

CHATEAU PHASE 3

CITY OF CHARLOTTE MECKLENBURG COUNTY, NC



FINAL APPROVAL

PROJECT NUMBER: SDRSFR-2017-00051

ENGINEERING
PCSO / DETENTION / DRAINAGE PLAN

APPROVED
By Emily Chien at 11:41 am, Feb 15, 2018

EROSION CONTROL

APPROVED

URBAN FORESTRY
TREE ORDINANCE

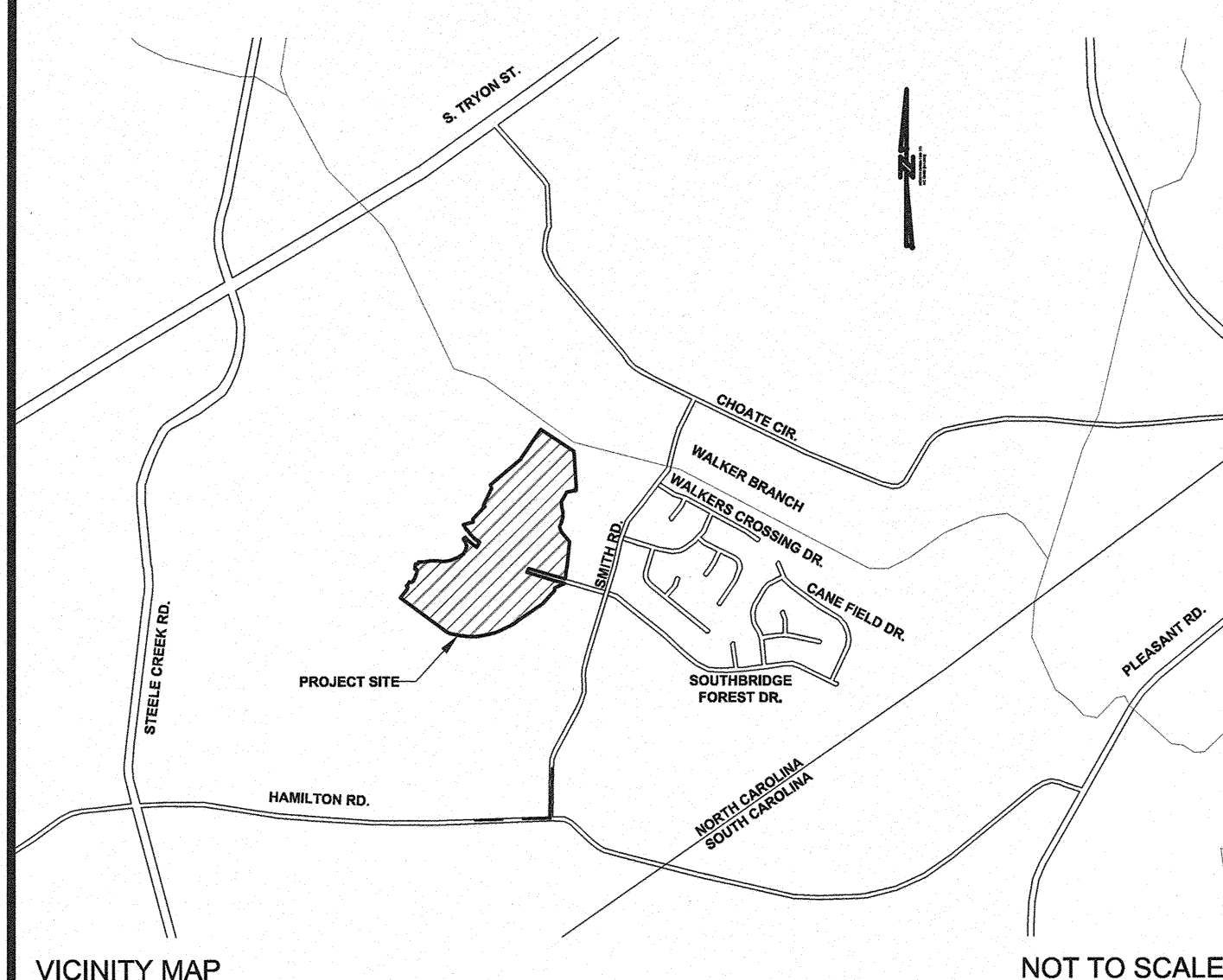
APPROVED Henry Kunzig

CDOT

APPROVED Carlos Alzate

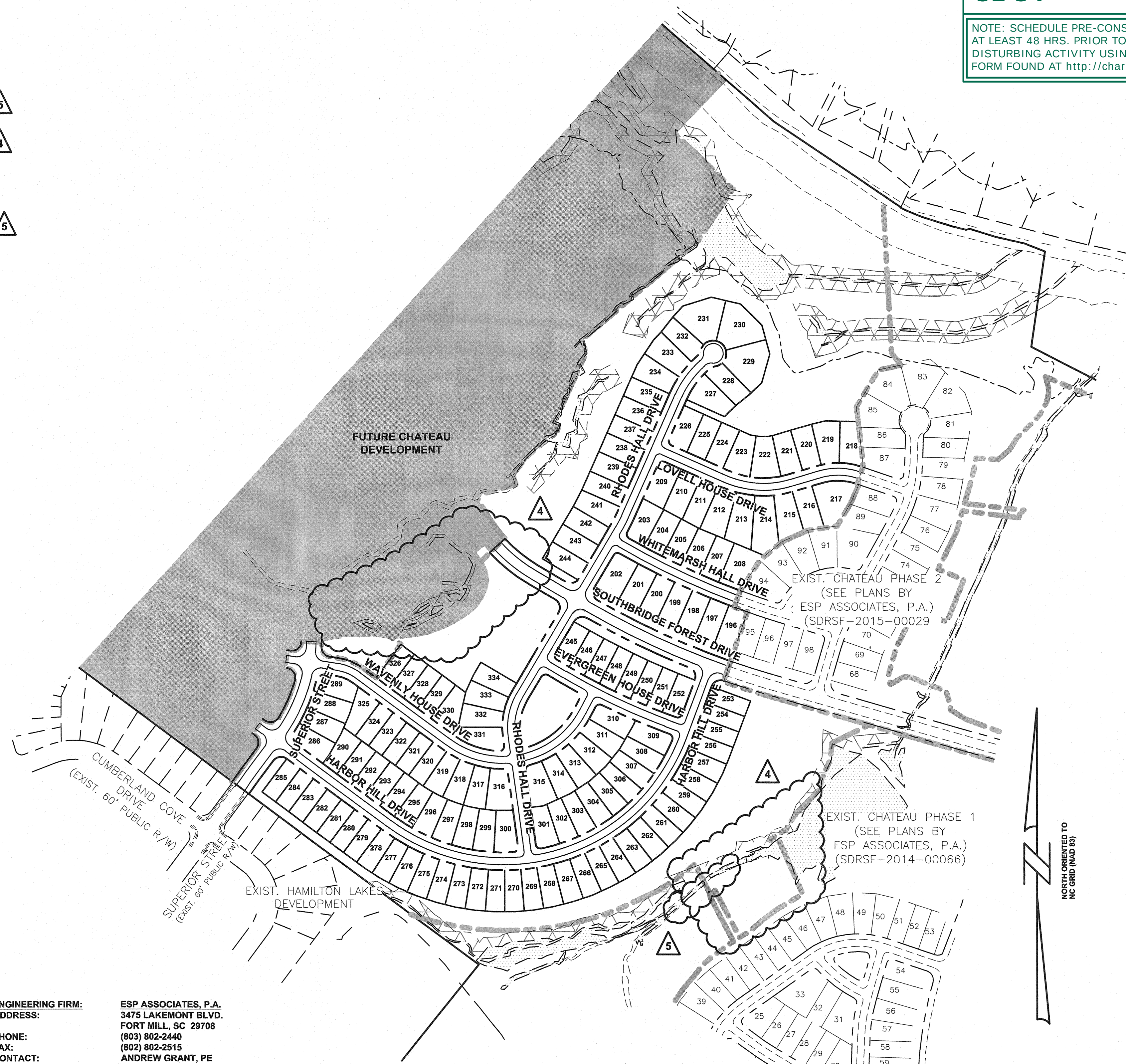
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM FOUND AT <http://charlottenc.gov/ld>

