

**SHEET INDEX**

- SHEET 1 COVER SHEET
- SHEET 2 SITE PLAN #1
- SHEET 3 SITE PLAN #2
- SHEET 4 ROADWAY DATA PLAN
- SHEET 5 DRAINAGE PLAN #1
- SHEET 6 DRAINAGE PLAN #2
- SHEET 7A DRAINAGE AREA PLAN #1
- SHEET 7B DRAINAGE AREA PLAN #2
- SHEET 7C 100H FLOOD STUDY PLAN
- SHEET 8 PRE-DEVELOPMENT PLAN
- SHEET 9 POST-DEVELOPMENT PLAN
- SHEET 10 WET POND DETAIL SHEET #1
- SHEET 10A WET POND PLANTING PLAN
- SHEET 11 SAND FILTER DETAIL SHEET #2
- SHEET 12 SAND FILTER DETAIL SHEET #3
- SHEET 13 SAND FILTER DETAIL SHEET #4
- SHEET 14 CLEARING PHASE EROSION CONTROL PLAN
- SHEET 15 EROSION CONTROL PLAN #1
- SHEET 16 EROSION CONTROL PLAN #2
- SHEET 17 FINAL GRADING PHASE EROSION CONTROL PLAN
- SHEET 18 FINAL GRADING PHASE EROSION CONTROL PLAN
- SHEET 19 TREE PLANTING PLAN
- SHEET 20 DETAIL SHEET #1
- SHEET 21 DETAIL SHEET #2
- SHEET 22 DETAIL SHEET #3
- SHEET 23 TURN LANE AND STRIPING PLAN
- SHEET 24 TRAFFIC CONTROL PLAN
- SHEET 25 TURN LANE SECTIONS
- SHEET 26 TURN LANE SECTIONS
- SHEET 27A TURN LANE SECTIONS
- SHEET 27B TURN LANE SECTIONS
- SHEET 27C ROADWAY SHOULDER IMPROVEMENT PLAN
- SHEET 27D ROADWAY SECTIONS
- SHEET 28 STREET PROFILE - HARRISBURG ROAD, ROBINSON CHURCH ROAD
- SHEET 29 STREET PROFILE - COLWICK HILL LANE
- SHEET 30 STREET PROFILE - ALDERGLEN COURT, RYE BANK ROAD
- SHEET 31 LENTON ROAD
- SHEET 32 STOCKBROOK DRIVE
- SHEET 33 STOCKBROOK DRIVE
- SHEET 34 BROOMSHILL DRIVE, GROWLER STREET, ROYAL CARRINGTON DRIVE
- SHEET 35 DARBY VIEW LANE, BRAMCOTE LANE

**FINAL APPROVAL**

**CHARLOTTE**

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>

**Parcel Line Table**

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  
STREE HOA, INC.  
DB: 23228-071  
PIN 108-062-98

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

NOW OR FORMERLY  
SIANE FRODAN  
DB: 50983-935  
PIN 108-101-13  
LAND USE: SINGLE FAMILY - RURAL AC.  
ZONING R-3

NOW OR FORMERLY  
WILLIAM L. PUCKETT  
DB: 8014-823  
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

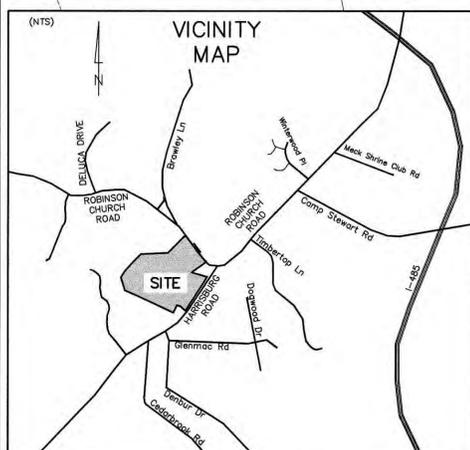
NOW OR FORMERLY  
ASATI RAMOS  
DB: 54062-149  
PIN 108-101-25  
LAND USE: SINGLE FAMILY - RURAL AC.  
ZONING R-3

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

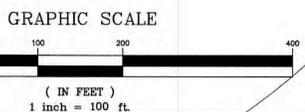
NOW OR FORMERLY  
ROBINSON PRESBYTERIAN CHURCH  
DB: 7324-204  
PIN 111-441-09  
LAND USE: SINGLE FAMILY - RURAL AC.  
ZONING R-3

NOW OR FORMERLY  
CHAMPION PROPERTIES LLC  
DB: 31662-130  
PIN 108-101-17  
LAND USE: SINGLE FAMILY - RURAL AC.  
ZONING R-3

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



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRIERS USING FLAGG, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND ROAD SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRAINING STANDARDS PART 1926 SUBPART P, OR AS MANDATED.



