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FINAL APPROVAL

PROJECT NUMBER:

SDRSF-2017-00091

ENGINEERING

PCSO / 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>

Line #	Length	Direction
L4	71.38	S83°04'02"E
L3	100.00	S38°39'02"E
L2	100.00	S43°34'02"E
L1	19.29	S52°17'41"E

APPROVED

By Brendan Smith at 4:51 pm, Jul 25, 2018

APPROVED

APPROVED

APPROVED

APPROVED FOR CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 7-30-2018 1 of 2

NOW OR FORMERLY
HARRY R. SCHREIBER
DB: 04019-408
PIN 108-101-09
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
BRADY RANDOLPH TARTON
DB: 01801-041
PIN 111-031-06
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
CHAMPION PROPERTIES LLC
DB: 31562-130
PIN 108-101-17
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
ROBINSON PRESBYTERIAN CHURCH
DB: 111-441-05
PIN 111-441-05
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
ROBINSON PRESBYTERIAN CHURCH
DB: 111-441-05
PIN 111-441-05
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

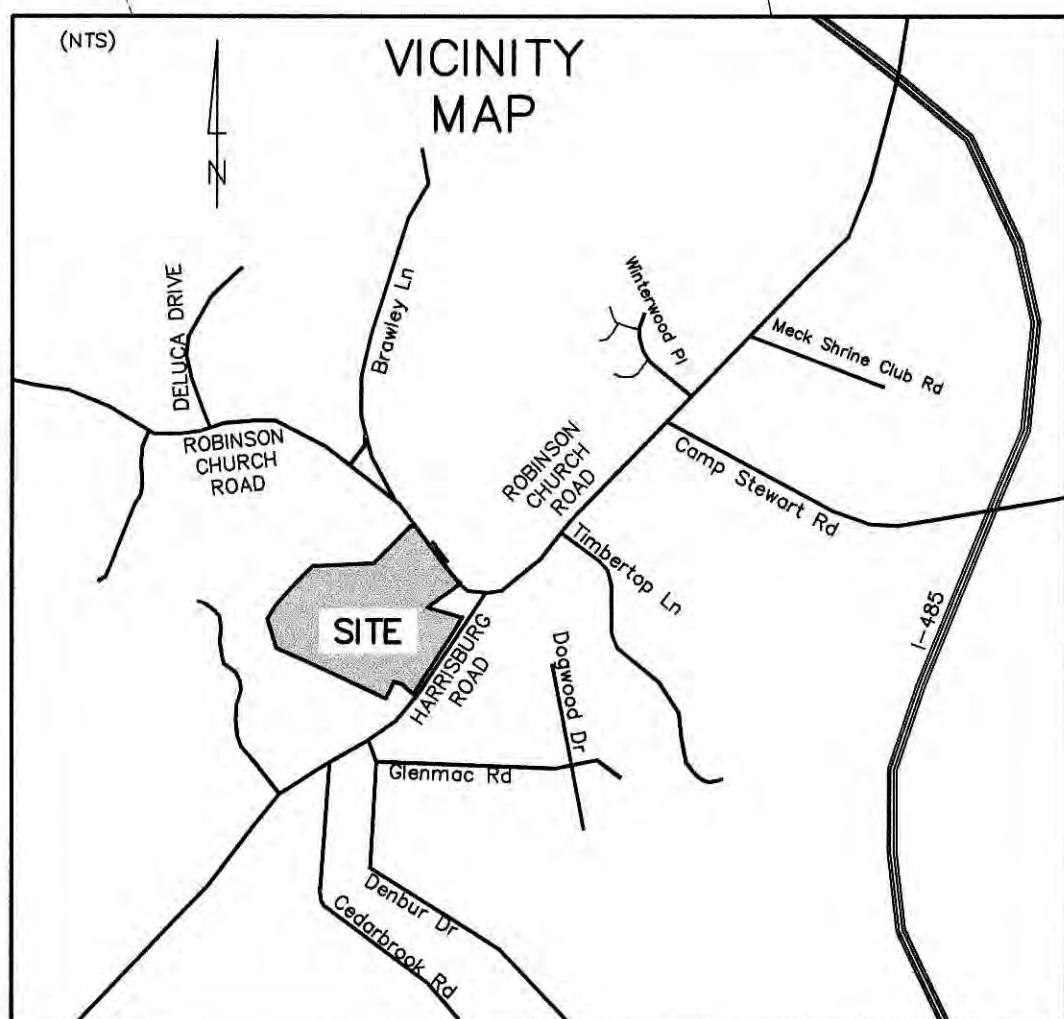
NOW OR FORMERLY
WALLACE S. LATHE
DB: 30671-427
PIN 111-441-07
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
CASANOVA SIDING, INC.
DB: 31831-195
PIN 108-101-04
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
WILLIAM L. PUCKETT
DB: 8014-622
PIN 108-101-22
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
SIANE FIDOLAN
DB: 59493-935
PIN 108-101-13
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
THE KINGSTREE RESIDENTIAL
ASSOC. INC.
DB: 12740-020
PIN 108-064-99



