

# CASTLEFORD

## CITY OF CHARLOTTE

### MECKLENBURG COUNTY, NC



FINAL APPROVAL

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

**ENGINEERING**  
 PCO / DETENTION / DRAINAGE PLAN

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

**EROSION CONTROL**

APPROVED

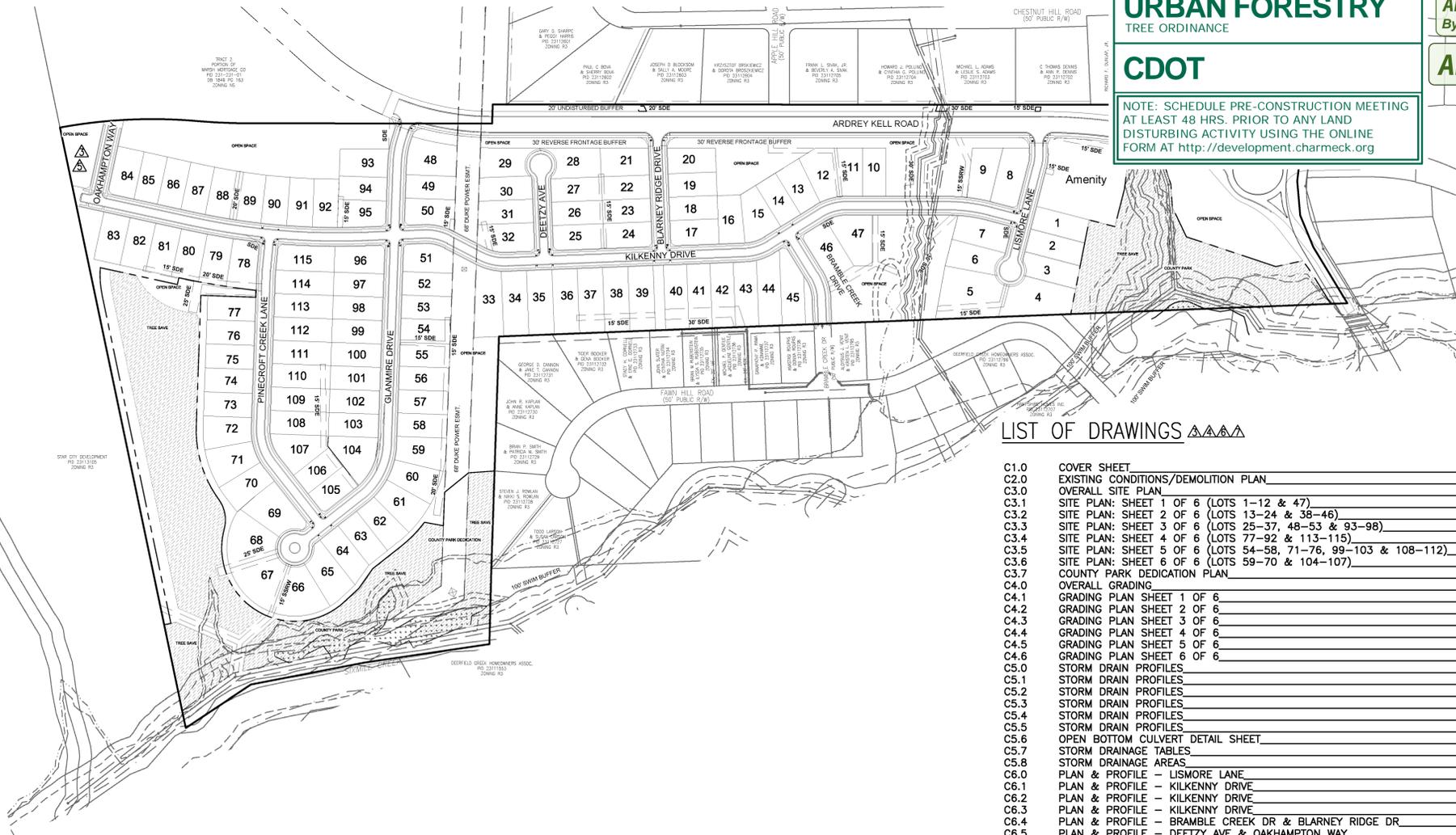
**URBAN FORESTRY**  
 TREE ORDINANCE

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

**CDOT**

APPROVED

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



LIST OF DRAWINGS

	DATE	REVISION
C1.0	04/18/16	02/15/17
C2.0	07/17/15	
C3.0	03/07/16	02/15/17
C3.1	03/07/16	02/15/17
C3.2	09/11/15	02/15/17
C3.3	04/18/16	02/15/17
C3.4	03/07/16	02/15/17
C3.5	04/18/16	02/15/17
C3.6	09/11/15	02/15/17
C3.7	03/07/16	02/15/17
C4.0	04/18/16	02/15/17
C4.1	03/07/16	02/15/17
C4.2	03/07/16	02/15/17
C4.3	04/18/16	02/15/17
C4.4	03/07/16	02/15/17
C4.5	04/18/16	02/15/17
C4.6	04/18/16	02/15/17
C5.0	03/07/16	????????
C5.1	04/18/16	02/15/17
C5.2	03/07/16	02/15/17
C5.3	03/07/16	02/15/17
C5.4	03/07/16	02/15/17
C5.5	04/18/16	02/15/17
C5.6	09/11/15	02/15/17
C5.7	04/18/16	02/15/17
C5.8	03/07/16	02/15/17
C6.0	09/11/15	02/15/17
C6.1	03/07/16	02/15/17
C6.2	04/18/16	12/08/16
C6.3	03/07/16	02/15/17
C6.4	09/11/15	02/15/17
C6.5	03/07/16	02/15/17
C6.6	12/15/15	02/15/17
C6.7	12/15/15	
C6.8	03/07/16	
C7.0	09/11/15	
C7.1	09/11/15	
C7.2	09/11/15	