REVISION
**APPROVED FOR
CONSTRUCTION**
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 2-16-2018 1 of 3

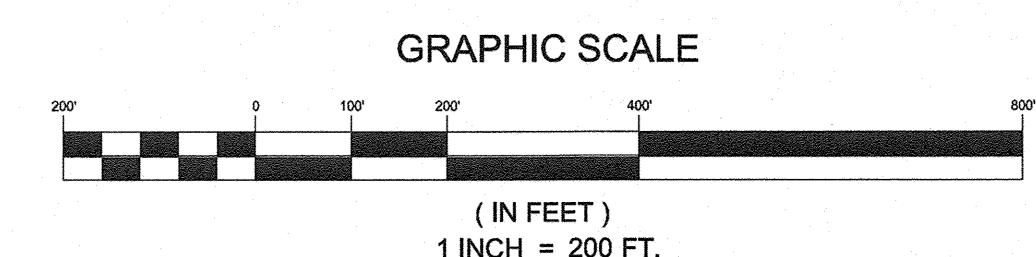


INDEX OF SHEETS			
SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
C0.0	COVER SHEET	03/11/2016	11/06/2017
C1.0	DEVELOPMENT DETAILS (SHEET 1 OF 4)	03/11/2016	11/06/2017
C1.1	DEVELOPMENT DETAILS (SHEET 2 OF 4)	03/11/2016	---
C1.2	DEVELOPMENT DETAILS (SHEET 3 OF 4)	03/11/2016	---
C1.3	DEVELOPMENT DETAILS (SHEET 4 OF 4)	03/11/2016	---
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN	03/11/2016	11/06/2017
C3.0	OVERALL PHASE SITE PLAN	03/11/2016	01/10/2018
C3.1	OVERALL SITE PLAN	03/11/2016	01/10/2018
C3.2	SITE PLAN (SHEET 1 OF 4)	03/11/2016	01/10/2018
C3.3	SITE PLAN (SHEET 2 OF 4)	03/11/2016	01/10/2018
C3.4	SITE PLAN (SHEET 3 OF 4)	03/11/2016	01/10/2018
C3.5	SITE PLAN (SHEET 4 OF 4)	03/11/2016	01/10/2018
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	01/10/2018
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	03/23/2017
C4.3	GRADING AND DRAINAGE PLAN (SHEET 3 OF 4)	03/11/2016	01/10/2018
C4.4	GRADING AND DRAINAGE PLAN (SHEET 4 OF 4)	03/11/2016	11/06/2017
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	11/06/2017
C4.16	100'-1 STUDY CHANNEL CROSS SECTION PLAN	03/11/2016	8/24/2016
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	11/06/2017
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	11/06/2017
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	01/10/2018
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	01/10/2018
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	11/06/2017
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	11/06/2017
L1.0	TREE PROTECTION & PLANTING PLAN	03/11/2016	01/10/2018
L1.1	PLANTING PLAN NOTES & DETAILS	03/11/2016	01/10/2018

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5



NORTH ORIENTED TO
NC GRID (NAD 83)



THIS SET IS CURRENT THROUGH SHEET DATE 01/10/2018

ENGINEERING FIRM:
ADDRESS:
PHONE:
FAX:
CONTACT:

DEVELOPER:
ADDRESS:
PHONE:
CONTACT:

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3475 LAKEMONT BLVD.
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(802) 802-2515
ANDREW GRANT, PE

