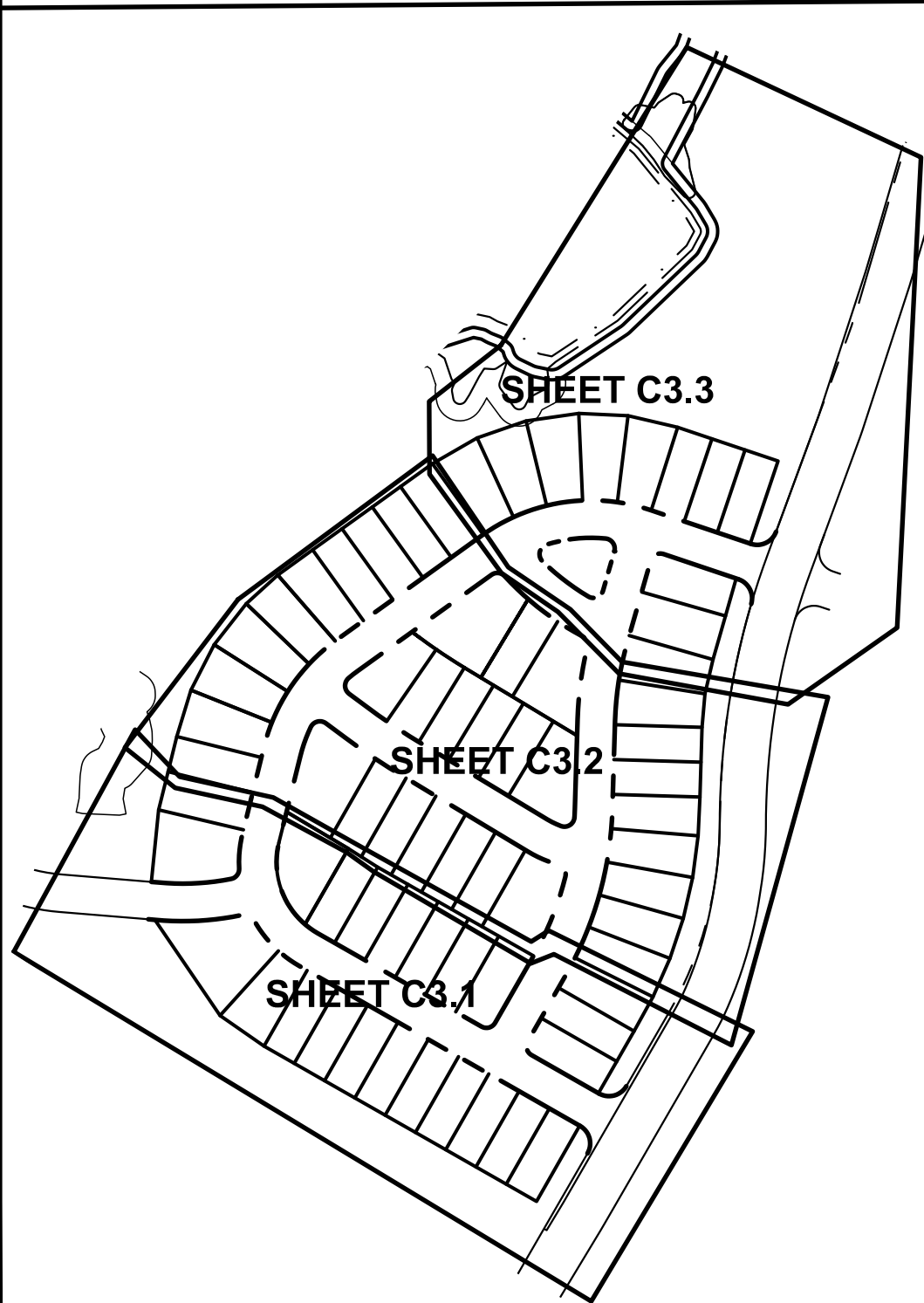


CHATEAU PHASE 1- VICINITY MAP NTS

NOTES:

- BOUNDARY INFORMATION TAKEN FROM "BOUNDARY SURVEY AND MINOR SUBDIVISION PLAT OF THE ELISHA PROPERTY" BY ESP ASSOCIATES, P.A., DATED 9-28-14.
- ALL ROAD IMPROVEMENTS AT SMITH ROAD ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 50.05 (IF SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- ANY BUILDING WITH THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE, SECTION 7.200.6.
- ALL OPENINGS (e.g., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #s 60-64 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.
- 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(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 CONTROL EASEMENTS (PCCs) MUST BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ANTICIPATED START DATE MARCH 2015. ANTICIPATED END DATE SEPTEMBER 2015.

| Flood Study Cross-Section | 100-Year W.S.E (ft) | Dam Breach W.S.E. (ft) | Flood Protection Elev. (ft) |
|---------------------------|---------------------|------------------------|-----------------------------|
| 28+39.93 | 595.25 | 605.64 | 606.64 |
| 28+92.32 | 596.80 | 605.63 | 606.63 |
| 34+00 | 599.58 | 605.50 | 606.50 |
| 35+00 | 601.25 | 605.78 | 606.78 |
| 36+00 | 601.28 | 605.94 | 606.94 |
| 37+00 | 602.41 | 606.13 | 607.13 |
| 38+00 | 603.75 | 608.01 | 609.01 |
| 39+00 | 605.32 | 609.75 | 610.75 |
| 40+00 | 607.48 | 611.54 | 612.54 |
| 41+00 | 609.74 | 611.53 | 612.53 |
| 42+00 | 613.35 | 613.35 | 614.35 |
| 43+00 | 617.43 | 617.43 | 618.43 |
| 44+00 | 620.02 | 620.02 | 621.02 |
| 44+94.89 | 623.79 | 623.80 | 624.80 |
| 45+00 | Culvert | Culvert | Culvert |
| 45+64.29 | 626.23 | 626.23 | 627.23 |
| 46+03.96 | 626.50 | 626.50 | 627.50 |



SHEET INDEX 1"=250'

TREE SAVE:

REQUIRED MINIMUM TREE SAVE AREA:
TOTAL AREA = 32.42 AC.
TOTAL BUA = 8.18 AC. (25.23%)
TREE SAVE AREA REQUIRED = 31.70 AC. X 25%
= 8.10 AC.
TREE SAVE AREA PROVIDED = 8.11 AC. (25.02%)