**THIS PLAN IS A FINAL DRAWING-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED:**

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

- 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 90.05 (IF SIGNS ONLY).
  - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
  - IN ROLLING AND HILLY TERRAINS, SWEEPING 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 IMPEDS 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 NCDOT/THE 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 RECODATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". 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/DEPARTMENT/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTM](http://charmeck.org/department/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 CDOT 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 REOPENED 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 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 CDOT AT (704) 452-1582 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT 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 CDOT AT (704) 336-8348.
  - DEVELOPER TO CONTACT CDOT (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 NCDOT/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)- 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 sq. ft.  
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:**

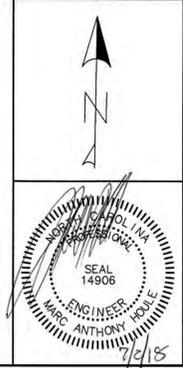
- NET SITE AREA: 53.13 ACRES (GROSS AREA-57.87 LESS DUKE POWER R/W-2.21 AC, EX SEWER R/W-0.71 AC, DEDICATED NCDOT R/W-182 AC.)
- TREE SAVE AREA REQUIRED: 531 ACRES(10X)
- TREE SAVE AREA IN COS PROVIDED: 6.42 ACRES(12.08X)

**UNDISTURBED NATURAL AREAS(U.N.A.):**

- 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 U.N.A. IN DUKE POWER R/W
- TOTAL UNDISTURBED NATURAL AREA REQUIRED: 9.81 ACRES(17.5X)
- TREE SAVE AREA PROVIDED:
- 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(17.52X)

