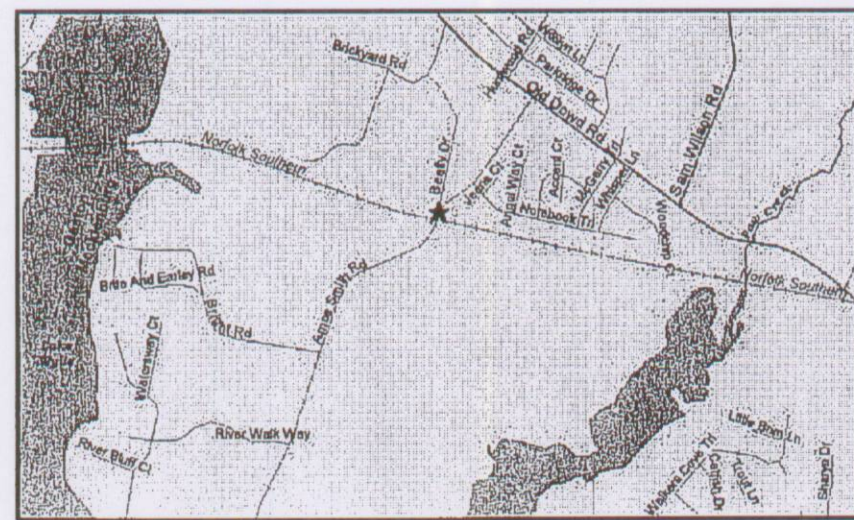
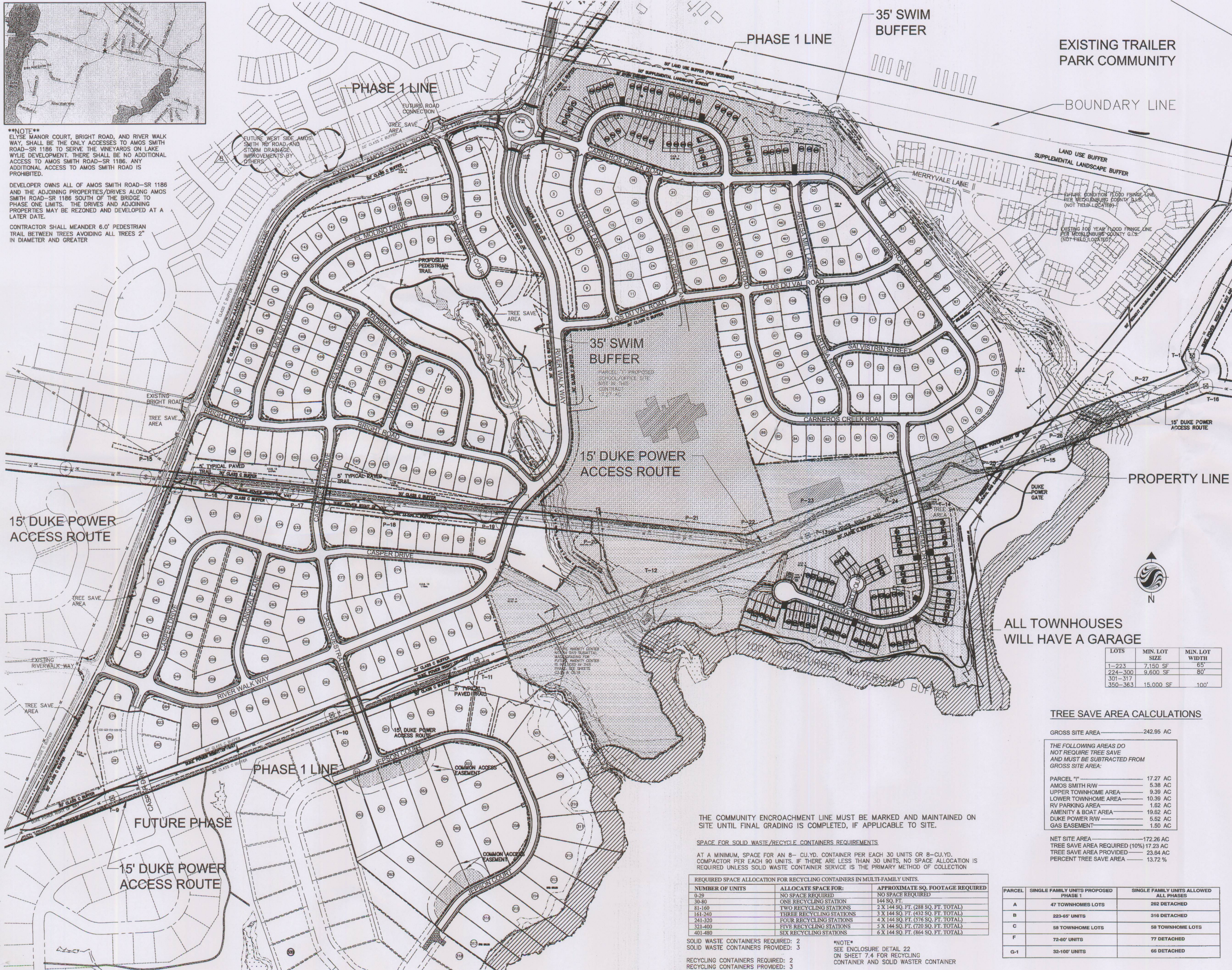




****NOTE****
ELYSE MANOR COURT, BRIGHT ROAD, AND RIVER WALK WAY, SHALL BE THE ONLY ACCESSES TO AMOS SMITH ROAD-SR 1186 TO SERVE THE VINEYARDS ON LAKE WYLIE DEVELOPMENT. THERE SHALL BE NO ADDITIONAL ACCESS TO AMOS SMITH ROAD-SR 1186. ANY ADDITIONAL ACCESS TO AMOS SMITH ROAD IS PROHIBITED.
DEVELOPER OWNS ALL OF AMOS SMITH ROAD-SR 1186 AND THE ADJOINING PROPERTIES/DRIVES ALONG AMOS SMITH ROAD-SR 1186 SOUTH OF THE BRIDGE TO PHASE ONE LIMITS. THE DRIVES AND ADJOINING PROPERTIES MAY BE REZONED AND DEVELOPED AT A LATER DATE.
CONTRACTOR SHALL MEANDER 6.0' PEDESTRIAN TRAIL BETWEEN TREES AVOIDING ALL TREES 2" IN DIAMETER AND GREATER



ALL TOWNHOUSES WILL HAVE A GARAGE

LOTS	MIN. LOT SIZE	MIN. LOT WIDTH
1-223	7,150 SF	65'
224-300	9,600 SF	80'
301-317	15,000 SF	100'

TREE SAVE AREA CALCULATIONS

GROSS SITE AREA	242.95 AC
THE FOLLOWING AREAS DO NOT REQUIRE TREE SAVE AND MUST BE SUBTRACTED FROM GROSS SITE AREA:	
PARCEL "I"	17.27 AC
AMOS SMITH RW	5.38 AC
UPPER TOWNHOME AREA	9.39 AC
LOWER TOWNHOME AREA	10.39 AC
RV PARKING AREA	1.82 AC
AMENITY & BOAT AREA	19.62 AC
DUKE POWER RW	5.52 AC
GAS EASEMENT	1.50 AC
NET SITE AREA	172.26 AC
TREE SAVE AREA REQUIRED (10%)	17.23 AC
TREE SAVE AREA PROVIDED	23.84 AC
PERCENT TREE SAVE AREA	13.72 %

THE COMMUNITY ENCROACHMENT LINE MUST BE MARKED AND MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED, IF APPLICABLE TO SITE.

SPACE FOR SOLID WASTE/RECYCLE CONTAINERS REQUIREMENTS

AT A MINIMUM, SPACE FOR AN 8- CU.YD. CONTAINER PER EACH 30 UNITS OR 8-CU.YD. COMPACTOR PER EACH 90 UNITS. IF THERE ARE LESS THAN 30 UNITS, NO SPACE ALLOCATION IS REQUIRED UNLESS SOLID WASTE CONTAINER SERVICE IS THE PRIMARY METHOD OF COLLECTION

NUMBER OF UNITS	ALLOCATE SPACE FOR:	APPROXIMATE SQ. FOOTAGE REQUIRED
0-29	NO SPACE REQUIRED	NO SPACE REQUIRED
30-40	ONE RECYCLING STATION	144 SQ. FT.
41-160	TWO RECYCLING STATIONS	2 X 144 SQ. FT. (288 SQ. FT. TOTAL)
161-240	THREE RECYCLING STATIONS	3 X 144 SQ. FT. (432 SQ. FT. TOTAL)
241-320	FOUR RECYCLING STATIONS	4 X 144 SQ. FT. (576 SQ. FT. TOTAL)
321-400	FIVE RECYCLING STATIONS	5 X 144 SQ. FT. (720 SQ. FT. TOTAL)
401-480	SIX RECYCLING STATIONS	6 X 144 SQ. FT. (864 SQ. FT. TOTAL)

SOLID WASTE CONTAINERS REQUIRED: 2
SOLID WASTE CONTAINERS PROVIDED: 3

RECYCLING CONTAINERS REQUIRED: 2
RECYCLING CONTAINERS PROVIDED: 3

NOTE
SEE ENCLOSURE DETAIL 22 ON SHEET 7.4 FOR RECYCLING CONTAINER AND SOLID WASTE CONTAINER

PARCEL	SINGLE FAMILY UNITS PROPOSED PHASE 1	SINGLE FAMILY UNITS ALLOWED ALL PHASES
A	47 TOWNHOME LOTS	282 DETACHED
B	223-65' UNITS	316 DETACHED
C	58 TOWNHOME LOTS	58 TOWNHOME LOTS
F	72-80' UNITS	77 DETACHED
G-1	32-100' UNITS	66 DETACHED



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Consultants

- COMMON OPEN SPACE
- PEDESTRIAN HAND RAIL
- FENCE
- TREE SAVE AREA
- R1-1, 30"x30" STOP SIGN
- 100' UNDISTURBED WATERSHED BUFFER
- YIELD SIGN
- EX. OVER HEAD ELECTRIC
- BARRICADE - DETAIL 50.07A AND B
- POWER POLE
- 20' X 20' DUKE POWER TOWER
- ORANGE PROTECTION FENCE

SITE DATA:

PARCEL ID: 11 322 117
TOTAL OVERALL SITE AREA: ±598.97 AC
FUTURE RESIDENTIAL DEVELOPMENT AREA: ± 356.02 AC
PHASE 1 GROSS SITE AREA: ±242.95 AC
PARCEL "I" AREA: ±17.27 AC
PHASE ONE RESIDENTIAL SITE AREA DEVELOPED: ± 225.68 AC
COMMON OPEN SPACE: ± 83.92 AC (37.19%)
ROAD LF: ±26,400.90 FT
RESIDENTIAL ZONING: MX-2(MNO.) NS (PETITION # 2005-014)
CATAMBA RIVER/LAKE WYLIE & LOWER LAKE WYLIE WATERSHED OVERLAY CRITICAL AREA
BUILT UPON AREA (% B.U.): 50.00 % (SEE SHEET G2.13B) (HIGH DENSITY POINT REQUIRED)
OF PROPOSED SINGLE FAMILY HOMES: 327
OF PROPOSED TOWNHOMES FOR SALE: 105
PARCEL ± AMENITY CENTER

UNUSUAL STANDARDS:
MIN FRONT SETBACK: 20'
MIN REAR YARD: 15'
MIN SIDE: 5'
MIN LOT WIDTH: 65', 80' & 100'
MIN TOWNHOUSE PRIVATE LOT: 2,000 SF
MIN TOWNHOUSE PRIVATE OPEN SPACE: 400 SF
BUILDING HEIGHT: 40'
SEPARATION: 7' FOR SINGLE FAMILY DETACHED
16' FOR TOWNHOMES
2' SPACE PER LOT (ATTACHED OR DETACHED)

PARKING

9	REV. PER CITY REVIEW COMMENTS	CIP	RLC	12.05.22
8	REV. AMOS SM. RD IMP. & 47.27 & 65. UNITS. FROM TO PUB R/CIP/KWR	By	Appd.	YY.MM.DD
Revision				

File Name: 006300-102SP.dwg	JK	KWR	JK	05.12.15
	Desn.	Chd.	Dgn.	YY.MM.DD

Seal



Client/Project

DR HORTON

THE VINEYARDS ON LAKE WYLIE
PHASE I

Charlotte NC U.S.A. ETJ

Title

SITE PLAN

Project No.
178440052



Drawing No.

C2.1

Revision

9

APPROVED FOR
CONSTRUCTION
CMPC
9-19-12