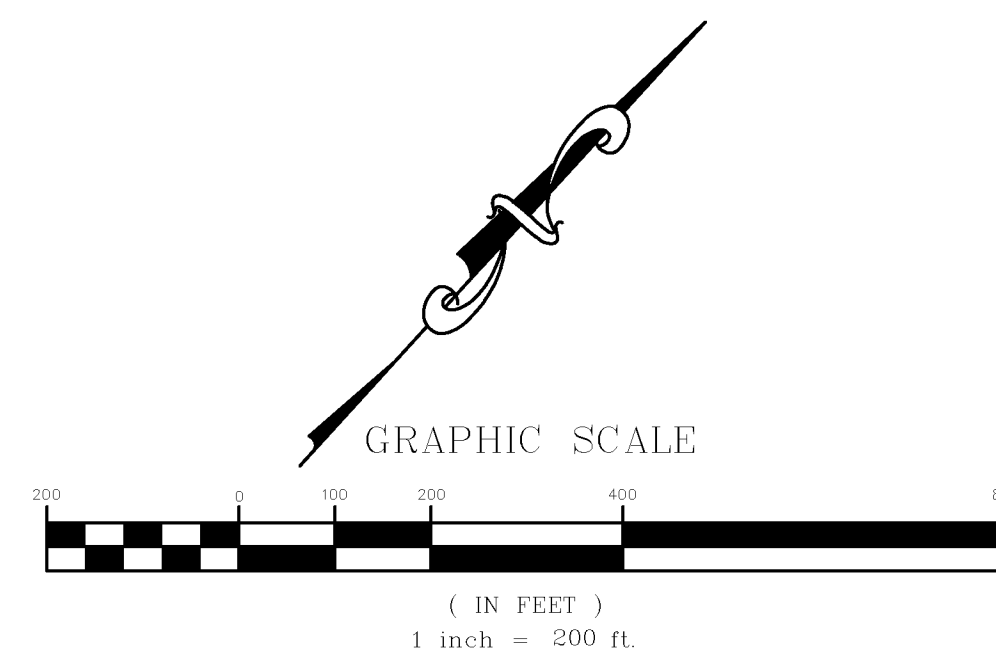
**APPROVED**  
By gturner at 11:27 am, Apr 04, 2017

