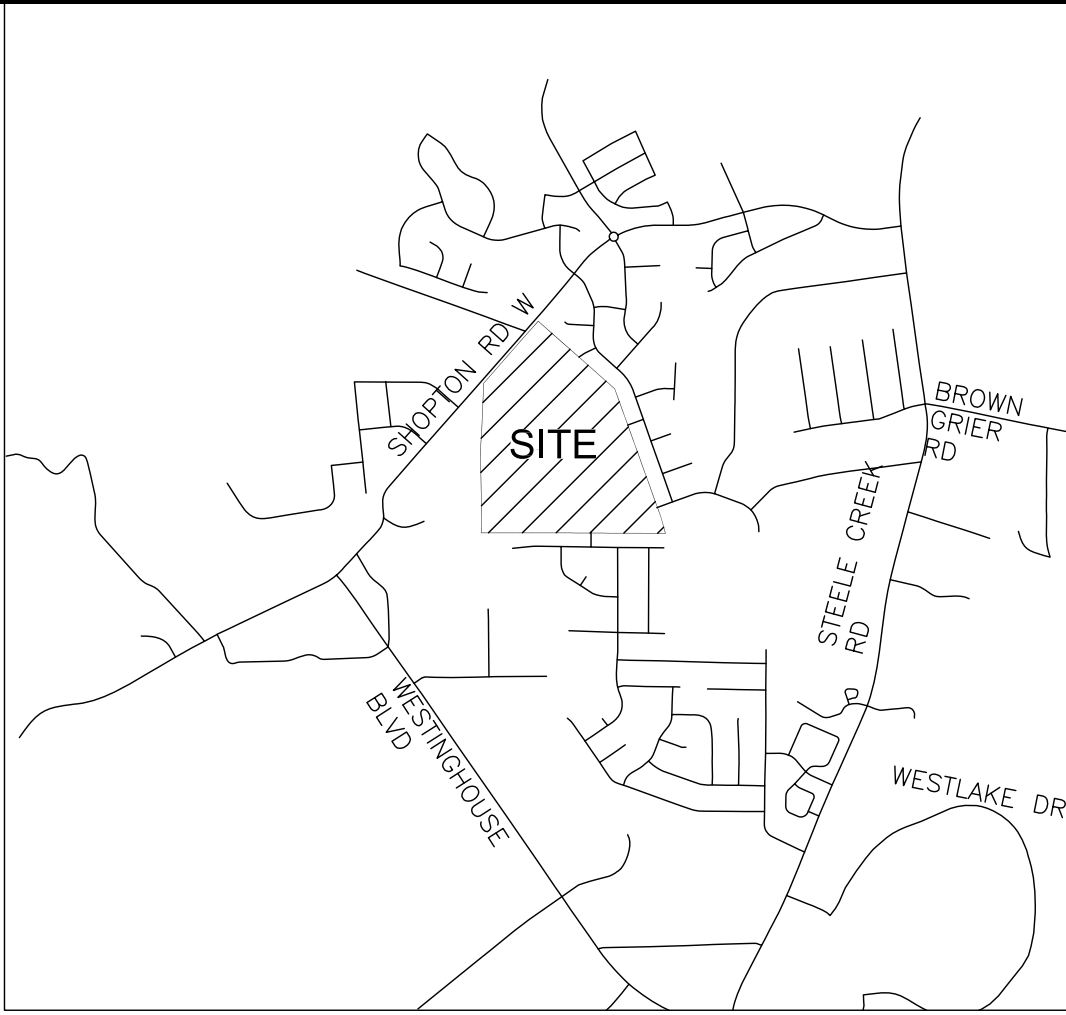


# VICTORIA AT ABERDEEN

Prepared For:  
LENNAR OF THE CAROLINAS, LLC  
11230 CARMEL COMMONS BLVD.  
CHARLOTTE, NC 28226

BENCHMARK NOTE:  
BENCHMARK REFERENCE FOR TOPOGRAPHIC INFORMATION  
NGS MONUMENT "SANCTUARY" NC SPC  
GRID N: 510141.85  
GRID E: 1397971.92  
CGF: 0.99984746  
GRID TIE TO MONUMENT (AT SW PROPERTY CORNER)  
556°10'32"W  
1025.830'