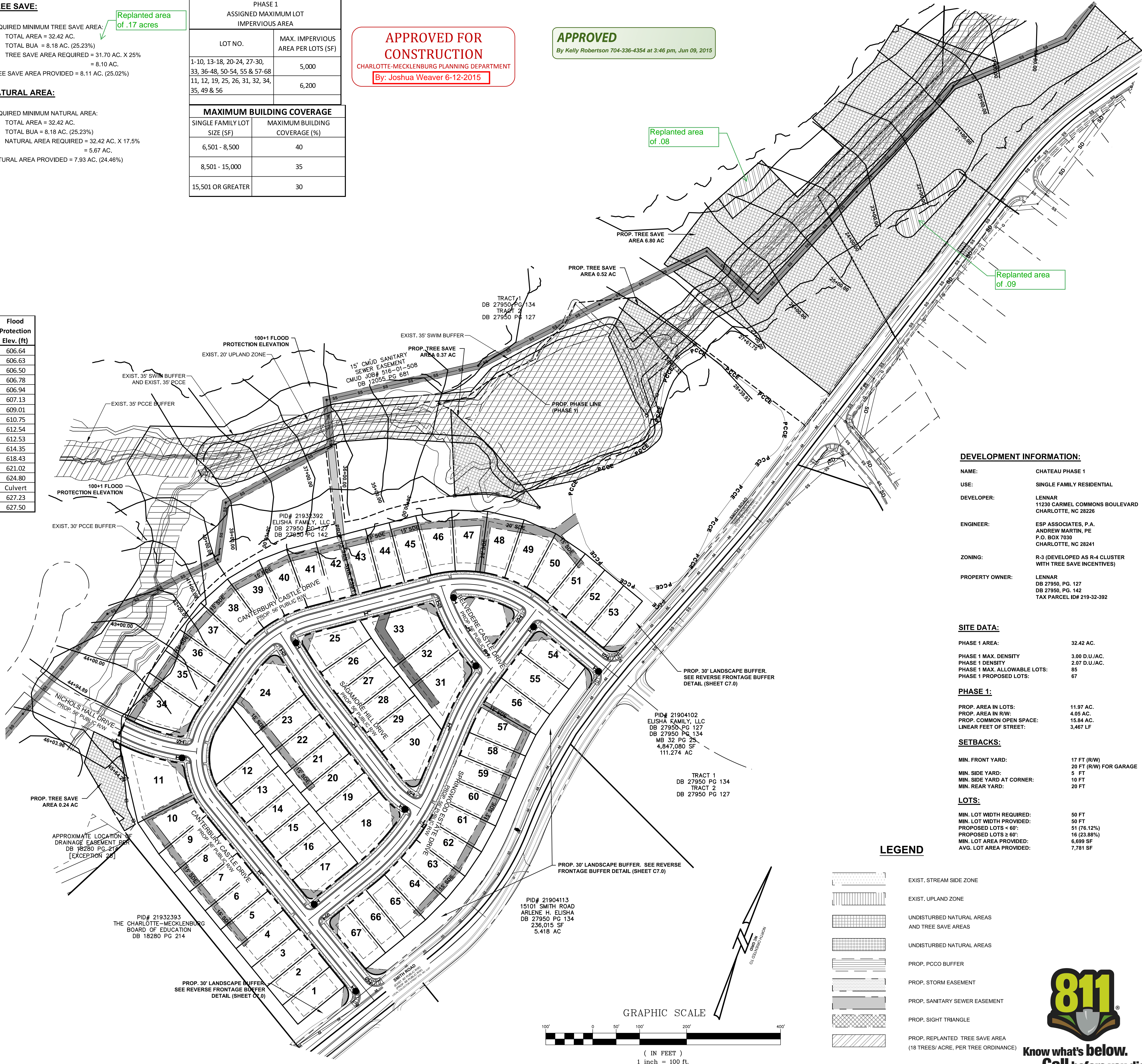
NATURAL AREA:

REQUIRED MINIMUM NATURAL AREA:
TOTAL AREA = 32.42 AC.
TOTAL BUA = 8.18 AC. (25.23%)
NATURAL AREA REQUIRED = 32.42 AC. X 17.5%
= 5.67 AC.
NATURAL AREA PROVIDED = 7.93 AC. (24.46%)

| PHASE 1 ASSIGNED MAXIMUM LOT IMPERVIOUS AREA | |
|--|---------------------------------------|
| LOT NO. | MAX. IMPERVIOUS AREA PER LOTS (SF) |
| 1-10, 13-18, 20-24, 27-30, 33, 36-48, 50-54, 55 & 57-68 | 5,000 |
| 11, 12, 19, 25, 26, 31, 32, 34, 35, 49 & 56 | 6,200 |
| MAXIMUM BUILDING COVERAGE | |
| SINGLE FAMILY LOT SIZE (SF) | MAXIMUM BUILDING COVERAGE (%) |
| 6,501 - 8,500 | 40 |
| 8,501 - 15,000 | 35 |
| 15,501 OR GREATER | 30 |

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 6-12-2015

APPROVED
By Kelly Robertson 704-336-4354 at 3:46 pm, Jun 09, 2015



DEVELOPMENT INFORMATION:

NAME: CHATEAU PHASE 1
USE: SINGLE FAMILY RESIDENTIAL
DEVELOPER: LENNAR
11230 CARMEL COMMONS BOULEVARD
CHARLOTTE, NC 28226
ENGINEER: ESP ASSOCIATES, P.A.
ANDREW MARTIN, PE
P.O. BOX 7030
CHARLOTTE, NC 28241
ZONING: R-3 (DEVELOPED AS R-4 CLUSTER
WITH TREE SAVE INCENTIVES)
PROPERTY OWNER: LENNAR
DB 27950, PG. 127
DB 27950, PG. 142
TAX PARCEL ID# 219-32-392

