

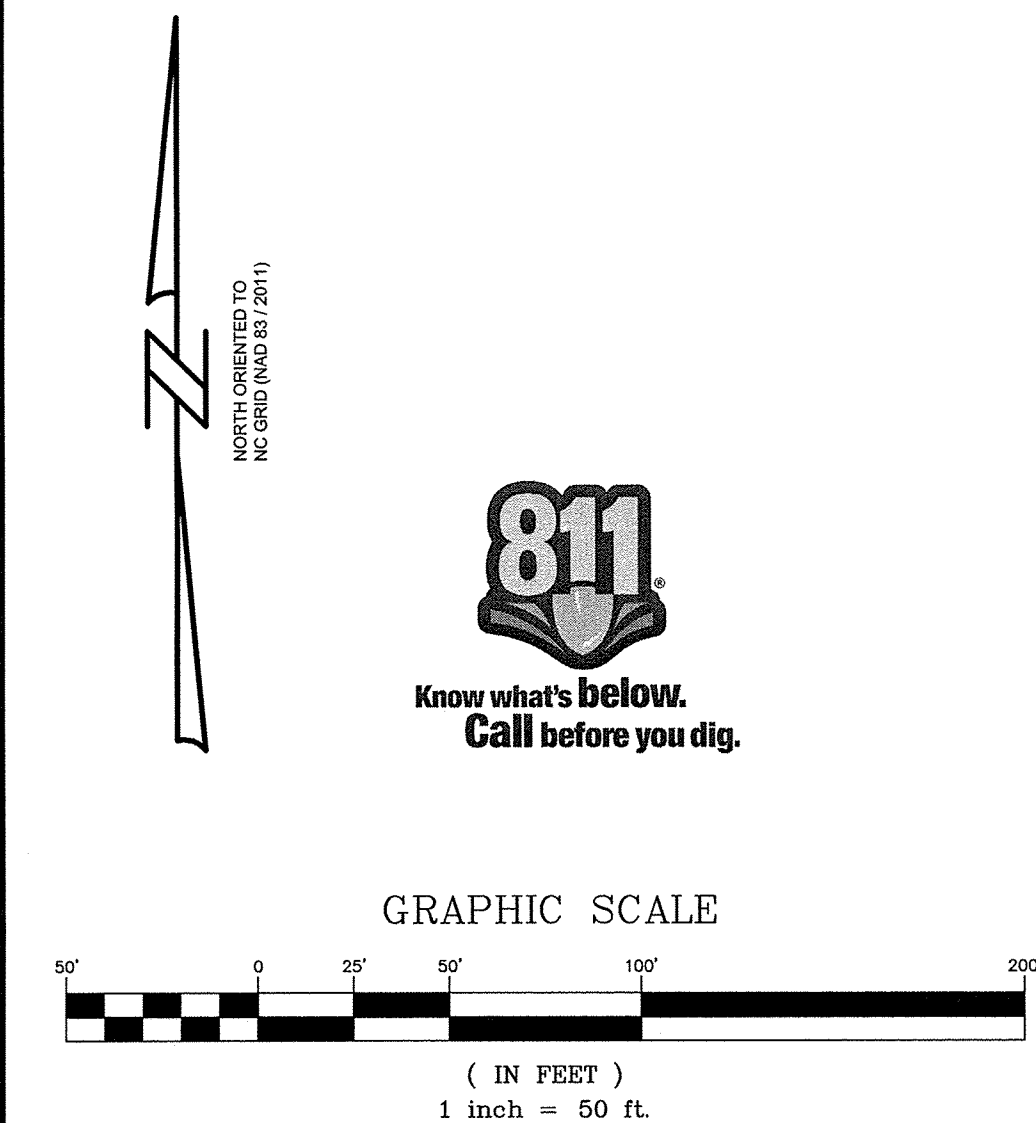
INDEX OF SHEETS

DEVELOPMENT PLAN SET

SHEET NO.	SHEET	ORIGINAL DATE	REVISED
SHEET C0.0	COVER SHEET	06/26/13	03/28/14
SHEET C0.1	REZONING TECHNICAL DATA SHEET	04/18/12	
SHEET C0.2	REZONING CONCEPTUAL SITE PLAN	04/18/12	
SHEET C0.3	REZONING CONCEPTUAL ARCHITECTURAL ELEV.	04/18/12	
SHEET C1.0	DEVELOPMENT DETAILS - SHEET 1 OF 3	06/26/13	02/28/14
SHEET C1.1	DEVELOPMENT DETAILS - SHEET 2 OF 3	06/26/13	02/28/14
SHEET C1.2	DEVELOPMENT DETAILS - SHEET 3 OF 3	02/28/14	03/28/14
SHEET C1.3	DEVELOPMENT NOTES & REZONING STANDARDS	06/26/13	02/28/14
SHEET C1.4	INTERSECTION TURNING MOVEMENTS	06/26/13	11/06/13
SHEET C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN	06/26/13	03/28/14
SHEET C3.0	SITE PLAN	06/26/13	03/28/14
SHEET C4.0	GRADING AND STORM DRAINAGE PLAN	06/26/13	03/28/14
SHEET C4.01	NC DOT OFF-SITE GRADING PLAN	02/28/14	03/28/14
SHEET C4.1	STORM PROFILES - SHEET 1 OF 4	06/26/13	11/06/13
SHEET C4.2	STORM PROFILES - SHEET 2 OF 4	06/26/13	02/28/14
SHEET C4.3	STORM PROFILES - SHEET 3 OF 4	06/26/13	11/06/13
SHEET C4.4	STORM PROFILES - SHEET 4 OF 4	06/26/13	11/06/13
SHEET C4.5	BMP PLAN - WET POND #1	06/26/13	02/28/14
SHEET C4.6	BMP PLANTING PLAN - WET POND #1	11/06/13	02/28/14
SHEET C5.0	GARDEN VIEW DRIVE - PLAN AND PROFILE	06/26/13	03/28/14
SHEET C5.1	WHEATFIELD ROAD - ROAD PLAN AND PROFILE	06/26/13	03/28/14
SHEET C5.2	WADE ARDREY ROAD INTERSECTION SITE DISTANCE	06/26/13	03/28/14