1 of 2  
APPROVED FOR  
CONSTRUCTION  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By: Joshua Weaver 12-30-2014



VICINITY MAP  
NTS

## SHEET INDEX

SHEET #	SHEET TITLE
L-100	COVER SHEET
L-101	EXISTING CONDITIONS
L-102	OVERALL SITE PLAN
L-102.1	SITE PLAN ENLARGED
L-102.2	SITE PLAN ENLARGED
L-103	LANDSCAPE PLAN
L-200	GRADING KEY PLAN
L-201	GRADING ENLARGED
L-202	GRADING ENLARGED
L-203	STORM DRAINAGE AREAS
L-204	WATER QUALITY DRAINAGE AREAS
L-205	WATER QUALITY PONDS 1-3
L-206	WATER QUALITY PONDS 4-6
L-207	WATER QUALITY DETAILS
L-208	FLOOD STUDY EXISTING CONDITIONS
L-209	FLOOD STUDY PROPOSED CONDITIONS
L-210	FLOOD STUDY CROSS SECTIONS
L-211	FLOOD STUDY CROSS SECTIONS
L-300	EROSION CONTROL KEY PLAN
L-301	EROSION CONTROL PHASE 1
L-302	EROSION CONTROL PHASE 1
L-303	EROSION CONTROL PHASE 2
L-304	EROSION CONTROL PHASE 2
L-400	ROAD PROFILES
L-401	ROAD PROFILES
L-402	ROAD PROFILES
L-403	SHOPTON ROAD IMPROVEMENTS & PAVEMENT MARKINGS
L-404	SHOPTON ROAD TRAFFIC CONTROL PLAN
L-405	SHOPTON ROAD INTERSECTION SIGHT DISTANCE
L-406	SHOPTON ROAD CROSS-SECTIONS
L-407	SHOPTON ROAD CROSS-SECTIONS
L-408	SHOPTON ROAD CROSS-SECTIONS
L-409	SHOPTON ROAD CROSS-SECTIONS
L-410	SHOPTON ROAD CROSS-SECTIONS
L-500	DETAILS
L-501	DETAILS
L-502	DETAILS
L-503	DETAILS



http://development.charmeck.org

## ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

## EROSION CONTROL

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

## URBAN FORESTRY

TREE ORDINANCE

## CDOT

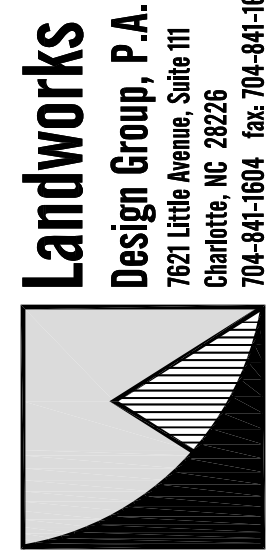
NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

APPROVED  
By Emily Chien at 1:58 pm, Dec 30, 2014

APPROVED

APPROVED Kelly Robertson

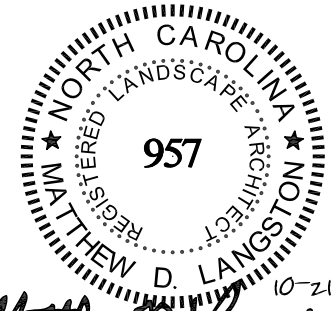
APPROVED  
By Keith Bryant at 8:03 am, Dec 17, 2014