SITE DATA:

PHASE 1 AREA: 32.42 AC.
PHASE 1 MAX. DENSITY: 3.00 D.U./AC.
PHASE 1 DENSITY: 2.07 D.U./AC.
PHASE 1 MAX. ALLOWABLE LOTS: 85
PHASE 1 PROPOSED LOTS: 67

PHASE 1:

PROP. AREA IN LOTS: 11.97 AC.
PROP. AREA IN R/W: 4.05 AC.
PROP. COMMON OPEN SPACE: 15.84 AC.
LINEAR FEET OF STREET: 3,467 LF

SETBACKS:

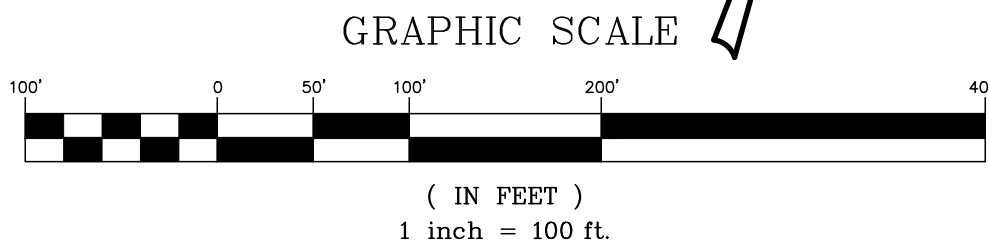
MIN. FRONT YARD: 17 FT (R/W)
20 FT (R/W) FOR GARAGE
MIN. SIDE YARD: 5 FT
MIN. SIDE YARD AT CORNER: 10 FT
MIN. REAR YARD: 20 FT

LOTS:

MIN. LOT WIDTH REQUIRED: 50 FT
MIN. LOT WIDTH PROVIDED: 50 FT
PROPOSED LOTS < 60': 51 (76.12%)
PROPOSED LOTS ≥ 60': 16 (23.88%)
MIN. LOT AREA PROVIDED: 6,699 SF
AVG. LOT AREA PROVIDED: 7,781 SF

LEGEND

- EXIST. STREAM SIDE ZONE
- EXIST. UPLAND ZONE
- UNDISTURBED NATURAL AREAS
AND TREE SAVE AREAS
- UNDISTURBED NATURAL AREAS
- PROP. PCC BUFFER
- PROP. STORM EASEMENT
- PROP. SANITARY SEWER EASEMENT
- PROP. SIGHT TRIANGLE
- PROP. REPLANTED TREE SAVE AREA
(18 TREES/ACRE, PER TREE ORDINANCE)



ESP Associates, P.A.
P.O. Box 7192
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29508
704-883-4946 (NC)
803-802-2440 (SC)
www.espassociates.com

ESP

NORTH CAROLINA
LICENSE NO.:
C-0587
ESP ASSOCIATES, P.A.

NORTH CAROLINA
PROFESSIONAL
SEAL
ENGINEER
ANDREW MARTIN
027971
5/4/15

| BY | DRD | TJD | GSU |
|-----|-----------|-----------------------------|-----|
| NO. | DATE | REVISION | |
| 1 | 1/26/2015 | REVISIONS PER CLDS COMMENTS | |
| 2 | 3/10/2015 | REVISIONS PER CLDS COMMENTS | |
| 3 | 5/4/2015 | REVISIONS PER CLDS COMMENTS | |

SITE PLAN OVERALL

CHATEAU PHASE 1

LENNAR CAROLINAS, LLC

CHARLOTTE, NC

PROJECT INFORMATION

| | |
|------------------|------------|
| PROJECT MANAGER: | BAM |
| DESIGNED BY: | GSU |
| DRAWN BY: | GSU |
| PROJECT NUMBER: | CN13.400 |
| ORIGINAL DATE: | 10/28/2014 |

SHEET:

C3.0