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

GENERAL NOTES

- A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS. FOR SUCH APPROVAL TO REMAIN VALID BEYOND THREE, WORK ON THE SITE IN FURTHERANCE OF THE PLAN IS REQUIRED.
- THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE. PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT PUMP STATION ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSMM 50.05 (8" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY NC DOT/CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTAINED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO PLAY RECORDED, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES IN THE EASEMENT AREA. THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7088) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT [HTTP://CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTM](http://charmeck.org/departments/transportation/street-maintenance/home.htm)
- 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 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDDT AT (704) 336-3888.
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPEN FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDDT AT (704) 432-1582 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDDT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDDT AT (704) 336-8348.
- DEVELOPER TO CONTACT CDDT (ANTHONY MENDEZ, 704-336-4971) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.
- DIRECT VEHICULAR ACCESS TO ROBINSON CHURCH ROAD AND HARRISBURG ROAD FROM LOTS IS PROHIBITED.
- ANY BUILDING WITHIN THE 100+1 STORM WATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.
- C.O.S. - COMMON OPEN SPACE
- U.N.A. - UNDISTURBED NATURAL AREA
- S.D.E. - STORM DRAINAGE EASEMENT
- COMMON OPEN SPACE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.
- CONSTRUCTION WILL BEGIN IN MARCH OF 2018 AND WILL BE COMPLETED WITHIN 2 YEARS.
- ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20' UNLESS OTHERWISE NOTED.
- ALL ON SITE TOPOGRAPHY IS FROM CITY OF CHARLOTTE GIS.
- ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER NC DOT/CLDS #10.31 THRU 10.35.
- SANITARY SEWER WILL BE PROVIDED BY CHARLOTTE WATER.
- THERE WILL NOT BE ANY DEMOLITION LANDFILL ON SITE.
- S.W.E.L. - 100 YR.+1 STORM WATER ELEVATION LINE.
- THERE SHALL BE NO GRADING INSIDE 100+1 S.W.E.L.
- (XXX.X) - STORMWATER PROTECTION ELEVATION (100 YEAR FLOOD ELEVATION PLUS ONE FOOT)(SWPE)

DEVELOPMENT DATA

TOTAL SITE AREA: 57.87 AC.
DEDICATED R/W: 182 AC.
TAX PARCEL NO.: 108-101-03, 108-101-23, 108-101-06
ZONING: R-3 (DEVELOPED AS R-3 CLUSTER)
USING TREE INCENTIVES
POST CONSTRUCTION DISTRICT: YADKIN SOUTHEAST CATAWBA
LOT DENSITY: 153 LOTS / 57.87 AC. = 2.64 D.U.A.
COMMON OPEN SPACE: 14.82 AC (25.61%)

TYPICAL LOT AND YARD DIMENSIONS

TYPICAL LOT SIZE: 60'x134'
MIN. LOT AREA: 8,000 s.f.
MIN. LOT WIDTH: 60'
MIN. FRONT SETBACK: 20'
MIN. SIDEYARD: 5' INTERIOR / 6' EXTERIOR
MIN. SIDEYARD CORNER LOT: 10'
MIN. REARYARD: 30' INTERIOR / 45' EXTERIOR
• R-3 CLUSTER PER TREE ORDINANCE INCENTIVES

TREE SAVE AREAS:

- NET SITE AREA: 53.13 ACRES (GROSS AREA-57.87 LESS DUKE POWER R/W-2.21 AC, EX SEWER R/W-0.71 AC, DEDICATED NCDOT R/W-1.82 AC.)
- TREE SAVE AREA REQUIRED: 5.31 ACRES(10%)
- TREE SAVE AREA IN COS PROVIDED: 6.42 ACRES(12.08%)

