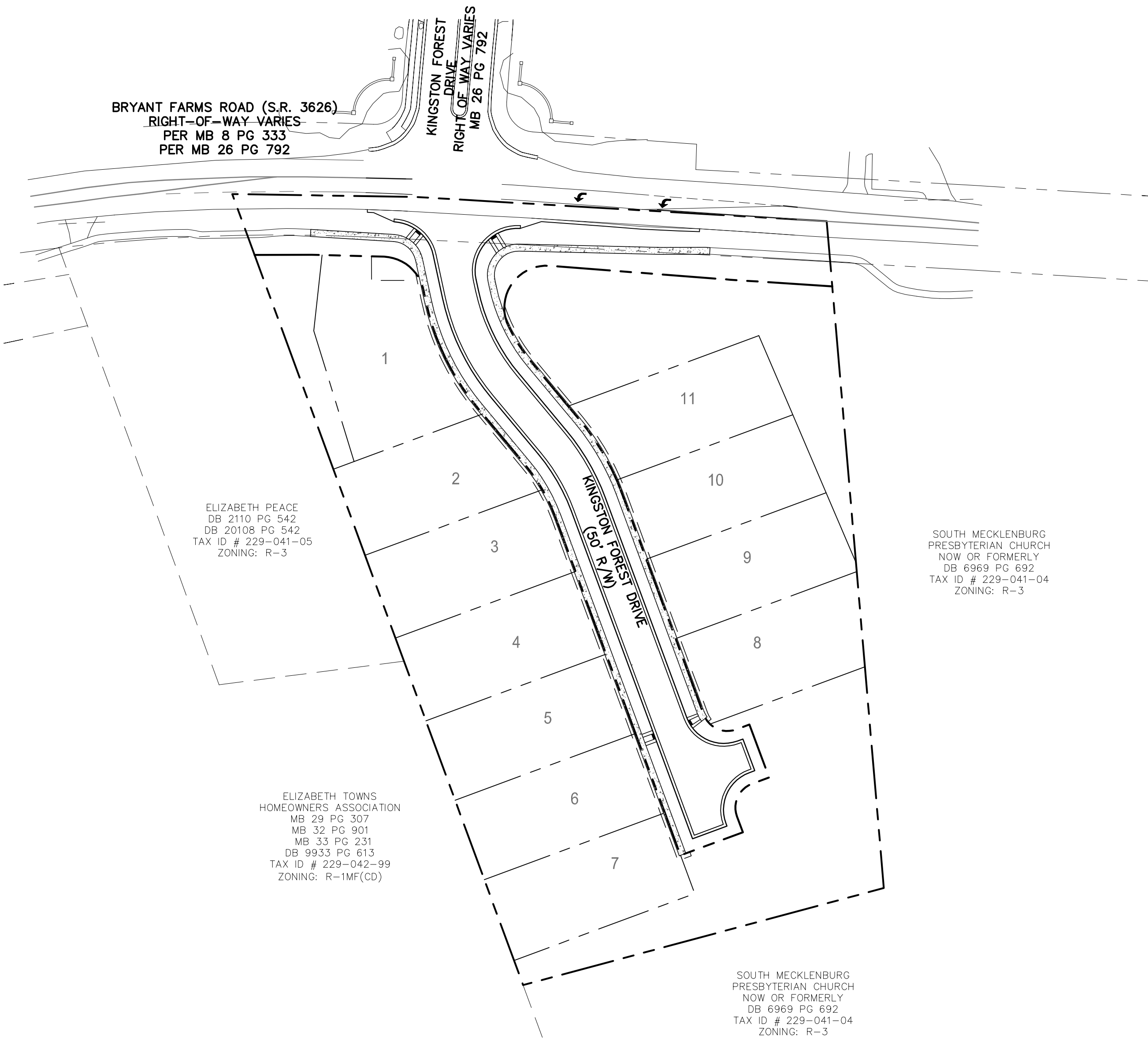


INDEX OF SHEETS

SHEET #	DESCRIPTION	ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER
SHEET NO. 1.0	COVER SHEET	05/08/15	07/23/15	B
SHEET NO. 2.0	EXISTING CONDITION & DEMOLITION PLAN	05/08/15	07/23/15	B
SHEET NO. 3.0	SITE PLAN	05/08/15	07/23/15	B
SHEET NO. 4.0	EROSION CONTROL PLAN PHASE I	05/08/15	07/23/15	B
SHEET NO. 4.1	EROSION CONTROL PLAN PHASE 2	05/08/15	07/23/15	B
SHEET NO. 5.0	GRADING & STORMWATER PLAN	05/08/15	07/23/15	B
SHEET NO. 6.0	PLAN & PROFILE	05/08/15	07/23/15	B
SHEET NO. 7.0	LANDSCAPING & SIGNAGE PLAN	05/08/15	07/23/15	B
SHEET NO. 8.0	GENERAL NOTES	05/08/15	07/23/15	B
SHEET NO. 8.1	EROSION CONTROL NOTES	05/08/15	07/23/15	B
SHEET NO. 9.0	DETAILS	05/08/15	07/23/15	B
SHEET NO. 9.1	DETAILS	05/08/15	07/23/15	B
SHEET NO. 9.2	DETAILS	05/08/15	07/23/15	B
SHEET NO. 10.0	CROSS-SECTION PLAN	05/08/15	07/23/15	B
SHEET NO. 10.1	TRAFFIC CONTROL PLAN	05/08/15	07/23/15	B
SHEET NO. 10.2	SIGHT DISTANCE	05/08/15	07/23/15	B
SHEET NO. 10.3	NCDOT CROSS-SECTIONS	05/08/15	07/23/15	B
SHEET NO. 10.4	NCDOT CROSS-SECTIONS	05/08/15	07/23/15	B
SHEET NO. 10.5	NCDOT CROSS-SECTIONS	05/08/15	07/23/15	B
SHEET NO. 10.6	NCDOT CROSS-SECTIONS	05/08/15	07/23/15	B

THE ENCLAVE AT OLDE BLAKENEY

8787 BRYANT FARMS ROAD



OVERALL SITE

1" = 50'

CITY OF CHARLOTTE
MAY 2015

APPROVED FOR
CONSTRUCTION
By: Joshua Weaver 9-2-2015



FINAL
APPROVAL

http://development.charmeck.org

ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

APPROVED

By Brendan Smith at 11:35 am, Aug 19, 2015

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>

APPROVED

URBAN FORESTRY

TREE ORDINANCE

APPROVED

By Gary Turner (704-336-4330) at 10:37 am, Aug 17, 2015

CDOT

APPROVED

OWNER/DEVELOPER

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

ENGINEER

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

PROPERTY OWNER

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



8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704)841-2588, Fax: (704)841-2567
F-1222

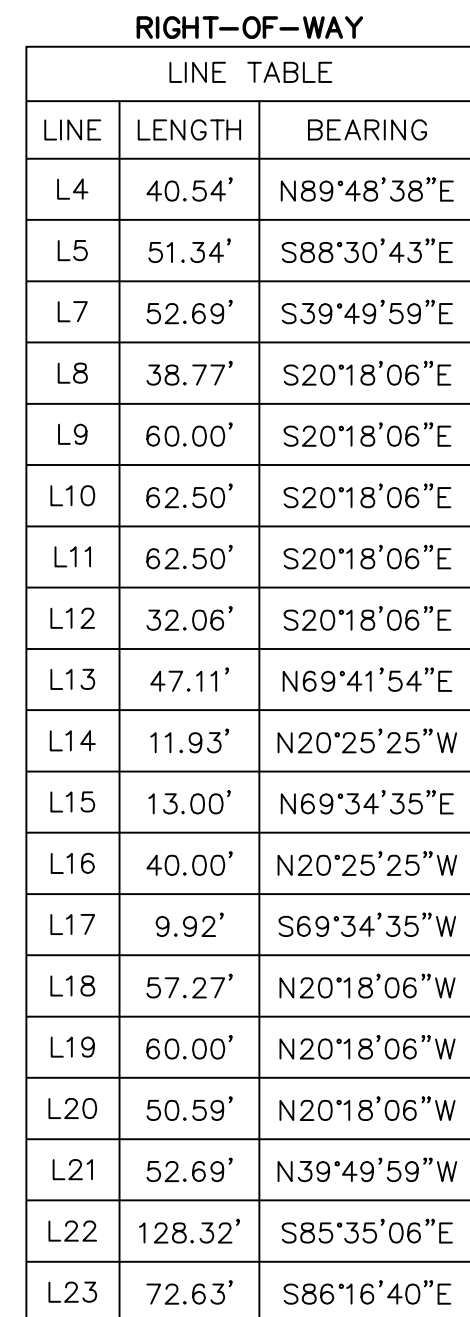
www.mckimcreed.com



Know what's below.
Call before you dig.

PRELIMINARY
NOT FOR CONSTRUCTION
05/08/15



[illegible]

B	COMMENTS FROM CITY OF CHARLOTTE & NCDOT			07/23/15
A	COMMENTS FROM CITY OF CHARLOTTE			06/19/15
REV.NO.		DESCRIPTIONS REVISIONS		DATE



DATE: <u>MAY 2015</u>	SCALE	MAC FILE NUMBER
MCE PROJ. # <u>6493-0008</u>	HORIZONTAL:	CS-100
DRAWN <u>JPM</u>	1" = 30'	DRAWING NUMBER
DESIGNED <u>TAK</u>	VERTICAL:	3.0
CHECKED <u>WGB</u>	N/A	
PROJ. MGR. <u>WGB</u>		

PARCEL NUMBERS:	229-04-120
JURISDICTION:	CITY OF CHARLOTTE
ZONING:	R3 (DEVELOPED AS CLUSTER)
SITE AREA (SA):	3.69 ACRES
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
MAXIMUM LOT COUNT	
(3.69 AC x 3 LOTS PER AC):	11
NUMBER OF LOTS:	11
SMALLEST LOT SIZE:	8,066 SF

R-3 CLUSTER LOT DATA	
MIN. LOT SIZE:	8,000 SF
MIN. LOT WIDTH:	60'
MIN. FRONT YARD:	20'
MIN. SIDE YARD:	5'
MIN. SIDE YARD EXTERNAL:	6'
MIN. REAR YARD:	30'
MIN. REAR YARD EXTERNAL:	45'

COMMON OPEN SPACE REQUIRED (SAx10%):	0.37 AC
TOTAL COMMON OPEN SPACE:	±0.97 AC
UNUSEABLE COMMON OPEN SPACE	
WETLANDS, PONDS, AND STREAMS:	±0.34 AC
TREE SAVE AREA:	±0.52 AC
USEABLE COMMON OPEN SPACE:	±0.11 AC

NATURAL AREA REQUIRED (SA x 17.5%):	0.65 AC
NATURAL AREA PROVIDED:	0.65 AC
TREE SAVE REQUIRED (SA x 10%):	0.37 AC
TREE SAVE PROVIDED:	0.65 AC

POSTED SPEED LIMIT:

BRYANT FARMS ROAD – 35MPH

COMPLETION DATE – FEBRUARY 2016

IMPERVIOUS AREA BREAKDOWN

INSIDE RIGHT-OF-WAY/SIDEWALK EASEMENT:

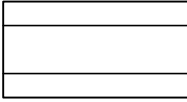

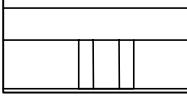
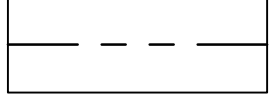
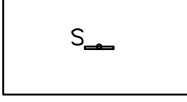
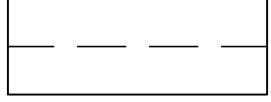

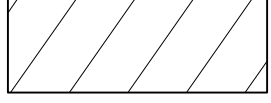


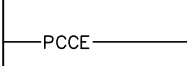
STREET: 13,901 SF
SIDEWALK: 4,569 SF
DRIVEWAY APRON: 1,775 SF

OUTSIDE RIGHT-OF-WAY/SIDEWALK EASEMENT:

TOTAL LOT IMPERVIOUS AREA: 38,262 SF

IMPERVIOUS AREA
PER LOT (1-11): 3,511 SF

LEGEND

SYMBOL	DETAIL	SYMBOL	DETAIL
	PROPOSED SIDEWALK -/-		PROPERTY/BOUNDARY LINE -/-
	PROPOSED HANDICAP RAMP -/-		PARCEL LINE -/-
	PROPOSED STOP SIGN -/-		STORM DRAINAGE EASEMENT -/-
	PROPOSED 2' GUTTER VALLEY -/-		NATURAL AREA -/-
	COMMON OPEN SPACE -/-		DEVELOPER IMPOSED TREE SAVE -/-
	POST CONSTRUCTION CONTROLS EASEMENT -/-		