- 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 sq ft



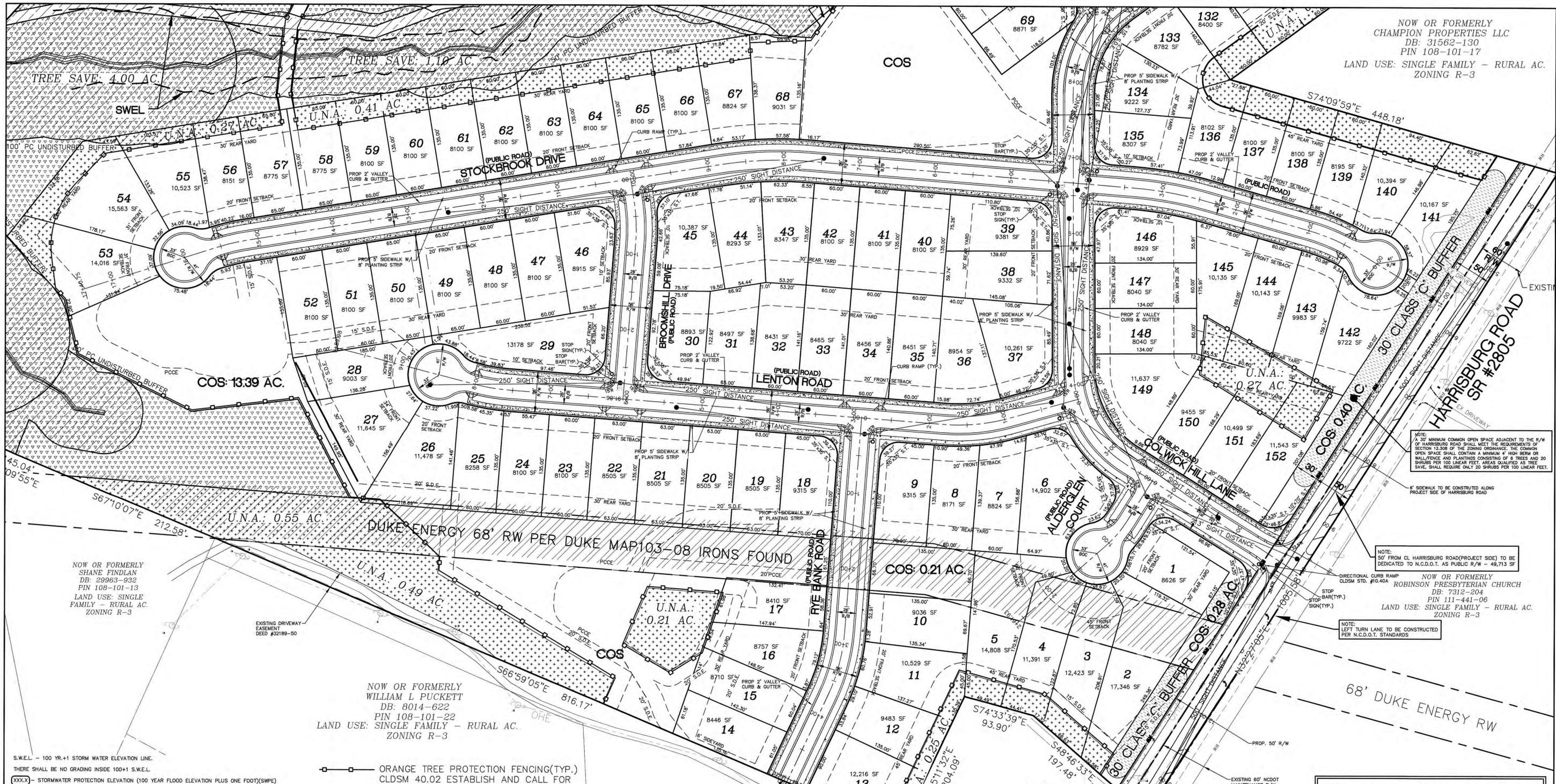
**COVER SHEET**

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

**YARBROUGH-WILLIAMS & HOULE, INC.**  
Planning • Surveying • Engineering  
780 Windsor Oak Court, Charlotte, NC 28273  
P.O. Box 1198, Florence, SC 29502  
704.556.1900, 704.556.0505(fax)

DATE: 8/9/18  
BY: KTB  
CHECKED BY: MAH  
SCALE: 1"=100'  
DATE: 10/6/17  
DRAWN BY: BTG  
CHECKED BY: MAH  
DRAWING NO.: 259-109  
SHT 1 OF 35

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

NOW OR FORMERLY  
 ASABEL RAMOS  
 DB: 24952-149  
 PIN 108-101-25  
 LI M51-671  
 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

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

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

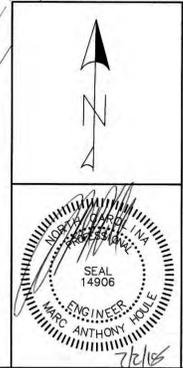
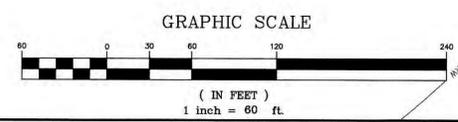
- NOTE:**
- ALL PROPOSED STREETS WILL BE PUBLIC ROADS
  - ALL DRIVEWAYS FOR THE PROPOSED LOTS WILL BE PER CMLDS 10.27A
  - THE MAXIMUM BUILT-UPON-AREA FOR LOTS 1-153 IS 3,700 sf (PER PCSO)

PCCO Summary				
Original Parcel ID Number(s):	108-101-03, 108-101-23, 108-101-06			
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.):	28.44	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.(17.52%)			
Natural Area Provided, total (ac.):	9.82 Ac.(17.52%)			
Undisturbed Tree 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	MUTCD CODE	SECTION	CONVENTIONAL
		STOP	R1-1	2B.04	(30"x30")
(2)	SPEED LIMIT	SPEED LIMIT	MUTCD CODE	SECTION	CONVENTIONAL
		25	R2-1	2B.13	(24"x30")

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



NO.	DATE	REVISION	BY
4	8/24/18	UPDATED UNA ALONG LOTS 128-141, REWIND TURN LANE PER NCDOT	RTD
3	2/22/18	PER CITY COMMENTS	RTD
2	2/07/18	PER NCDOT COMMENTS	RTD
1	1/12/18	PER CITY COMMENTS	RTD

SHEET TITLE  
**SITE PLAN #1**

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

YARBROUGH-WILLIAMS & HOULE, INC.  
 Planning • Surveying • Engineering  
 190 Windsor Oak Court, Suite 1108, Charlotte, NC 28203  
 P.O. Box 1198, Florence, North Carolina, 28534  
 704.556.1900 704.556.0001(fax)

