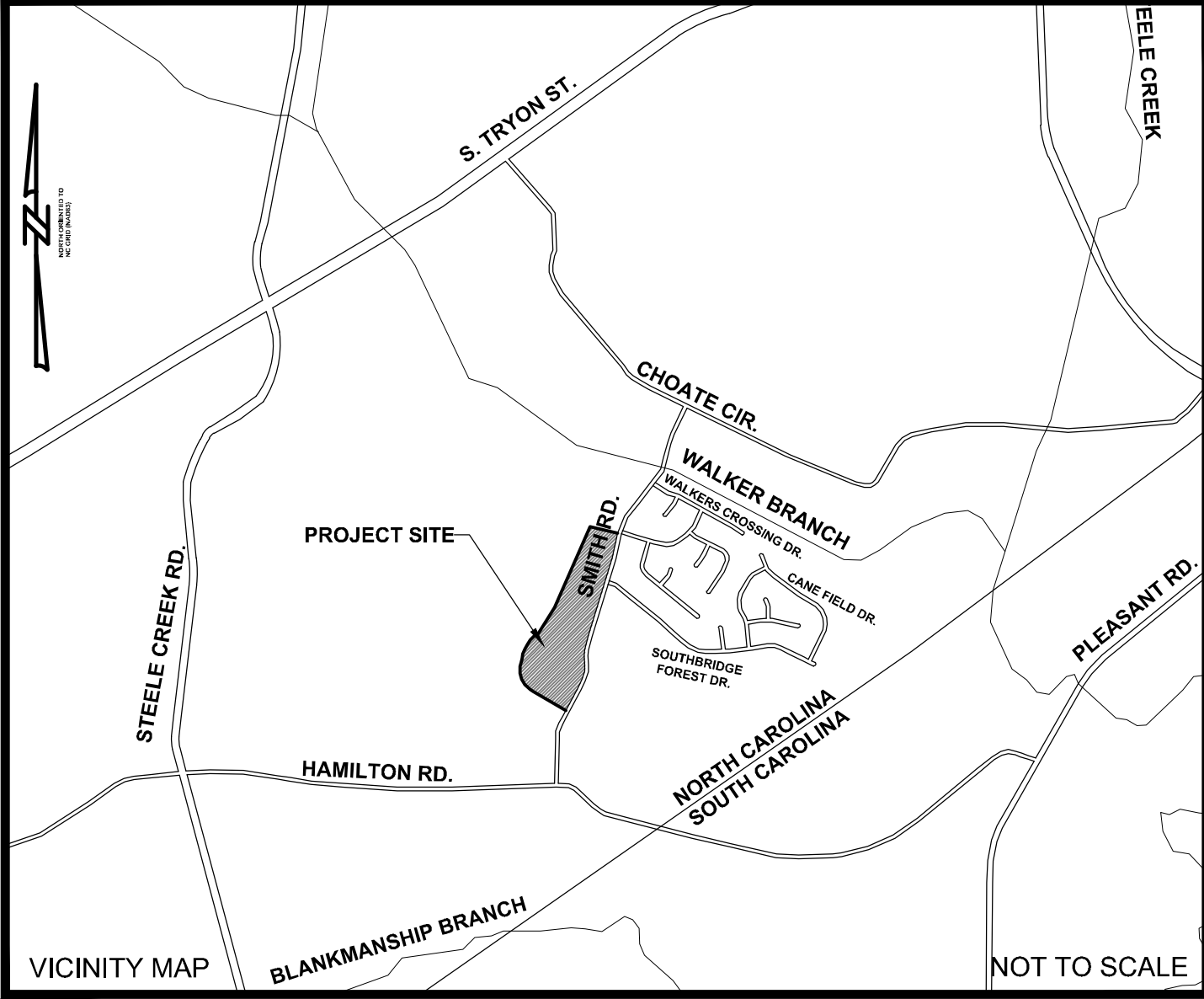
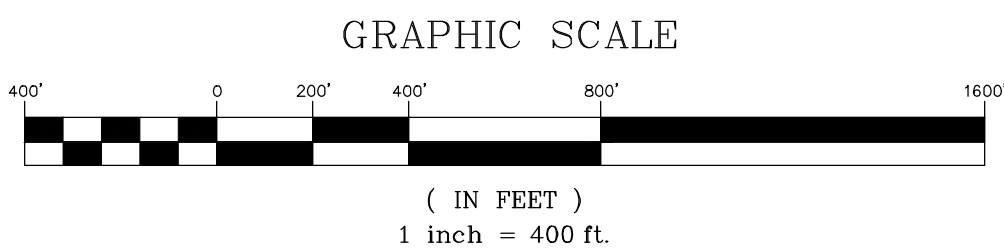