**APPROVED**



#### LIST OF DRAWINGS

	DATE	REVISION
C1.0 COVER SHEET	04/18/16	02/15/17
C2.0 EXISTING CONDITIONS/DEMOLITION PLAN	07/17/15	
C3.0 OVERALL SITE PLAN	03/07/16	02/15/17
C3.1 SITE PLAN: SHEET 1 OF 6 (LOTS 1-12 & 47)	03/07/16	02/15/17
C3.2 SITE PLAN: SHEET 2 OF 6 (LOTS 13-24 & 38-46)	09/11/15	02/15/17
C3.3 SITE PLAN: SHEET 3 OF 6 (LOTS 25-37, 48-53 & 93-98)	04/18/16	02/15/17
C3.4 SITE PLAN: SHEET 4 OF 6 (LOTS 77-92 & 113-115)	03/07/16	02/15/17
C3.5 SITE PLAN: SHEET 5 OF 6 (LOTS 54-58, 71-76, 99-103 & 108-112)	04/18/16	02/15/17
C3.6 SITE PLAN: SHEET 6 OF 6 (LOTS 59-70 & 104-107)	09/11/15	02/15/17
C3.7 COUNTY PARK DEDICATION PLAN	03/07/16	02/15/17
C4.0 OVERALL GRADING	04/18/16	02/15/17
C4.1 GRADING PLAN SHEET 1 OF 6	03/07/16	02/15/17
C4.2 GRADING PLAN SHEET 2 OF 6	03/07/16	02/15/17
C4.3 GRADING PLAN SHEET 3 OF 6	04/18/16	02/15/17
C4.4 GRADING PLAN SHEET 4 OF 6	03/07/16	02/15/17
C4.5 GRADING PLAN SHEET 5 OF 6	04/18/16	02/15/17
C4.6 GRADING PLAN SHEET 6 OF 6	04/18/16	02/15/17
C5.0 STORM DRAIN PROFILES	03/07/16	02/15/17
C5.1 STORM DRAIN PROFILES	04/18/16	02/15/17
C5.2 STORM DRAIN PROFILES	03/07/16	02/15/17
C5.3 STORM DRAIN PROFILES	03/07/16	02/15/17
C5.4 STORM DRAIN PROFILES	03/07/16	02/15/17
C5.5 STORM DRAIN PROFILES	04/18/16	02/15/17
C5.6 OPEN BOTTOM CULVERT DETAIL SHEET	09/11/15	02/15/17
C5.7 STORM DRAINAGE TABLES	04/18/16	02/15/17
C5.8 STORM DRAINAGE AREAS	03/07/16	02/15/17
C6.0 PLAN & PROFILE - USMORE LANE	09/11/15	02/15/17
C6.1 PLAN & PROFILE - KILKENNY DRIVE	03/07/16	02/15/17
C6.2 PLAN & PROFILE - KILKENNY DRIVE	04/18/16	12/08/16
C6.3 PLAN & PROFILE - KILKENNY DRIVE	03/07/16	02/15/17
C6.4 PLAN & PROFILE - BRAMBLE CREEK DR & BLARNEY RIDGE DR	09/11/15	02/15/17
C6.5 PLAN & PROFILE - DEETZY AVE & OAKHAMPTON WAY	03/07/16	02/15/17
C6.6 PLAN & PROFILE - GLANMIRE DR	12/15/15	02/15/17
C6.7 PLAN & PROFILE - PINECROFT CREEK LN	03/07/16	
C6.8 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 OVERALL SHEET	09/11/15	
C7.0 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 1 OF 6	09/11/15	
C7.1 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 2 OF 6	09/11/15	
C7.2 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 3 OF 6	09/11/15	
C7.3 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 4 OF 6	12/15/15	
C7.4 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 5 OF 6	09/11/15	
C7.5 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 6 OF 6	09/11/15	
C7.6 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 OVERALL SHEET	03/07/16	
C7.7 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 1 OF 6	09/11/15	
C7.8 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 2 OF 6	12/15/15	
C7.9 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 3 OF 6	12/15/15	
C7.10 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 4 OF 6	03/07/16	
C7.11 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 5 OF 6	12/15/15	
C7.12 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 6 OF 6	12/15/15	
C7.13 EROSION AND SEDIMENT CONTROL PLAN - OVERALL STAGING PLAN	03/07/16	
C7.14 EROSION CONTROL DETAILS	03/07/16	
C7.15 EROSION CONTROL DETAILS	03/07/16	
C7.16 EROSION CONTROL DETAILS	03/07/16	
C7.17 EROSION CONTROL DETAILS	03/07/16	
C8.0 TREE PROTECTION AND PLANTING PLAN	03/07/16	
C8.1 TREE DETAILS	09/11/15	
C9.0 SIGN PLAN	03/07/16	
C10.0 DETAILS - SITE	03/07/16	
C10.1 DETAILS - SITE	03/07/16	
C10.2 DETAILS - SITE	07/17/15	
C10.3 DETAILS - SITE	03/07/16	



#### CONTACTS:

**DEVELOPER:**  
PULTE HOME CORP.  
11121 CARMEL COMMONS BLVD SUITE 450  
CHARLOTTE, NC 28226  
TELEPHONE: (704) 543-4922  
FAX: (704) 414-7099

**CIVIL ENGINEER:**  
BARRY M. FAY, PE  
AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA  
SUITE 110  
CHARLOTTE, NC 28226  
561-914-0221  
[bfay@american-ea.com](mailto:bfay@american-ea.com)

#### NOTE:

1.) CONTRACTOR TO MAINTAIN RECORD DRAWINGS OF ALL CHANGES THROUGHOUT CONSTRUCTION. AFTER PROJECT COMPLETION THESE DRAWINGS SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE.



#### STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE, CHARLOTTE, NC. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OF RECORD. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

**CASTLEFORD**  
**aka Marsh Property**  
Charlotte, Mecklenburg County  
North Carolina

#### MODIFICATION LOG

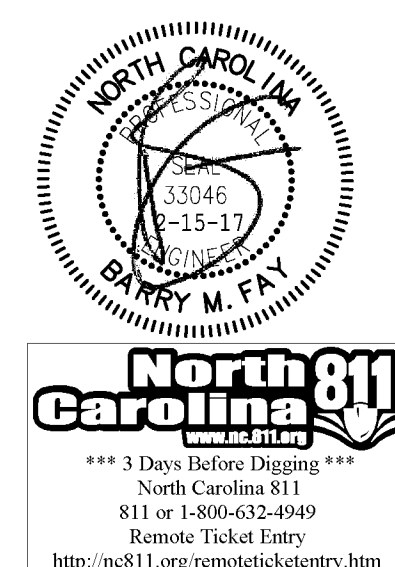
DATE	REV.	PER	CITY	COMMENTS
7/17/15	1	REV.	PER	CITY COMMENTS
9/11/15	2	REV.	PER	CITY COMMENTS
3/7/16	3	REV.	PER	CITY COMMENTS
4/18/16	4	REV.	PER	DUNE ENERGY
5/7/16	5	REV.	PER	STREET NAME
12/8/16	6	REV.	PER	SHEET INDEX REVISION DATES
2/15/17	7	REV.	PER	SHEET INDEX REVISION DATES

JOB NUMBER: C130012.1  
CHECKED BY: BMF  
DRAWN BY: CA  
DATE: 7/8/15

AMERICAN  
Engineering  
American Engineering Associates - Southeast, P.A.  
8008 Corporate Center Dr - Suite 110  
Charlotte, NC 28226  
FIRM # C-3881  
704-375-2438