SHEET C5.3	WADE ARDREY ROAD - ROAD IMPROVEMENT PLAN	06/26/13	03/28/14
SHEET C5.4	WADE ARDREY ROAD TRAFFIC CONTROL PLAN	06/26/13	03/28/14
SHEET C5.5	WADE ARDREY ROAD - IMPROVEMENT DETAILS	06/26/13	02/28/14
SHEET C5.6	WADE ARDREY ROAD - ROAD CROSS SECTIONS	06/26/13	11/06/13
SHEET C5.7	WADE ARDREY ROAD - ROAD CROSS SECTIONS	06/26/13	11/06/13
SHEET C5.8	WADE ARDREY ROAD - ROAD CROSS SECTIONS	06/26/13	11/06/13
SHEET C5.9	WADE ARDREY ROAD - ROAD CROSS SECTIONS	06/26/13	11/06/13
SHEET C6.0	EROSION CONTROL PHASE 1	06/26/13	03/28/14
SHEET C6.1	EROSION CONTROL PHASE 2	06/26/13	03/28/14
SHEET C6.2	EROSION CONTROL DETAILS - SHEET 1 OF 2	06/26/13	11/06/13
SHEET C6.3	EROSION CONTROL DETAILS - SHEET 2 OF 2	06/26/13	
SHEET C7.0	PRE-DEVELOPMENT STORM DRAINAGE AREA MAP	06/26/13	02/28/14
SHEET C7.1	POST-DEVELOPMENT STORM DRAINAGE AREA MAP	06/26/13	02/28/14
SHEET C7.2	STORM WATER MANAGEMENT PLAN	11/06/13	02/28/14
SHEET C8.0	LANDSCAPE & SIGNAGE PLAN	06/26/13	03/28/14
SHEET C8.1	PLANTING NOTES & DETAILS	06/26/13	

CMUD WATER AND SEWER PLAN SET

SHEET NO. 1	COVER SHEET	06/26/13	03/28/14
SHEET NO. 2	PERMIT SHEET	06/26/13	11/06/13
SHEET NO. 3	TYP. STREET CROSS SECTION & WATER DETAILS	06/26/13	11/06/13
SHEET NO. 4	OVERALL DRAINAGE AREA MAP	06/26/13	11/06/13
SHEET NO. 5	OVERALL WATER PLAN	06/26/13	03/28/14
SHEET NO. 6	TRUNK LINE (MH #1 TO MH #4) AND GARDEN VIEW DR.	06/26/13	03/28/14
SHEET NO. 7	GARDEN VIEW DRIVE AND WHEATFIELD ROAD	06/26/13	03/28/14



ABINGDON

LOCATED IN

CITY OF CHARLOTTE, NORTH CAROLINA



<http://development.charmeck.org>

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

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

URBAN FORESTRY

TREE ORDINANCE

CDOT

APPROVED

By: Brandon Smith (bsmith@charmeck.org) (bsmith@charmeck.org) at 4:07 pm, Apr 22, 2014

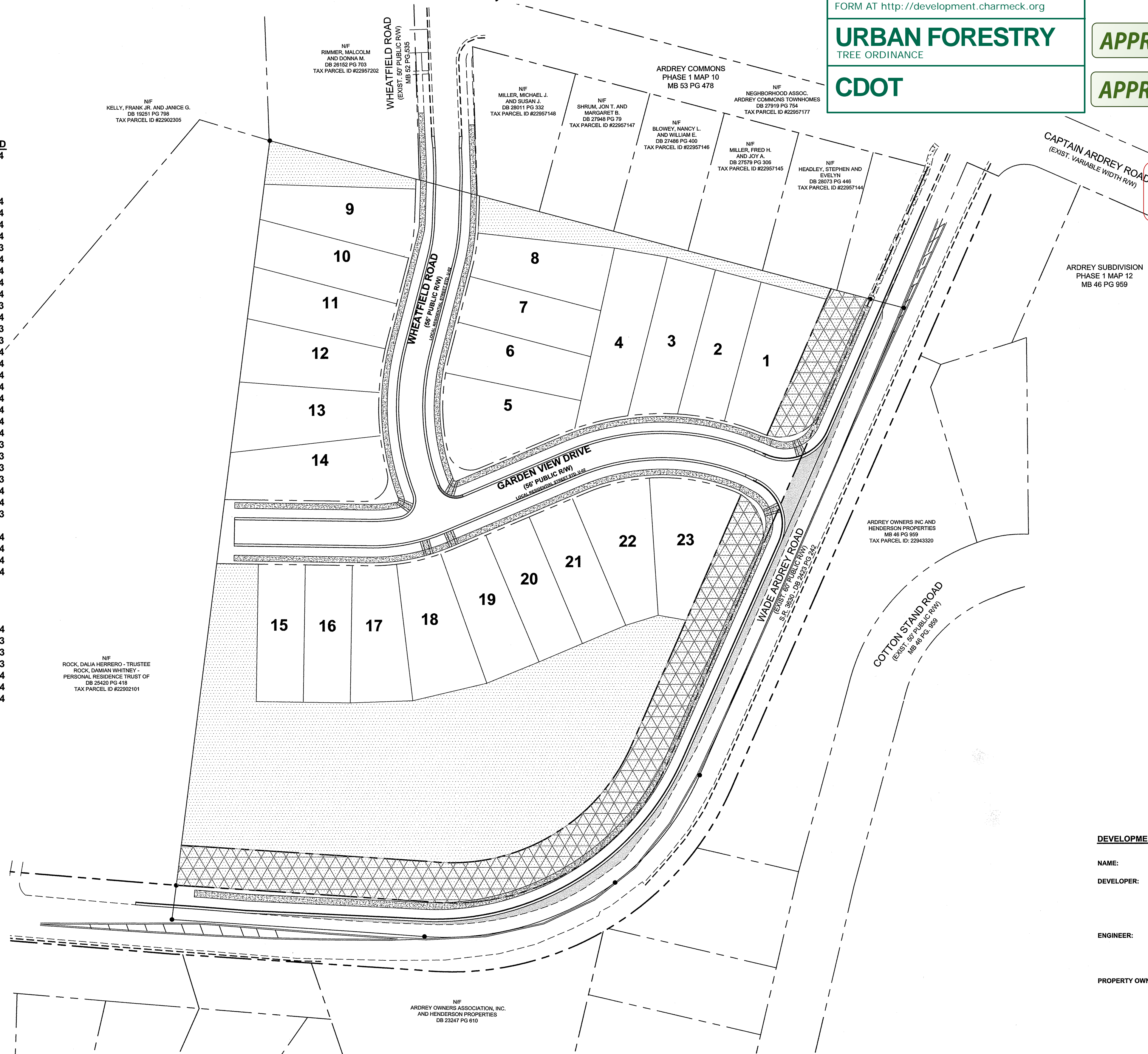
APPROVED

By: Brandon Smith (bsmith@charmeck.org) (bsmith@charmeck.org) at 4:07 pm, Apr 22, 2014

APPROVED

APPROVED

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 4-25-2014



THIS SET IS CURRENT THROUGH SHEET DATE 03/28/2014

DEVELOPMENT INFORMATION:

NAME:	ABINGDON (A.K.A. - CLAWSON TRACT)
DEVELOPER:	PULTE HOME CORP. BRETT MANERY 11121 CARMEL COMMONS BLVD. SUITE 450 CHARLOTTE, NC 28226
ENGINEER:	ESP ASSOCIATES, P.A. DANIS SIMMONS, PE P.O. BOX 7030 CHARLOTTE, NC 28241
PROPERTY OWNER:	CLAWSON, VAN B. JR. DB 16603, PG. 367 TAX PARCEL ID# 22902116 9600 WADE ARDREY RD. ARDREY, W.M. DB 01140, PG. 164 TAX PARCEL ID# 22902102 9700 WADE ARDREY RD.
ZONING:	EXISTING: R-6 (CD) REZONING PETITION 2012-070

COVER SHEET

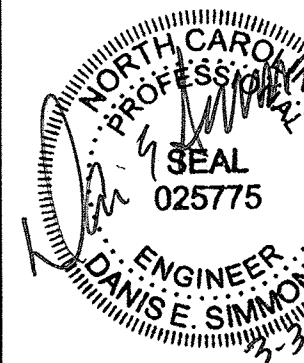
ABINGDON

PULTE HOME CORP.

PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	BCL
DRAWN BY:	BCL
PROJECT NUMBER:	AU08.400
ORIGINAL DATE:	5/30/2013

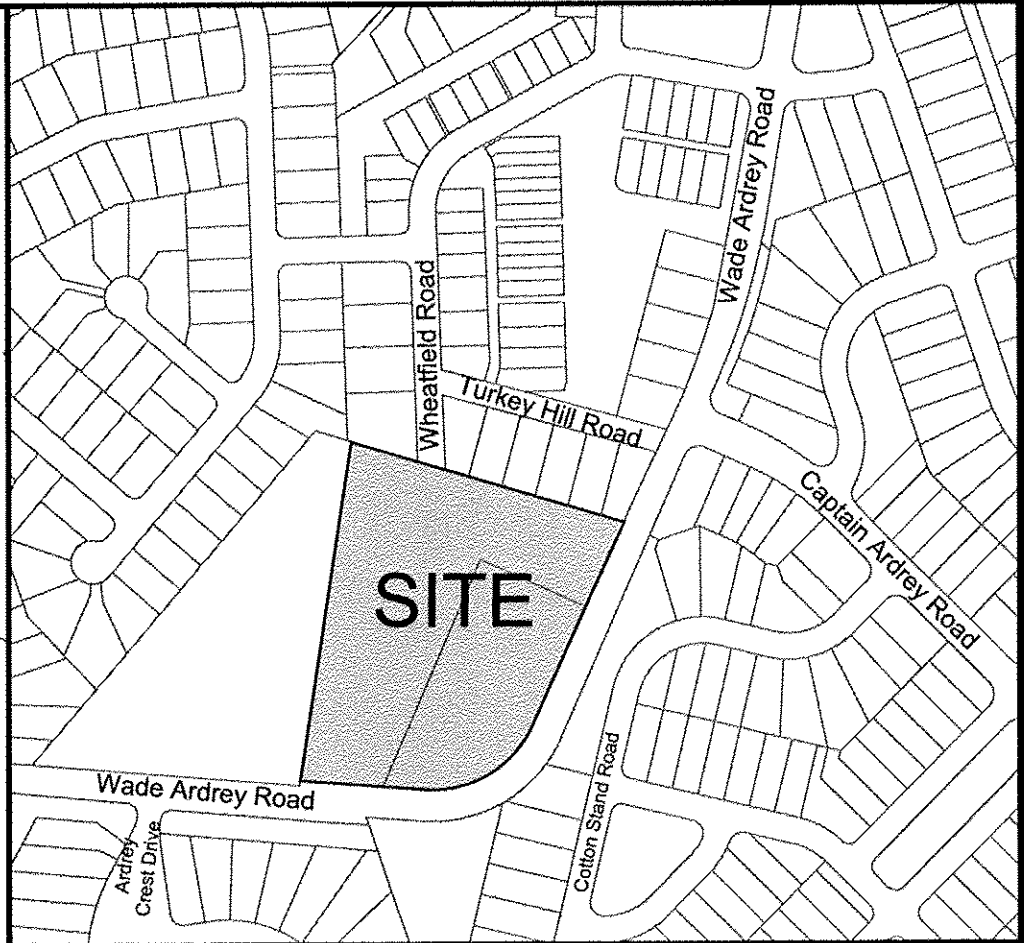
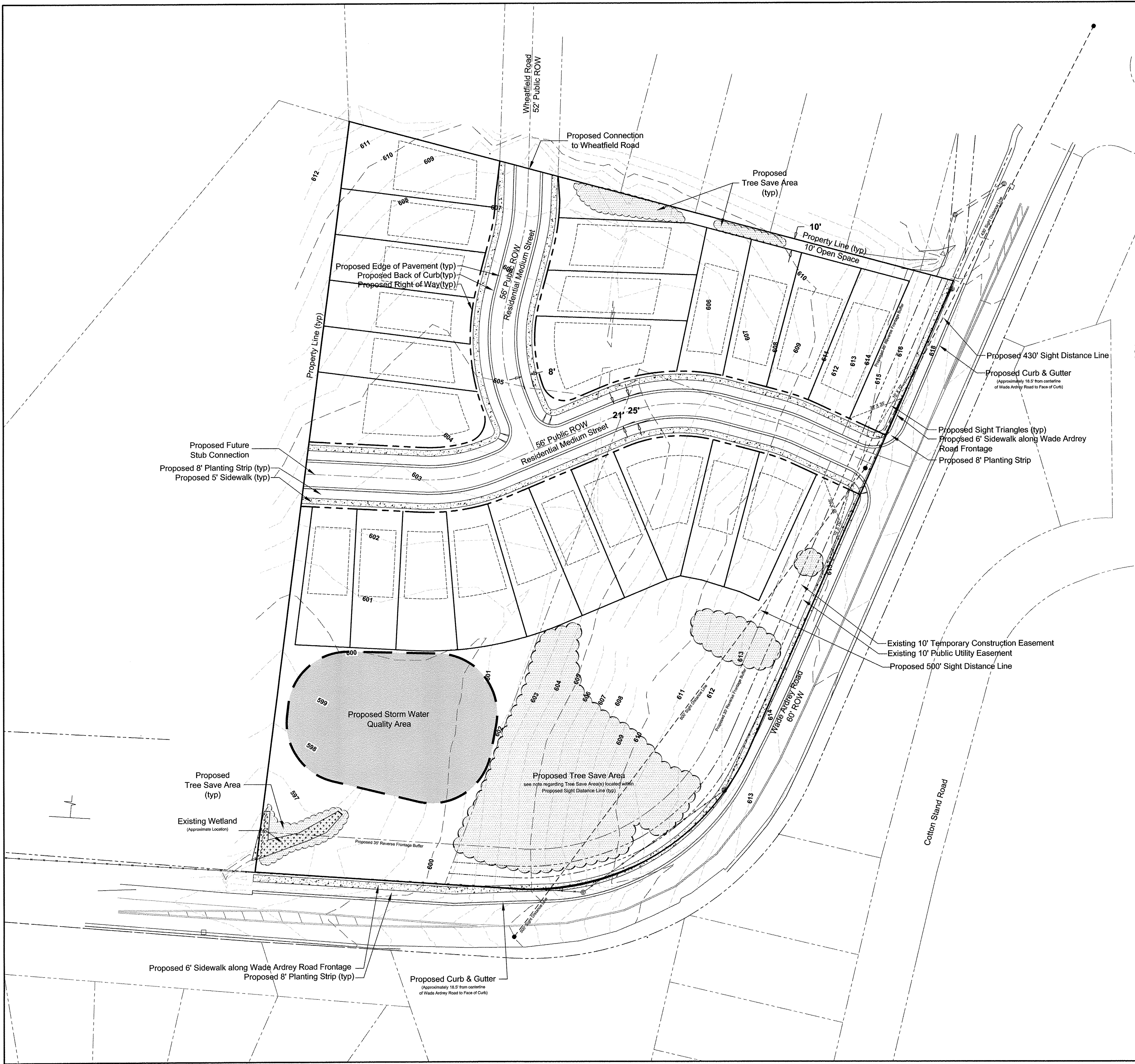
SHEET: **C0.0**

ESP ASSOCIATES, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-9449 (NC)
803-562-3440 (SC)
www.espassociates.com



NO.	DATE	REVISION
1	11/06/13	REVISED PER 1ST SUBMITTAL COMMENTS
2	02/28/14	REVISED PER 2ND SUBMITTAL COMMENTS
3	02/28/14	REVISED PER CITY COMMENTS

CITY OF CHARLOTTE, NC



Vicinity Map
Not to Scale

Site Data:

Parcels: 229-02-102 & 229-02-116
Parcel Acreage (Gross): +/- 6.96 Acres

Zoning: Existing: R-3
Proposed: R-6(CD)

Total Residential Units: Up to 27 Lots

Proposed Density: Up to 3.88 DU/AC

Tree Save: Site Area: +/- 6.31 Acres (Outside of ROW)
Required: 0.63 Acres (10%)
Provided: 0.63 Acres (10%)

Open Space: 0.63 Acres (10%)

Uses: Existing: Residential
Proposed: Residential

Lot Standards:

Minimum Lot Width: 40'
Minimum Lot Area: 4,500 S.F.
Maximum Building Height: 35'

Setbacks: Front: 17' - From ROW
Garage: 20' - From Back of Sidewalk
Side: 5'
Rear: 30'
Side/Corner: 10'

General Notes:
1. Base information obtained survey prepared by ESP Associates, P.A. titled "ALTA/ACSM Title Survey of Tax Parcels 229-021-16 & 229-021-012 being 6.965 Acres total" dated 10-17-2012 and survey prepared by ESP Associates, P.A. titled "Topographical Survey of Tax Parcels 229-021-16 & 229-021-012 dated 10-17-2012."

Existing 10' Temporary Construction Easement
Existing 10' Public Utility Easement
Proposed 500' Sight Distance Line

Proposed Storm Water Quality Area

Proposed Tree Save Area (typ)

Proposed 30' Reverse Frontage Buffer

Proposed 6' Sidewalk along Wade Ardrey Road Frontage
Proposed 8' Planting Strip (typ)

Proposed Curb & Gutter (Approximately 18.5' from centerline of Wade Ardrey Road to Face of Curb)

Proposed Future Stub Connection
Proposed 8' Planting Strip (typ)
Proposed 5' Sidewalk (typ)

Proposed Edge of Pavement (typ)
Proposed Back of Curb (typ)
Proposed Right of Way (typ)

Proposed Connection to Wheatfield Road

Proposed Tree Save Area (typ)

Proposed 430' Sight Distance Line

Proposed Curb & Gutter (Approximately 18.5' from centerline of Wade Ardrey Road to Face of Curb)

Proposed Sight Triangles (typ)
Proposed 6' Sidewalk along Wade Ardrey Road Frontage
Proposed 8' Planting Strip

Existing 10' Temporary Construction Easement
Existing 10' Public Utility Easement
Proposed 500' Sight Distance Line

ESP
ESP Associates, P.A.
engineering • surveying • planning
P.O. Box 7030 Charlotte, NC 28241 P - 704.583.4949 F - 704.583.4950
3475 Lakemont Blvd. Fort Mill, SC 29708 P - 803.802.2440 F - 803.802.2515
www.espassociates.com

This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction alteration, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
ESP Associates, P.A.

PulteGroup
Pulte Group
11121 Carmel Commons Boulevard, Suite 450
Charlotte, NC 28226

PROJECT

CLIENT

Clawson Tract

SHEET TITLE

CONCEPTUAL SITE PLAN

Petition 2012-070
"For Public Hearing"

PROJECT LOCATION CHARLOTTE, NC

GRAPHIC SCALE



PROJECT NO. Z128.100
DRAWING Z128-Conceptual Site Plan.dwg
DATE 04-18-2012
DRAWN BY MM
CHECKED BY ML
ESP / CLIENT REVISION

NO. DATE BY REVISION

1 4/23/12 ML Initial Submittal to CMPC
2 12/20/12 MM Revised submittal per Staff Comments.
3 2/22/2013 MM Revised Submittal per Staff Comments

AGENCY / SUBMITTAL REVISION

NO. DATE BY REVISION

1 4/23/12 ML Initial Submittal to CMPC
2 12/20/12 MM Revised submittal per Staff Comments.
3 2/22/2013 MM Revised Submittal per Staff Comments

AGENCY / SUBMITTAL REVISION

NO. DATE BY REVISION

1 4/23/12 ML Initial Submittal to CMPC
2 12/20/12 MM Revised submittal per Staff Comments.
3 2/22/2013 MM Revised Submittal per Staff Comments

AGENCY / SUBMITTAL REVISION

NO. DATE BY REVISION

1 4/23/12 ML Initial Submittal to CMPC
2 12/20/12 MM Revised submittal per Staff Comments.
3 2/22/2013 MM Revised Submittal per Staff Comments

AGENCY / SUBMITTAL REVISION

NO. DATE BY REVISION