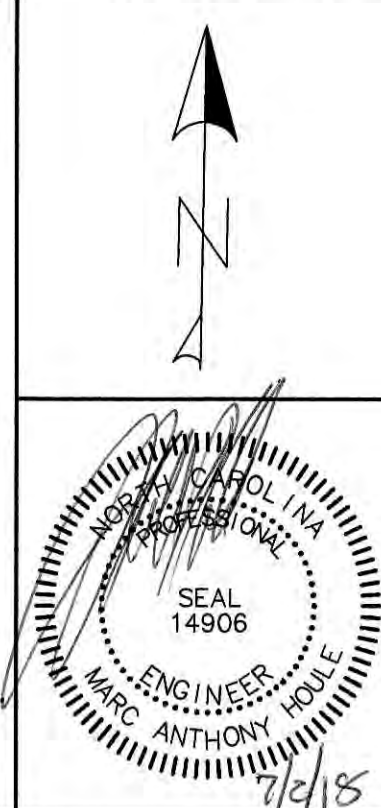
UNDISTURBED NATURAL AREAS(UNA):

- SITE AREA: 56.05 ACRES (GROSS AREA LESS NCDOT R/W)
- TOTAL AREA IN DUKE R/W: 2.21 AC
- 2.21 x 25% = 0.55 ACRES ALLOWABLE UNA IN DUKE POWER R/W
- TOTAL UNDISTURBED NATURAL AREA REQUIRED: 9.81 ACRES(17.5%)
- TREE SAVE AREA PROVIDED: 6.42 ACRES
- UNDISTURBED NATURAL AREA IN DUKE R/W: 0.55 ACRES
- UNDISTURBED NATURAL AREA PROVIDED: 2.85 ACRES
- TOTAL UNDISTURBED NATURAL AREA PROVIDED: 9.82 ACRES(17.52%)

- TREE SAVE AREA AND UNDISTURBED NATURAL AREAS SHALL BE FLAGGED IN THE FIELD FOR URBAN FORESTRY VERIFICATION

NOTE:

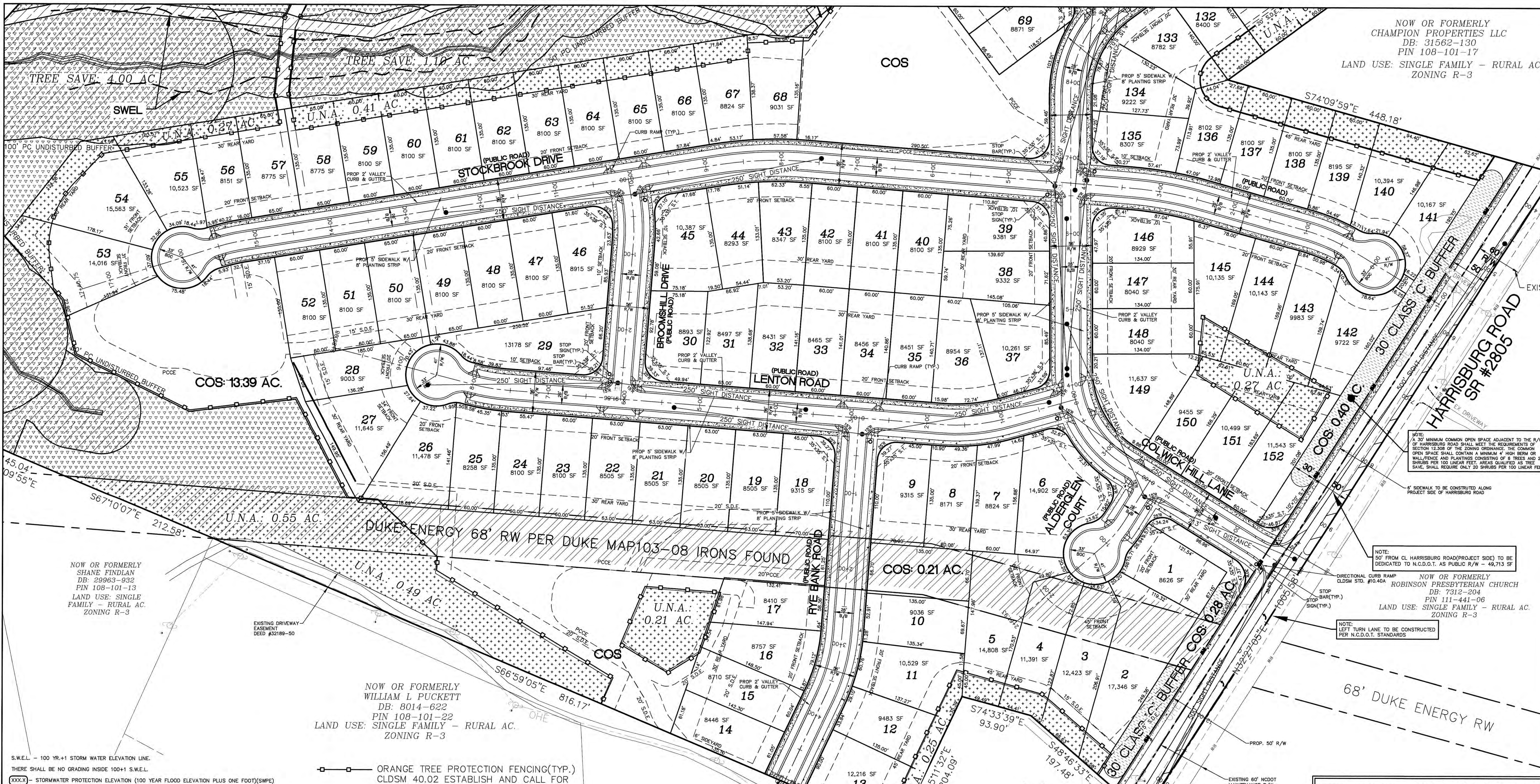
THE MAXIMUM BUILT-UPON-AREA PER LOT (PER PCSO): 3,700 sf



SHEET TITLE		COVER SHEET	
PROJECT		BRENTWOOD	
CITY OF CHARLOTTE, MECK. CO., N.C.		FOR: TRUE HOMES	
YARBROUGH-WILLIAMS & HOULE, INC.		Planning • Surveying • Engineering	
780 Windsor Oak Court Charlotte, North Carolina 28273 704.556.1900		P.O. Box 1198 Harrisville, North Carolina, 28134 704.556.0506(fax)	
DRAWING NO.		259-109	
SHT 1 OF 35		SHT 1 OF 35	

THIS PLAN IS A **FINAL DRAWING-NOT RELEASED FOR CONSTRUCTION**
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: INITIALS: DATE: 7/26/18

NOW OR FORMERLY
CHAMPION PROPERTIES LLC
DB: 31562-130
PIN 108-101-17
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3



NOW OR FORMERLY
SHANE FINDLAN
DB: 29963-932
PIN 108-101-13
LAND USE: SINGLE
FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
WILLIAM L. PUCKETT
DB: 8014-622
PIN 108-101-22
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
CASANOVA SIDING INC.
DB: 31831-195
PIN 108-101-04
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
ROBINSON PRESBYTERIAN CHURCH
DB: 7312-204
PIN 111-441-06
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

S.W.E.L. - 100 YR.+1 STORM WATER ELEVATION LINE.
THERE SHALL BE NO GRADING INSIDE 100+1 S.W.E.L.
(XXX) - STORMWATER PROTECTION ELEVATION (100 YEAR FLOOD ELEVATION PLUS ONE FOOT)(SWPE)