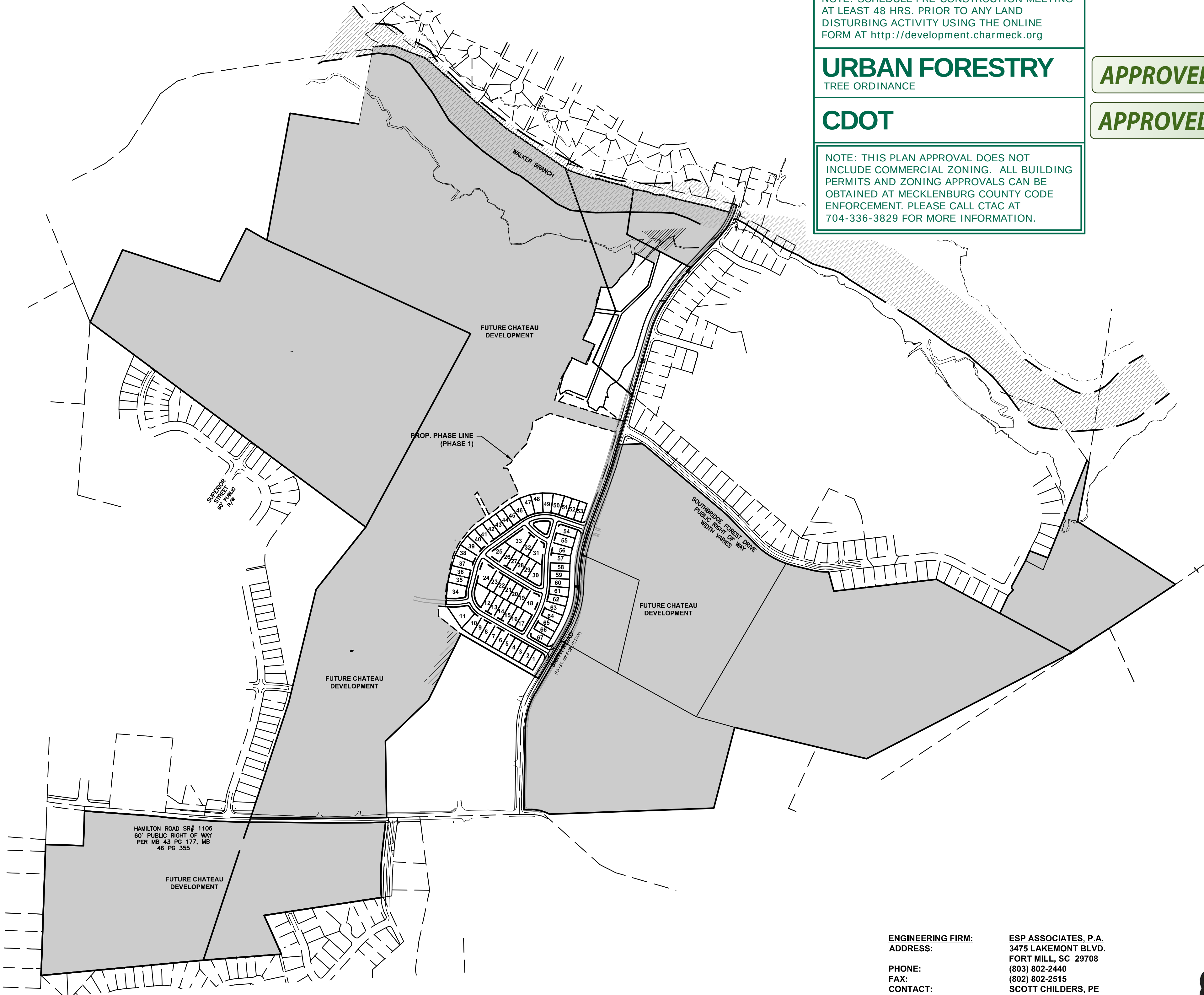
INDEX OF SHEETS				
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE	REVISED DATE
C0.0	COVER SHEET	10/28/2014	5/4/2015	11/17/2015
C1.0	DEVELOPMENT DETAILS (SHEET 1 OF 3)	10/28/2014	1/26/2015	1/26/2015
C1.1	DEVELOPMENT DETAILS (SHEET 2 OF 3)	10/28/2014	1/26/2015	1/26/2015
C1.2	DEVELOPMENT DETAILS (SHEET 3 OF 3)	10/28/2014	1/26/2015	1/26/2015
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN	10/28/2014	1/26/2015	1/26/2015
C3.0	SITE PLAN OVERALL	10/28/2014	5/4/2015	11/17/2015
C3.1	SITE PLAN (SHEET 1 OF 3)	10/28/2014	5/4/2015	5/4/2015
C3.2	SITE PLAN (SHEET 2 OF 3)	10/28/2014	5/4/2015	5/4/2015
C3.3	SITE PLAN (SHEET 3 OF 3)	10/28/2014	5/4/2015	5/4/2015
C3.4	TURNING MOVEMENTS (SHEET 1 OF 2)	10/28/2014	1/26/2015	1/26/2015
C3.5	TURNING MOVEMENTS (SHEET 2 OF 2)	10/28/2014	1/26/2015	1/26/2015
C4.0	OVERALL GRADING PLAN	10/28/2014	5/4/2015	11/17/2015
C4.1	GRADING PLAN (SHEET 1 OF 3)	10/28/2014	5/4/2015	5/4/2015
C4.2	GRADING PLAN (SHEET 2 OF 3)	10/28/2014	5/4/2015	5/4/2015
C4.3	GRADING PLAN (SHEET 3 OF 3)	10/28/2014	5/4/2015	5/4/2015
C4.4	DRAINAGE AREA MAP	10/28/2014	1/26/2015	1/26/2015
C4.5	BMP PLAN & DETAILS	10/28/2014	5/4/2015	5/4/2015
C4.6	CHANNEL CROSS SECTION PLAN	4/13/2015		