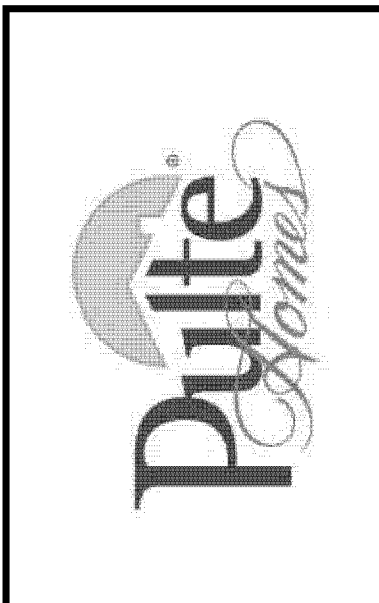
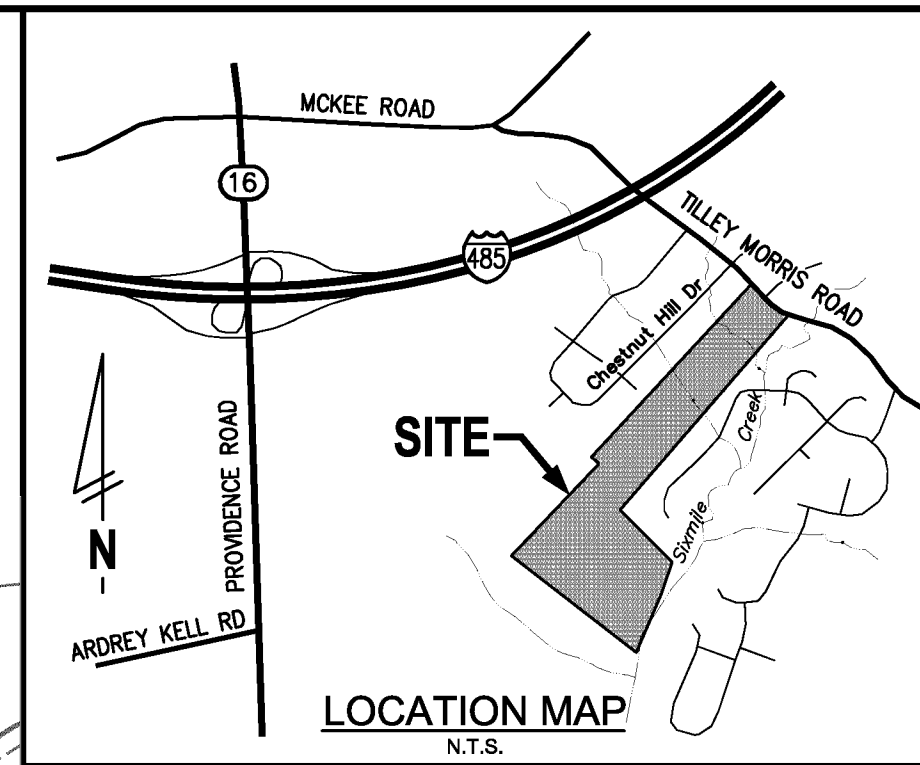
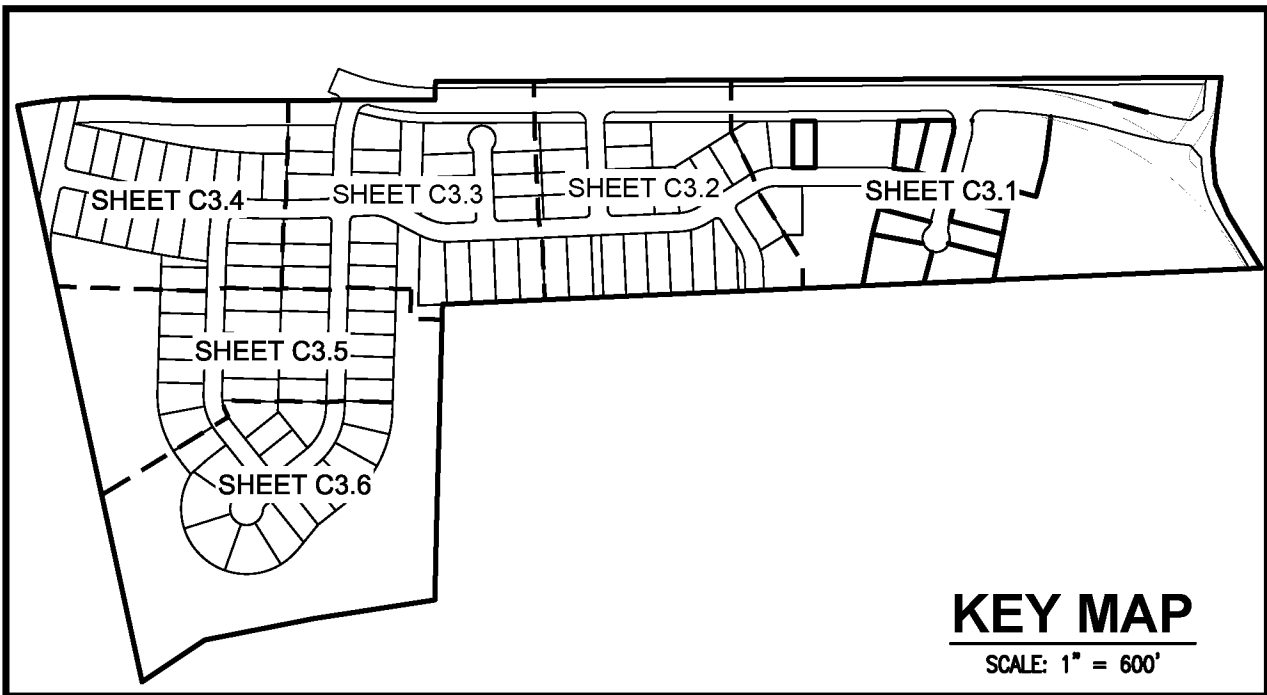
COVER  
SHEET

SHEET:  
**C1.0**



North 811  
\*\*\* 3 Days Before Digging \*\*\*  
North Carolina 811  
811 or 1-800-632-4949  
Remote Ticket Entry  
<http://nc811.org/remoteticketentry.htm>




















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THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE, CHARLOTTE, NC. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PULTE HOMES. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

