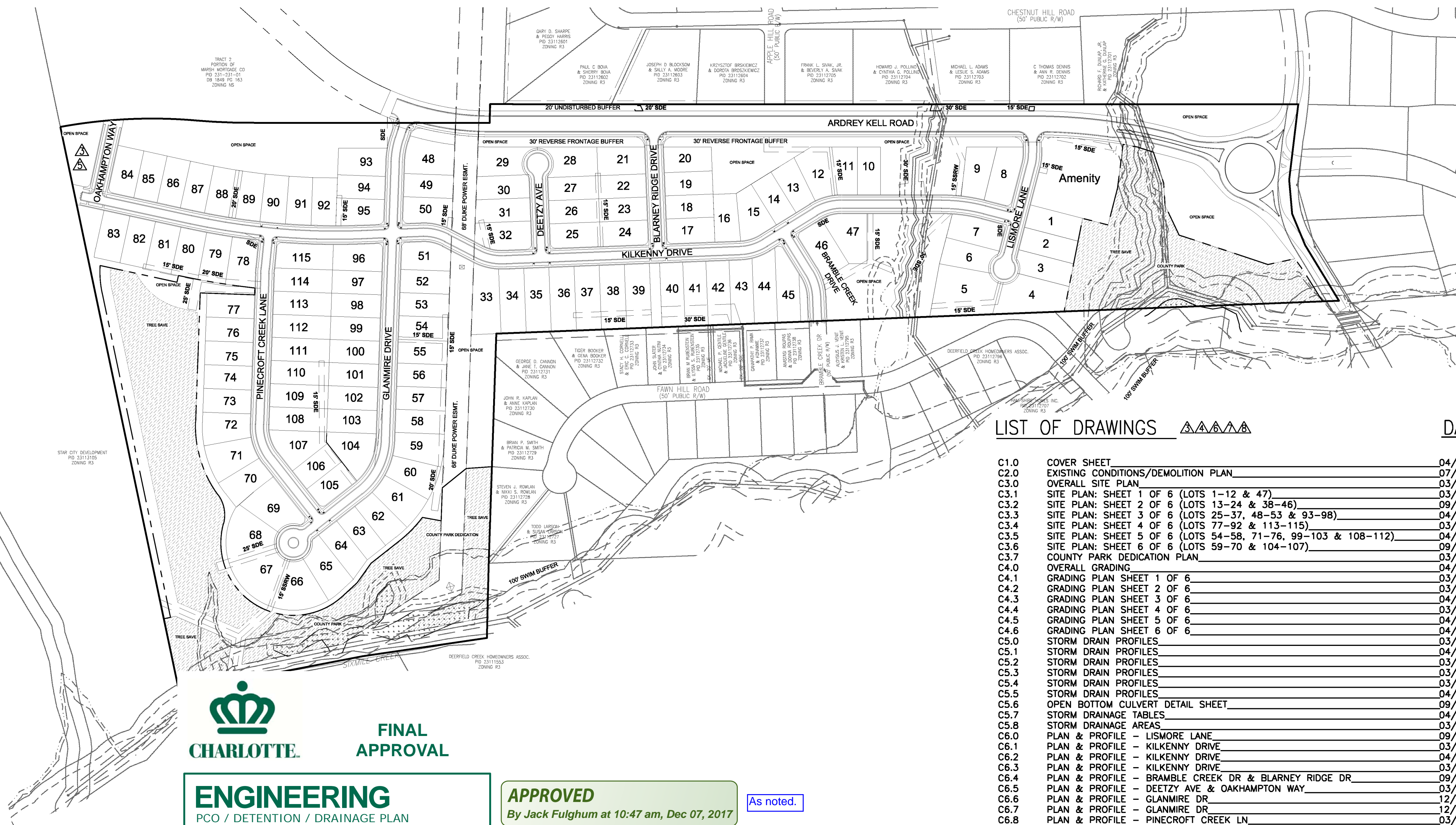


CASTLEFORD

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 FOUND AT <http://charlottenc.gov/ld>

APPROVED
By Jack Fulghum at 10:47 am, Dec 07, 2017

As noted.

