

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 10:18 am, Oct 25, 2016

APPROVED

APPROVED

Kelly

APPROVED

Carlos Alzate

REVISION

**APPROVED FOR
CONSTRUCTION**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 10-25-2016 1 of 3

CHATEAU PHASE 2

CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

Chateau - Roadway Improvement Phasing Schedule

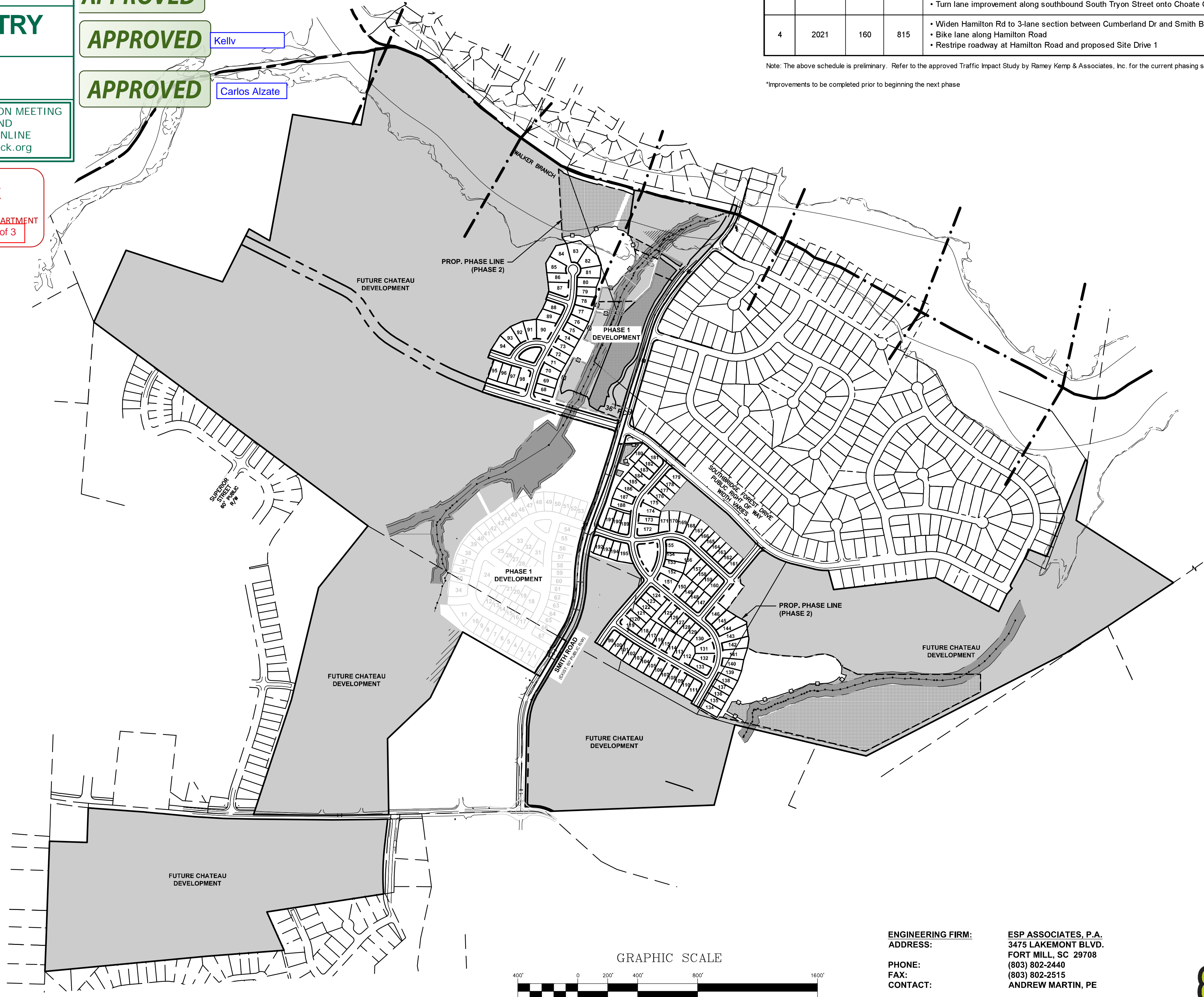
Phase	Phase Build Year	Lots in Phase	Total Lots	Description of Improvements*
1		100	100	• Widen the Smith Road cross-section between Hamilton Road and Choate Circle • Restripe the northbound portion of Smith Road at Choate Circle
2	2016	105	205	• Turn lane improvements at Smith Road and Choate Circle • Turn lane improvements at Steele Creek Road and Hamilton Road • Turn lane improvements at Carowinds Boulevard and Choate Circle
3	2019	450	655	• Construct roundabout at Smith Road and Hamilton Road • Install traffic signal at Smith Road and Choate Circle • Turn lane improvement along southbound South Tryon Street onto Choate Circle
4	2021	160	815	• Widen Hamilton Rd to 3-lane section between Cumberland Dr and Smith Boyd Rd • Bike lane along Hamilton Road • Restripe roadway at Hamilton Road and proposed Site Drive 1

Note: The above schedule is preliminary. Refer to the approved Traffic Impact Study by Ramey Kemp & Associates, Inc. for the current phasing schedule.

*Improvements to be completed prior to beginning the next phase

INDEX OF SHEETS

SHEET NO.	SHEET TITLE	ORIGINAL DATE	REVISED DATE
C0.0	COVER SHEET	6/1/2015	9/20/2016
C1.0	DEVELOPMENT DETAILS (SHEET 1 OF 4)	6/1/2015	11/5/2015
C1.1	DEVELOPMENT DETAILS (SHEET 2 OF 4)	6/1/2015	11/5/2015
C1.2	DEVELOPMENT DETAILS (SHEET 3 OF 4)	6/1/2015	11/5/2015
C1.3	DEVELOPMENT DETAILS (SHEET 4 OF 4)	6/1/2015	9/20/2016
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN (SHEET 1 OF 2)	6/1/2015	9/1/2015
C2.1	EXISTING CONDITIONS AND DEMOLITION PLAN (SHEET 2 OF 2)	6/1/2015	11/5/2015
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C3.3	SITE PLAN (SHEET 3 OF 6)	6/1/2015	5/25/2016
C3.4	SITE PLAN (SHEET 4 OF 6)	6/1/2015	5/25/2016
C3.5	SITE PLAN (SHEET 5 OF 6)	6/1/2015	5/25/2016
C3.6	SITE PLAN (SHEET 6 OF 6)	6/1/2015	5/25/2016
C3.7	TURNING MOVEMENTS (SHEET 1 OF 3)	6/1/2015	11/5/2015
C3.8	TURNING MOVEMENTS (SHEET 2 OF 3)	6/1/2015	9/1/2015
C3.9	TURNING MOVEMENTS (SHEET 3 OF 3)	6/1/2015	5/25/2016
C4.0	OVERALL GRADING PLAN	6/1/2015	9/20/2016
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C4.2	GRADING PLAN (SHEET 2 OF 6)	6/1/2015	9/20/2016
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C4.4	GRADING PLAN (SHEET 4 OF 6)	6/1/2015	5/25/2016
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C4.13	CHANNEL CROSS SECTIONS - NORTH (SHEET 2 OF 3)	6/1/2015	9/20/2016
C4.14	CHANNEL CROSS SECTIONS - NORTH (SHEET 3 OF 3)	6/1/2015	9/20/2016
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C4.16	CHANNEL CROSS SECTIONS - SOUTH (SHEET 1 OF 3)	6/1/2015	9/20/2016
C4.17	CHANNEL CROSS SECTIONS - SOUTH (SHEET 2 OF 3)	6/1/2015	9/20/2016
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C4.32	STORM DRAINAGE PROFILES (SHEET 14 OF 16)	6/1/2015	9/20/2016
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C5.5	CANTERBURY CASTLE DRIVE PLAN & PROFILE	6/1/2015	9/1/2015
C5.6	BELMONT MANSION DRIVE PLAN & PROFILE (SHEET 1 OF 2)	6/1/2015	9/1/2015
C5.7	BELMONT MANSION DRIVE PLAN & PROFILE (SHEET 2 OF 2)	6/1/2015	9/1/2015
C5.8	WRIGLEY MANSION DRIVE PLAN & PROFILE	6/1/2015	9/1/2015
C5.9	ROCKY HILL CASTLE DRIVE PLAN & PROFILE	6/1/2015	9/1/2015
C5.10	BIRKLEY CASTLE DRIVE PLAN & PROFILE	6/1/2015	9/1/2015
C5.11	SIGHT DISTANCE PROFILE - SMITH ROAD (SHEET 1 OF 2)	6/1/2015	9/1/2015
C5.12	SIGHT DISTANCE PROFILE - SMITH ROAD (SHEET 2 OF 2)	6/1/2015	9/1/2015
C5.13	SIGHT DISTANCES (SHEET 1 OF 4)	6/1/2015	9/1/2015
C5.14	SIGHT DISTANCES (SHEET 2 OF 4)	6/1/2015	9/1/2015
C5.15	SIGHT DISTANCES (SHEET 3 OF 4)	6/1/2015	9/1/2015
C5.16	SIGHT DISTANCES (SHEET 4 OF 4)	6/1/2015	9/1/2015
C6.0	EROSION CONTROL PLAN PHASE 1 OVERALL	6/1/2015	9/20/2016
C6.1	EROSION CONTROL PLAN PHASE 1 (SHEET 1 OF 6)	6/1/2015	9/20/2016
C6.2	EROSION CONTROL PLAN PHASE 1 (SHEET 2 OF 6)	6/1/2015	5/25/2016
C6.3	EROSION CONTROL PLAN PHASE 1 (SHEET 3 OF 6)	6/1/2015	5/25/2016
C6.4	EROSION CONTROL PLAN PHASE 1 (SHEET 4 OF 6)	6/1/2015	5/25/2016
C6.5	EROSION CONTROL PLAN PHASE 1 (SHEET 5 OF 6)	6/1/2015	5/25/2016
C6.6	EROSION CONTROL PLAN PHASE 1 (SHEET 6 OF 6)	6/1/2015	5/25/2016
C6.7	EROSION CONTROL PLAN PHASE 2 OVERALL	6/1/2015	9/20/2016
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C6.10	EROSION CONTROL PLAN PHASE 2 (SHEET 3 OF 6)	6/1/2015	5/25/2016
C6.11	EROSION CONTROL PLAN PHASE 2 (SHEET 4 OF 6)	6/1/2015	5/25/2016
C6.12	EROSION CONTROL PLAN PHASE 2 (SHEET 5 OF 6)	6/1/2015	5/25/2016
C6.13	EROSION CONTROL PLAN PHASE 2 (SHEET 6 OF 6)	6/1/2015	5/25/2016
C6.14	EROSION CONTROL DETAILS (SHEET 1 OF 3)	6/1/2015	5/25/2016
C6.15	EROSION CONTROL DETAILS (SHEET 2 OF 3)	6/1/2015	9/1/2015
C6.16	EROSION CONTROL DETAILS (SHEET 3 OF 3)	6/1/2015	9/20/2016
C7.0	TREE PROTECTION AND PLANTING PLAN (SHEET 1 OF 2)	6/1/2015	9/20/2016
C7.1	TREE PROTECTION AND PLANTING PLAN (SHEET 2 OF 2)	6/1/2015	9/20/2016
C7.2	PLANTING PLAN NOTES & DETAILS	6/1/2015	9/20/2016
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C8.1	SIGNAGE PLAN (SHEET 2 OF 2)	6/1/2015	5/25/2016



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

ENGINEERING FIRM:

ADDRESS:

PHONE:

FAX:

CONTACT:

DEVELOPER:

ADDRESS:

PHONE:

CONTACT:

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

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



COVER SHEET

CHATEAU PHASE 2

CHARLOTTE, NC

PROJECT INFORMATION

PROJECT MANAGER:

DESIGNED BY:

DRAWN BY:

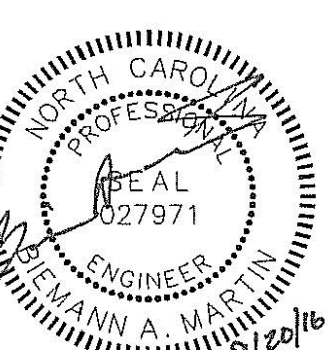
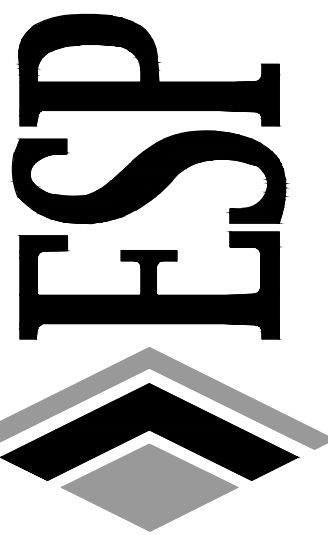
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ORIGINAL DATE:

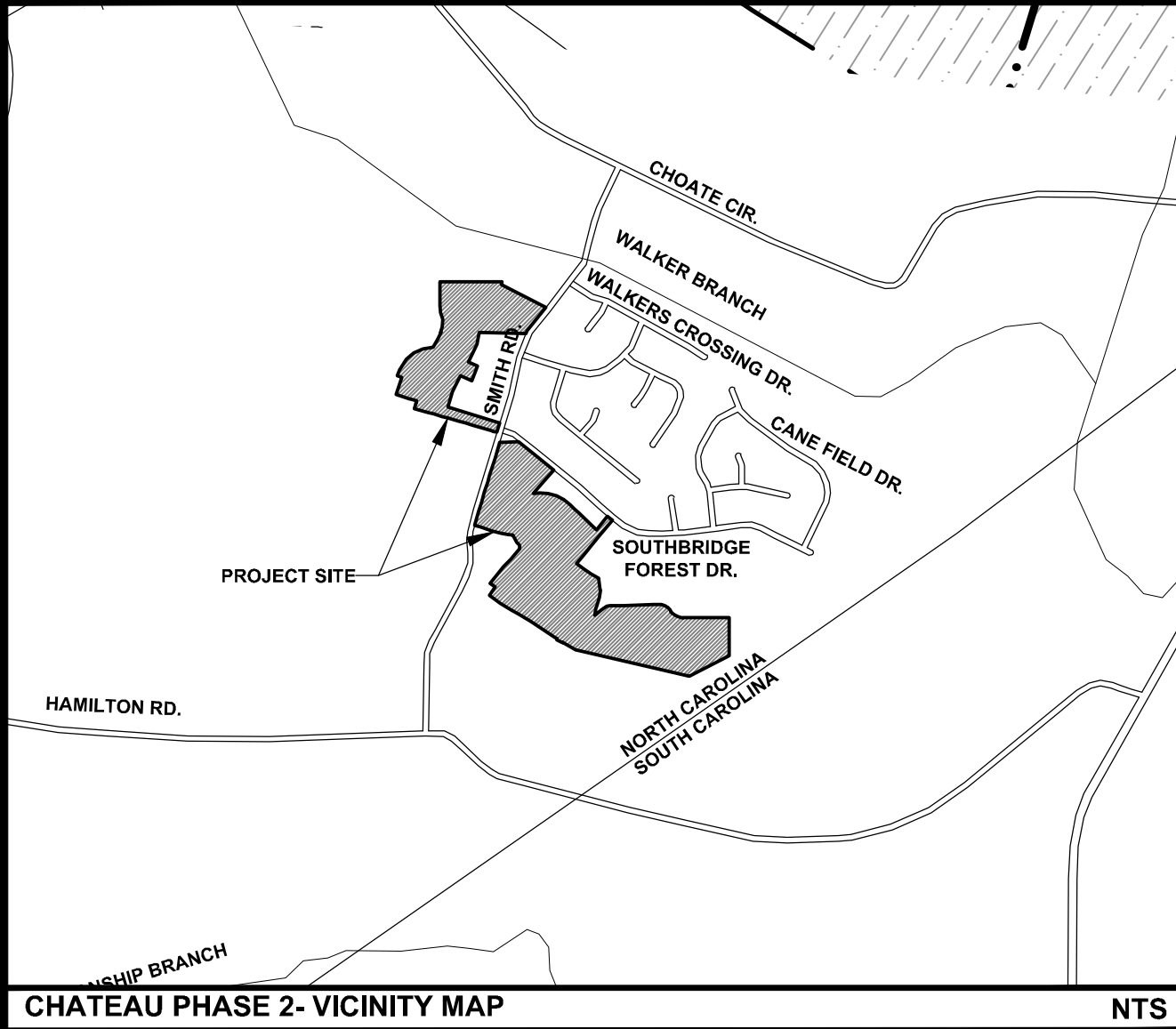
SHEET:

C0.0

ESP ASSOCIATES, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-802-2440 (SC)
www.espassociates.com



NO.	DATE	REVISION	BY
1	9/1/2015	REVISION PER CITY OF CHARLOTTE COMMENTS	DMS
2	11/05/2015	REVISION PER CITY OF CHARLOTTE COMMENTS	DMS
3	12/07/2015	REVISION PER CITY OF CHARLOTTE COMMENTS	DMS
4	5/25/2016	REVISION PER GRADING ADJUSTMENTS	DMS
6	9/20/2016	REVISION PER CITY OF CHARLOTTE COMMENTS AND CULVERT DESIGN CHANGE	DMS



CHATEAU PHASE 2- VICINITY MAP

TREE SAVE:

REQUIRED MINIMUM TREE SAVE AREA:
TOTAL AREA = 60.88 AC.
TOTAL BUA = 17.14 AC. (28.15%)
TREE SAVE AREA REQUIRED = 60.88 AC. X 25%
= 15.22 AC.

TREE SAVE AREA PROVIDED = 15.22 AC. (25%)
TREE SAVE AREAS WITHOUT ADEQUATE CANOPY GROWTH WILL HAVE TO BE REPLANTED PER THE TREE ORDINANCE

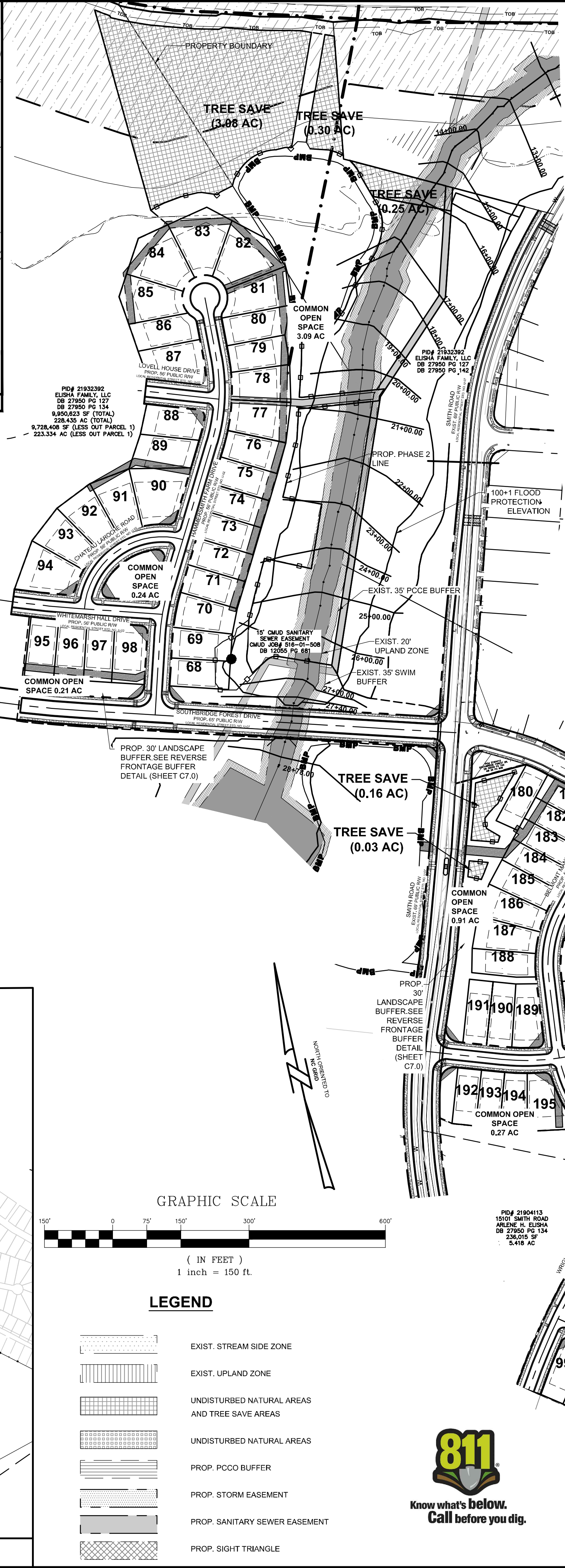
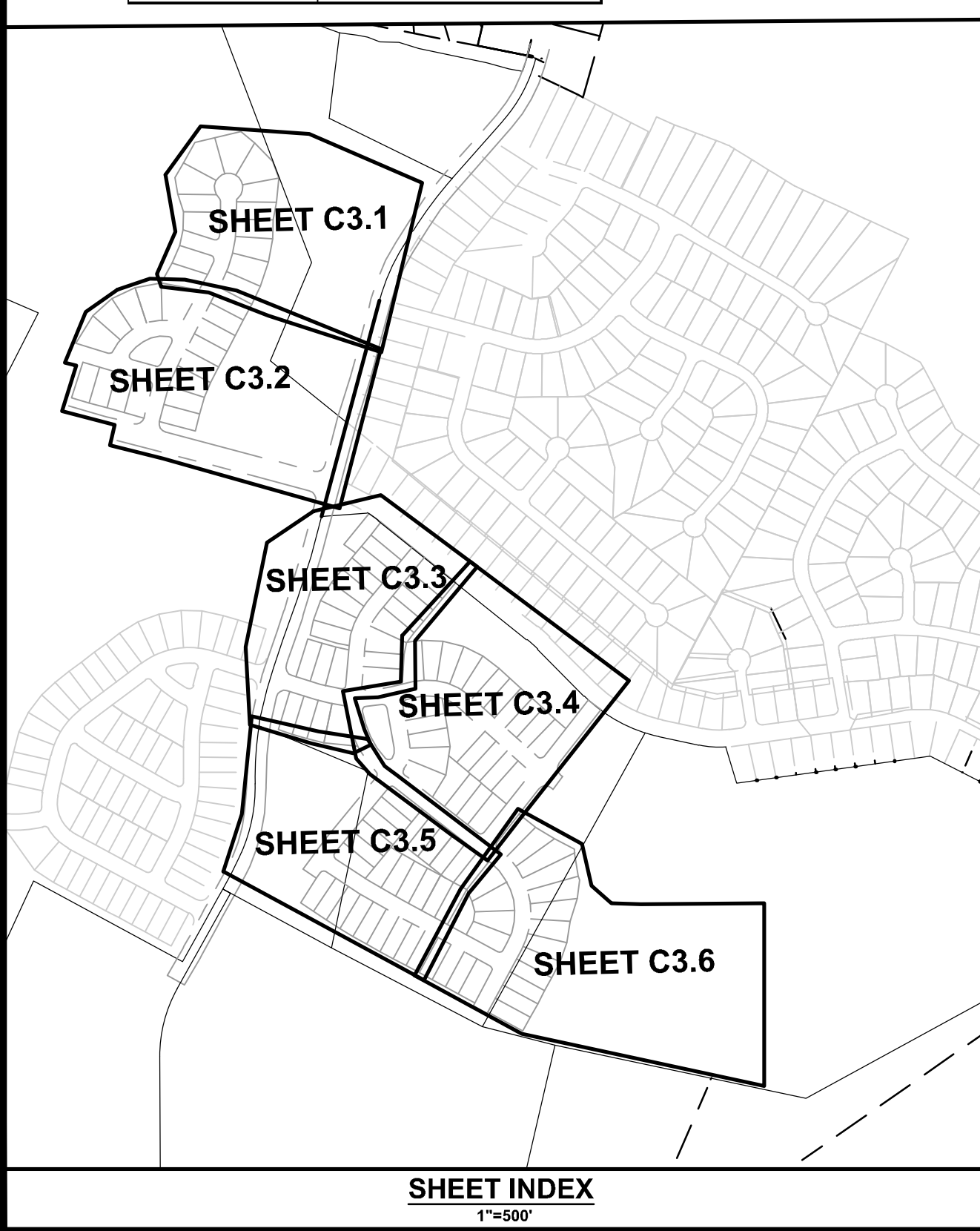
NATURAL AREA:

REQUIRED MINIMUM NATURAL AREA:
TOTAL AREA = 60.88 AC.
TOTAL BUA = 17.14 AC. (28.15%)
NATURAL AREA REQUIRED = 60.88 AC. X 17.5%
= 10.65 AC.

NATURAL AREA PROVIDED = 21.94 AC. (36.04%)

PHASE 2 ASSIGNED MAXIMUM LOT IMPERVIOUS AREA	
LOT NO.	MAX. IMPERVIOUS AREA PER LOTS (SF)
99-195	3,800
68-98	4,800

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



Flood Study Cross-section	100- Year W.S.E. (ft)	Dam Breach W.S.E. (ft)	Flood Protection Elev. (ft)
11+00	575.48	578.78	579.78
12+00	577.41	581.11	582.11
13+00	577.68	581.51	582.51
14+00	578.29	581.22	582.22
15+00	579.93	582.57	583.57
16+00	581.36	584.14	585.14
17+00	581.77	584.79	585.79
18+00	581.88	584.60	585.60
19+00	582.58	585.40	586.40
20+00	583.80	587.32	588.32
21+00	584.87	587.94	588.94
22+00	586.13	588.88	589.88
23+00	586.24	588.89	589.89
24+00	587.44	590.44	591.44
25+00	588.38	591.42	592.42
26+00	589.27	592.65	593.65
27+00	590.66	593.72	594.72
27+40	590.62	594.93	595.93
28+78	597.58	601.09	602.09

APPROVED
By Kelly Robertson at 11:36 am, Oct 17, 2016

- NOTES:**
- BOUNDARY INFORMATION TAKEN FROM "BOUNDARY SURVEY AND MINOR SUBDIVISION PLAT OF THE ELISHA PROPERTY", BY ESP ASSOCIATES, P.A., DATED 9-29-14.
 - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
 - 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 CLOSM# 50.05 (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. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA, ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 - 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 WITH THE 100+ STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE 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 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.
 - "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 CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
 - 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. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
 - 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 (PCCES) MUST BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - 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://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTM](http://www.charmeck.org/departments/transportation/street-maintenance/home.htm)
 - ANY WORK WITHIN THE CITY'S RW THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A RW USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE RW USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
 - CONSTRUCTION STAGING WITHIN CITY RW LASTING MORE THAN 30 DAYS REQUIRES A RW LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.
 - RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A RW LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF RW CLOSURES. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.
 - ANTICIPATED START DATE JANUARY 2016. ANTICIPATED END DATE JUNE 2016.

DEVELOPMENT INFORMATION:

NAME: CHATEAU PHASE 2

USE: SINGLE FAMILY RESIDENTIAL

DEVELOPER: LENNAR CAROLINAS, LLC
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 CAROLINAS, LLC
DB 27950, PG. 127
DB 27950, PG. 142
TAX PARCEL ID# 219-32-392

SITE DATA:

PHASE 2 AREA: 60.88 AC.

PHASE 2 MAX. DENSITY: 3.00 D.U./AC.
PHASE 2 DENSITY: 2.10 D.U./AC.
PHASE 2 MAX. ALLOWABLE LOTS: 182
PHASE 2 PROPOSED LOTS: 128

PHASE 2:

PROP. AREA IN LOTS: 24.75 AC.
PROP. AREA IN RW: 9.92 AC.
PROP. COMMON OPEN SPACE: 22.20 AC.
LINEAR FEET OF STREET: 7,719 LF

SETBACKS:

MIN. FRONT YARD: 17 FT (RW)
20 FT (RW) FOR GARAGE

MIN. SIDE YARD: 5 FT
MIN. SIDE YARD AT CORNER: 10 FT
MIN. REAR YARD: 30 FT

LOTS:

MIN. LOT WIDTH REQUIRED: 50.00 FT
MIN. LOT WIDTH PROVIDED: 58.80 FT
PROPOSED LOTS < 60': 67 (52.34%)
PROPOSED LOTS ≥ 60': 61 (47.66%)
MIN. LOT AREA REQUIRED: 6,000 SF
MIN. LOT AREA PROVIDED: 6,032 SF
AVG. LOT AREA PROVIDED: 6,433 SF

Flood Study Cross-section	100- Year W.S.E. (ft)	Flood Protection Elev. (ft)
0+00	576.82	577.82
1+00	578.01	579.01
2+00	579.37	580.37
3+00	580.33	581.33
4+00	581.06	582.06
5+00	584.91	585.91
6+00	582.90	583.90
7+00	583.70	584.70
8+00	584.71	585.71
9+00	586.20	587.20
10+00	587.41	588.41
11+00	588.21	589.21
12+00	589.19	590.19
13+00	590.37	591.37
14+00	591.60	592.60
15+00	592.95	593.95
16+00	594.50	595.50
17+00	595.78	596.78
18+00	597.36	598.36
19+00	598.94	599.94
20+00	601.91	602.91
21+00	605.35	606.35
21+72.00	607.41	608.41

ESP Associates, P.A.
P.O. Box 7193
Charlotte, NC 28241
3475 Lakewood Blvd
Fort Mill, SC 29508
704-483-4949 (NC)
803-802-2410 (SC)
www.espassociates.com

ESP

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

NORTH CAROLINA
Professional Engineer
ANDREW MARTIN
027971
9/28/16

BY	DMS	DMS	DMS	DMS	DMS
REVISION	NO.	DATE	REVISION	NO.	DATE
REVISION PER CITY OF CHARLOTTE COMMENTS	1	9/1/2015	REVISION PER CITY OF CHARLOTTE COMMENTS	2	11/05/2015
REVISION PER CITY OF CHARLOTTE COMMENTS	3	12/07/2015	REVISION PER CITY OF CHARLOTTE COMMENTS	4	5/25/2016
REVISION PER CITY OF CHARLOTTE COMMENTS	5	9/20/2016	REVISION PER CITY OF CHARLOTTE COMMENTS	6	9/20/2016

SITE PLAN OVERALL

CHATEAU PHASE 2

LENNAR CAROLINAS, LLC

CHARLOTTE, NC

PROJECT INFORMATION

PROJECT MANAGER: BAM

DESIGNED BY: DRD

DRAWN BY: CSH

PROJECT NUMBER: CN13.400

ORIGINAL DATE: 6/1/2015

SHEET: C3.0