DRAWN BY: BTC  
 CHECKED BY: MAH  
 DATE: 10/6/17  
 DRAWING NO.: 259-108  
 SHEET 2 OF 35

**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

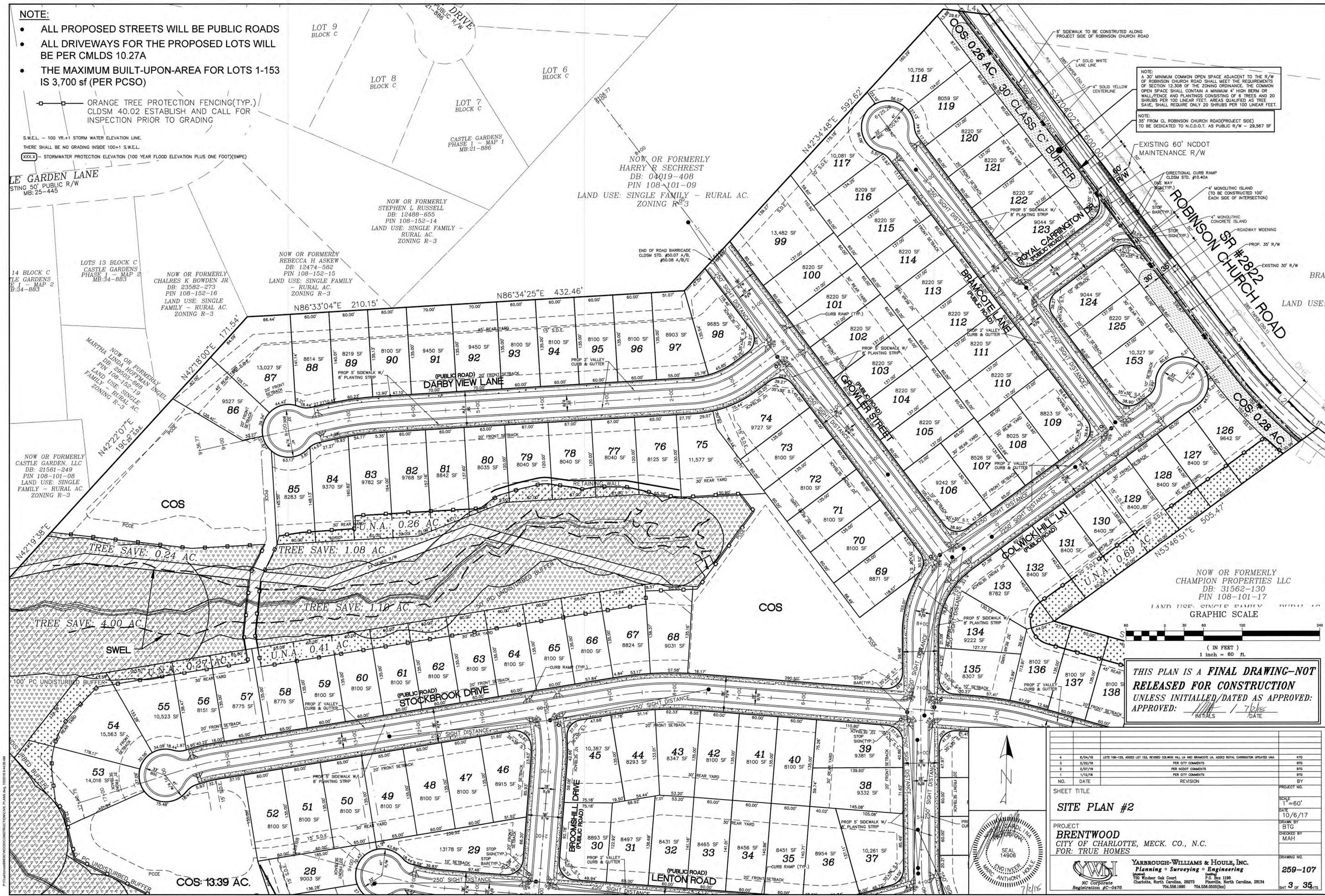
NOW OR FORMERLY  
HARRY R SECHREST  
DB: 04019-408  
PIN 108-101-09  
LAND USE: SINGLE FAMILY - RURAL AC.  
ZONING R-3

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

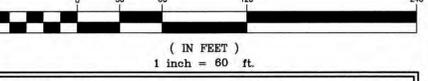
CASTLE GARDENS  
PHASE 1 - MAP 1  
MB:21-886

NOTE:  
A 30' MINIMUM COMMON OPEN SPACE ADJACENT TO THE R/W OF ROBINSON CHURCH ROAD SHALL MEET THE REQUIREMENTS OF SECTION 12.308 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