ORANGE TREE PROTECTION FENCING(TYP.)
CLDSM 40.02 ESTABLISH AND CALL FOR
INSPECTION PRIOR TO GRADING

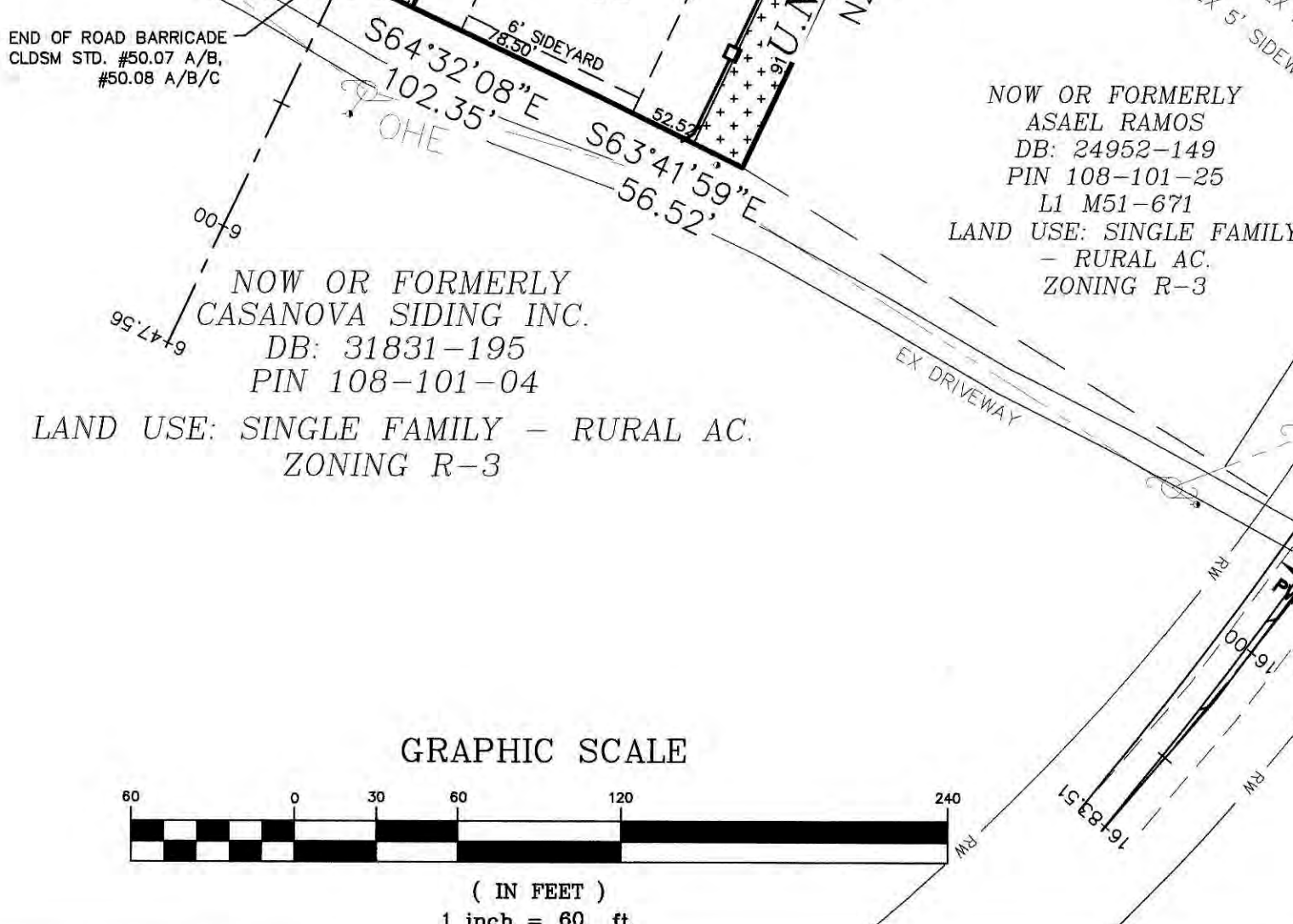
- NOTE:**
- ALL PROPOSED STREETS WILL BE PUBLIC ROADS
 - ALL DRIVEWAYS FOR THE PROPOSED LOTS WILL BE PER CMLDS 10.27A
 - THE MAXIMUM BUILT-UPON-AREA FOR LOTS 1-153 IS 3,700 sf (PER PCSO)

