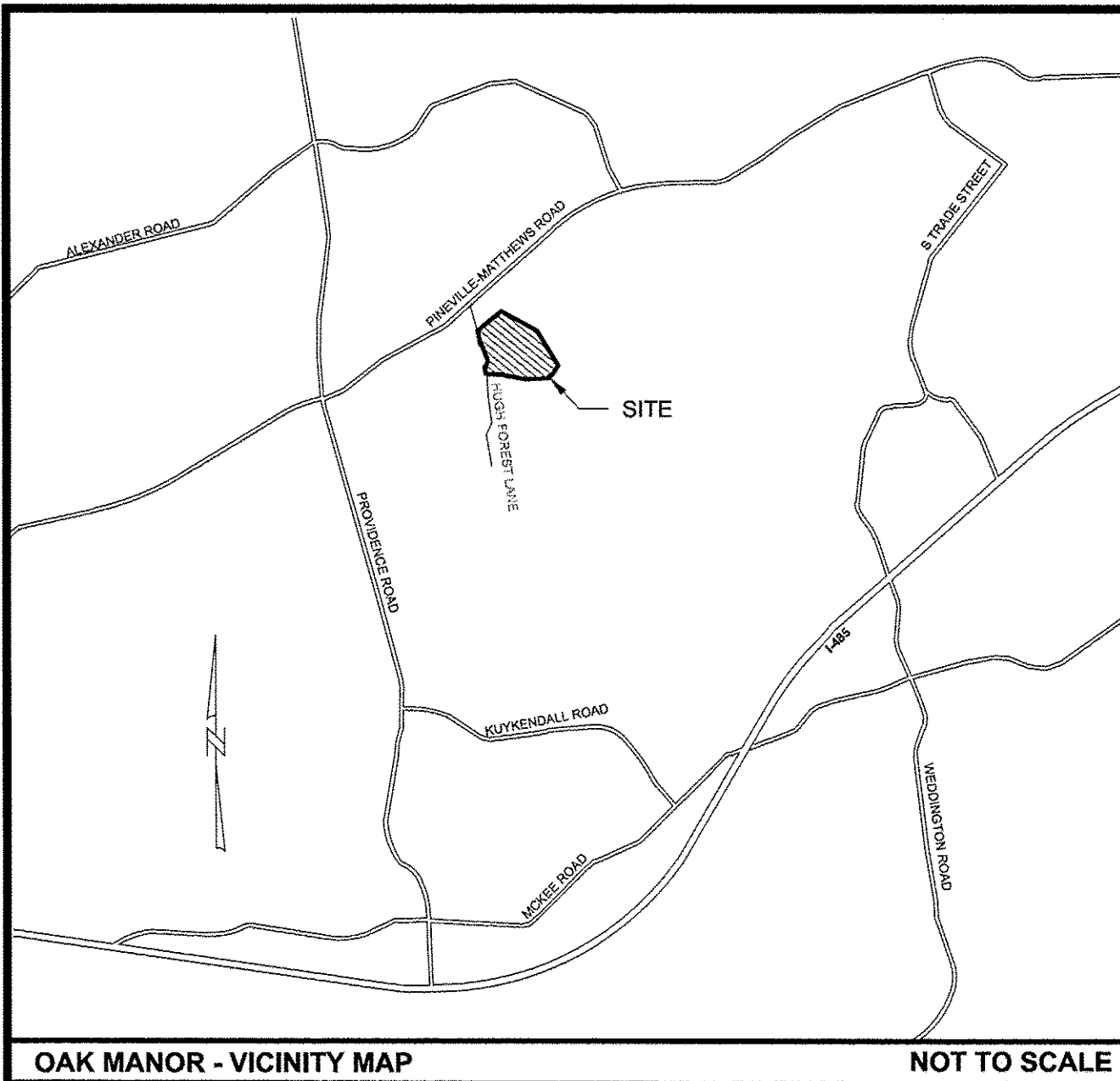




INDEX OF SHEETS			
SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISED DATE
C0.0	COVER SHEET	06/26/2013	10/16/2014
C1.0	DEVELOPMENT DETAILS (SHEET 1 OF 4)	06/26/2013	08/26/2013
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C1.2	DEVELOPMENT DETAILS (SHEET 3 OF 4)	06/26/2013	08/26/2013
C1.3	DEVELOPMENT DETAILS (SHEET 4 OF 4)	10/04/2013	-
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C3.5	TURNING MOVEMENTS HUGH FOREST ROAD & WALTHAM LANE	08/26/2013	-
C3.6	TURNING MOVEMENTS HUGH FOREST ROAD & MAPLE OAK DRIVE	08/26/2013	-
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C4.6	STORM DRAINAGE PROFILE (SHEET 1 OF 6)	06/26/2013	10/16/2014
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C4.9	STORM DRAINAGE PROFILE (SHEET 4 OF 6)	06/26/2013	10/16/2014
C4.10	STORM DRAINAGE PROFILE (SHEET 5 OF 6)	06/26/2013	10/16/2014
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V:\AP22.400\Pulte-McManus_AP22.400\Drawings\03.0 - COVER.mxd

