



PCO / DETENTION / DRAINAGE PLAN

TREE ORDINANCE

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM AT <http://development.charmeck.org>

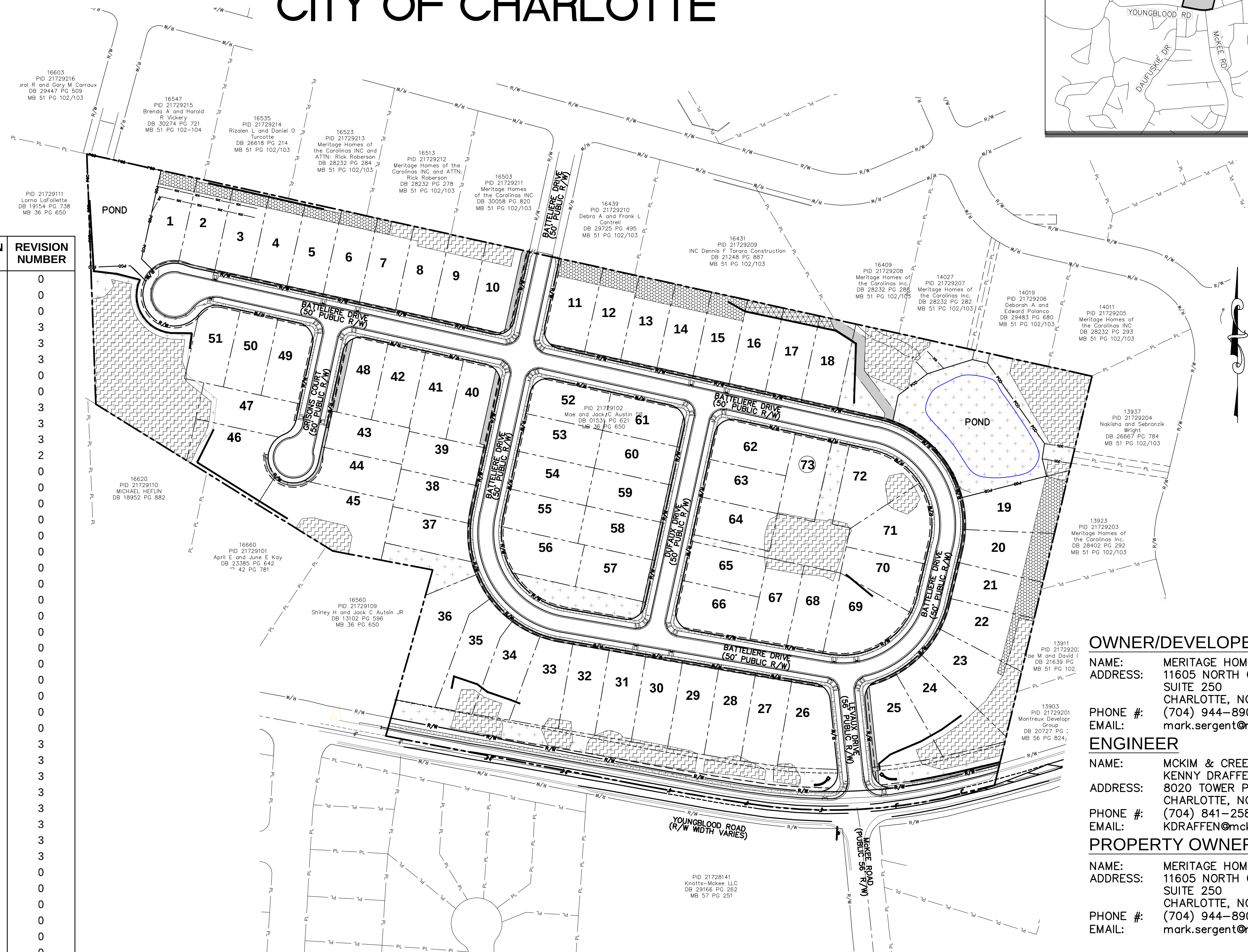