VICTORIA AT ABERDEEN  
SHOPTON ROAD AT ROCK ISLAND ROAD  
LENNAR OF THE CAROLINAS, LLC  
CHARLOTTE, NC

COVER  
SHEET &  
SHEET INDEX

seals



CORPORATE CERTIFICATIONS  
NC REG. C-253 NC LA. C-253  
SC ENG. NO. 3599 SC LA. NO. 211

REVISIONS:  
Description  
Per Review Comments  
Per Review Comments

By  
Date  
7/11/14  
10/21/14

Project Manager: MDL

Drawn By: AMC

Checked By: SSW

Date: 04/10/2014

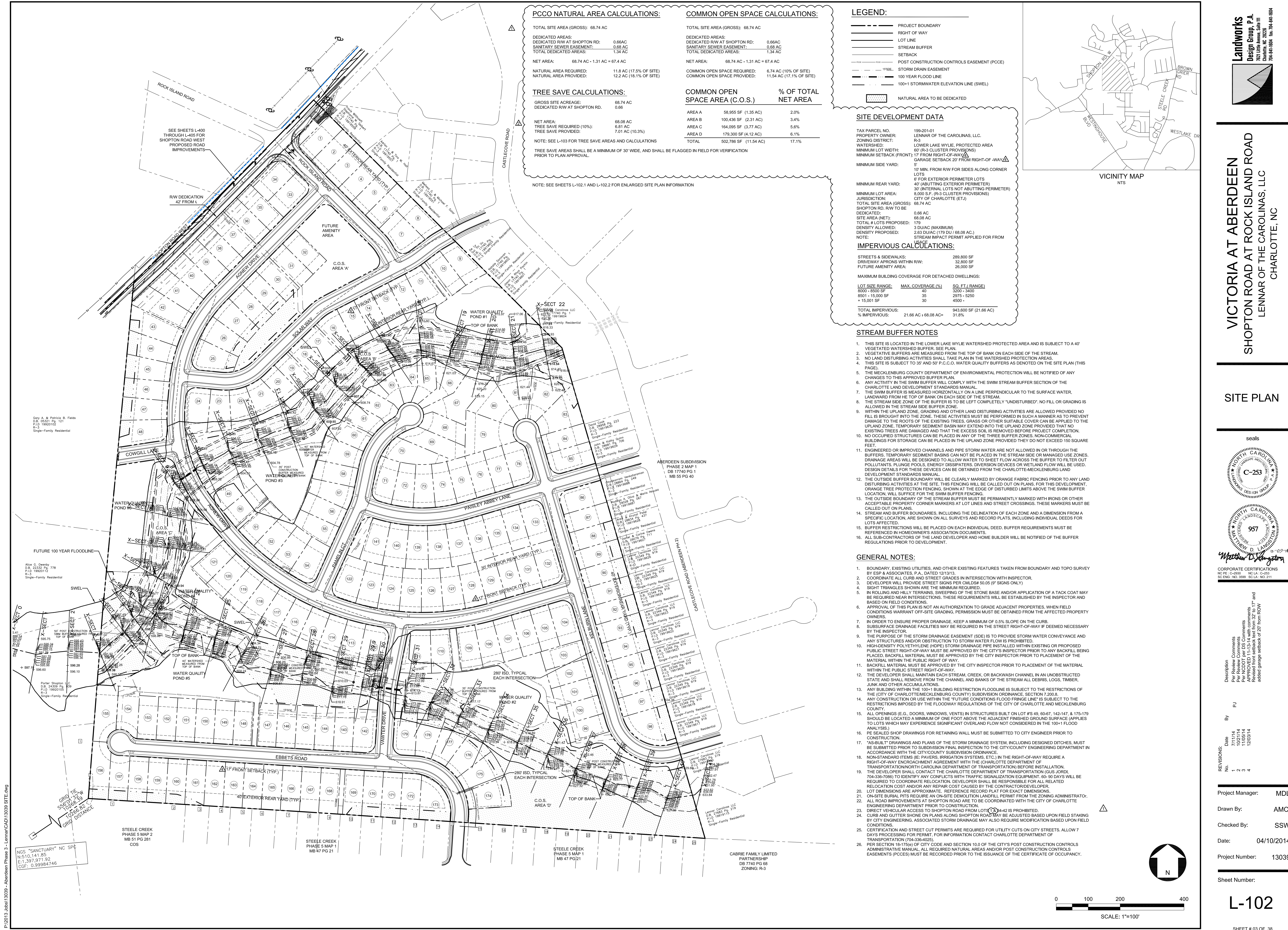
Project Number: 13039

Sheet Number:

L-100

SHEET # 01 OF 38





PCCO NATURAL AREA CALCULATIONS:

TOTAL SITE AREA (GROSS):	68.74 AC
DEDICATED AREAS:	
DEDICATED RW AT SHOPTON RD:	0.66AC
SANITARY SEWER EASEMENT:	0.68 AC
TOTAL DEDICATED AREAS:	1.34 AC
NET AREA:	68.74 AC - 1.31 AC = 67.4 AC
NATURAL AREA REQUIRED:	11.8 AC (17.5% OF SITE)
NATURAL AREA PROVIDED:	12.2 AC (18.1% OF SITE)