PCCO Summary				
Original Parcel ID Number(s):	108-101-03, 108-101-23, 108-101-08			
Development Type:	Single Family			
Subject to PCCO? Y/N	Yes			
If NO, why?				
Watershed:	YADKIN/ SE CATAWBA			
Disturbed Area (ac.):	46.67			
Site Area (ac.):	56.05			
DA#1	DA#2	DA #3	DA #4	
Total on-site Drainage Area (ac.):	26.44	2.50	10.59	8.29
Existing Built-upon-area (SF):	0	0	0	0
Existing BUA to be removed (SF):	0	0	0	0
Existing BUA to remain (SF):	0	0	0	0
Proposed new BUA (SF):	381,235	29,600	233,035	192,149
Proposed % BUA:	33.10%	27.19%	50.53%	53.24%
Density (High/Low)	High	High	High	High
Total Post-Project BUA for site:	836,019 SF			
Development of Redevelopment?	Development			
Natural Area Required (ac.):	9.81 Ac.(17.5%)			
Natural Area Provided, total (ac.):	9.82 Ac.(17.52%)			
Undisturbed Treed Natural Area Preserved(ac):	9.82 ac.			
Total Stream Buffer protected on-site (ac.):	6.42 ac.			
Transit Station Area? Y/N	No			
Distressed Business District? Y/N	No			
Mitigation Type (if applicable)	N/A			
Natural Area Mitigation? Y/N	No			
Buffer Mitigation? Y/N	No			
Total Phosphorous Mitigation? Y/N	No			

TAKEN FROM:
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

(1) STOP	TABLE 2B-1 REGULATORY SIGN SIZES SIGN MUTCD CODE STOP R1-1	SECTION 2B.04	CONVENTIONAL (30"x30")
(2) SPEED LIMIT 25	SPEED LIMIT R2-1	2B.13	(24"x30")

*NOTE: ALL SIGNS TO UTILIZE HIGH INTENSITY PRISMATIC SHEETING OR EQUIVALENT. NO ENGINEERING GRADE SHEETING ALLOWED.



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RELEASED FOR CONSTRUCTION
UNLESS INITIALED/DATED AS APPROVED:**
APPROVED: [Signature] DATE: 1/1/2018

SHEET TITLE				PROJECT NO.	
SITE PLAN #1				10/6/17	
PROJECT				DRAWN BY	
BRENTWOOD				BTG	
CITY OF CHARLOTTE, MECK. CO., N.C.				CHECKED BY	
FOR: TRUE HOMES				MAH	
REVISION				DRAWING NO.	
NO. DATE				259-108	
BY				SHT 2 OF 35	

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
150 Windsor Oak Court
Charlotte, North Carolina, 28273
704.556.1990 704.556.0505(fax)

Seal: [Signature] ENGINEER
MARCO ANTHONY MOORE
SEAL 14906

NOTE:

- ALL PROPOSED STREETS WILL BE PUBLIC ROADS
- ALL DRIVEWAYS FOR THE PROPOSED LOTS WILL BE PER CMLDS 10.27A
- THE MAXIMUM BUILT-UPON-AREA FOR LOTS 1-153 IS 3,700 sf (PER PCSO)

ORANGE TREE PROTECTION FENCING(TYP.)
CLDSM 40.02 ESTABLISH AND CALL FOR
INSPECTION PRIOR TO GRADING

S.W.E.L. - 100 YR.+1 STORM WATER ELEVATION LINE.

THERE SHALL BE NO GRADING INSIDE 100'+1 S.W.E.L.

XXX.X - STORMWATER PROTECTION ELEVATION (100 YEAR FLOOD ELEVATION PLUS ONE FOOT)(SWPE)

LE GARDEN LANE
STING 50' PUBLIC R/W
MB:25-445

LOTS 13 BLOCK C
CASTLE GARDENS
PHASE 1 - MAP 2
MB:34-883

NOW OR FORMERLY
CHALRES K BOWDEN JR
DB: 23582-273
PIN 108-152-16
LAND USE: SINGLE FAMILY -
RURAL AC.
ZONING R-3

NOW OR FORMERLY
REBECCA H ASKEW
DB: 12474-582
PIN 108-152-15
LAND USE: SINGLE FAMILY -
RURAL AC.
ZONING R-3

NOW OR FORMERLY
STEPHEN L RUSSELL
DB: 12488-655
PIN 108-152-14
LAND USE: SINGLE FAMILY -
RURAL AC.
ZONING R-3

NOW OR FORMERLY
HARRY R SECHREST
DB: 04019-408
PIN 108-101-09
LAND USE: SINGLE FAMILY - RURAL AC.
ZONING R-3

NOW OR FORMERLY
CASTLE GARDEN, LLC
DB: 21561-249
PIN 108-101-08
LAND USE: SINGLE FAMILY -
RURAL AC.
ZONING R-3

NOTE:
A 30' MINIMUM COMMON OPEN SPACE ADJACENT TO THE R/W
OF ROBINSON CHURCH ROAD SHALL MEET THE REQUIREMENTS
OF SECTION 12.309 OF THE ZONING ORDINANCE. THE COMMON
OPEN SPACE SHALL CONTAIN A MINIMUM 4" HIGH BERM OR
WALL/FENCE AND PLANTINGS CONSISTING OF 6 TREES AND 20
SHRUBS PER 100 LINEAR FEET. AREAS QUALIFIED AS TREE
SAVE, SHALL REQUIRE ONLY 20 SHRUBS PER 100 LINEAR FEET.