By Emily Chien at 3:53 pm, Mar 23, 2017

Kelly Robertson

Carlos Alzate

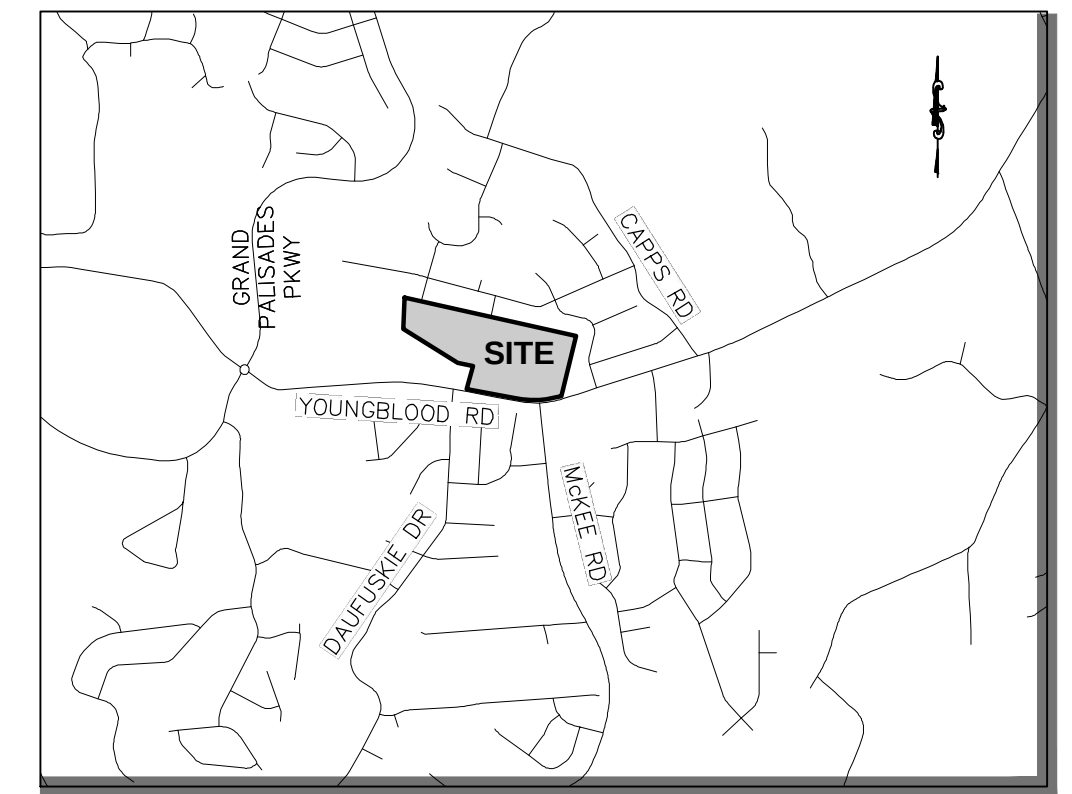
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 3-23-2017

