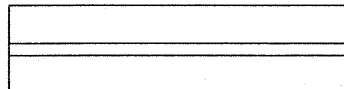
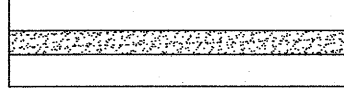
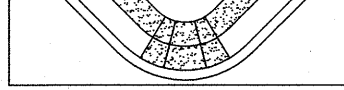
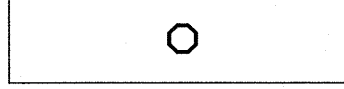
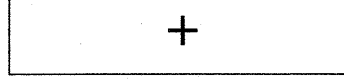
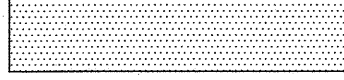
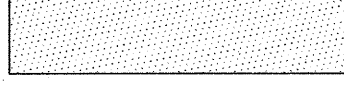
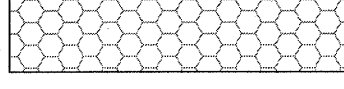
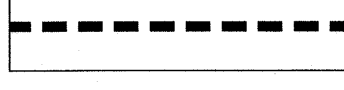



CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	167.36	350.00	85.31	27°23'51"
C2	124.27	350.00	62.79	20°20'33"
C3	3.49	350.00	1.74	0°34'16"
C4	292.82	280.00	161.35	59°55'08"
C5	263.37	150.00	180.67	100°35'55"
C6	736.70	425.00	500.49	99°13'00"
C7	160.70	600.00	80.84	15°20'46"
C8	53.75	400.00	26.92	7°41'58"
C9	418.02	465.00	224.32	51°30'24"
C10	580.25	750.00	305.52	44°19'40"
C11	225.30	350.00	116.71	36°52'57"
C12	67.39	350.00	33.80	11°01'52"

Inset 1                      1" = 60" scale                      

Symbol	Detail
	Proposed Edge Of Pavement / Back Of Curb
	Proposed Sidewalk
	Proposed Accessible Ramp
	Proposed Stop Sign
	Proposed Street Sign
	Exiting Pavement
	Common Open Space
	Tree Save
	Phase Line
	35' X 35' Sight Triangle