APPROVED

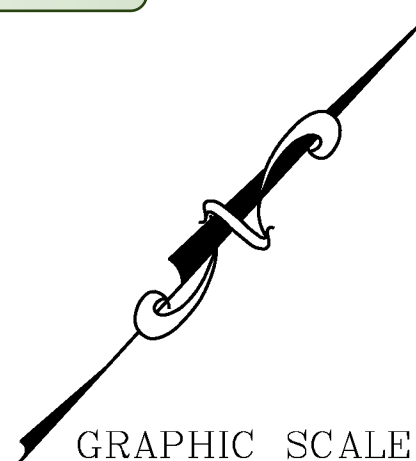
APPROVED

APPROVED

REVISION

**APPROVED FOR
CONSTRUCTION**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 12-20-2017 1 of 2



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

LIST OF DRAWINGS	DATE	REVISION
C1.0 COVER SHEET	04/18/16	11/02/17
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	11/02/17
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	11/02/17
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	
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	11/02/17
C5.4 STORM DRAIN PROFILES	03/07/16	
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	11/02/17
C5.8 STORM DRAINAGE AREAS	03/07/16	11/02/17
C6.0 PLAN & PROFILE - LISMORE LANE	09/11/15	02/15/17
C6.1 PLAN & PROFILE - KILKENNY DRIVE	03/07/16	11/02/17
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 - DEETZ AVE & OAKHAMPTON WAY	03/07/16	11/02/17
C6.6 PLAN & PROFILE - GLANWIRE DR	12/15/15	
C6.7 PLAN & PROFILE - GLANWIRE DR	12/15/15	02/15/17
C6.8 PLAN & PROFILE - PINECROFT CREEK LN	03/07/16	
C7.0 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 OVERALL SHEET	09/11/15	
C7.1 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 1 OF 6	09/11/15	11/02/17
C7.2 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 2 OF 6	09/11/15	
C7.3 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 3 OF 6	09/11/15	
C7.4 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 4 OF 6	12/15/15	11/02/17
C7.5 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 5 OF 6	09/11/15	
C7.6 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1 SHEET 6 OF 6	09/11/15	
C7.7 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 OVERALL SHEET	03/07/16	11/02/17
C7.8 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 1 OF 6	09/11/15	
C7.9 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 2 OF 6	12/15/15	
C7.10 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 3 OF 6	12/15/15	
C7.11 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 4 OF 6	03/07/16	11/02/17
C7.12 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 5 OF 6	12/15/15	
C7.13 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2 SHEET 6 OF 6	12/15/15	
C7.14 EROSION AND SEDIMENT CONTROL PLAN - OVERALL STAGING PLAN	12/15/15	
C7.15 EROSION CONTROL DETAILS	03/07/16	11/02/17
C7.16 EROSION CONTROL DETAILS		
C7.17 EROSION CONTROL DETAILS	03/07/16	
C8.0 TREE PROTECTION AND PLANTING PLAN	04/18/16	
C8.1 TREE DETAILS	09/11/15	
C9.0 SIGN PLAN	03/07/16	
C10.0 DETAILS - SITE		
C10.1 DETAILS - SITE		
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

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
CONTEMPORANEOUSLY WITH ITS ISSUE
DATE ON 1/21/15, AND IT IS NOT
SUITABLE FOR USE ON A DIFFERENT
PROJECT SITE OR AT A LATER TIME. USE
OF THIS DRAWING FOR REFERENCE OR
REPRODUCTION OF THIS DRAWING FOR
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REQUIRES THE SERVICES OF PROPERLY
LICENSED ARCHITECTS AND ENGINEERS.
REPRODUCTION OF THIS DRAWING FOR
REUSE ON ANOTHER PROJECT IS NOT
AUTHORIZED AND MAY BE CONTRARY TO
THE LAW.

