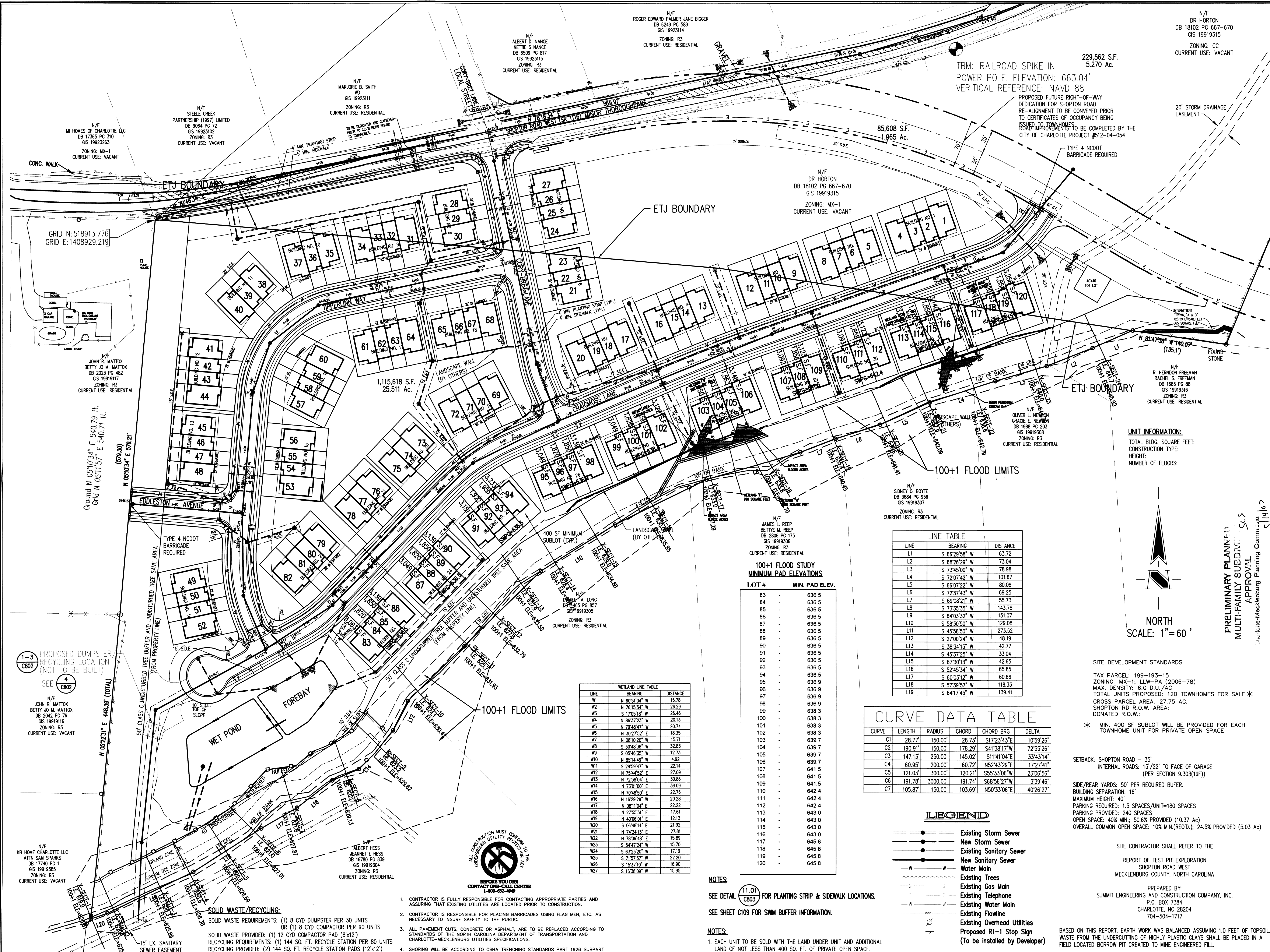




REVISIONS:
1. 12/19/06 - REVISED PER PRELIMINARY PLAN REVIEW
2. 1/10/07 - REVISED PER PRELIMINARY PLAN REVIEW
3. 1/10/07 - REVISED PER PRELIMINARY PLAN REVIEW

**PRELIMINARY
PENDING AGENCY
APPROVAL**

DATE: 11/06/06
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VILLAGE OF PRESTWICK

SHOPTON ROAD WEST, CHARLOTTE, MECKLENBURG COUNTY, N.C.

D. R. HORTON
1100 S. TRYON STREET, CHARLOTTE, N.C. 28203

DATE: 11/06/06 PROJECT NO.: 6238.001
DRAWN BY: MHW CHECKED BY: CDS
SHEET TITLE: SITE PLAN
DRAWING FILES: B:\6238\001\DWG\5\101.dwg
SHEET NO.: C101

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°29'58" W	63.72
L2	S 68°26'29" W	73.04
L3	S 73°45'00" W	78.98
L4	S 72°07'42" W	101.67
L5	S 66°07'22" W	80.06
L6	S 72°37'43" W	69.25
L7	S 69°08'21" W	55.73
L8	S 73°35'35" W	143.78
L9	S 64°03'32" W	151.07
L10	S 58°30'50" W	129.08
L11	S 45°58'50" W	273.52
L12	S 27°00'24" W	48.19
L13	S 38°34'15" W	42.77
L14	S 45°37'25" W	33.04
L15	S 67°30'13" W	42.65
L16	S 52°45'34" W	65.85
L17	S 60°03'12" W	60.66
L18	S 57°39'57" W	118.33
L19	S 64°17'45" W	139.41