SHEET #	DESCRIPTION	ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER
SHEET NO. 1.0	COVER	11/09/15	09/28/16	0
SHEET NO. 2.0	ALTA SURVEY	10/08/15	09/28/16	0
SHEET NO. 2.1	EXISTING CONDITIONS & DEMOLITION PLAN	11/09/15	09/28/16	0
SHEET NO. 3.0	OVERALL SITE PLAN	11/09/15	03/20/17	3
SHEET NO. 3.1	SITE PLAN EAST SIDE	11/09/15	03/20/17	3
SHEET NO. 3.2	SITE PLAN WEST SIDE	11/09/15	03/20/17	3
SHEET NO. 4.0	EROSION CONTROL (PHASE 1) SITE PLAN	11/09/15	09/28/16	0
SHEET NO. 4.1	EROSION CONTROL (PHASE 2) SITE PLAN	11/09/15	09/28/16	0
SHEET NO. 5.0	OVERALL STORMWATER & GRADING PLAN	11/09/15	03/20/17	3
SHEET NO. 5.1	STORMWATER & GRADING PLAN FOR EAST DRAINAGE AREA	11/09/15	03/20/17	3
SHEET NO. 5.2	STORMWATER & GRADING PLAN FOR WEST DRAINAGE AREA	11/09/15	03/20/17	3
SHEET NO. 5.3	STORMWATER & GRADING CATCH BASIN DRAINAGE AREAS	04/17/16	02/03/17	2
SHEET NO. 6.1	BATTELIERE DRIVE PLAN AND PROFILE STA 0+00 TO STA 8+00	11/09/15	09/28/16	0
SHEET NO. 6.2	BATTELIERE DR & BATTELIERE DR PLAN AND PROFILE STA 8+00 TO STA 17+00	11/09/15	09/28/16	0
SHEET NO. 6.3	BATTELIERE DRIVE PLAN AND PROFILE STA 17+00 TO STA 24+00	11/09/15	09/28/16	0
SHEET NO. 6.4	BATTELIERE DRIVE PLAN AND PROFILE STA 24+00 TO STA [END]	11/09/15	09/28/16	0
SHEET NO. 6.5	LEVAUX DRIVE & GRISSONS COURT PLAN AND PROFILE	11/09/15	09/28/16	0
SHEET NO. 6.6	DUFAUX DRIVE PLAN & PROFILE	11/09/15	09/28/16	0
SHEET NO. 6.7	SITE DISTANCE GRISSONS CT AT BATTELIERE DR	04/17/16	09/28/16	0
SHEET NO. 6.8	SITE DISTANCE DUFAUX DR (NORTHBOUND) AT BATTELIERE DR	04/17/16	09/28/16	0
SHEET NO. 6.9	SITE DISTANCE BATTELIERE DR (SOUTHBOUND) AT BATTELIERE DR	04/17/16	09/28/16	0
SHEET NO. 6.10	SITE DISTANCE BATTELIERE DR (NORTHBOUND) AT BATTELIERE DR	04/17/16	09/28/16	0
SHEET NO. 6.11	SIGHT DISTANCE DUFAUX DR (SOUTHBOUND) AT BATTELIERE DR	04/17/16	09/28/16	0
SHEET NO. 6.12	SIGHT DISTANCE LAVEUX DR AT BATTELIERE DR	04/17/16	09/28/16	0
SHEET NO. 7.0	YOUNGBLOOD ROAD IMPROVEMENTS PLAN	11/09/15	09/28/16	0
SHEET NO. 7.1	YOUNGBLOOD ROAD IMPROVEMENTS PLAN	11/09/15	09/28/16	0
SHEET NO. 8.0	YOUNGBLOOD ROAD IMPROVEMENTS STRIPING PLAN	11/09/15	09/28/16	0
SHEET NO. 8.1	YOUNGBLOOD ROAD IMPROVEMENTS STRIPING PLAN	11/09/15	09/28/16	0
SHEET NO. 8.2	YOUNGBLOOD ROAD SIGHT DISTANCE	11/09/15	09/28/16	0
SHEET NO. 9.0	YOUNGBLOOD ROAD CROSS SECTIONS STA -1+00 TO STA 0+00	11/09/15	03/20/17	3
SHEET NO. 9.1	YOUNGBLOOD ROAD CROSS SECTIONS STA 0+50 & STA 1+00	11/09/15	03/20/17	3
SHEET NO. 9.2	YOUNGBLOOD ROAD CROSS SECTIONS STA 1+50 & STA 2+00	11/09/15	03/20/17	3
SHEET NO. 9.3	YOUNGBLOOD ROAD CROSS SECTIONS STA 2+50 & STA 3+00	11/09/15	03/20/17	3
SHEET NO. 9.4	YOUNGBLOOD ROAD CROSS SECTIONS STA 3+50 & STA 4+00	11/09/15	03/20/17	3
SHEET NO. 9.5	YOUNGBLOOD ROAD CROSS SECTIONS STA 4+50 & STA 5+00	11/09/15	03/20/17	3
SHEET NO. 9.6	YOUNGBLOOD ROAD CROSS SECTIONS STA 5+50 & STA 6+00	11/09/15	03/20/17	3
SHEET NO. 9.7	YOUNGBLOOD ROAD CROSS SECTIONS STA 6+50 & STA 7+00	11/09/15	03/20/17	3
SHEET NO. 9.8	YOUNGBLOOD ROAD CROSS SECTIONS STA 7+50 & STA 8+00	11/09/15	09/28/16	0
SHEET NO. 9.9	YOUNGBLOOD ROAD CROSS SECTIONS STA 8+50 & STA 9+00	11/09/15	09/28/16	0
SHEET NO. 9.10	YOUNGBLOOD ROAD CROSS SECTIONS STA 9+50 & STA 10+00	11/09/15	09/28/16	0
SHEET NO. 9.11	YOUNGBLOOD ROAD CROSS SECTIONS STA 10+50 & STA 11+00	11/09/15	09/28/16	0
SHEET NO. 9.12	YOUNGBLOOD ROAD CROSS SECTIONS STA 11+50 & STA 12+00	11/09/15	09/28/16	0
SHEET NO. 10.0	OVERALL SITE PLANTING PLAN & DETAILS	11/09/15	09/28/16	0
SHEET NO. 10.1	SITE PLANTING PLAN EAST SIDE	11/09/15	09/28/16	0
SHEET NO. 10.2	SITE PLANTING PLAN WEST SIDE	11/09/15	09/28/16	0
SHEET NO. 11.0	GENERAL NOTES	11/09/15	09/28/16	0
SHEET NO. 11.1	EROSION CONTROL NOTES	11/09/15	09/28/16	0
SHEET NO. 12.0	GENERAL DETAILS	11/09/15	09/28/16	0
SHEET NO. 12.1	GENERAL DETAILS	11/09/15	09/28/16	0
SHEET NO. 12.2	GENERAL DETAILS	11/09/15	09/28/16	0
SHEET NO. 12.3	GENERAL DETAILS	11/09/15	09/28/16	0
SHEET NO. 12.4	GENERAL DETAILS	11/09/15	09/28/16	0



$$1'' = 100'$$

SEPTEMBER 2016



Know what's below.
Call before you dig.

NAME: MERITAGE HOMES OF THE CAROLINAS, INC.
ADDRESS: 11605 NORTH COMMUNITY HOUSE RD
SUITE 250
CHARLOTTE, NC 28277
PHONE #: (704) 944-8902
EMAIL: mark.sergent@meritagehomes.com

NAME: MCKIM & CREED, INC.
KENNY DRAFFEN, PE
ADDRESS: 8020 TOWER POINT DRIVE
CHARLOTTE, NC 28227
PHONE #: (704) 841-2588
EMAIL: KDRAFFEN@mckimcreed.com

NAME: MERITAGE HOMES INC.
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PHONE #: (704) 944-8902
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MCKIM & CREED

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Phone: (704)841-2588, Fax: (704)841-2567
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www.mckimcreed.com



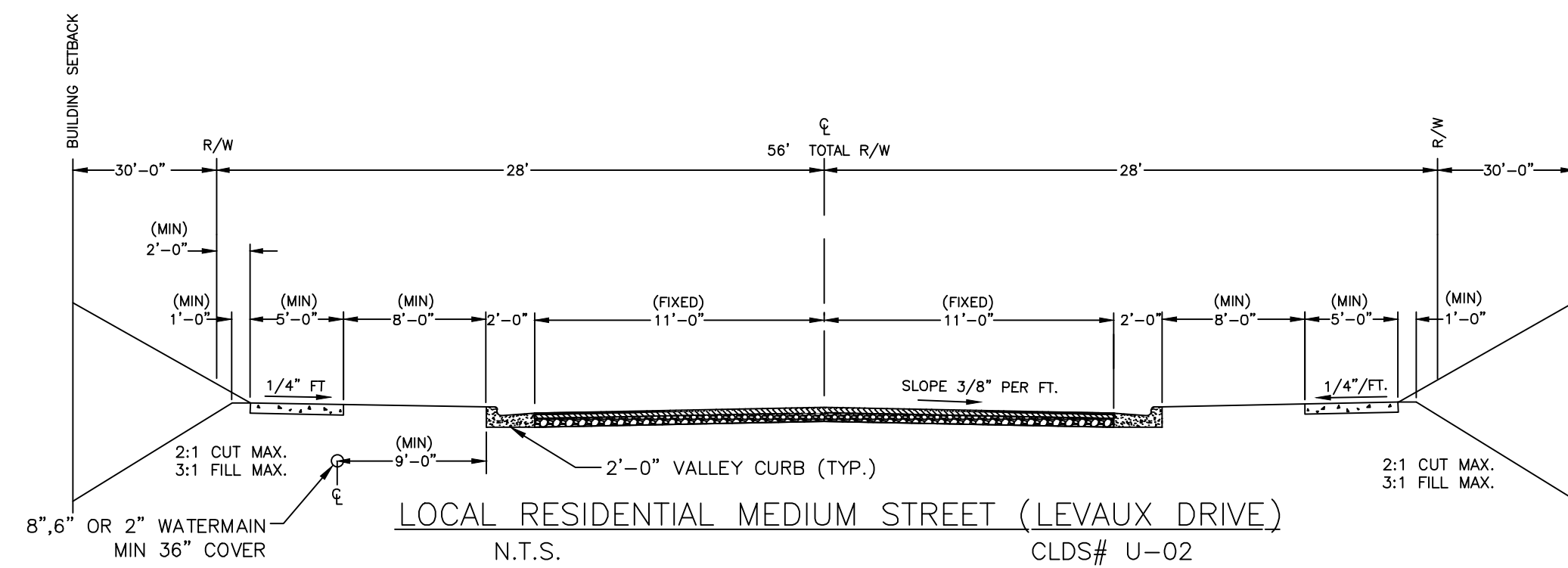
RELEASED
FOR CONSTRUCTION
02/03/17



ENCLAVE AT MONTREUX

06493-0009

RELEASED FOR CONSTRUCTION



GENERAL LEGEND		
FEATURE	EXISTING	PROPOSED
PARCEL LINE	—	—
PROPERTY LINE (ADJOINING)	— PL — PL — PL —	
PROPERTY LINE (SITE)	—	—
EASEMENT (UTILITY)	—	—
EASEMENT (STORM)	—	—
EASEMENT (PUBLIC UTILITY/WATER/ACCESS)	—	—
EASEMENT (DRAINAGE)	—	—
EASEMENT (TEMP. CONSTRUCTION)	—	—
POST CONSTRUCTION CONTROL BUFFER (PCCO)	—	—
RIGHT-OF-WAY (ROAD)	—	—
BUFFER	—	—
BUILDING SETBACK	—	—
TOP OF BANK	—	—
BOTTOM OF BANK	—	—
MAJOR TOPO CONTOUR	— 232 —	—
MINOR TOPO CONTOUR	— 232 —	—
FENCE LINE	—	—
GUARDRAIL	—	—
☪ CREEK/STREAM	—	—
☪ DITCH	—	—
☪ ROAD	—	—
TREE LINE	—	—
SAFETY RAILS	—	—
WETLAND	—	—
100 YR FLOOD PROTECTION ELEVATION	—	—
TREE SAVE AREA		
COMMON OPEN SPACE (COS)		
NATURAL AREA: REVEGETATED		
NATURAL AREA: UNDISTURBED		

PARCEL ID NUMBER:	217-291-02
JURISDICTION:	CITY OF CHARLOTTE
ZONING:	R3 (DEVELOPED AS CLUSTER)
ZONING (ADJOINING PARCELS):	R3
WATERSHED:	LOWER LAKE WYLIE (PROTECTED AREA)

SITE AREA (SA):	24.64± ACRES
PROPOSED USE:	SINGLE FAMILY DETACHED
MAXIMUM LOT COUNT ALLOWED	
(24.64 AC x 3 LOTS PER AC):	74
NUMBER OF LOTS PROVIDED:	73
DENSITY (73 LOTS / 24.64 AC):	2.9 UNITS/AC
SMALLEST LOT SIZE:	8,000 SF
R-3 CLUSTER LOT DATA	
MIN. LOT SIZE:	8,000 SF
MIN. LOT WIDTH:	60'
MIN. FRONT YARD:	30'
MIN. CORNER YARD:	15'
MIN. SIDE YARD:	6'
MIN. SIDE YARD EXTERNAL:	6'
MIN. REAR YARD:	30'
MIN. REAR YARD EXTERNAL:	45'