C7.3	09/11/15	
C7.4	12/15/15	
C7.5	09/11/15	
C7.6	09/11/15	
C7.7	03/07/16	
C7.8	09/11/15	
C7.9	12/15/15	
C7.10	12/15/15	
C7.11	03/07/16	
C7.12	12/15/15	
C7.13	12/15/15	
C7.14	12/15/15	
C7.15	03/07/16	
C7.16	03/07/16	
C7.17	03/07/16	
C8.0	04/18/16	
C8.1	09/11/15	
C9.0	03/07/16	
C10.0	03/07/16	
C10.1	03/07/16	
C10.2	07/17/15	
C10.3	03/07/16	

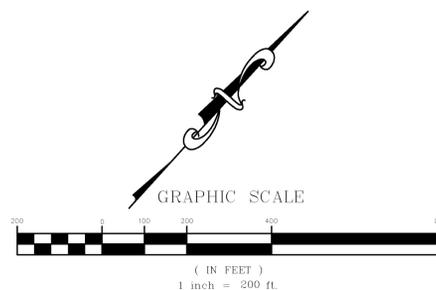
CONTACTS:

**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  
 8008 CORPORATE DRIVE  
 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. IT IS NOT TO BE REPRODUCED OR COPIED FOR USE ON ANY OTHER PROJECT SITE OR AT A LATER TIME. THE USER OF THIS DRAWING FOR REUSE OF 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

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

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

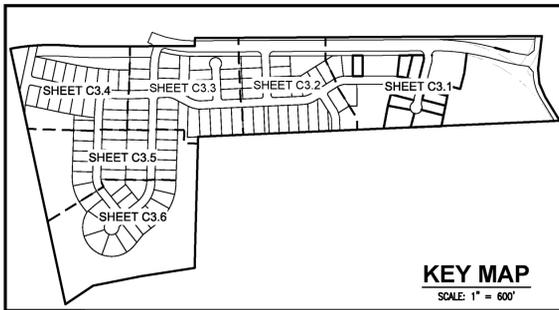
AMERICAN Engineering Associates - Southeast, P.A.  
 8008 Corporate Center Dr - Suite 110  
 Charlotte, NC 28226  
 FRM # C-3881  
 704-375-2438

COVER SHEET

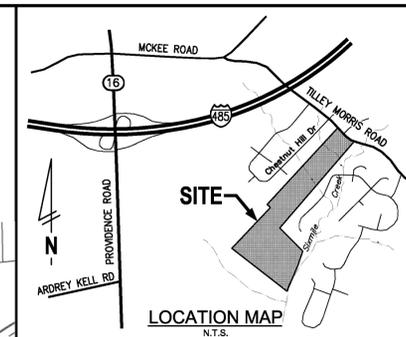


SHEET: C1.0

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



**KEY MAP**  
SCALE: 1" = 600'



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**CASTLEFORD**  
aka Marsh Property  
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**MODIFICATION LOG**