C4.7	CHANNEL CROSS SECTIONS (SHEET 1 OF 4)	4/13/2015	5/4/2015	5/4/2015
C4.8	CHANNEL CROSS SECTIONS (SHEET 2 OF 4)	4/13/2015	5/4/2015	5/4/2015
C4.9	CHANNEL CROSS SECTIONS (SHEET 3 OF 4)	4/13/2015	5/4/2015	5/4/2015
C4.10	CHANNEL CROSS SECTIONS (SHEET 4 OF 4)	4/13/2015	5/4/2015	5/4/2015
C4.11	STORM DRAINAGE PROFILES (SHEET 1 OF 6)	10/28/2014	4/13/2015	4/13/2015
C4.12	STORM DRAINAGE PROFILES (SHEET 2 OF 6)	10/28/2014	4/13/2015	4/13/2015
C4.13	STORM DRAINAGE PROFILES (SHEET 3 OF 6)	10/28/2014	4/13/2015	4/13/2015
C4.14	STORM DRAINAGE PROFILES (SHEET 4 OF 6)	10/28/2014	4/13/2015	4/13/2015
C4.15	STORM DRAINAGE (SHEET PROFILES 5 OF 6)	10/28/2014	4/13/2015	4/13/2015
C4.16	STORM DRAINAGE PROFILES (SHEET 6 OF 6)	10/28/2014	4/13/2015	4/13/2015
C4.17	STORM WATER MANAGEMENT PLAN	10/28/2014	4/13/2015	4/13/2015
C4.18	STORM DRAINAGE SCHEDULE	10/28/2014	4/13/2015	4/13/2015
C5.0	CANTERBURY CASTLE PLAN & PROFILE (SHEET 1 OF 2)	10/28/2014	3/10/2015	3/10/2015
C5.1	CANTERBURY CASTLE PLAN & PROFILE (SHEET 2 OF 2)	10/28/2014	3/10/2015	3/10/2015
C5.2	SPRINGWOOD ESTATE PLAN & PROFILE	10/28/2014	3/10/2015	3/10/2015
C5.3	SAGAMORE HILL & BELVEDERE CASTLE PLAN & PROFILE	10/28/2014	3/10/2015	3/10/2015
C5.4	NICHOLS HALL PLAN & PROFILE	1/26/2015	3/10/2015	3/10/2015