CASTLEFORD
aka Marsh Property
Charlotte, Mecklenburg County
North Carolina

MODIFICATION LOG

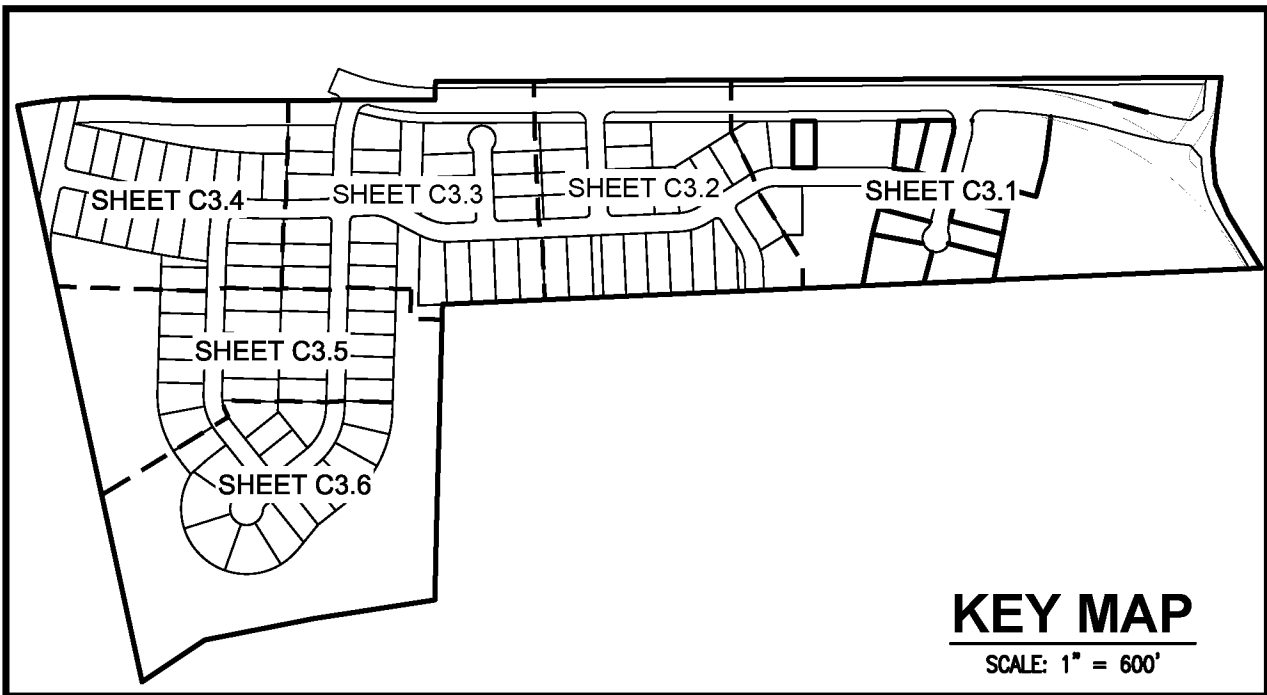
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7/17/15	1	REV.	PER	CITY COMMENTS
9/11/15	2	REV.	PER	CITY COMMENTS
3/7/16	3	REV.	PER	CITY COMMENTS
4/18/16	4	REV.	PER	DUKE ENERGY
5/7/16	5	REV.	PER	STREET NAME
12/8/16	6	REV.	PER	SHEET INDEX REVISION
2/15/17	7	REV.	PER	SHEET INDEX REVISION
11/2/17	8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

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

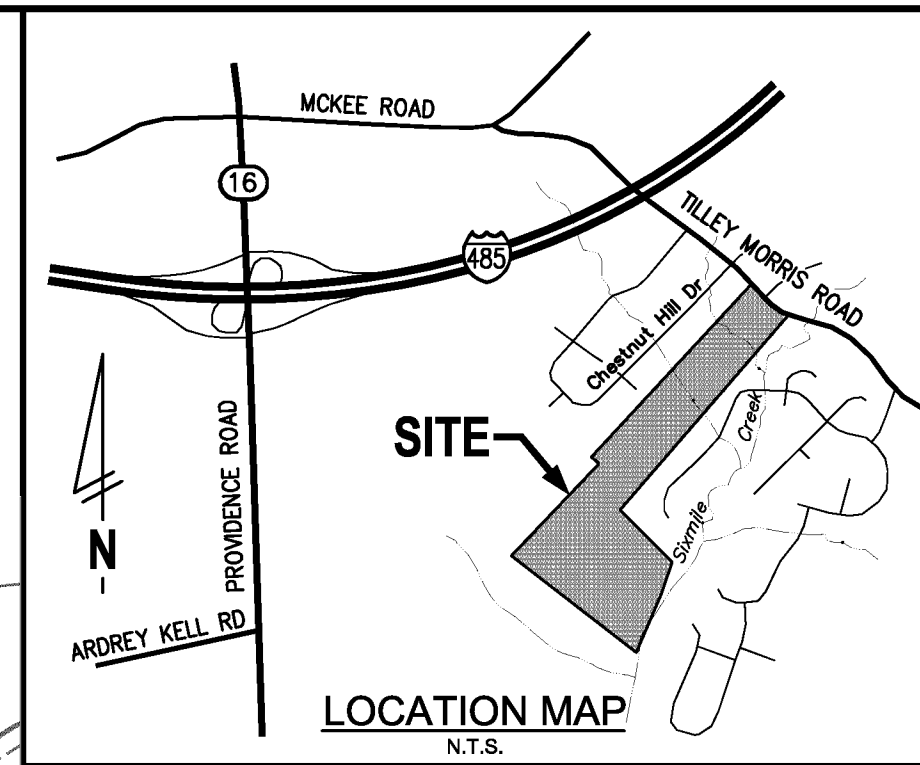
FIRM # C-3881
AMERICAN
Engineering
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 110
Charlotte, NC 28226
704-375-2438