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BRC	DELTA
C1	28.77	150.00	28.73	S172°34'3"E	10°59'26"
C2	190.91	150.00	178.29	S41°38'17"W	72°55'26"
C3	147.13	250.00	145.02	S11°41'04"E	33°43'14"
C4	60.95	200.00	60.72	N52°43'29"E	17°27'41"
C5	121.03	300.00	120.21	S55°33'06"W	23°06'56"
C6	191.78	3000.00	191.74	S68°56'27"W	3°39'46"
C7	105.87	150.00	103.69	N50°33'06"E	40°26'27"

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Proposed R1-1 Stop Sign (To be installed by Developer)

**100+1 FLOOD STUDY
MINIMUM PAD ELEVATIONS**

LOT #	MIN. PAD ELEV.
83	636.5
84	636.5
85	636.5
86	636.5
87	636.5
88	636.5
89	636.5
90	636.5
91	636.5
92	636.5
93	636.5
94	636.5
95	636.9
96	636.9
97	636.9
98	636.9
99	636.9
100	638.3
101	638.3
102	638.3
103	639.7
104	639.7
105	639.7
106	639.7
107	641.5
108	641.5
109	641.5
110	642.4
111	642.4
112	642.4
113	643.0
114	643.0
115	643.0
116	643.0
117	645.8
118	645.8
119	645.8
120	645.8

WETLAND LINE TABLE

LINE	BEARING	DISTANCE
W1	N 80°51'04" W	15.78
W2	N 76°15'54" W	26.29
W3	S 17°05'18" W	26.46
W4	N 86°37'23" W	20.13
W5	N 79°48'47" W	20.74
W6	N 30°27'52" E	18.35
W7	N 08°10'20" W	15.71
W8	S 32°48'36" W	32.83
W9	S 05°46'35" W	12.73
W10	N 85°14'49" W	4.92
W11	S 29°59'47" W	22.14
W12	N 75°44'52" E	27.09
W13	N 72°38'04" E	30.86
W14	N 73°01'00" E	39.09
W15	N 70°48'50" E	22.76
W16	N 15°29'28" W	20.28
W17	N 08°11'04" E	22.22
W18	N 27°55'51" E	17.61
W19	N 40°06'01" E	12.13
W20	S 06°48'14" E	21.92
W21	N 74°34'13" E	27.81
W22	N 78°06'48" E	15.89
W23	S 34°47'24" W	15.70
W24	S 63°22'20" W	17.19
W25	S 71°52'57" W	22.20
W26	S 15°37'10" W	16.90
W27	S 16°38'09" W	15.95

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART D OR AS APPROVED.

1-3
C802
PROPOSED DUMPSTER/RECYCLING LOCATION (NOT TO BE BUILT)
SEE
C802

N/F
JOHN R. MATTOX
BETTY JO M. MATTOX
DB 2042 PG 76
GIS 19919116
ZONING: R3
CURRENT USE: VACANT

N/F
KB HOME CHARLOTTE LLC
ATTN: SAM SPARKS
DB 17740 PG 1
GIS 19919585
ZONING: R3
CURRENT USE: VACANT

SOLID WASTE/RECYCLING:
SOLID WASTE REQUIREMENTS: (1) 8 CYD DUMPSTER PER 30 UNITS
OR (1) 8 CYD COMPACTOR PAD (6'x12')
SOLID WASTE PROVIDED: (1) 12 CYD COMPACTOR PAD (6'x12')
RECYCLING REQUIREMENTS: (1) 144 SQ. FT. RECYCLE STATION PER 80 UNITS
RECYCLING PROVIDED: (2) 144 SQ. FT. RECYCLE STATION PADS (12'x12')

SITE DEVELOPMENT STANDARDS

TAX PARCEL: 199-193-15
ZONING: MX-1; LLW-PA (2006-78)
MAX. DENSITY: 6.0 D.U./AC
TOTAL UNITS PROPOSED: 120 TOWNHOMES FOR SALE *
GROSS PARCEL AREA: 27.75 AC.
SHOPTON RD R.O.W. AREA:
DONATED R.O.W.:
* - MIN. 400 SF SUBLOT WILL BE PROVIDED FOR EACH TOWNHOME UNIT FOR PRIVATE OPEN SPACE

SETBACK: SHOPTON ROAD - 35'
INTERNAL ROADS: 15'/22' TO FACE OF GARAGE (PER SECTION 9.303(19F))

SIDE/REAR YARDS: 50' PER REQUIRED BUFFER.
BUILDING SEPARATION: 16'
MAXIMUM HEIGHT: 40'
PARKING PROVIDED: 1.5 SPACES/UNIT=180 SPACES
PARKING PROVIDED: 240 SPACES
OPEN SPACE: 40% MIN.; 50.6% PROVIDED (10.37 AC)
OVERALL COMMON OPEN SPACE: 10% MIN.(REQ'D.); 24.5% PROVIDED (5.03 AC)

SITE CONTRACTOR SHALL REFER TO THE
REPORT OF TEST PIT EXPLORATION
SHOPTON ROAD WEST
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED BY:
SUMMIT ENGINEERING AND CONSTRUCTION COMPANY, INC.
P.O. BOX 7384
CHARLOTTE, NC 28204
704-504-1717

BASED ON THIS REPORT, EARTH WORK WAS BALANCED ASSUMING 1.0 FEET OF TOPSOIL. WASTE FROM THE UNDERCUTTING OF HIGHLY PLASTIC CLAYS SHALL BE PLACED IN A FIELD LOCATED BORROW PIT CREATED TO MINE ENGINEERED FILL.