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THOMAS JOHNSON

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

NORTH CAROLINA
SEAL
033416
ENGINEER
SCOTT CHILDERS

BY	DATE	REVISION	NO.	REVISION
ECB	08/24/2016	REVISED PER CITY OF CHARLOTTE COMMENTS	1	
SNM	1/25/2016	REVISED PER SITE ADJUSTMENTS	2	
ECB	03/22/2017	GRADING REVISED PER CLIENT REQUEST	3	
BNF	11/06/2017	REVISED PER SOUTHBRIDGE FOREST DRIVE EXTENSION AND PER PLAT REVISIONS	4	
BNF	01/10/2018	REVISED PER CITY OF CHARLOTTE COMMENTS	5	

COVER SHEET

CHATEAU PHASE 3

LENNAR CAROLINAS, LLC

PROJECT INFORMATION

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

Know what's below.
Call before you dig.



***AREA INCLUDES HOUSE, DRIVEWAY, WALK AND PATIO**

- ## FUTURE CHATEAU DEVELOPMENT



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

<u>SITE DATA:</u>	
PHASE 3 AREA:	61.83
PHASE 3 MAX. DENSITY:	3 DU/AC.
PHASE 3 MAX. ALLOWABLE LOTS:	176
PHASE 3 DENSITY:	2.25 DU/AC.
PHASE 3 PROPOSED LOTS:	139
<u>PHASE 3:</u>	
PROP. AREA IN LOTS:	26.08 AC.
PROP. AREA IN R/W:	9.77 AC.
PROP. COMMON OPEN SPACE:	24.94 AC.
LINEAR FEET OF STREET:	7,774 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

<u>LOTS:</u>	
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 = 61.83
OPEN SPACE REQUIRED = $61.83 \times 10\% = 6.18$ AC.
OPEN SPACE PROVIDED = 24.93 AC.

TREE SAVE:

REQUIRED MINIMUM TREE SAVE AREA: 25%

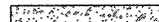
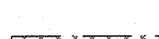
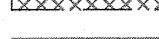
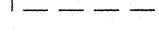
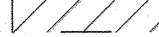
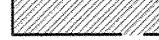
TOTAL SITE AREA = 61.83

TREE SAVE REQUIRED = $61.83 \times 25\% = 15.46$ AC.

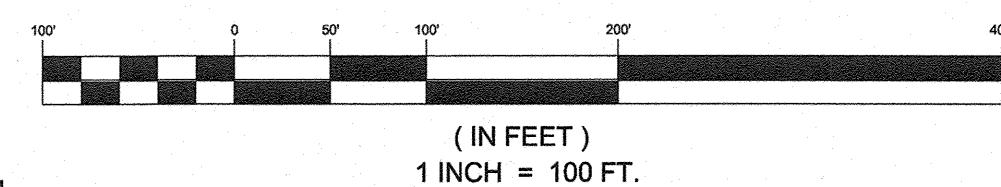
TREE SAVE PROVIDED = 15.89 AC.

NATURAL AREA:
REQUIRED MINIMUM NATURAL AREA: 17.5%
TOTAL SITE AREA = 61.83
NATURAL AREA REQUIRED = $61.83 \times 17.5\% = 10.82$ AC.
NATURAL AREA PROVIDED = 15.89 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	
PROP. TREE PROTECTION FENCE	

GRAPHIC SCALE



ESP

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 800-802-2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY
1	06/24/2016	REVISED PER CITY OF CHARLOTTE COMMENTS	ECB
2	12/28/2016	REVISED PER SITE ADJUSTMENTS	SNM
3	11/06/2017	REVISED PER SOUTHBRIIDGE FOREST DRIVE EXTENSION AND PER PLAT REVISIONS	BWF
4	01/10/2018	REVISED PER CITY OF CHARLOTTE COMMENTS	BWF

OVERALL SITE PLAN

CHATEAU PHASE 3

PROJECT INFORMATION

PROJECT MANAGER: APG

DESIGNED BY: ECB

DRAWN BY: ECB

PROJECT NUMBER: CN13.4

ORIGINAL DATE: 03/11/12

C3.1

W:\CN13.430 - Chateau Phase 3\ CN13.430\Sheets\CN13.430 -SITE-OVERALL.dwg, C3.1, bfeizner