COVER
SHEET

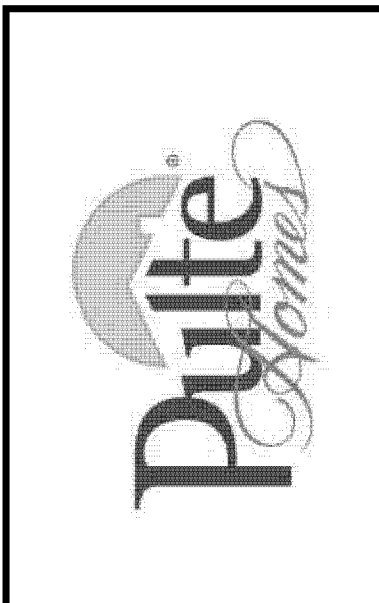
SHEET:
C1.0



KEY MAP
SCALE: 1" = 600'



LOCATION MAP
N.T.S.



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 PULTE HOMES. 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

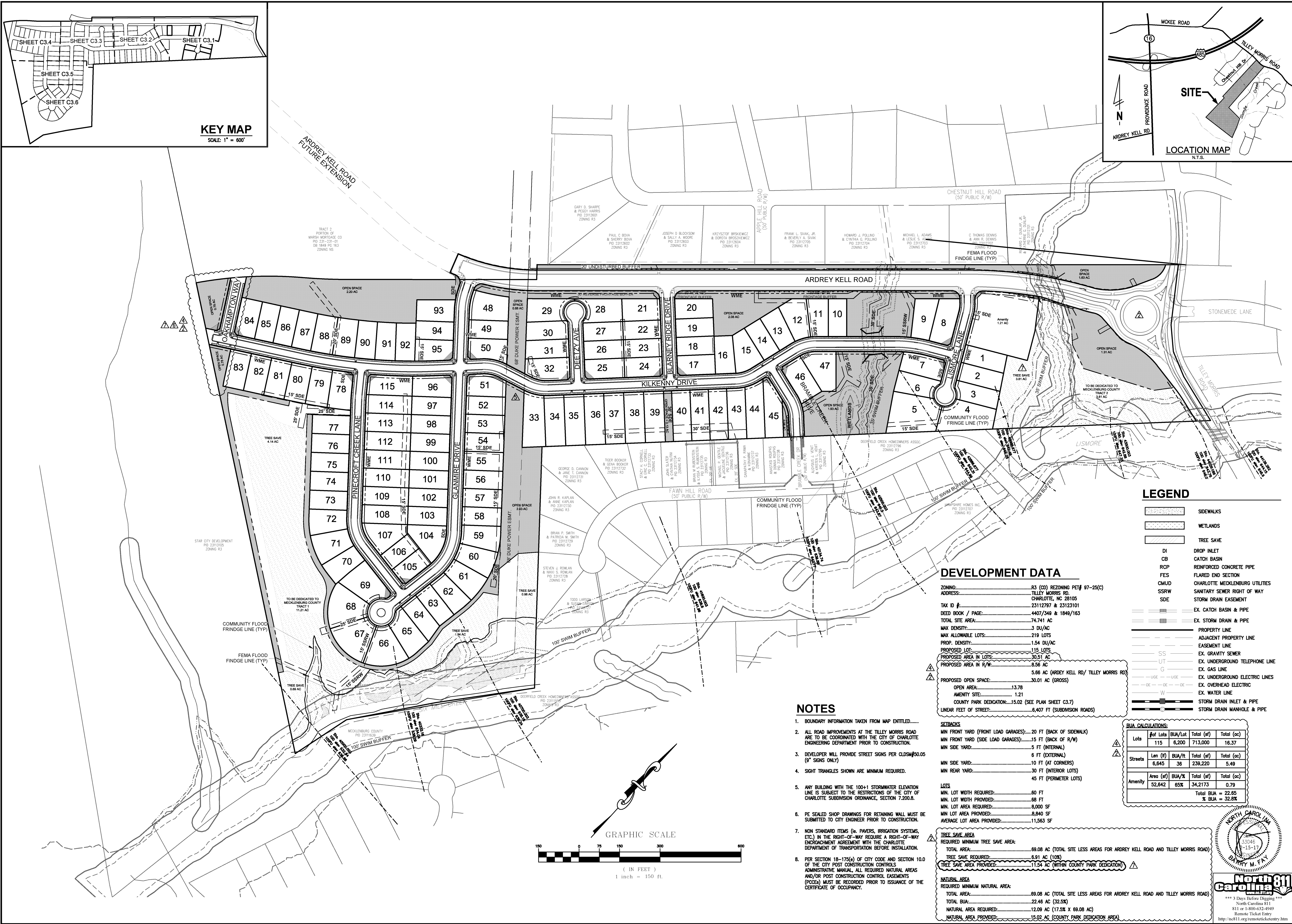
DATE	REV.	PER	COMMENTS
7/17/15	1	REV. PER CITY	COMMENTS
8/11/15	2	REV. PER CITY	COMMENTS
12/15/15	3	REV. PER GRADING	MODIFICATIONS
3/7/16	4	REV. PER CITY	COMMENTS
4/16/16	5	REV. PER DUNE ENERGY	
5/7/16	6	REV. STREET NAME	
2/15/17	7	REV. TREE SAVE, STREET NAME & ADD WME	