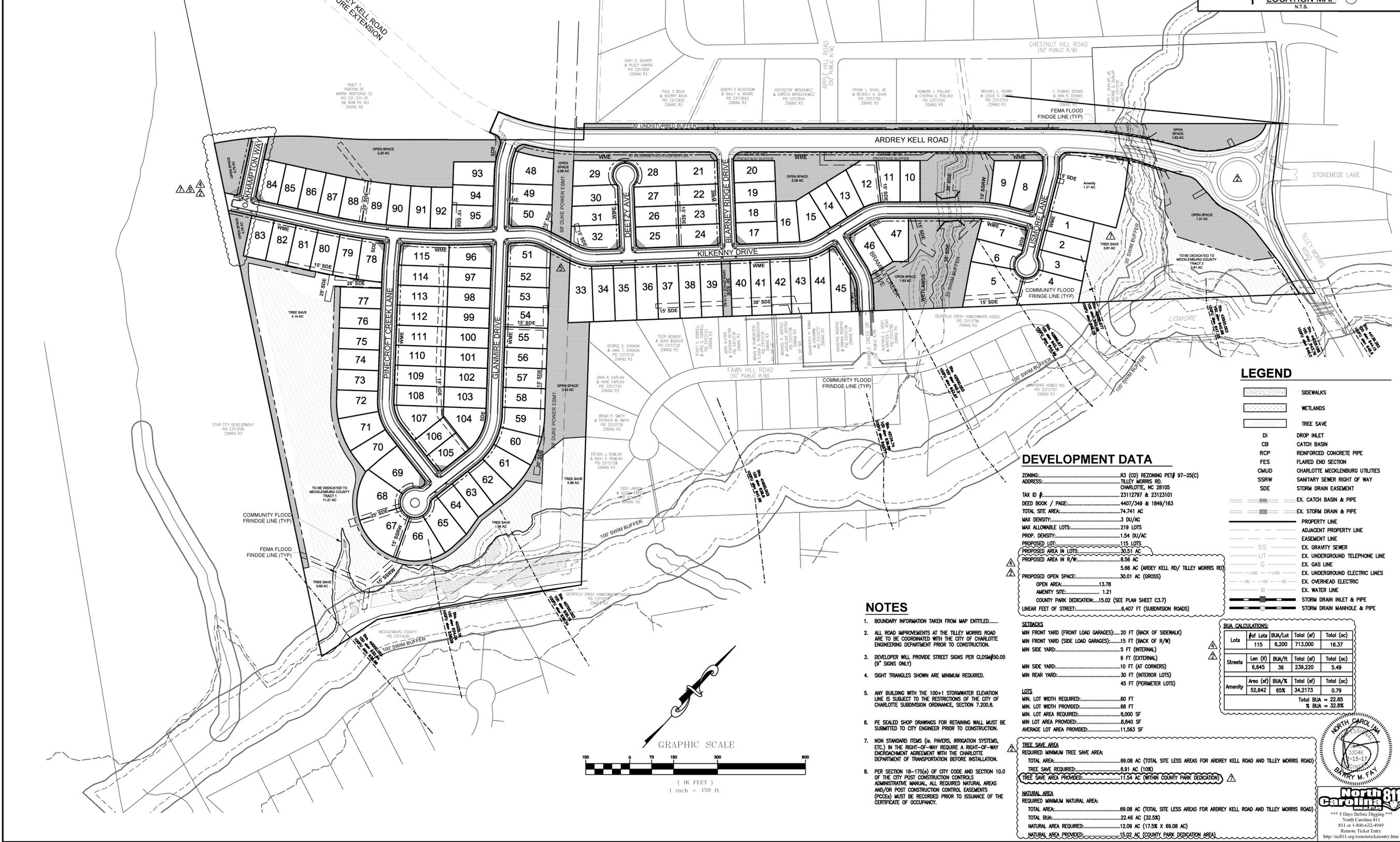
DATE	REV.	BY	COMMENTS
7/17/15	1	REV. PER CITY COMMENTS	
8/11/15	2	REV. PER CITY COMMENTS	
12/15/15	3	REV. PER GRADING MODIFICATIONS	
3/7/16	4	REV. PER CITY COMMENTS	
4/18/16	5	REV. PER DUKE ENERGY	
5/7/16	6	REV. STREET NAME	
2/15/17	7	REV. TREE SAVE, STREET NAME & ADD WME	

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

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**

- [Symbol] SIDEWALKS
- [Symbol] WETLANDS
- [Symbol] 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
- [Symbol] EX. CATCH BASIN & PIPE
- [Symbol] EX. STORM DRAIN & PIPE
- [Symbol] PROPERTY LINE
- [Symbol] ADJACENT PROPERTY LINE
- [Symbol] EASEMENT LINE
- SS EX. GRAVITY SEWER
- UT EX. UNDERGROUND TELEPHONE LINE
- G EX. GAS LINE
- [Symbol] EX. UNDERGROUND ELECTRIC LINES
- [Symbol] EX. OVERHEAD ELECTRIC
- W EX. WATER LINE
- [Symbol] STORM DRAIN INLET & PIPE
- [Symbol] 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: 5.86 AC (ARDREY 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**

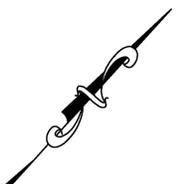
REQUIRED MINIMUM TREE SAVE AREA:  
TOTAL AREA: 69.08 AC (TOTAL SITE LESS AREAS FOR ARDREY KELL ROAD AND TILLEY MORRIS ROAD)  
TREE SAVE REQUIRED: 6.91 AC (10%)  
TREE SAVE AREA PROVIDED: 11.54 AC (WITHIN COUNTY PARK DEDICATION)

**NATURAL AREA**

REQUIRED MINIMUM NATURAL AREA:  
TOTAL AREA: 69.08 AC (TOTAL SITE LESS AREAS FOR ARDREY 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)

**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 (i.e. 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 (PCEs) MUST BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



North Carolina  
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