NOTE:
35' FROM CL ROBINSON CHURCH ROAD(PROJECT SIDE)
TO BE DEDICATED TO N.C.D.O.T. AS PUBLIC R/W - 29,567 SF

EXISTING 60' NCDOT
MAINTENANCE R/W

DIRECTIONAL CURB RAMP
CLDSM STD. #10.40A

4" MONOLITHIC ISLAND
(TO BE CONSTRUCTED 100'
EACH SIDE OF INTERSECTION)

4" MONOLITHIC
CONCRETE ISLAND

ROADWAY WIDENING

PROF. 35' R/W

EXISTING 30' R/W

LAND USE:

ROBINSON CHURCH ROAD

SP #2822

COS 0.28 AC

126

9642 SF

127

8400 SF

128

8400 SF

129

8400 SF

130

8400 SF

131

8400 SF

132

8400 SF

133

8782 SF

134

9222 SF

135

8307 SF

136

8102 SF

137

8100 SF

138

8100 SF

139

8100 SF

140

8100 SF

NOW OR FORMERLY
CHAMPION PROPERTIES LLC
DB: 31562-130
PIN 108-101-17
LAND USE: SINGLE FAMILY -
RURAL AC.
ZONING R-3

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

THIS PLAN IS A FINAL DRAWING-NOT
RELEASED FOR CONSTRUCTION
UNLESS INITIALED/DATED AS APPROVED:
APPROVED: *[Signature]* / 7/2/16
INITIALS DATE

SITE PLAN #2

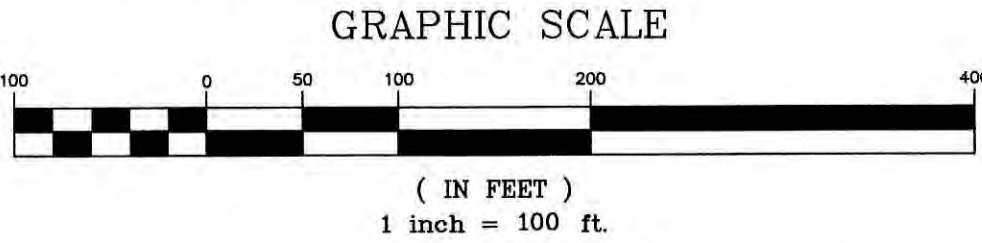
PROJECT
BRENTWOOD
CITY OF CHARLOTTE, MECK. CO., N.C.
FOR: TRUE HOMES

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court
Charlotte, North Carolina, 28273
P.O. Box 1198
Pittsboro, North Carolina, 28134
704.556.1990 704.556.0506(fax)

NC Corporate
Registration #C-0475

DRAWING NO.
259-107
SHT 3 OF 35

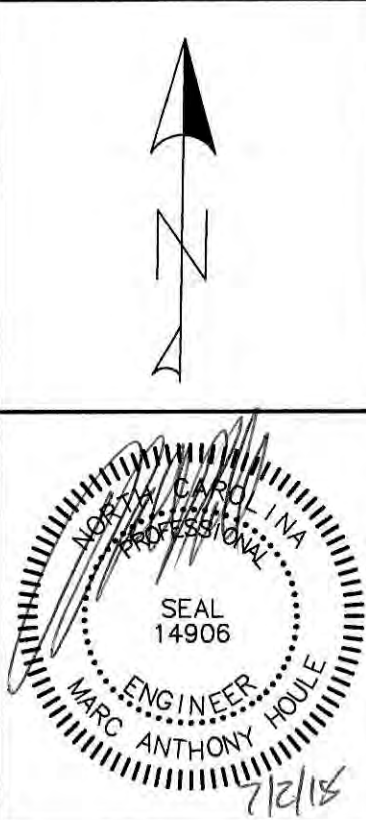
NO.	DATE	REVISION	BY
4	6/04/16	LOTS 106-125, ADDED LOT 133, REVERSED COLUMBIA HILL LN AND BRAMCOTE LN, ADDED ROYAL CARRINGTON UPDATED U.N.A.	KTS
3	2/22/16	PER CITY COMMENTS	BTG
2	2/07/16	PER NCDOT COMMENTS	BTG
1	1/12/16	PER CITY COMMENTS	BTG
NO.	DATE	REVISION	BY
SHEET TITLE			
SITE PLAN #2			
PROJECT			
BRENTWOOD			
CITY OF CHARLOTTE, MECK. CO., N.C.			
FOR: TRUE HOMES			
DRAWN BY			
BTG			
CHECKED BY			
MAH			
DRAWING NO.			
259-107			
SHT 3 OF 35			