TREE SAVE CALCULATIONS:

GROSS SITE ACREAGE:	68.74 AC
DEDICATED RW AT SHOPTON RD:	0.66
NET AREA:	68.08 AC
TREE SAVE REQUIRED (10%):	6.81 AC
TREE SAVE PROVIDED:	7.01 AC (10.3%)

NOTE: SEE L-103 FOR TREE SAVE AREAS AND CALCULATIONS

TREE SAVE AREAS SHALL BE A MINIMUM OF 30' WIDE, AND SHALL BE FLAGGED IN FIELD FOR VERIFICATION PRIOR TO PLAN APPROVAL.

NOTE: SEE SHEETS L-102.1 AND L-102.2 FOR ENLARGED SITE PLAN INFORMATION

COMMON OPEN SPACE CALCULATIONS:

TOTAL SITE AREA (GROSS):	68.74 AC
DEDICATED AREAS:	
DEDICATED RW AT SHOPTON RD:	0.66AC
SANITARY SEWER EASEMENT:	0.68 AC
TOTAL DEDICATED AREAS:	1.34 AC
NET AREA:	68.74 AC - 1.31 AC = 67.4 AC
COMMON OPEN SPACE REQUIRED:	6.74 AC (10% OF SITE)
COMMON OPEN SPACE PROVIDED:	11.54 AC (17.1% OF SITE)

COMMON OPEN SPACE AREA (C.O.S.)

AREA	AREA	% OF TOTAL NET AREA
AREA A	58,955 SF (1.35 AC)	2.0%
AREA B	100,436 SF (2.31 AC)	3.4%
AREA C	164,095 SF (3.77 AC)	5.6%
AREA D	179,300 SF (4.12 AC)	6.1%
TOTAL	502,786 SF (11.54 AC)	17.1%

LEGEND:

- PROJECT BOUNDARY
- RIGHT OF WAY
- LOT LINE
- STREAM BUFFER
- SETBACK
- POST CONSTRUCTION CONTROLS EASEMENT (P.C.C.E.)
- STORM DRAIN EASEMENT
- 100 YEAR FLOOD LINE
- 100+1 STORMWATER ELEVATION LINE (SWEL)
- NATURAL AREA TO BE DEDICATED

SITE DEVELOPMENT DATA

TAX PARCEL NO. 199-201-01  
PROPERTY OWNER: LENNAR OF THE CAROLINAS, LLC.  
ZONING DISTRICT: R-3  
WATERSHED: LOWER LAKE WYLIE, PROTECTED AREA  
MINIMUM LOT WIDTH: 60' (R-3 CLUSTER PROVISIONS)  
MINIMUM SETBACK (FRONT): 17' FROM RIGHT-OF-WAY  
GARAGE SETBACK 20' FROM RIGHT-OF-WAY  
MINIMUM SIDE YARD: 5'  
10' MIN. FROM RW FOR SIDES ALONG CORNER LOTS  
6' FOR EXTERIOR PERIMETER LOTS  
40' (ABUTTING EXTERIOR PERIMETER)  
30' (INTERNAL LOTS NOT ABUTTING PERIMETER)  
MINIMUM LOT AREA: 8,000 S.F. (R-3 CLUSTER PROVISIONS)  
JURISDICTION: CITY OF CHARLOTTE (E.T.)  
TOTAL SITE AREA (GROSS): 68.74 AC  
SHOPTON RD. RW TO BE DEDICATED: 0.66 AC  
SITE AREA (NET): 68.08 AC  
TOTAL # LOTS PROPOSED: 179  
DENSITY ALLOWED: 3 DU/AC (MAXIMUM)  
DENSITY PROPOSED: 2.83 DU/AC (179 DU / 68.08 AC.)  
NOTE: STREAM IMPACT PERMIT APPLIED FOR FROM USACE

IMPERVIOUS CALCULATIONS:

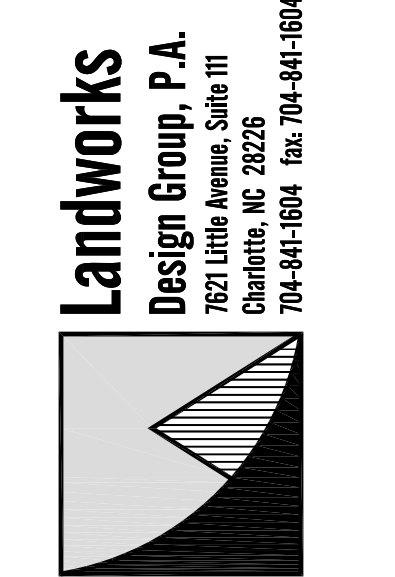
STREETS & SIDEWALKS:	289,800 SF	
DRIVEWAY APRONS WITHIN RW:	32,800 SF	
FUTURE AMENITY AREA:	26,000 SF	
MAXIMUM BUILDING COVERAGE FOR DETACHED DWELLINGS:		
LOT SIZE RANGE:	MAX. COVERAGE (%)	SO. FT. RANGE
8000 - 8500 SF	40	3200 - 3400
8501 - 15,000 SF	35	2975 - 5250
+ 15,001 SF	30	4500 -
TOTAL IMPERVIOUS:		943,600 SF (21.66 AC)
% IMPERVIOUS:	21.66 AC + 68.08 AC =	31.8%

STREAM BUFFER NOTES

- THIS SITE IS LOCATED IN THE LOWER LAKE WYLIE WATERSHED PROTECTED AREA AND IS SUBJECT TO A 40' VEGETATED WATERSHED BUFFER. SEE PLAN.
- VEGETATIVE BUFFERS ARE MEASURED FROM THE TOP OF BANK ON EACH SIDE OF THE STREAM.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE IN THE WATERSHED PROTECTION AREAS.
- THIS SITE IS SUBJECT TO 35' AND 50' P.C.C.O. WATER QUALITY BUFFERS AS DENOTED ON THE SITE PLAN (THIS PAGE).
- THE MECKLENBURG COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION WILL BE NOTIFIED OF ANY CHANGES TO THIS APPROVED BUFFER PLAN.
- ANY ACTIVITY IN THE SWIM BUFFER WILL COMPLY WITH THE SWIM STREAM BUFFER SECTION OF THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
- THE SWIM BUFFER IS MEASURED HORIZONTALLY ON A LINE PERPENDICULAR TO THE SURFACE WATER, LANDWARD FROM THE TOP OF BANK ON EACH SIDE OF THE STREAM.
- THE STREAM SIDE ZONE OF THE BUFFER IS TO BE LEFT COMPLETELY "UNDISTURBED". NO FILL OR GRADING IS ALLOWED IN THE STREAM SIDE BUFFER ZONE.
- WITHIN THE UPLAND ZONE, GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED PROVIDED NO FILL IS BROUGHT INTO THE ZONE. THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE EXISTING TREES. GRASS OR OTHER SUITABLE COVER CAN BE APPLIED TO THE UPLAND ZONE. TEMPORARY SEDIMENT BASIN MAY EXTEND INTO THE UPLAND ZONE PROVIDED THAT NO EXISTING TREES ARE DAMAGED AND THAT THE EXCESS SOIL IS REMOVED BEFORE PROJECT COMPLETION.
- NO OCCUPIED STRUCTURES CAN BE PLACED IN ANY OF THE THREE BUFFER ZONES. NON-COMMERCIAL BUILDINGS FOR STORAGE CAN BE PLACED IN THE UPLAND ZONE PROVIDED THEY DO NOT EXCEED 150 SQUARE FEET.
- ENGINEERED OR IMPROVED CHANNELS AND PIPE STORM WATER ARE NOT ALLOWED IN OR THROUGH THE BUFFERS. TEMPORARY SEDIMENT BASINS CAN NOT BE PLACED IN THE STREAM SIDE OR MANAGED USE ZONES. DRAINAGE AREAS WILL BE DESIGNED TO ALLOW WATER TO SHEET FLOW ACROSS THE BUFFER TO FILTER OUT POLLUTANTS, PLUNGING INTO EXISTING DRAINPATTERNS. DIVERSION DEVICES OR WETLAND FLOW WILL BE USED. DESIGN DETAILS FOR THESE DEVICES CAN BE OBTAINED FROM THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- THE OUTSIDE BUFFER BOUNDARY WILL BE CLEARLY MARKED BY ORANGE FABRIC FENCING PRIOR TO ANY LAND DISTURBING ACTIVITIES AT THE SITE. THIS FENCING WILL BE CALLED OUT ON PLANS. FOR THIS DEVELOPMENT, ORANGE TREE PROTECTION FENCING, SHOWN AT THE EDGE OF DISTURBED LIMITS ABOVE THE SWIM BUFFER LOCATION, WILL SUFFICE FOR THE SWIM BUFFER FENCING.
- THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH IRONS OR OTHER ACCEPTABLE PROPERTY CORNER MARKERS AT LOT LINES AND STREET CROSSINGS. THESE MARKERS MUST BE CALLED OUT ON PLANS.
- STREAM AND BUFFER BOUNDARIES, INCLUDING THE DELINEATION OF EACH ZONE AND A DIMENSION FROM A SPECIFIC LOCATION, ARE SHOWN ON ALL SURVEYS AND RECORD PLATS, INCLUDING INDIVIDUAL DEEDS FOR LOTS AFFECTED.
- BUFFER RESTRICTIONS WILL BE PLACED ON EACH INDIVIDUAL DEED. BUFFER REQUIREMENTS MUST BE REFERENCED IN HOMEOWNERS ASSOCIATION DOCUMENTS.
- ALL SUB-CONTRACTORS OF THE LAND DEVELOPER AND HOME BUILDER WILL BE NOTIFIED OF THE BUFFER REGULATIONS PRIOR TO DEVELOPMENT.