COMMON OPEN SPACE REQUIRED (SAx10%): 2.46 AC
TOTAL COMMON OPEN SPACE PROVIDED: ±3.44 AC (.46 AC OR 14.8% IN PONDS)

USABLE COMMON OPEN SPACE:
TOTAL COMMON OPEN SPACE PROVIDED: 3.10 AC±
WETLANDS, PONDS, AND STREAMS: -0.46 AC±
TREE SAVE AREA PROVIDED IN COS: -1.15 AC±
USEABLE COMMON OPEN SPACE: 1.49 AC±

TREE SAVE REQUIRED: (SA - EXISTING R/W) x 10%
(24.64 AC - .69 AC R/W ALONG YOUNGBLOOD) x 10%

TREE SAVE PROVIDED: $(23.95 \text{ AC}) \times 10\% = 2.39 \text{ AC}$
NOTE: TREE SAVE AREAS TO BE STAKED IN FIELD FOR VERIFICATION.

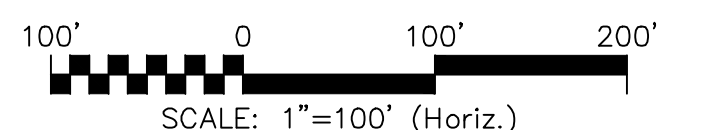
SITE DEVELOPED AS HIGH DENSITY PER LOWER LAKE WYLIE WATERSHED

INSIDE RIGHT-OF-WAY:	
STREET (TO BOC):	90,878 SF
TOTAL PROJECT SIDEWALK:	36,852 SF
TOTAL DRIVEWAY APRONS:	<u>24,480 SF</u>
	152,210 SF (3.49 AC)

OUTSIDE RIGHT-OF-WAY:	
SIDEWALK:	3,352 SF
TOTAL LOT IMPERVIOUS AREA:	270,000 SF (6.20 AC)
MAXIMUM BUA PER LOT (270,000 SF ÷ 73):	3,699 SF (.08 AC)

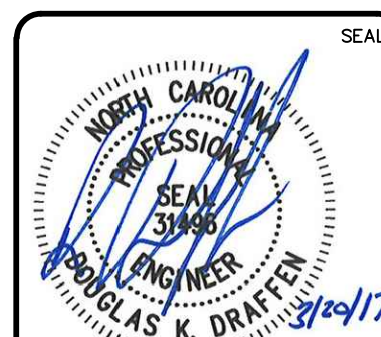
TOTAL IMPERVIOUS (BUILT-UPON) AREA: 425,562 SF (9.77 AC)

NATURAL AREA
 REQUIRED: 9.77 AC BUA ÷ 24.64 TOTAL AC = 39.7%, THEREFORE 17.5% OR 4.31 AC
 PROVIDED: 3.10 AC IN COS
 .92 AC IN PLANTING STRIP (1.22 AC x 75%)
 .60 AC IN REVEGETATED NATURAL AREA
 .06 AC IN UNDISTURBED NATURAL AREA
 4.68 AC PROVIDED



Know what's below.
Call before you dig.

3	REVISED SIDEWALK ALONG YOUNGBLOOD ROAD	03/20/17
2	REVISED BUILDING FOOTPRINTS, LOT LINES, STORMWATER SYSTEM, GRADING	02/03/17
0	RELEASED FOR CONSTRUCTION	09/28/16
REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	



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ENCLAVE AT MONTREUX
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

OVERALL SITE PLAN

DATE: SEPTEMBER 2016	SCALE	WAC FILE NUMBER
MCE PROJ. # 06493-0009	HORIZONTAL:	CS-101
DRAWN JPM	1" = 100'	DRAWING NUMBER
DESIGNED TAK	VERTICAL:	3.0
CHECKED DKD	N/A	
PROJ. MGR. DKD		