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



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

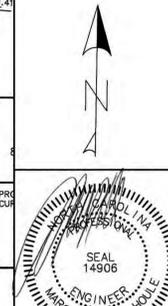
NO.	DATE	REVISION	BY
4	8/04/18	LOTS 106-125, ADDED LOT 153, REVISED COLONK HILL LN AND BRANFORD LANE, ADDED ROYAL CARRINGTON UPDATED UNA	KTG
3	2/22/18	PER CITY COMMENTS	BTS
2	2/07/18	PER NCDOT COMMENTS	BTS
1	1/12/18	PER CITY COMMENTS	BTS
NO.	DATE	REVISION	BY

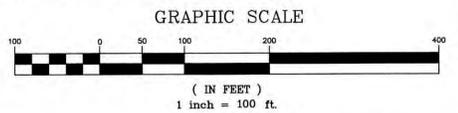
SHEET TITLE: **SITE PLAN #2**

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

YARBROUGH-WILLIAMS & HOULE, INC.  
Planning • Surveying • Engineering  
730 Windsor Oak Court, P.O. Box 1199, Charlotte, North Carolina, 28273  
704.558.1990 704.558.0505(fax)

SCALE: 1" = 60'  
DATE: 10/6/17  
DRAWN BY: BTG  
CHECKED BY: MAH  
PROJECT NO.:  
DRAWING NO.: **259-107**  
SHT 3 OF 35





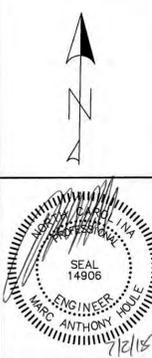
**THIS PLAN IS A FINAL DRAWING—NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED:**  
 APPROVED: [Signature] / 7/1/15  
 INITIALS / DATE

CENTERLINE STREET CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	PC	PT
C1	150.00	151.17	144.86	N29°04'16"W	57.7437	2+89.84	4+30.81
C2	150.00	141.54	136.30	N28°45'16"W	64.9342	7+83.88	8+23.22
C3	150.00	43.41	43.25	S40°18'09"W	16.3837	0+82.53	1+05.94
C4	250.00	87.54	87.09	S84°11'00"W	20.0627	0+82.68	1+80.22
C5	250.00	44.86	44.80	N80°30'43"W	10.2906	7+54.59	7+89.45
C6	250.00	90.95	90.45	S14°46'12"W	20.8442	2+82.61	3+73.56
C7	250.00	60.10	59.96	S22°34'24"E	13.7740	0+28.89	0+88.79
C8	250.00	68.83	68.61	N66°16'46"W	13.7741	0+31.90	1+00.23
C9	500.00	98.96	98.79	N78°50'10"W	11.3395	2+39.57	3+38.52
C10	500.00	120.20	119.91	S87°36'26"W	13.7740	7+85.86	8+85.86
C11	250.00	36.17	36.14	S78°34'31"W	8.2897	15+16.20	15+52.37
C12	150.00	88.07	86.81	S89°45'21"W	33.8407	0+78.25	1+86.32
C13	300.00	79.63	79.05	S82°02'24"W	9.0674	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	363.87	N02°17'00"W
L4	541.21	N53°46'51"E
L5	82.53	S32°00'48"W
L6	15.00	S48°25'32"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	235.08	S04°29'29"W
L13	26.89	S09°16'57"W
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	595.19	N37°04'02"W
L20	78.25	S52°30'58"W
L21	482.10	S86°34'28"W
L22	68.22	S74°00'22"W
L23	484.26	N37°04'02"W



**ROADWAY DATA PLAN**

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

YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering  
 730 Windsor Oak Court, Charlotte, NC 28273  
 P.O. Box 1198, Farmville, NC 28541  
 Registration #C-0475, 704.556.1990, 704.556.0500(fax)

NO. DATE REVISION

1 6/04/15 LOTS 108-125, ADDED LOT 153, REVERSED COLWICK HILL LN AND BRAMCOTE LN, ADDED ROYAL CARRINGTON, UPDATED UNA

2 2/07/15 PER NICOT COMMENTS

3 1/12/15 PER CITY COMMENTS

PROJECT NO. 259-106  
 SCALE: 1"=100'  
 DATE: 10/6/17  
 DRAWN BY: BTG  
 CHECKED BY: MAH  
 DRAWING NO. 259-106  
 SHEET 4 OF 35

P:\1\Brentwood\CONSTRUCTION\CONSTRUCTION PLANS.dwg, 7/2/2015 8:49:29 AM