REVISION

APPROVED FOR  
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

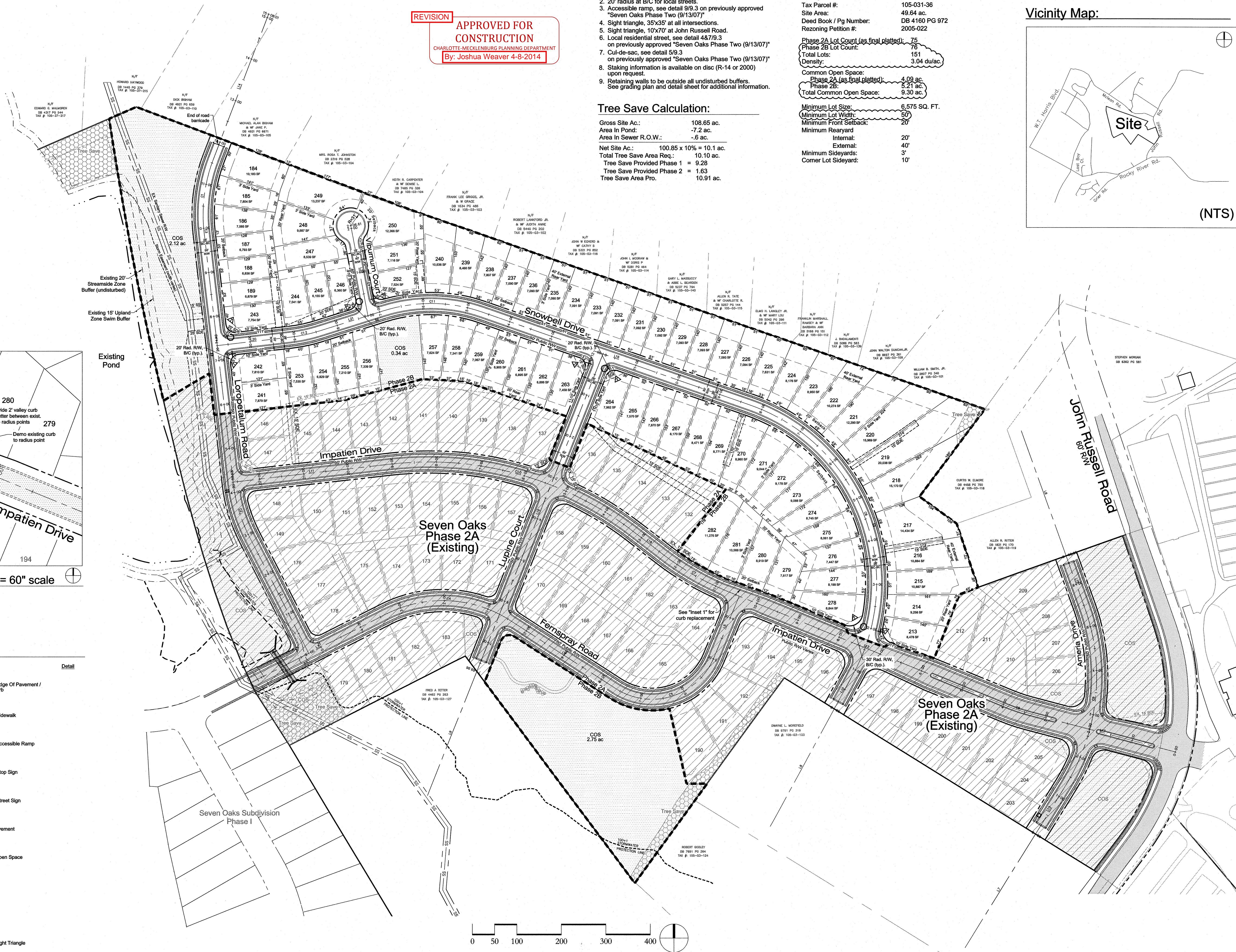
By: Joshua Weaver 4-8-2014

1. 20' radius at R/W for local streets.
2. 20' radius at B/C for local streets.
3. Accessible ramp, see detail 9/9.3 on previously approved "Seven Oaks Phase Two (9/13/07)"
4. Sight triangle, 35'x35' at all intersections.
5. Sight triangle, 10'x70' at John Russell Road.
6. Local residential street, see detail 48/7.9.3 on previously approved "Seven Oaks Phase Two (9/13/07)"
7. Cul-de-sac, see detail 5/9.3 on previously approved "Seven Oaks Phase Two (9/13/07)"
8. Staking information is available on disc (R-14 or 2000) upon request.
9. Retaining walls to be outside all undisturbed buffers. See grading plan and detail sheet for additional information.

Gross Site Ac.:	108.85 ac.
Area In Pond:	-7.2 ac.
Area In Sewer R.O.W.:	-6 ac.
Net Site Ac.:	$100.85 \times 10\% = 10.1$ ac.
Total Tree Save Area Req.:	10.10 ac.
Tree Save Provided Phase 1	= 9.28
Tree Save Provided Phase 2	= 1.63
Tree Save Area Pro.	10.91 ac.

Zoning:	MX-1
Tax Parcel #:	105-031-36
Site Area:	49.64 ac.
Deed Book / Pg Number:	DB 4160 PG 972
Rezoning Petition #:	2005-022
Phase 2A Lot Count (as final platting): 75	
Phase 2B Lot Count:	76
Total Lots:	151
Density:	3.04 du/ac
Common Open Space:	
Phase 2A (as final platting): 4.09 ac.	
Phase 2B:	5.24 ac.
Total Common Open Space:	9.30 ac.
Minimum Lot Size: 6,575 SQ. FT.	
Minimum Lot Width:	50'
Minimum Front Setback:	20'
Minimum Rearyard:	
Internal:	20'
External:	40'
Minimum Sideyards:	3'
Corner Lot Sideyard:	10'

(NTS)

[illegible]