**CASTLEFORD**  
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Charlotte, Mecklenburg County  
North Carolina

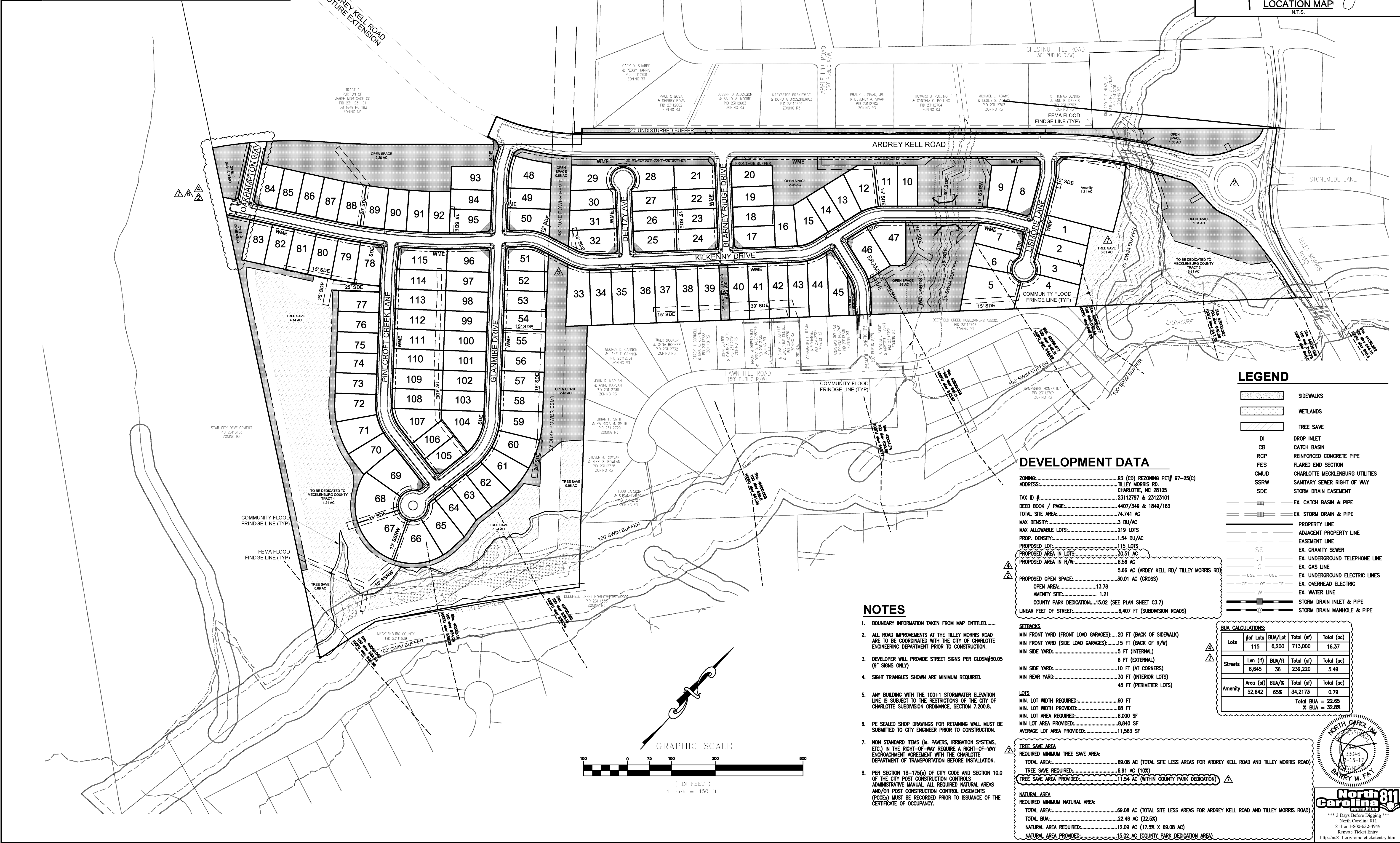
MODIFICATION LOG		
	7/17/15	REV. PER CITY COMMENTS
	9/11/15	REV. PER CITY COMMENTS
	12/15/15	REV. PER GRADING MODIFICATIONS
	3/7/16	REV. PER CITY COMMENTS
	4/18/16	REV. PER DUKE ENERGY
	5/7/16	REV. STREET NAME
	2/15/17	REV. TREE SAVE, STREET NAME & ADD WME
		
		
		
		
		
		
		
		

JOB NUMBER: C130012.1  
CHECKED BY: BMF  
DRAWN BY: CA  
DATE: 7/8/15

18881 FIRM # C-3881  
**AMERICAN**  
Engineering  
American Engineering Associates - Southeast, P.A.  
8008 Corporate Center Dr - Suite 110  
Charlotte, NC 28226  
704-375-2438

**OVERALL SITE PLAN**

SHEET: C3.0



**LEGEND**

- SIDEWALKS
- WETLANDS
- TREE SAVE
- DI DROP INLET
- CB CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- FES FLARED END SECTION
- CMUD CHARLOTTE MECKLENBURG UTILITIES
- SSRW SANITARY SEWER RIGHT OF WAY
- SDE STORM DRAIN EASEMENT
- EX. CATCH BASIN & PIPE
- EX. STORM DRAIN & PIPE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SS EX. GRAVITY SEWER
- UT EX. UNDERGROUND TELEPHONE LINE
- G EX. GAS LINE
- UGE EX. UNDERGROUND ELECTRIC LINES
- OE EX. OVERHEAD ELECTRIC
- W EX. WATER LINE
- STORM DRAIN INLET & PIPE
- STORM DRAIN MANHOLE & PIPE

**DEVELOPMENT DATA**

ZONING: R3 (CD) REZONING PET# 97-25(C)  
ADDRESS: TILLEY MORRIS RD  
CHARLOTTE, NC 28105  
TAX ID #: 23112797 & 23123101  
DEED BOOK / PAGE: 4407/348 & 1849/163  
TOTAL SITE AREA: 74,741 AC  
MAX DENSITY: 3 DU/AC  
MAX ALLOWABLE LOTS: 219 LOTS  
PROP. DENSITY: 1.54 DU/AC  
PROPOSED LOT: 115 LOTS  
PROPOSED AREA IN LOTS: 30.51 AC  
PROPOSED AREA IN R/W: 8.56 AC  
PROPOSED OPEN SPACE: 5.66 AC (ARDEY KELL RD / TILLEY MORRIS RD)  
OPEN AREA: 13.78  
AMENITY SITE: 1.21  
COUNTY PARK DEDICATION: 15.02 (SEE PLAN SHEET C3.7)  
LINEAR FEET OF STREET: 6,407 FT (SUBDIVISION ROADS)

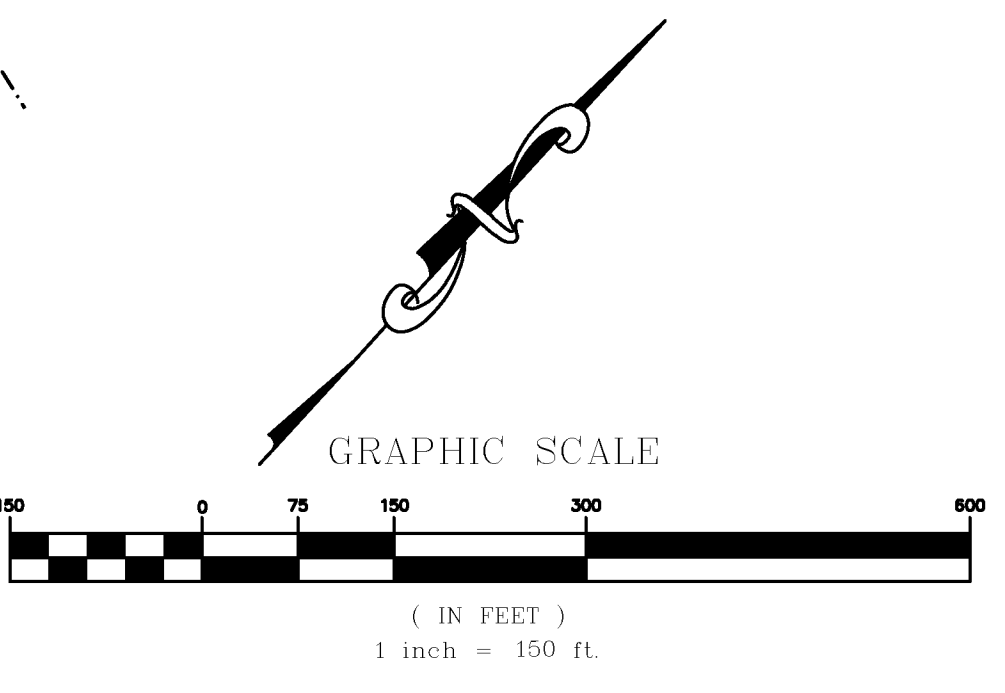
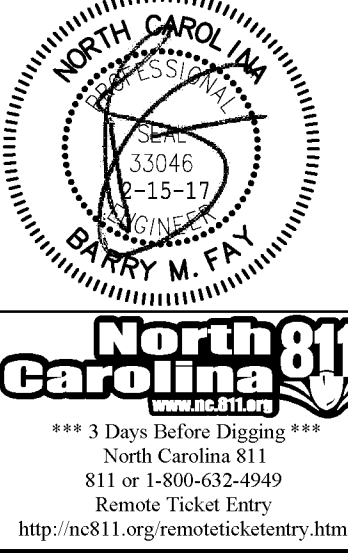
**SETBACKS**  
MIN FRONT YARD (FRONT LOAD GARAGES): 20 FT (BACK OF SIDEWALK)  
MIN FRONT YARD (SIDE LOAD GARAGES): 15 FT (BACK OF R/W)  
MIN SIDE YARD: 5 FT (INTERNAL)  
6 FT (EXTERNAL)  
MIN SIDE YARD: 10 FT (AT CORNERS)  
MIN REAR YARD: 30 FT (INTERIOR LOTS)  
45 FT (PERIMETER LOTS)

**LOTS**  
MIN. LOT WIDTH REQUIRED: 60 FT  
MIN. LOT WIDTH PROVIDED: 68 FT  
MIN. LOT AREA REQUIRED: 8,000 SF  
MIN. LOT AREA PROVIDED: 8,840 SF  
AVERAGE LOT AREA PROVIDED: 11,563 SF

**TREE SAVE AREA**  
REQUIRED MINIMUM TREE SAVE AREA:  
TOTAL AREA: 69.08 AC (TOTAL SITE LESS AREAS FOR ARDEY KELL ROAD AND TILLEY MORRIS ROAD)  
TREE SAVE REQUIRED: 8.91 AC (10%)  
TREE SAVE AREA PROVIDED: 11.54 AC (WITHIN COUNTY PARK DEDICATION)

**NATURAL AREA**  
REQUIRED MINIMUM NATURAL AREA:  
TOTAL AREA: 69.08 AC (TOTAL SITE LESS AREAS FOR ARDEY KELL ROAD AND TILLEY MORRIS ROAD)  
TOTAL BUA: 22.48 AC (32.5%)  
NATURAL AREA REQUIRED: 12.09 AC (17.5% X 69.08 AC)  
NATURAL AREA PROVIDED: 15.02 AC (COUNTY PARK DEDICATION AREA)

BUA CALCULATIONS:				
Lots	# of Lots	BUA/Lot	Total (sf)	Total (ac)
115	6,200	713,000	16.37	
Streets	Len (ft)	BUA/ft	Total (sf)	Total (ac)
6,845	36	239,220	5.49	
Amenity	Area (sf)	BUA/%	Total (sf)	Total (ac)
52,842	65%	34,2173	0.79	
			Total BUA = 22.65	
			% BUA = 32.8%	



**NOTES**

- BOUNDARY INFORMATION TAKEN FROM MAP ENTITLED.....
- ALL ROAD IMPROVEMENTS AT THE TILLEY MORRIS ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM#50.05 (9" SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE MINIMUM REQUIRED.
- ANY BUILDING WITH THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE, SECTION 7.200.8.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- NON STANDARD ITEMS (ie. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- PER SECTION 18-175(a) OF CITY CODE AND SECTION 10.0 OF THE CITY POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROL EASEMENTS (POCEs) MUST BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.