THIS PLAN IS A **FINAL DRAWING-NOT RELEASED FOR CONSTRUCTION** UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: *[Signature]* / 7/2/15
INITIALS DATE

CENTERLINE STREET CURVE TABLE									
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	PC	PT		
C1	150.00	151.17	144.86	N29°09'16"W	57°24'37"	2+89.64	4+26.81		
C2	150.00	141.24	136.30	N28°04'56"E	84°05'42"	7+43.68	8+24.22		
C3	150.00	43.41	43.25	S40°18'09"W	16°38'37"	0+82.53	1+05.94		
C4	250.00	87.54	87.09	S84°19'00"W	20°08'27"	0+82.68	1+80.22		
C5	250.00	44.86	44.80	N80°36'43"W	10°29'06"	7+43.69	7+88.65		
C6	250.00	90.95	90.45	S14°46'12"W	20°04'42"	2+82.61	3+73.56		
C7	250.00	60.10	59.96	S02°23'34"E	13°27'40"	0+28.69	0+86.79		
C8	250.00	68.63	68.61	N66°16'46"W	13°27'41"	0+31.90	1+02.73		
C9	500.00	98.96	98.79	N78°50'10"W	11°33'95"	2+39.57	3+38.52		
C10	500.00	120.20	119.61	S87°36'26"W	13°27'40"	7+85.66	8+85.86		
C11	250.00	36.17	36.14	S76°34'31"W	8°28'37"	15+16.70	15+52.87		
C12	150.00	88.07	86.81	S89°45'21"W	33°04'07"	0+78.25	1+66.32		
C13	500.00	79.63	79.05	S82°02'24"W	9°06'74"	8+48.42	7+27.55		

CENTERLINE STREET LINE TABLE			
LINE	LENGTH	BEARING	
L1	206.86	N58°01'37"W	
L2	62.78	N56°40'02"W	
L3	362.87	N02°27'00"W	
L4	541.21	N53°46'51"E	
L5	62.53	S32°00'48"W	
L6	150.00	S48°35'32"W	
L7	92.67	S74°17'07"W	
L8	574.37	N85°39'08"W	
L9	48.54	N75°24'18"W	
L10	282.61	S04°20'52"W	
L11	123.89	S25°11'32"W	
L12	205.08	S04°29'39"E	
L13	25.69	S09°16'57"E	
L14	31.90	N58°23'32"W	
L15	136.84	N74°09'59"W	
L16	427.13	N85°30'21"W	
L17	530.84	S80°43'13"W	
L18	46.86	S72°25'50"W	
L19	585.18	N37°04'02"W	
L20	78.25	S52°35'58"W	
L21	482.10	S86°34'25"W	
L22	68.22	S77°40'22"W	
L23	484.26	N37°04'02"W	



3	6/04/18	LOTS 108-125, ADDED LOT 153, REVERSED COLWICK HILL LN AND BRANCOTE LN, ADDED ROYAL CARRINGTON, UPDATED UNA	KTD
2	2/07/18	PER NCOT COMMENTS	BTG
1	1/12/18	PER CITY COMMENTS	BTG
NO.	DATE	REVISION	BY
SHEET TITLE			
ROADWAY DATA PLAN			
PROJECT BRENTWOOD CITY OF CHARLOTTE, MECK. CO., N.C. FOR: TRUE HOMES			
DRAWN BY BTG CHECKED BY MAH			
DRAWING NO. 259-106			
SHT 4 OF 35			

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