C5.5	SIGHT DISTANCE SMITH ROAD (SHEET 1 OF 2)	10/28/2014	1/26/2015	1/26/2015
C5.6	SIGHT DISTANCE SMITH ROAD (SHEET 2 OF 2)	10/28/2014	1/26/2015	1/26/2015
C5.7	SIGHT DISTANCE CANTERBURY CASTLE	1/26/2015		
C5.8	SIGHT DISTANCE SPRINGWOOD ESTATE	1/26/2015		
C6.0	EROSION CONTROL PLAN PHASE 1 OVERALL	10/28/2014	3/10/2015	11/17/2015
C6.1	EROSION CONTROL PLAN PHASE 1 (SHEET 1 OF 3)	10/28/2014	3/10/2015	3/10/2015
C6.2	EROSION CONTROL PLAN PHASE 1 (SHEET 2 OF 3)	10/28/2014	3/10/2015	3/10/2015
C6.3	EROSION CONTROL PLAN PHASE 1 (SHEET 3 OF 3)	10/28/2014	3/10/2015	3/10/2015
C6.4	EROSION CONTROL PLAN PHASE 2 OVERALL	10/28/2014	3/10/2015	11/17/2015
C6.5	EROSION CONTROL PLAN PHASE 2 (SHEET 1 OF 3)	10/28/2014	3/10/2015	3/10/2015
C6.6	EROSION CONTROL PLAN PHASE 2 (SHEET 2 OF 3)	10/28/2014	3/10/2015	3/10/2015
C6.7	EROSION CONTROL PLAN PHASE 2 (SHEET 3 OF 3)	10/28/2014	3/10/2015	3/10/2015
C6.8	EROSION CONTROL DETAIL (SHEET 1 OF 3)	10/28/2014	1/26/2015	1/26/2015
C6.9	EROSION CONTROL DETAIL (SHEET 2 OF 3)	10/28/2014	1/26/2015	1/26/2015
C6.10	EROSION CONTROL DETAIL (SHEET 3 OF 3)	1/26/2015		
C7.0	TREE PROTECTION AND PLANTING PLAN	10/28/2014	5/4/2015	11/17/2015
C7.1	PLANTING PLAN NOTES & DETAILS	10/28/2014	5/4/2015	5/4/2015
C8.0	SIGNAGE PLAN	10/28/2014	1/26/2015	1/26/2015



CHATEAU PHASE 1

CITY OF CHARLOTTE

MECKLENBURG COUNTY, NC



FINAL
APPROVAL

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.

REVISION
**APPROVED FOR
CONSTRUCTION**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 1-20-2016

APPROVED
By Emily Chien at 1:16 pm, Jan 20, 2016

APPROVED

APPROVED Kelly Robertson

APPROVED Carlos Alzate

ESP Associates, P.A.
Charlotte, NC 28204
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4846 (NC)
803-802-2410 (SC)
www.espassociates.com

ESP

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

NORTH CAROLINA
SEAL
027971
BENJAMIN A. MARTIN
ENGINEER
1/17/15

BY	DRD	TJD	TJD	GSU	DMS
NO.	1	2	3	4	5
DATE	1/28/2015	3/10/2015	4/13/2015	5/4/2015	11/17/2015
REVISION	REVISIONS PER CLDS COMMENTS	REVISIONS PER CLDS COMMENTS	REVISIONS PER CLDS COMMENTS	REVISIONS PER CLDS COMMENTS	REVISIONS OF APPROVED TREE SAVE AREA

COVER SHEET

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:	C0.0

ENGINEERING FIRM:
ADDRESS:
PHONE:
FAX:
CONTACT:

DEVELOPER:
ADDRESS:
PHONE:
CONTACT:

ESP ASSOCIATES, P.A.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 802-2440
(802) 802-2515
SCOTT CHILDERS, PE

LENNAR
11230 CARMEL COMMONS BOULEVARD
CHARLOTTE, NC 28226
(704) 542-8300
THOMAS JOHNSON



Know what's below.
Call before you dig.

THIS SET IS CURRENT THROUGH SHEET DATE 11/17/15



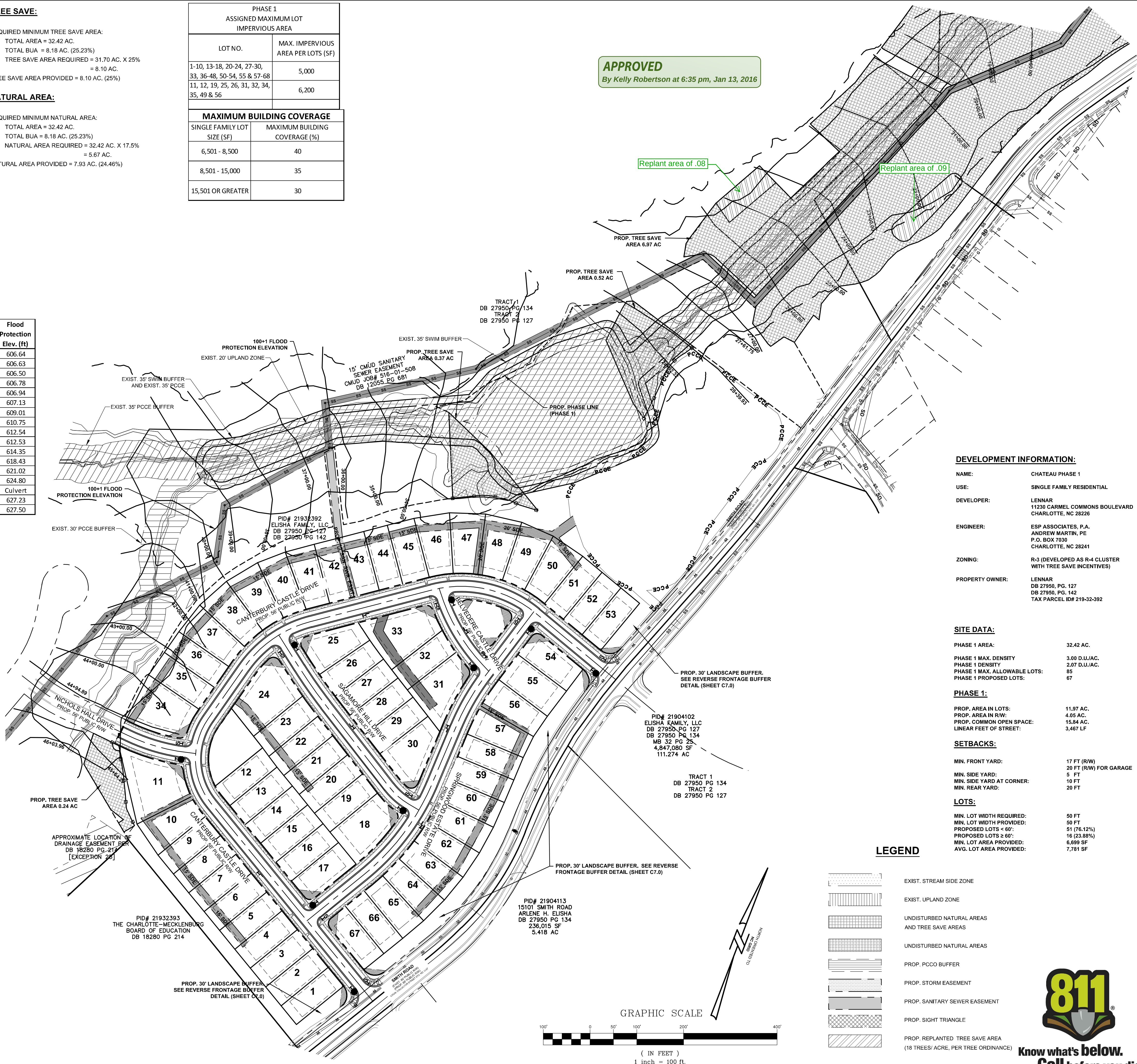
REQUIRED MINIMUM TREE SAVE AREA:
TOTAL AREA = 32.42 AC.
TOTAL BUA = 8.18 AC. (25.23%)
TREE SAVE AREA REQUIRED = 31.70 AC. X 25%
= 8.10 AC.
TREE SAVE AREA PROVIDED = 8.10 AC. (25%)

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%)

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

By Kelly Robertson at 6:35 pm, Jan 13, 2016

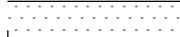
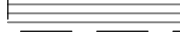
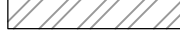


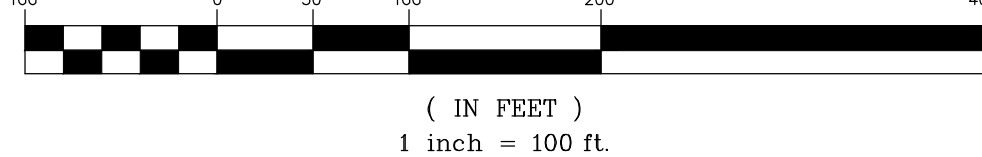
NAME:	CHATEAU PHASE 1
USE:	SINGLE FAMILY RESIDENTIAL
DEVELOPER:	LENNAR 11230 CARMEL COMMONS BOULEVARD CHARLOTTE, NC 28226
ENGINEER:	ESP ASSOCIATES, P.A. ANDREW MARTIN, PE P.O. BOX 7030 CHARLOTTE, NC 28241
ZONING:	R-3 (DEVELOPED AS R-4 CLUSTER WITH TREE SAVE INCENTIVES)
PROPERTY OWNER:	LENNAR DB 27950,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

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
 <u>PHASE 1:</u>	
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

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

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

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



**Know what's below.
Call before you dig.**

The logo for the European Society of Paediatric Radiology (ESPR) is located in the bottom right corner. It consists of the letters 'ESP' in a large, bold, serif font, with a stylized graphic element below it that resembles a chevron or a stylized 'E' made of three parallel lines.

1	1/26/2015	REVISIONS PER CLDS COMMENTS	DRD
2	3/10/2015	REVISIONS PER CLDS COMMENTS	TJD
3	5/4/2015	REVISIONS PER CLDS COMMENTS	GSU
4	11/17/2015	REVISIONS OF APPROVED TREE SAVE AREA	

SITE PLAN OVERALL

CHATEAU PHASE 1

CHARLOTTE NC

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

C30

CS.0

C3.0