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)

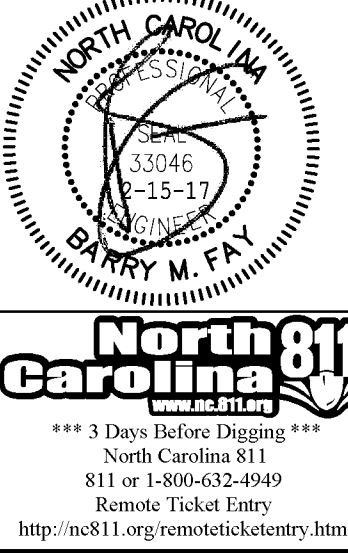
LOTS
MIN. LOT WIDTH REQUIRED:.....60 FT
MIN. LOT WIDTH PROVIDED:.....68 FT
MIN. LOT AREA REQUIRED:.....8,000 SF
MIN LOT AREA PROVIDED:.....8,840 SF
AVERAGE LOT AREA PROVIDED:.....11,563 SF

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)

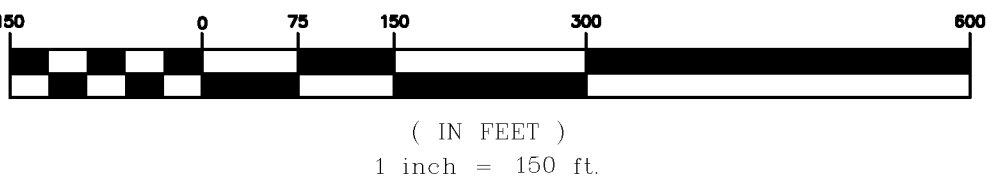
NATURAL AREA
REQUIRED MINIMUM NATURAL AREA:
TOTAL AREA:.....69.08 AC (TOTAL SITE LESS AREAS FOR ARDEY KELL ROAD AND TILLEY MORRIS ROAD)
TOTAL BUA:.....22.48 AC (32.5%)
NATURAL AREA REQUIRED:.....12.09 AC (17.5% X 69.08 AC)
NATURAL AREA PROVIDED:.....15.02 AC (COUNTY PARK DEDICATION AREA)

BUA CALCULATIONS:

Lots	Lot #	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%



GRAPHIC SCALE



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.