

OAK MANOR - VICINITY MAP

NTS

LINE	DISTANCE	BEARING
L1	344.604	S56°09'50"W
L2	447.869	S56°13'51"W
L3	655.174	S55°45'33"E
L4	403.367	S55°02'12"E
L5	1034.894	N25°00'28"W
L6	315.180	N39°44'43"E
L7	46.838	S85°17'44"E
L8	59.982	N5°59'18"W
L9	609.450	S87°07'50"E
L10	765.746	S74°38'05"E
L11	287.369	S81°49'05"E
L12	175.862	S3°52'18"E
L13	30.280	N72°03'41"W
L14	98.976	S25°39'21"W
L15	37.216	S21°09'05"W
L16	18.781	S20°34'57"W
L17	30.740	S2°46'49"W
L18	26.020	S2°46'49"W
L19	52.229	S11°35'52"E
L20	11.371	S11°35'52"E
L21	53.892	S16°22'56"E
L22	313.050	S16°41'05"E
L23	30.000	N73°18'55"E
L24	301.329	S5°09'31"E
L25	48.561	S5°38'05"E

NOTES:

- BOUNDARY INFORMATION TAKEN FROM PLAT ENTITLED "BOUNDARY SURVEY OF TAX PARCELS 227-06-08 AND 227-06-11 BEING 55.04 AC", BY ESP ASSOCIATES, P.A., DATED 11-16-12.
- ALL ROAD IMPROVEMENTS AT HUGH FOREST ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 50.05 (9" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- ANY BUILDING WITH THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ALL OPENINGS (e.g. DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #s 60-64 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- NON-STANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- PER SECTION 18-175(a) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROL EASEMENTS (PCCS) MUST BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

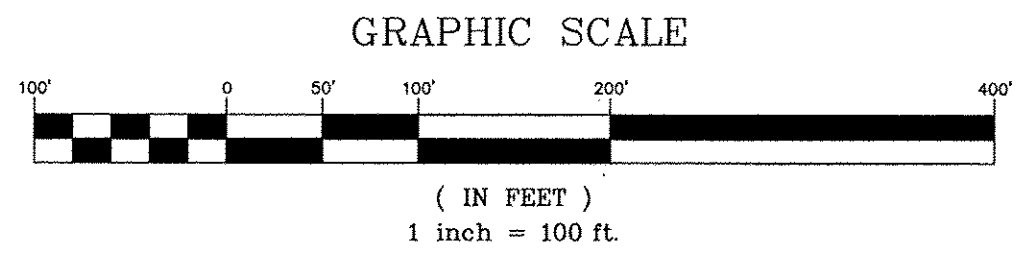
BUA SUMMARY					
DRAINAGE AREA	LOT NO.	R/W BUA (AC)	LOT BUA (AC)	TOTAL BUA (AC)	% BUA
DA#1	N/A	0.03	0.00	0.03	1.34
DA#2	23-29; 36-39	0.00	0.56	0.56	6.30
DA#3	40-48	0.00	0.41	0.41	3.20
DA#4	48-53	0.00	0.27	0.27	3.72
DA#5	56-61	0.00	0.22	0.22	4.34
DA#6B	N/A	0.00	0.00	0	4.03
					0.00%

ASSIGNED MAXIMUM LOT BUA	
LOT NO.	PER LOT (SF)
1-22; 30-35; 41-55; 70-95	5290
23-29; 36-40; 56-69	6130



LEGEND

- EXIST. STREAM SIDE ZONE
- EXIST. UPLAND ZONE
- UNDISTURBED NATURAL AREAS AND TREE SAVE AREAS
- UNDISTURBED NATURAL AREAS
- PROP. PCCO BUFFER



APPROVED FOR CONSTRUCTION
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
 BY: Joshua Weaver 10-31-2013

SITE DATA:

SITE LOCATION: CITY OF CHARLOTTE
 CURRENT ZONING: R-3
 TAX PARCEL NUMBERS: 227-06-108
 227-06-111
 55.04 AC.
 3.00 DU / AC.
 165
 1.73 D.U./AC.
 95
 26.35 AC (47.87%)
 7.52 AC. (13.66%)
 21.17 AC. (38.46%)
 5,139 L.F.

SETBACKS:

MIN. FRONT YARD (FRONT LOAD GARAGES) 20 FT (BACK OF SIDEWALK)
 MIN. FRONT YARD (SIDE LOAD GARAGES) 15 FT (BACK OF R/W)
 MIN. SIDE YARD 5 FT
 MIN. SIDE YARD AT CORNER 10 FT
 MIN. REAR YARD 30 FT (INTERIOR LOTS)
 45 FT (PERIMETER LOTS)

LOTS:

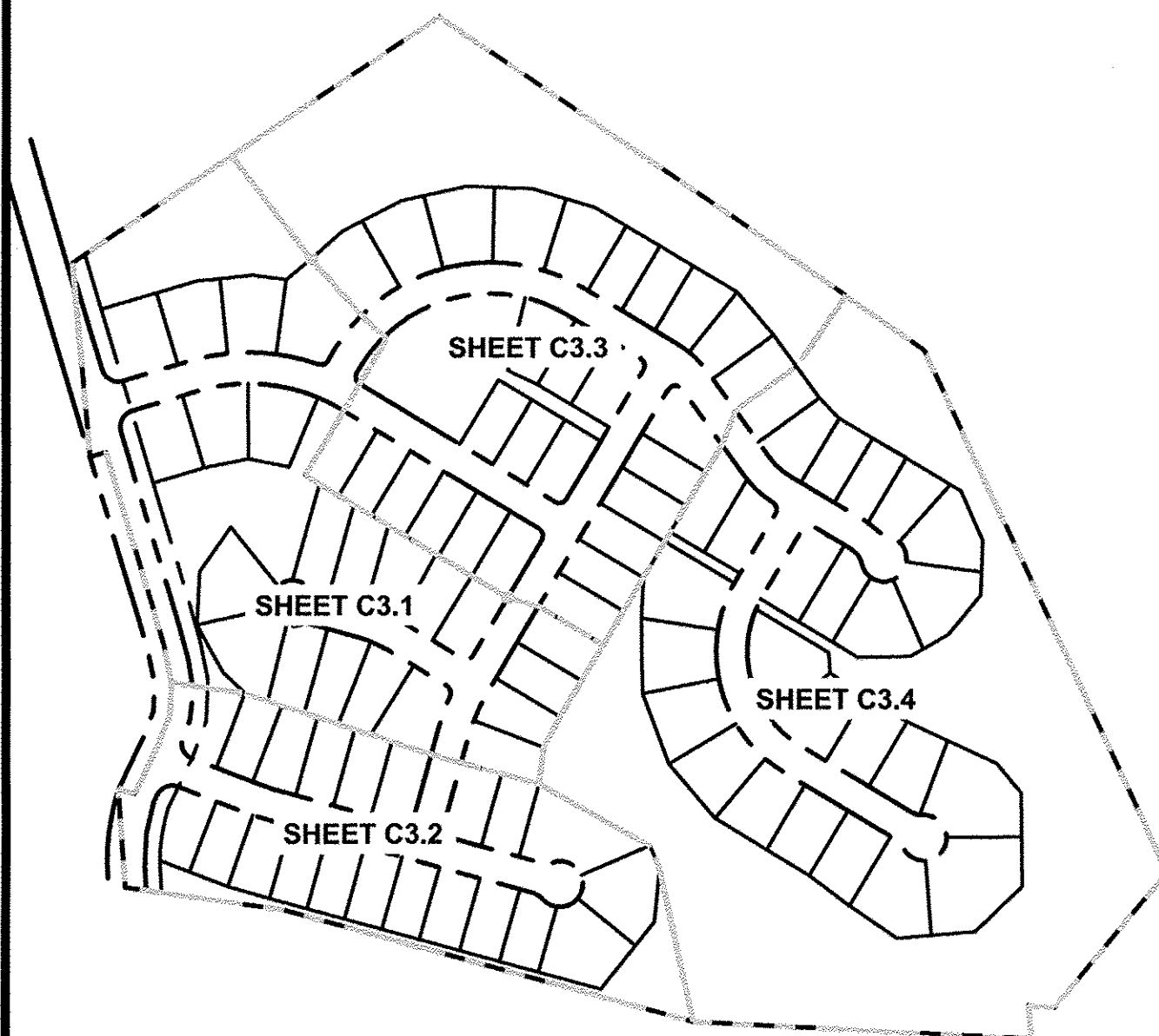
MIN. LOT WIDTH REQUIRED 60 FT
 MIN. LOT WIDTH PROVIDED 70 FT
 MIN. LOT AREA PROVIDED 9,450 SF
 AVG. LOT AREA PROVIDED 11,943 SF

TREE SAVE:

REQUIRED MINIMUM TREE SAVE AREA:
 TOTAL AREA = 54.11 AC.
 TOTAL BUA = 17.88 AC. (32.49%)
 TREE SAVE AREA REQUIRED = 54.11 AC. X 10%
 = 5.41 AC.
 TREE SAVE AREA PROVIDED = 5.41 AC. (10.00%)

NATURAL AREA:

REQUIRED MINIMUM NATURAL AREA:
 TOTAL AREA = 55.04 AC.
 TOTAL BUA = 17.88 AC. (32.49%)
 NATURAL AREA REQUIRED = 55.04 AC. X 17.5%
 = 9.63 AC.
 NATURAL AREA PROVIDED = 10.31 AC. (18.73%)



SHEET INDEX

1"=300'

ESP Associates, P.A.
 P.O. Box 7020
 Charlotte, NC 28261
 3875 Laramie Blvd.
 704-882-4400 (NC)
 803-882-2440 (SC)
 www.espassociates.com

ESP

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

NORTH CAROLINA
 REAL ESTATE
 025775
 JAMES E. SIMMONS
 10-7-13

BY	TJD	TJD
REVISION	REVISED PER CLDS COMMENTS	REVISED PER CLDS COMMENTS
DATE	08/26/2013	10/04/2013
NO.	1	2

OVERALL SITE PLAN

OAK MANOR

PULTE HOME CORP.

CHARLOTTE, NC

PROJECT INFORMATION

PROJECT MANAGER:	APG
DESIGNED BY:	TJD
DRAWN BY:	TJD
PROJECT NUMBER:	AP22.400
ORIGINAL DATE:	06/26/2013

SHEET: C3.0



Know what's below.
 Call before you dig.