OAK MANOR

CITY OF CHARLOTTE MECKLENBURG COUNTY, NC

Engineering **APPROVED**

Erosion Control **APPROVED**

CDOT **APPROVED**

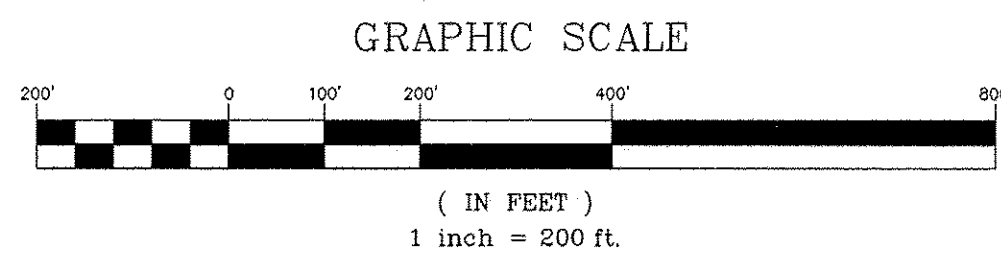
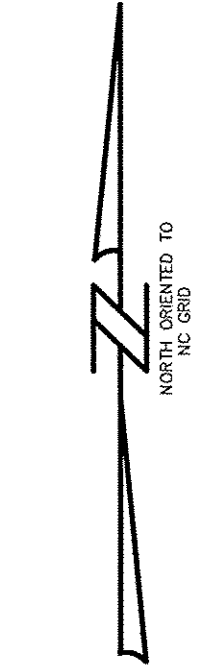
B.Smith bsmith@charlottenc.gov
10/28/2014

B.Smith bsmith@charlottenc.gov
10/28/2014

K. Bryant kbryant@charlottenc.gov

DEVELOPMENT INFORMATION

NAME: OAK MANOR
DEVELOPER: PULTE HOME, CORP.
11121 CARMEL COMMONS BLVD, SUITE 450
CHARLOTTE, NC 28226
TELEPHONE: (704) 543-4922
FAX: (704) 414-7099
BRETT MANERY
ENGINEER: ESP ASSOCIATES, P.A.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
TELEPHONE: (803) 802-2440
FAX: (803) 835-0943
DANIS SIMMONS, PE
PROPERTY OWNER: PULTE HOME, CORP.
DB 28467 PG 611
TAX PARCEL ID# 227-06-108 & 227-06-111



THIS SET IS CURRENT THROUGH SHEET DATE: 10/16/2014

ESP ASSOCIATES, P.A.
P.O. Box 7030
Charlotte, NC 28241
State of North Carolina
Professional Engineer
704-555-4949 (NC)
803-892-2440 (SC)
www.espassociates.com

