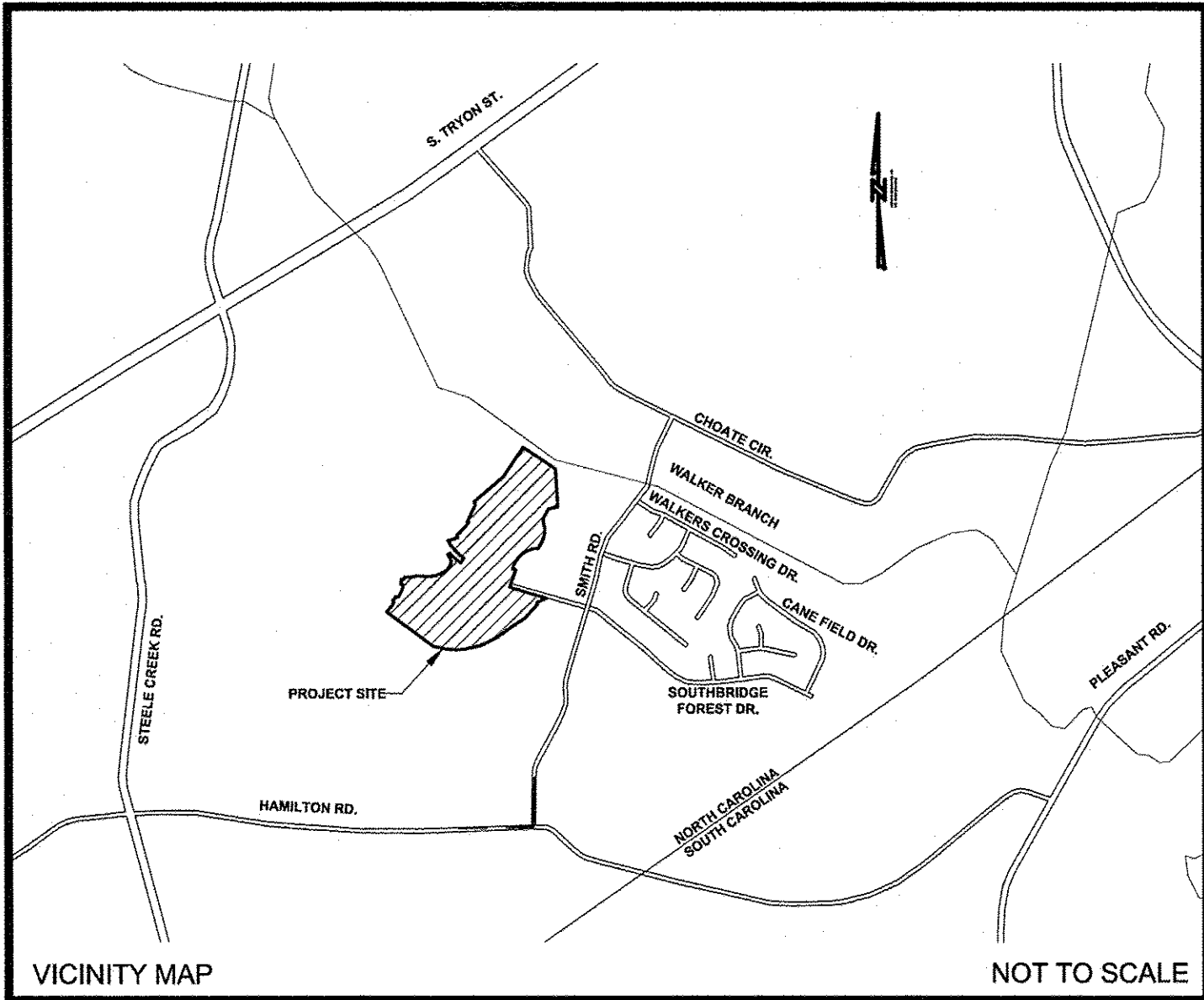




CHATEAU PHASE 3

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 2:16 pm, Feb 17, 2017

APPROVED

APPROVED

By Kelly Robertson at 11:20 am, Jan 25, 2017

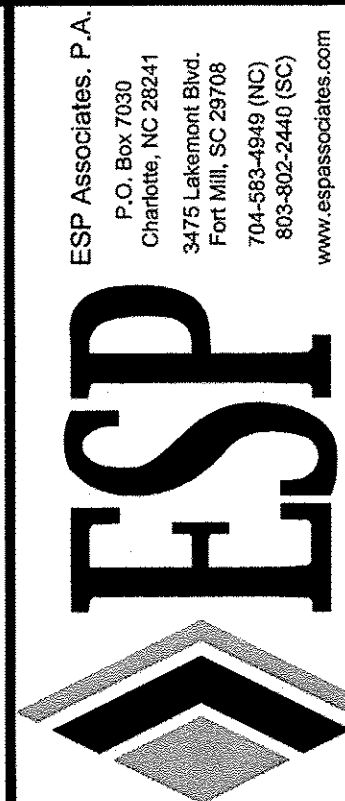
APPROVED

Carlos Alzate

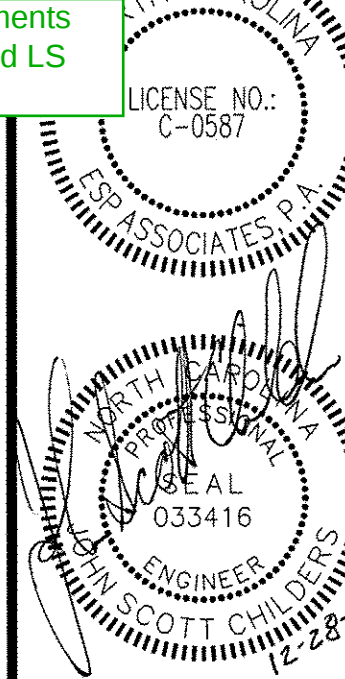
REVISION

APPROVED FOR
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 2-17-2017 1of 2



ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4546 (NC)
803-802-2440 (SC)
www.espassociates.com



NO.	DATE	REVISION	BY	ECB	SWM
1	09/24/2016	REVISED PER CITY OF CHARLOTTE COMMENTS			
2	12/28/2016	REVISED PER SITE ADJUSTMENTS			

COVER SHEET	CHATEAU PHASE 3
LENNAR CAROLINAS, LLC	CHARLOTTE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	APG
DESIGNED BY:	ECB
DRAWN BY:	ECB
PROJECT NUMBER:	CN13.430
ORIGINAL DATE:	03/11/2016
SHEET:	C0.0

SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
C0.0	COVER SHEET	03/11/2016	12/28/2016
C1.0	DEVELOPMENT DETAILS (SHEET 1 OF 4)	03/11/2016	—
C1.1	DEVELOPMENT DETAILS (SHEET 2 OF 4)	03/11/2016	—
C1.2	DEVELOPMENT DETAILS (SHEET 3 OF 4)	03/11/2016	—
C1.3	DEVELOPMENT DETAILS (SHEET 4 OF 4)	03/11/2016	—
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN	03/11/2016	08/24/2016
C3.0	OVERALL PHASE SITE PLAN	03/11/2016	08/24/2016
C3.1	OVERALL SITE PLAN	03/11/2016	12/28/2016
C3.2	SITE PLAN (SHEET 1 OF 4)	03/11/2016	12/28/2016
C3.3	SITE PLAN (SHEET 2 OF 4)	03/11/2016	12/28/2016
C3.4	SITE PLAN (SHEET 3 OF 4)	03/11/2016	12/28/2016
C3.5	SITE PLAN (SHEET 4 OF 4)	03/11/2016	08/24/2016
C3.6	TURNING MOVEMENTS (SHEET 1 OF 2)	03/11/2016	—
C3.7	TURNING MOVEMENTS (SHEET 2 OF 2)	03/11/2016	—
C4.0	OVERALL GRADING PLAN	03/11/2016	12/28/2016
C4.1	GRADING AND DRAINAGE PLAN (SHEET 1 OF 4)	03/11/2016	12/28/2016
C4.2	GRADING AND DRAINAGE PLAN (SHEET 2 OF 4)	03/11/2016	12/28/2016
C4.3	GRADING AND DRAINAGE PLAN (SHEET 3 OF 4)	03/11/2016	12/28/2016
C4.4	GRADING AND DRAINAGE PLAN (SHEET 4 OF 4)	03/11/2016	08/24/2016
C4.5	STORM DRAINAGE PROFILES (SHEET 1 OF 10)	03/11/2016	08/24/2016
C4.6	STORM DRAINAGE PROFILES (SHEET 2 OF 10)	03/11/2016	08/24/2016
C4.7	STORM DRAINAGE PROFILES (SHEET 3 OF 10)	03/11/2016	08/24/2016
C4.8	STORM DRAINAGE PROFILES (SHEET 4 OF 10)	03/11/2016	08/24/2016
C4.9	STORM DRAINAGE PROFILES (SHEET 5 OF 10)	03/11/2016	08/24/2016
C4.10	STORM DRAINAGE PROFILES (SHEET 6 OF 10)	03/11/2016	08/24/2016
C4.11	STORM DRAINAGE PROFILES (SHEET 7 OF 10)	03/11/2016	08/24/2016
C4.12	STORM DRAINAGE PROFILES (SHEET 8 OF 10)	03/11/2016	08/24/2016
C4.13	STORM DRAINAGE PROFILES (SHEET 9 OF 10)	03/11/2016	12/28/2016
C4.14	STORM DRAINAGE PROFILES (SHEET 10 OF 10)	03/11/2016	12/28/2016
C4.15	STORM DRAINAGE AREA PLAN	03/11/2016	12/28/2016
C4.16	100+1 STUDY CHANNEL CROSS SECTION PLAN	03/11/2016	08/24/2016
C4.17	100+1 STUDY CHANNEL CROSS SECTIONS (SHEET 1 OF 3)	03/11/2016	—
C4.18	100+1 STUDY CHANNEL CROSS SECTIONS (SHEET 2 OF 3)	03/11/2016	—
C4.19	100+1 STUDY CHANNEL CROSS SECTIONS (SHEET 3 OF 3)	03/11/2016	—
C5.0	OVERALL BMP AND STORMWATER MANAGEMENT PLAN	03/11/2016	12/28/2016
C5.1	WET POND #1 PLAN AND DETAILS	03/11/2016	08/24/2016
C5.2	WET POND #2 PLAN AND DETAILS	03/11/2016	12/28/2016
C6.0	SOUTHBRIDGE FOREST DRIVE PLAN & PROFILE	03/11/2016	08/24/2016
C6.1	RHODES HALL DRIVE PLAN & PROFILE (SHEET 1 OF 2)	03/11/2016	08/24/2016
C6.2	RHODES HALL DRIVE PLAN & PROFILE (SHEET 2 OF 2)	03/11/2016	08/24/2016
C6.3	LOVELL HOUSE DRIVE PLAN & PROFILE	03/11/2016	12/28/2016
C6.4	WHITEMARSH HALL DRIVE & EVERGREEN HOUSE DRIVE PLAN & PROFILE	03/11/2016	12/28/2016
C6.5	WAVENLY HOUSE DRIVE PLAN & PROFILE (SHEET 1 OF 2)	03/11/2016	08/24/2016
C6.6	WAVENLY HOUSE DRIVE PLAN & PROFILE (SHEET 2 OF 2)	03/11/2016	08/24/2016
C6.7	HARBOR HILL DRIVE PLAN & PROFILE (SHEET 1 OF 2)	03/11/2016	08/24/2016
C6.8	HARBOR HILL DRIVE PLAN & PROFILE (SHEET 2 OF 2)	03/11/2016	08/24/2016
C6.9	SUPERIOR STREET PLAN & PROFILE	03/11/2016	08/24/2016
C7.0	EROSION CONTROL PLAN PHASE 1 OVERALL	03/11/2016	08/24/2016
C7.1	EROSION CONTROL PLAN PHASE 1 (SHEET 1 OF 4)	03/11/2016	08/24/2016
C7.2	EROSION CONTROL PLAN PHASE 1 (SHEET 2 OF 4)	03/11/2016	08/24/2016
C7.3	EROSION CONTROL PLAN PHASE 1 (SHEET 3 OF 4)	03/11/2016	08/24/2016
C7.4	EROSION CONTROL PLAN PHASE 1 (SHEET 4 OF 4)	03/11/2016	08/24/2016
C7.5	EROSION CONTROL PLAN PHASE 2 OVERALL	03/11/2016	12/28/2016
C7.6	EROSION CONTROL PLAN PHASE 2 (SHEET 1 OF 4)	03/11/2016	12/28/2016
C7.7	EROSION CONTROL PLAN PHASE 2 (SHEET 2 OF 4)	03/11/2016	12/28/2016
C7.8	EROSION CONTROL PLAN PHASE 2 (SHEET 3 OF 4)	03/11/2016	12/28/2016
C7.9	EROSION CONTROL PLAN PHASE 2 (SHEET 4 OF 4)	03/11/2016	08/24/2016
C7.10	EROSION CONTROL DETAILS (SHEET 1 OF 3)	03/11/2016	08/24/2016
C7.11	EROSION CONTROL DETAILS (SHEET 2 OF 3)	03/11/2016	12/28/2016
C7.12	EROSION CONTROL DETAILS (SHEET 3 OF 3)	03/11/2016	08/24/2016
C8.0	SIGNAGE PLAN	03/11/2016	—
L1.0	TREE PROTECTION & PLANTING PLAN	03/11/2016	08/24/2016
L1.1	PLANTING PLAN NOTES & DETAILS	03/11/2016	—

ENGINEERING FIRM:
ADDRESS:

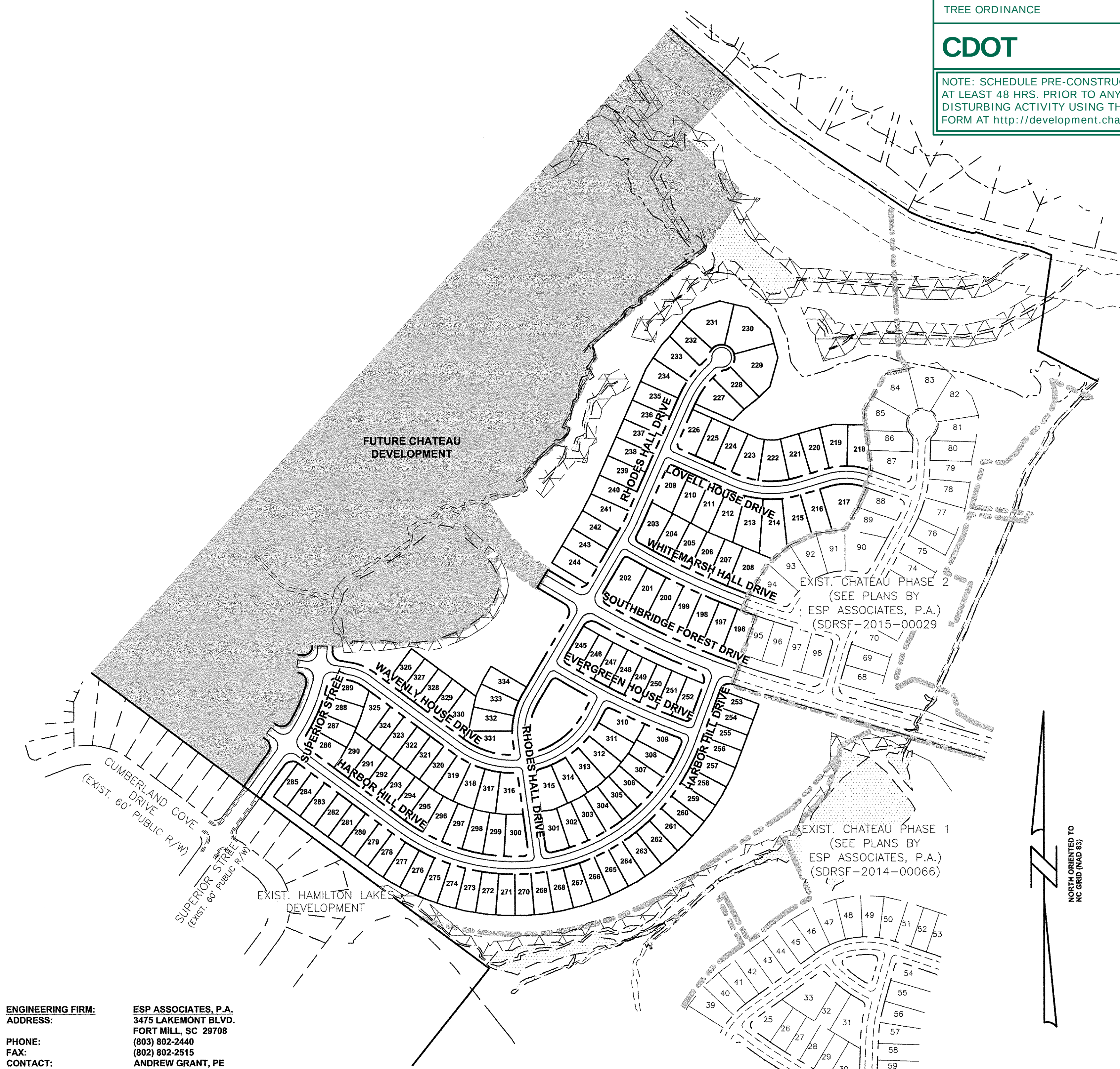
PHONE:
FAX:
CONTACT:

DEVELOPER:
ADDRESS:

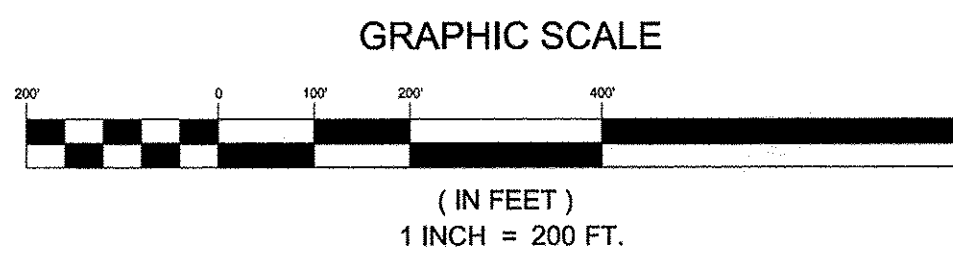
PHONE:
CONTACT:

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

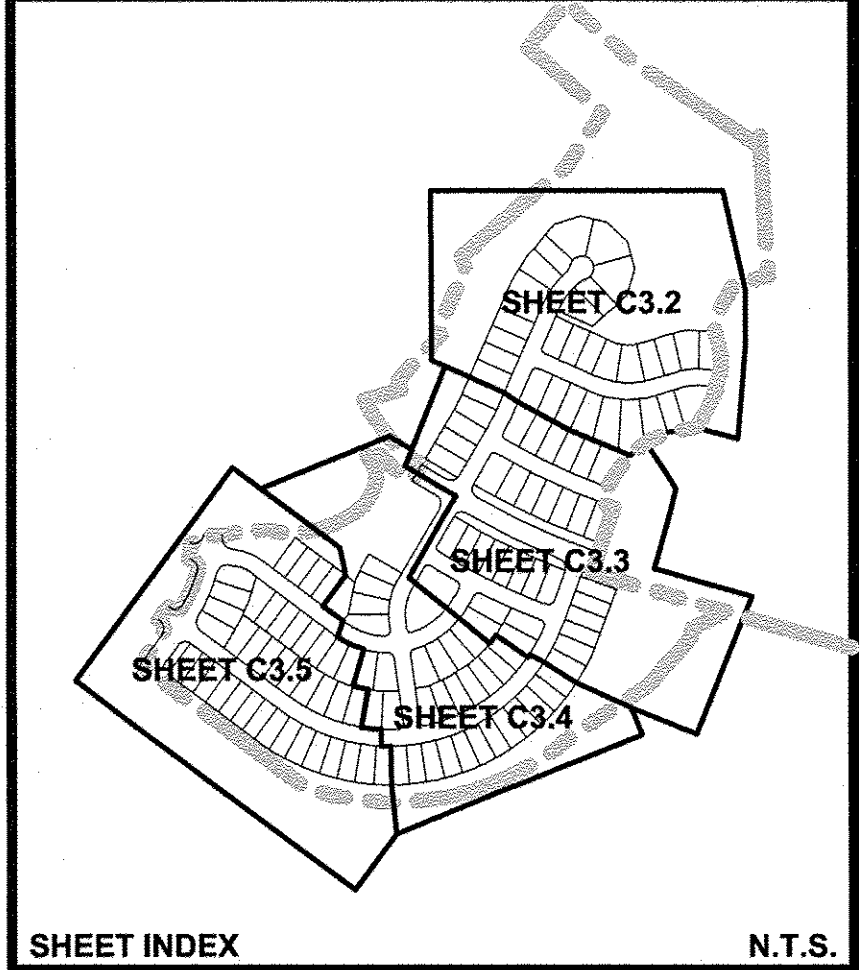
LENNAR CAROLINAS LLC
11230 CARMEL COMMONS BOULEVARD
CHARLOTTE, NC 28226
(704) 542-8300
THOMAS JOHNSON



THIS SET IS CURRENT THROUGH SHEET DATE 12/28/2016



Know what's below.
Call before you dig.



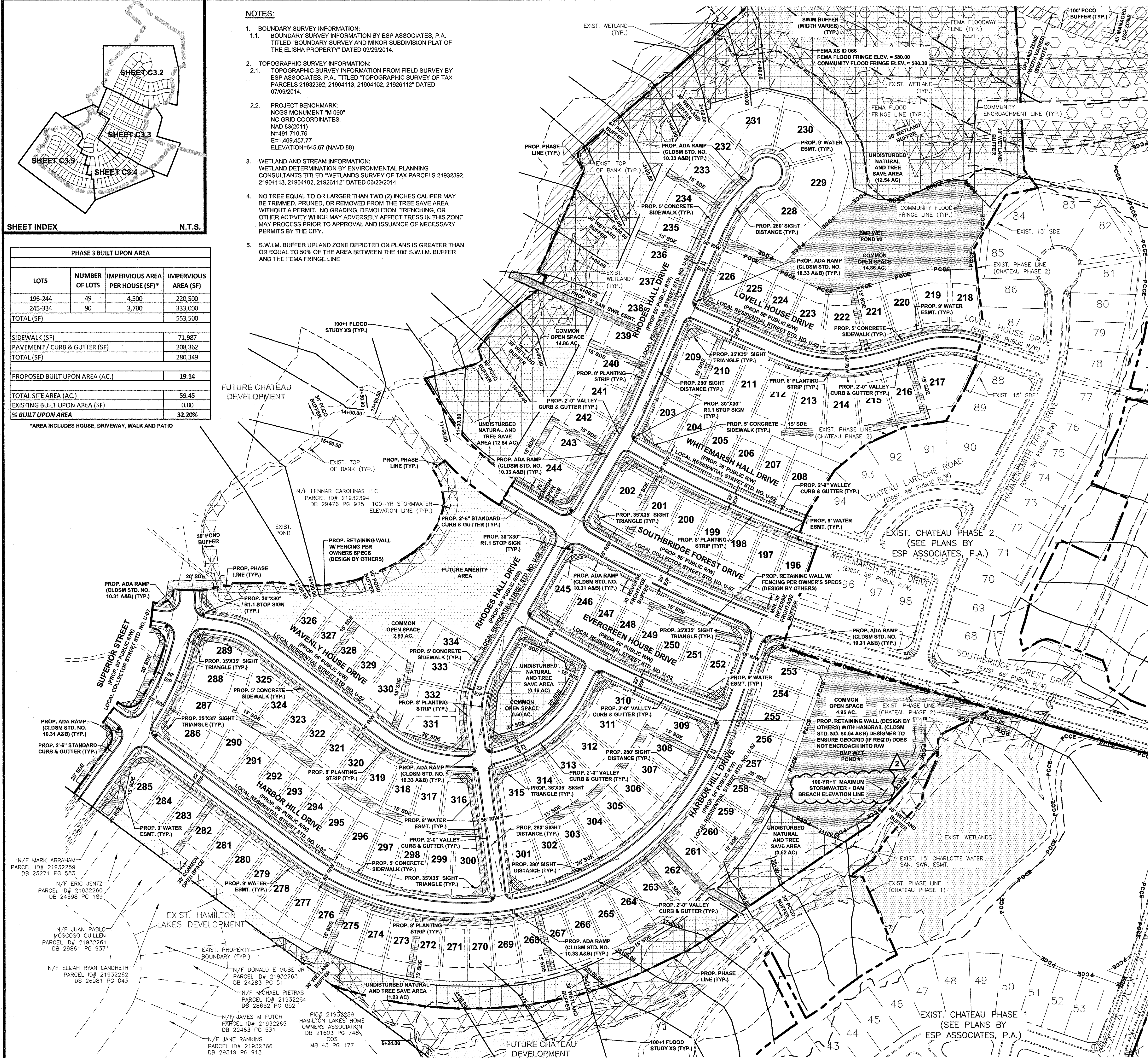
SHEET INDEX N.T.S.

PHASE 3 BUILT UPON AREA			
LOTS	NUMBER OF LOTS	IMPERVIOUS AREA PER HOUSE (SF)*	IMPERVIOUS AREA (SF)
196-244	49	4,500	220,500
245-334	90	3,700	333,000
TOTAL (SF)			553,500
SIDEWALK (SF)			71,987
PAVEMENT / CURB & GUTTER (SF)			208,362
TOTAL (SF)			280,349
PROPOSED BUILT UPON AREA (AC.)			19.14
TOTAL SITE AREA (AC.)			59.45
EXISTING BUILT UPON AREA (SF)			0.00
% BUILT UPON AREA			32.20%

*AREA INCLUDES HOUSE, DRIVEWAY, WALK AND PATIO

NOTES:

- BOUNDARY SURVEY INFORMATION:
 - BOUNDARY SURVEY INFORMATION BY ESP ASSOCIATES, P.A. TITLED "BOUNDARY SURVEY AND MINOR SUBDIVISION PLAT OF THE ELISHA PROPERTY" DATED 09/29/2014.
- TOPOGRAPHIC SURVEY INFORMATION:
 - TOPOGRAPHIC SURVEY INFORMATION FROM FIELD SURVEY BY ESP ASSOCIATES, P.A. TITLED "TOPOGRAPHIC SURVEY OF TAX PARCELS 21932392, 21904113, 21904102, 21926112" DATED 07/09/2014.
 - PROJECT BENCHMARK:
NCGS MONUMENT "M 090"
NC GRID COORDINATES:
NAD 83(2011)
N=491,710.76
E=1,409,457.77
ELEVATION=645.67 (NAVD 88)
- WETLAND AND STREAM INFORMATION:
WETLAND DETERMINATION BY ENVIRONMENTAL PLANNING CONSULTANTS TITLED "WETLANDS SURVEY OF TAX PARCELS 21932392, 21904113, 21904102, 21926112" DATED 06/23/2014
- NO TREE EQUAL TO OR LARGER THAN TWO (2) INCHES CALIPER MAY BE TRIMMED, PRUNED, OR REMOVED FROM THE TREE SAVE AREA WITHOUT A PERMIT. NO GRADING, DEMOLITION, TRENCHING, OR OTHER ACTIVITY WHICH MAY ADVERSELY AFFECT TREES IN THIS ZONE MAY PROCESS PRIOR TO APPROVAL AND ISSUANCE OF NECESSARY PERMITS BY THE CITY.
- S.W.I.M. BUFFER UPLAND ZONE DEPICTED ON PLANS IS GREATER THAN OR EQUAL TO 50% OF THE AREA BETWEEN THE 100' S.W.I.M. BUFFER AND THE FEMA FRINGE LINE



DEVELOPMENT INFORMATION:

NAME: CHATEAU PHASE 3
USE: SINGLE FAMILY RESIDENTIAL
ZONING: R-3
(R-4 CLUSTER STANDARDS PER TREE ORDINANCE INCENTIVES)
PROPERTY OWNER: LENNAR CAROLINAS, LLC
DB 27950, PG. 127 & PG. 142
TAX PARCEL ID#: 219-32-392
DEVELOPER: LENNAR CAROLINAS, LLC
11230 CARMEL COMMONS BOULEVARD
CHARLOTTE, NC 28226
ENGINEER: ESP ASSOCIATES, P.A.
JOHN SCOTT CHILDERS, PE
P.O. BOX 7030
CHARLOTTE, NC 28241

SITE DATA:

PHASE 3 AREA: 59.50
PHASE 3 MAX. DENSITY: 3 DU/AC.
PHASE 3 MAX. ALLOWABLE LOTS: 176
PHASE 3 DENSITY: 2.34 DU/AC.
PHASE 3 PROPOSED LOTS: 139

PHASE 3:

PROP. AREA IN LOTS: 26.08 AC.
PROP. AREA IN R/W: 9.56 AC.
PROP. COMMON OPEN SPACE: 23.73 AC.
LINEAR FEET OF STREET: 7,630 FT.

SETBACKS:

MIN. FRONT YARD: 17 FT.
MIN. FRONT OF GARAGE: 20 FT.
MIN. SIDE YARD: 5 FT.
MIN. SIDE YARD AT CORNER: 10 FT.
MIN. REAR YARD: 30 FT.
*SETBACKS MEASURED FROM R/W UNLESS NOTED OTHERWISE

LOTS:

MIN. LOT WIDTH REQUIRED: 50 FT.
MIN. LOT WIDTH PROVIDED: 50 FT.
MIN. LOT AREA PROVIDED: 6,000 SF
AVG. LOT AREA PROVIDED: 8,215 SF
PROPOSED LOTS < 60': 90 (64.7%)
PROPOSED LOTS ≥ 60': 49 (35.3%)

OPEN SPACE:

REQUIRED MINIMUM OPEN SPACE: 10%
TOTAL SITE AREA = 59.50
OPEN SPACE REQUIRED = 59.50 X 10% = 5.95 AC.
OPEN SPACE PROVIDED = 23.73 AC.

TREE SAVE:

REQUIRED MINIMUM TREE SAVE AREA: 25%
TOTAL SITE AREA = 59.50
TREE SAVE REQUIRED = 59.50 X 25% = 14.88 AC.
TREE SAVE PROVIDED = 14.88 AC.

NATURAL AREA:

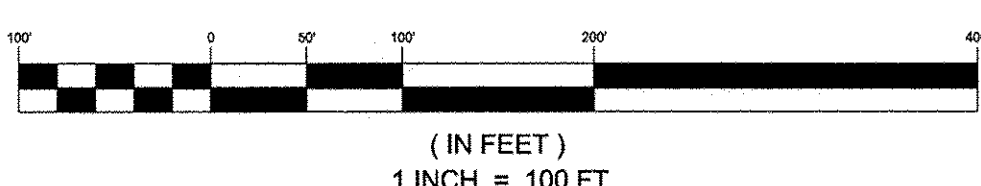
REQUIRED MINIMUM NATURAL AREA: 17.5%
TOTAL SITE AREA = 59.50
NATURAL AREA REQUIRED = 59.50 X 17.5% = 10.41 AC.
NATURAL AREA PROVIDED = 14.88 AC.

LEGEND

PROP. CONCRETE SIDEWALK	
PROP. STORM DRAINAGE EASEMENT (SDE)	
PROP. SANITARY SEWER EASEMENT	
PROP. UNDISTURBED NATURAL AREAS AND TREE SAVE AREAS	
PROP. SIGHT TRIANGLE	
PROP. COMMON OPEN SPACE	
EXIST. CONCRETE SIDEWALK	
EXIST. PCCO BUFFER	
EXIST. SWIM BUFFER	
PROP. WATER MAIN EASEMENT	



GRAPHIC SCALE



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3475 Lennart Blvd
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704-883-4946 (NC)
803-802-2440 (SC)
www.espassociates.com

ESP

NORTH CAROLINA
LICENSE NO.:
C-0587
ESP ASSOCIATES, P.A.
JOHN SCOTT CHILDERS
ENGINEER
SEAL
033416
12-28-16

NO.	DATE	REVISION	BY	REASON
1	08/24/2016		ECB	REVISED PER CITY OF CHARLOTTE COMMENTS
2	12/29/2016		SWM	REVISED PER SITE ADJUSTMENTS

OVERALL SITE PLAN

CHATEAU PHASE 3

LENNAR CAROLINAS, LLC

CHARLOTTE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	APG
DESIGNED BY:	ECB
DRAWN BY:	ECB
PROJECT NUMBER:	CN13.430
ORIGINAL DATE:	03/11/2016
SHEET:	C3.1