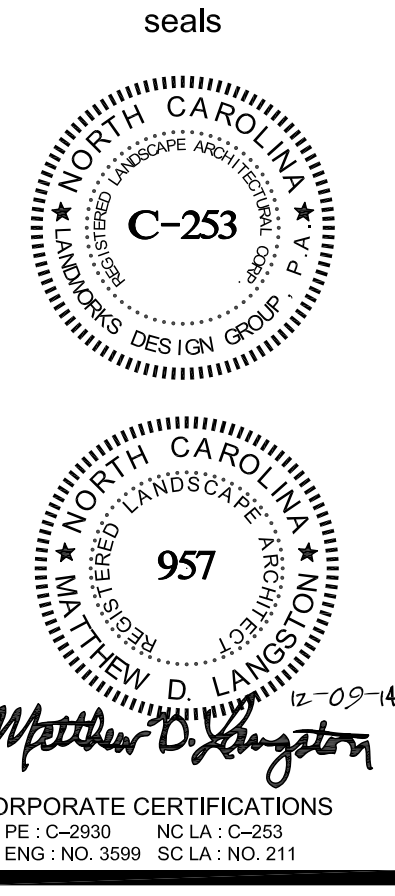
GENERAL NOTES:

- BOUNDARY, EXISTING UTILITIES, AND OTHER EXISTING FEATURES TAKEN FROM BOUNDARY AND TOPO SURVEY BY ESP & ASSOCIATES, P.A., DATED 12/19/15.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CMDS# 90.05 (9" 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.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY 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 RIGHT-OF-WAY.
- 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 UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE "FUTURE CONDITIONS FLOOD FRINGE LINE" IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #S 49, 60-67, 142-147, & 175-179 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS).
- PER 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.
- 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.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7080) 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.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- ALL ROAD IMPROVEMENTS AT SHOPTON ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DIRECT VEHICULAR ACCESS TO SHOPTON ROAD FROM LOTS 104-142 IS PROHIBITED.
- CURB AND GUTTER SHOWN ON PLANS ALONG SHOPTON ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERS. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- 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).
- 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.



VICTORIA AT ABERDEEN  
SHOPTON ROAD AT ROCK ISLAND ROAD  
LENNAR OF THE CAROLINAS, LLC  
CHARLOTTE, NC

SITE PLAN



CORPORATE CERTIFICATIONS  
NO PE, C-253, NC LA C-253  
SC ENG 160 3559 SC LA 160 211

Description	By	PJ
Per Review Comments		
Per Review Comments		
APPROVED 11-13-14 with comments		
Revised front setback text from 32' to 17' and added garage setback of 20' from ROW		

REVISIONS:	No.	Date
	1	7/11/14
	2	10/21/14
	3	11/11/14
	4	12/03/14

Project Manager: MDL

Drawn By: AMC

Checked By: SSW

Date: 04/10/2014

Project Number: 13039

Sheet Number: