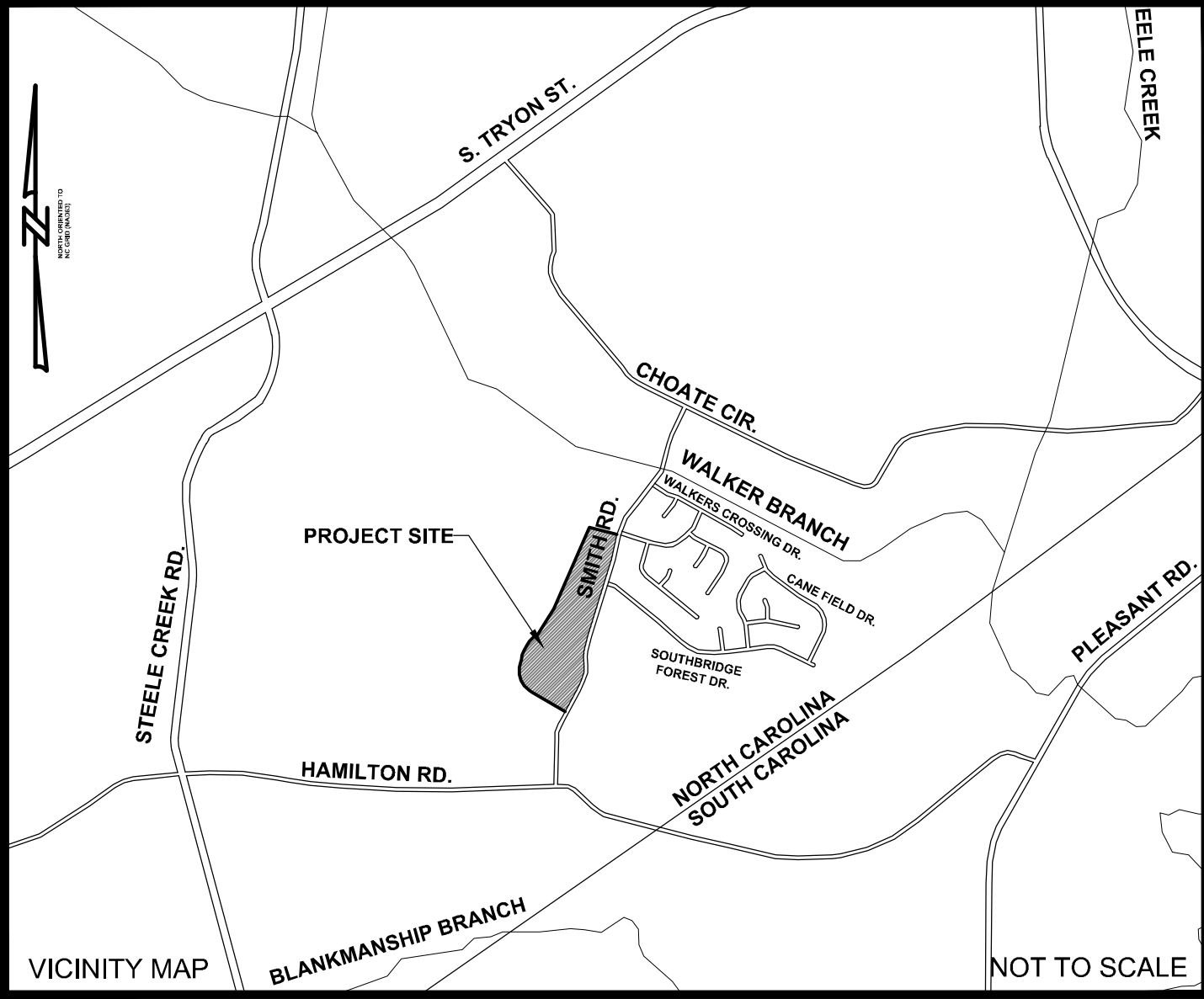




CHATEAU PHASE 1

CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC



FINAL
APPROVAL

ENGINEERING

PCO / 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 AT <http://development.charmeck.org>

APPROVED

By Emily Chien at 2:06 pm, Oct 19, 2016

APPROVED

APPROVED

By Kelly Robertson at 1:27 pm, Oct 17, 2016

APPROVED

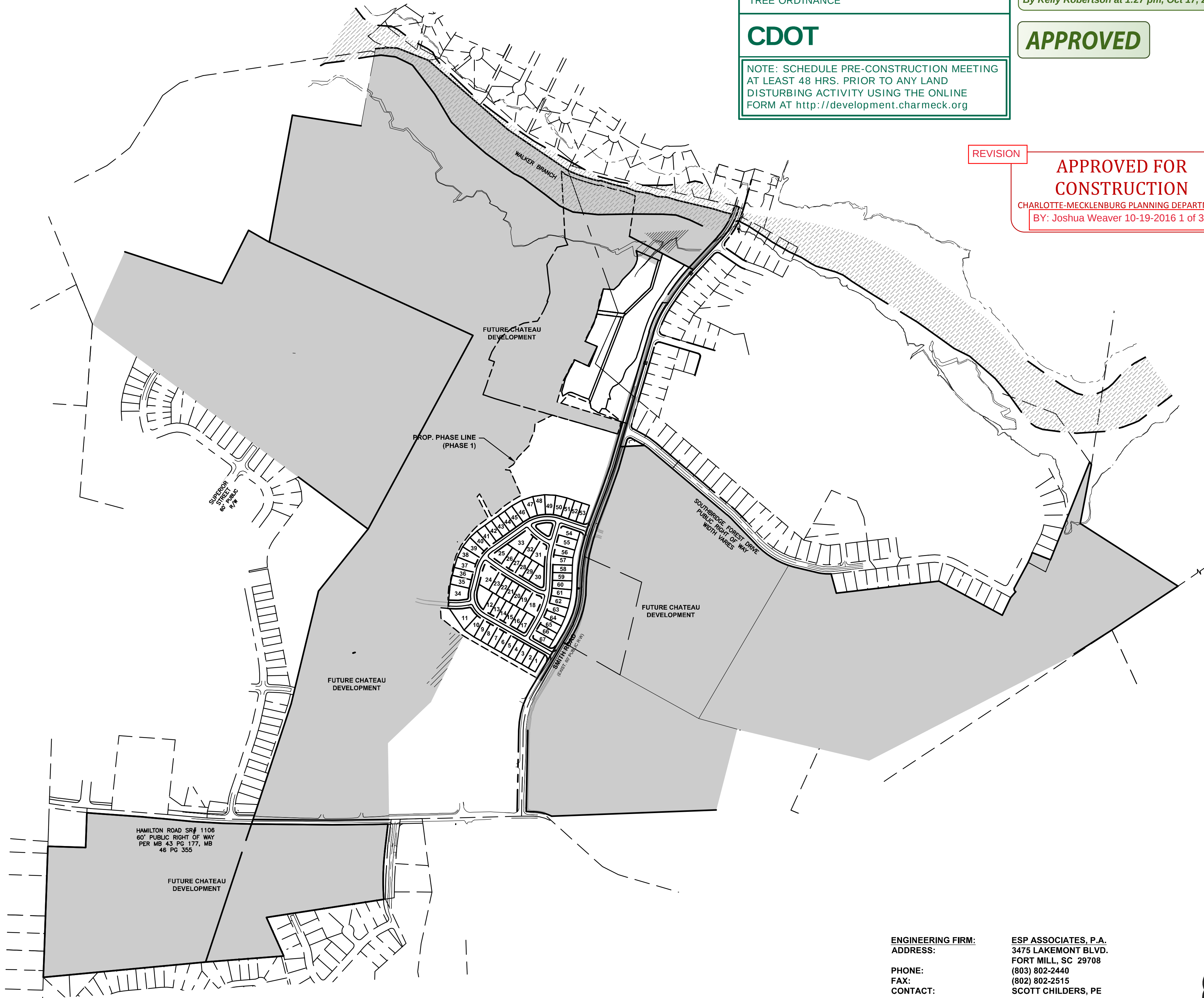
**APPROVED FOR
CONSTRUCTION**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 10-19-2016 1 of 3

INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE	REVISED DATE	REVISED DATE	REVISED DATE
C0.0	COVER SHEET	10/28/2014	5/4/2015	11/17/2015	5/25/2016	9/26/2016
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		9/26/2016
C3.1	SITE PLAN (SHEET 1 OF 3)	10/28/2014	5/4/2015	5/4/2015		9/26/2016
C3.2	SITE PLAN (SHEET 2 OF 3)	10/28/2014	5/4/2015	5/4/2015		9/26/2016
C3.3	SITE PLAN (SHEET 3 OF 3)	10/28/2014	5/4/2015	5/4/2015		9/26/2016
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		9/26/2016
C4.2	GRADING PLAN (SHEET 2 OF 3)	10/28/2014	5/4/2015	5/4/2015		9/26/2016
C4.3	GRADING PLAN (SHEET 3 OF 3)	10/28/2014	5/4/2015	5/4/2015		9/26/2016
C4.4	DRAINAGE AREA MAP	10/28/2014	1/26/2015	1/26/2015		9/26/2016
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		9/26/2016
C5.6	SIGHT DISTANCE SMITH ROAD (SHEET 2 OF 2)	10/28/2014	1/26/2015	1/26/2015		9/26/2016
C5.7	SIGHT DISTANCE CANTERBURY CASTLE	1/26/2015				9/26/2016
C5.8	SIGHT DISTANCE SPRINGWOOD ESTATE	1/26/2015				9/26/2016
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		9/26/2016
C6.5	EROSION CONTROL PLAN PHASE 2 (SHEET 1 OF 3)	10/28/2014	3/10/2015	3/10/2015		9/26/2016
C6.6	EROSION CONTROL PLAN PHASE 2 (SHEET 2 OF 3)	10/28/2014	3/10/2015	3/10/2015		9/26/2016
C6.7	EROSION CONTROL PLAN PHASE 2 (SHEET 3 OF 3)	10/28/2014	3/10/2015	3/10/2015		9/26/2016
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 (SHEET 1 OF 2)	10/28/2014	5/4/2015	11/17/2015	5/25/2016	9/26/2016
C7.1	TREE PROTECTION AND PLANTING PLAN (SHEET 2 OF 2)	10/28/2014	5/4/2015	5/26/2016	5/26/2016	9/26/2016
C7.2	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		