ESP

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

NORTH CAROLINA
REGISTERED
PROFESSIONAL
ENGINEER
DANIS E. SIMMONS
10-16-14

REVISION	BY	DATE	NO.	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION
1	TJD	08/26/2013	1	REVISED PER CLDS COMMENTS	REVISED PER CLDS COMMENTS	REVISED PER CITY OF CHARLOTTE COMMENTS	REVISED PER CLIENT COMMENTS	REVISION TO APPROVED PLANS - PADS REVISED PER CLIENT	AND HUGH FOREST ROAD REVISED PER RECENT OVERLAY
2	TJD	10/04/2013	2	REVISED PER CLDS COMMENTS	REVISED PER CLDS COMMENTS	REVISED PER CITY OF CHARLOTTE COMMENTS	REVISED PER CLIENT COMMENTS	REVISION TO APPROVED PLANS - PADS REVISED PER CLIENT	AND HUGH FOREST ROAD REVISED PER RECENT OVERLAY
3	APG	10/24/2013	3	REVISED PER CLDS COMMENTS	REVISED PER CLDS COMMENTS	REVISED PER CITY OF CHARLOTTE COMMENTS	REVISED PER CLIENT COMMENTS	REVISION TO APPROVED PLANS - PADS REVISED PER CLIENT	AND HUGH FOREST ROAD REVISED PER RECENT OVERLAY
4	APG	01/17/2014	4	REVISED PER CLDS COMMENTS	REVISED PER CLDS COMMENTS	REVISED PER CITY OF CHARLOTTE COMMENTS	REVISED PER CLIENT COMMENTS	REVISION TO APPROVED PLANS - PADS REVISED PER CLIENT	AND HUGH FOREST ROAD REVISED PER RECENT OVERLAY
5	SLB	10/16/2014	5	REVISED PER CLDS COMMENTS	REVISED PER CLDS COMMENTS	REVISED PER CITY OF CHARLOTTE COMMENTS	REVISED PER CLIENT COMMENTS	REVISION TO APPROVED PLANS - PADS REVISED PER CLIENT	AND HUGH FOREST ROAD REVISED PER RECENT OVERLAY

COVER SHEET

OAK MANOR

PULTE HOME CORP.

CHARLOTTE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	APG
DESIGNED BY:	TJD
DRAWN BY:	TJD
PROJECT NUMBER:	AP22.400
ORIGINAL DATE:	08/26/2013
SHEET:	C0.0

NOTES:

1. 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, PA, DATED 11-16-12.
2. ALL ROAD IMPROVEMENTS AT HUGH FOREST ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
3. DEVELOPER WILL PROVIDE STREET SIGNS PER CDDMS 50.05 (9" SIGNS ONLY).
4. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
5. 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.
6. ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #5 80-84 MUST BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE.
7. PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
8. NON-STANDARD ITEMS (E.G. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
9. 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 (PCEs) MUST BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



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

227-06-130
R-12MF(CD)
MULTI-FAMILY RESIDENTIAL



(IN FEET)
1 inch = 100 ft.

SITE DATA:

SITE LOCATION:
CURRENT ZONING:
TAX PARCEL NUMBERS:

TOTAL SITE AREA:
MAX. DENSITY:
MAX. ALLOWABLE LOTS:
PROP. DENSITY
PROPOSED LOTS:
PROP. AREA IN LOTS
PROP. AREA IN R/W
PROP. COMMON OPEN SPACE
LINEAR FEET OF STREET

CITY OF CHARLOTTE
R-3
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%)
5,139.1 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)

* SETBACK REQUIREMENTS PER TREE SAVE INCENTIVES

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%)

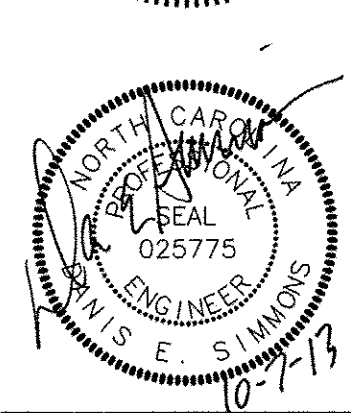
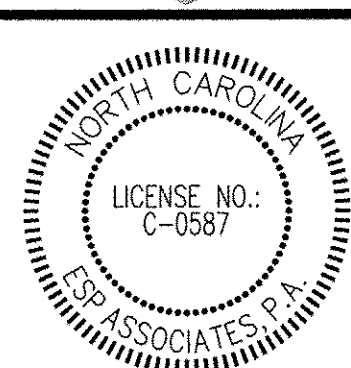
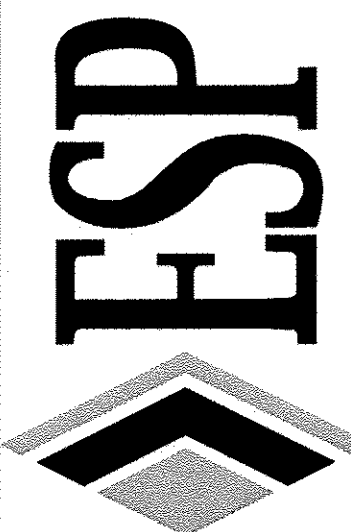
NATURAL AREA:

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%)

NATURAL AREA PROVIDED = 10.31 AC. (18.73%)

227-06-146
B-15 (TOWN OF MATTHEWS)
RESIDENTIAL

ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com



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

CHARLOTTE, NC

OAK MANOR

PULTE HOME CORP.

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.**