GRAPHIC SCALE



THIS SET IS CURRENT THROUGH SHEET DATE 5/25/16

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



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

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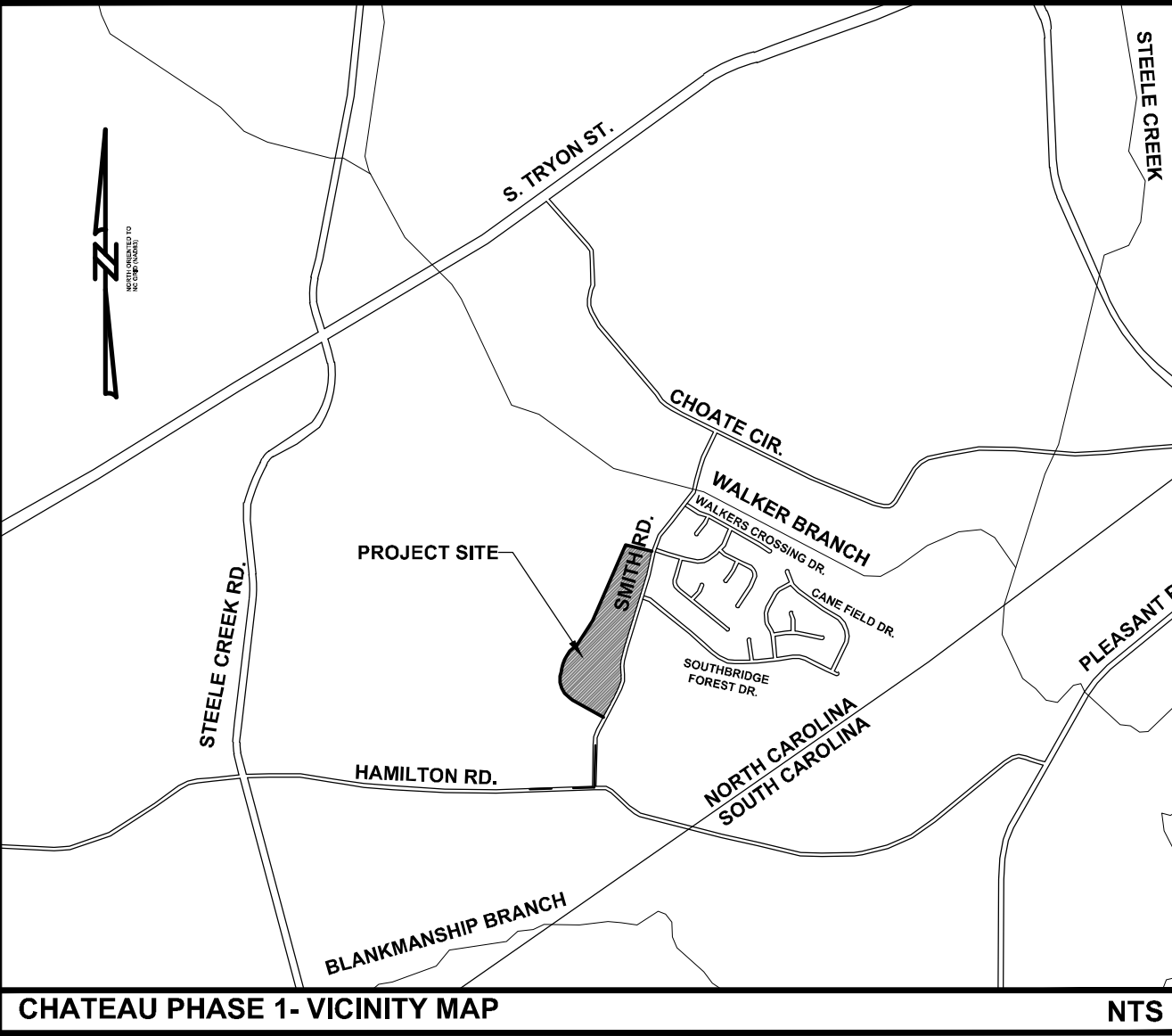
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CHATEAU PHASE 1- VICINITY MAP NTS

TREE SAVE:

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

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

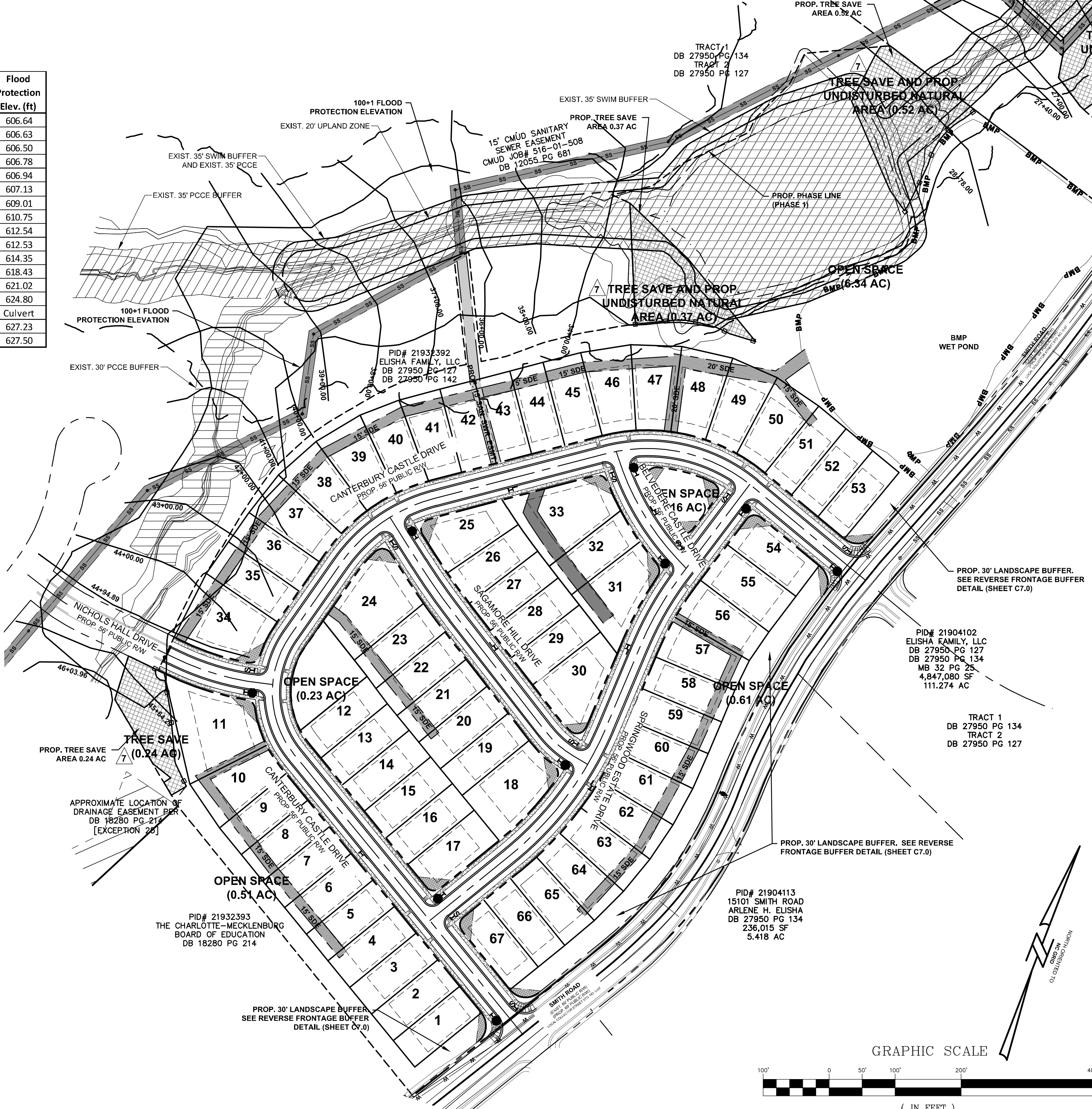
By Kelly Robertson at 1:18 pm, Oct 17, 2016

Replant areas .08
and .00 acres

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 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 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 (e.g., 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 (PCEs) 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



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:

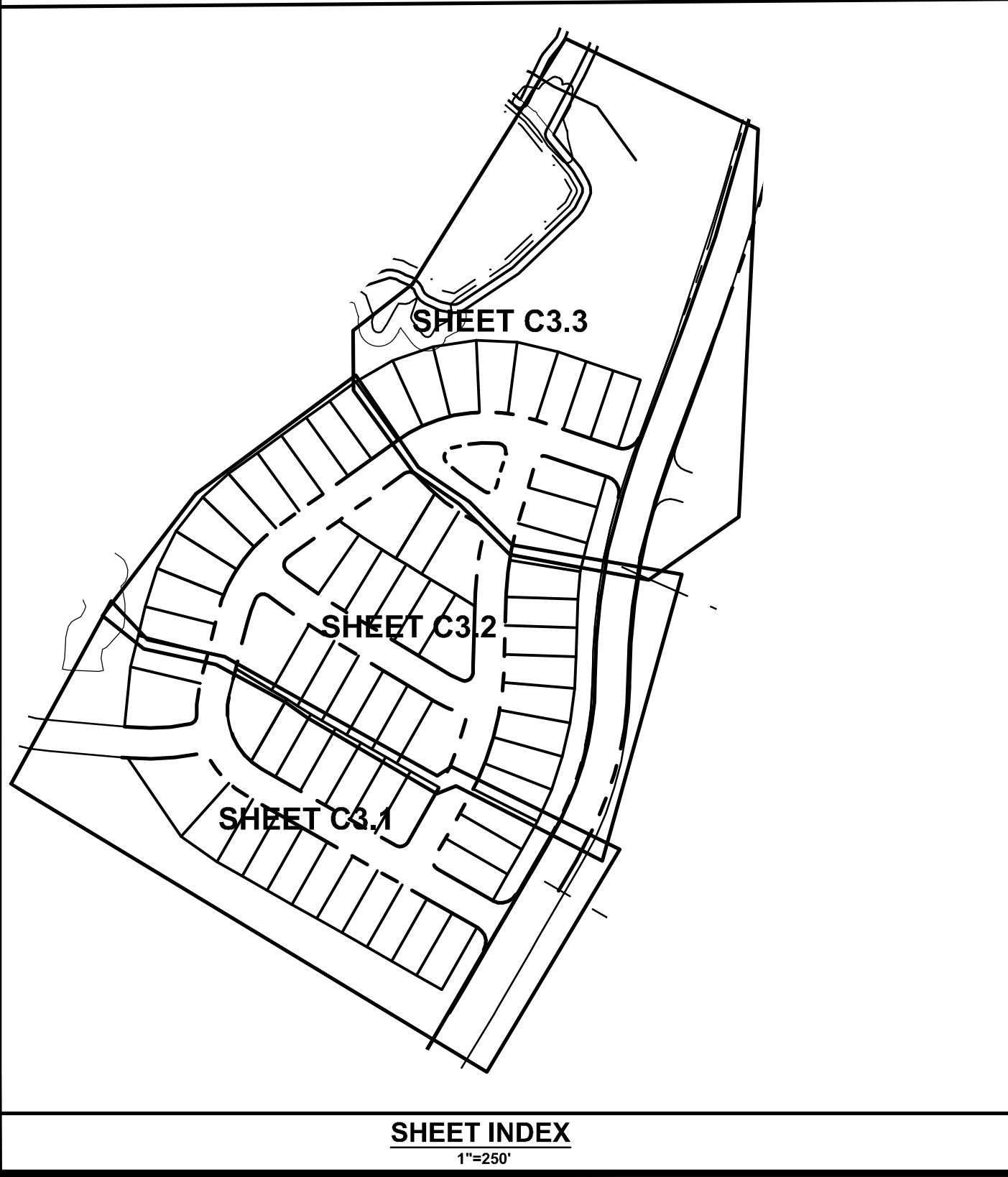
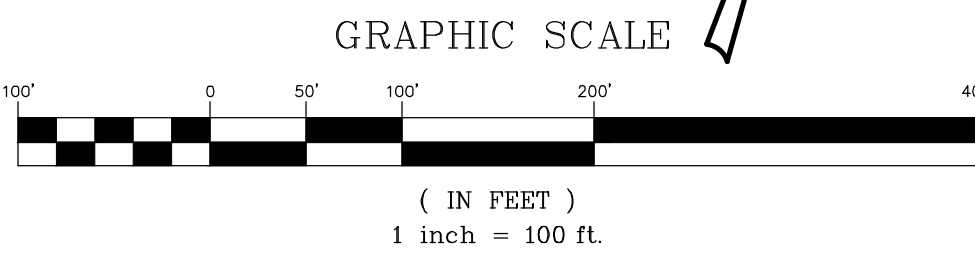
MIN. FRONT YARD: 17 FT (R/W)
20 FT (R/W) FOR GARAGE
MIN. SIDE YARD: 5 FT
MIN. SIDE YARD AT CORNER: 10 FT
MIN. REAR YARD: 30 FT
MIN. REAR YARD AT LOTS THAT
REVERSE FRONT SMITH ROAD: 20 FT

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: 6,899 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. PCCO 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 7030
CHARLOTTE, NC 28241
3475 Lakewood Blvd
Fort Mill, SC 29708
704-583-4946 (NC)
803-802-2410 (SC)
www.espassociates.com

ESP

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

NORTH CAROLINA
SEAL
027971
ENGINEER
ANDREW MARTIN
9/26/16

BY	DRD	TJD	GSU	DMS	DMS
NO.	1	2	3	4	5
DATE	1/26/2015	3/10/2015	5/4/2015	11/17/2015	5/2/2016
REVISION	REVISIONS PER CLDS COMMENTS	REVISIONS PER CLDS COMMENTS	REVISIONS PER CLDS COMMENTS	REVISIONS OF APPROVED TREE SAVE AREA	REVISIONS OF APPROVED TREE SAVE AREA

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

811
Know what's below.
Call before you dig.