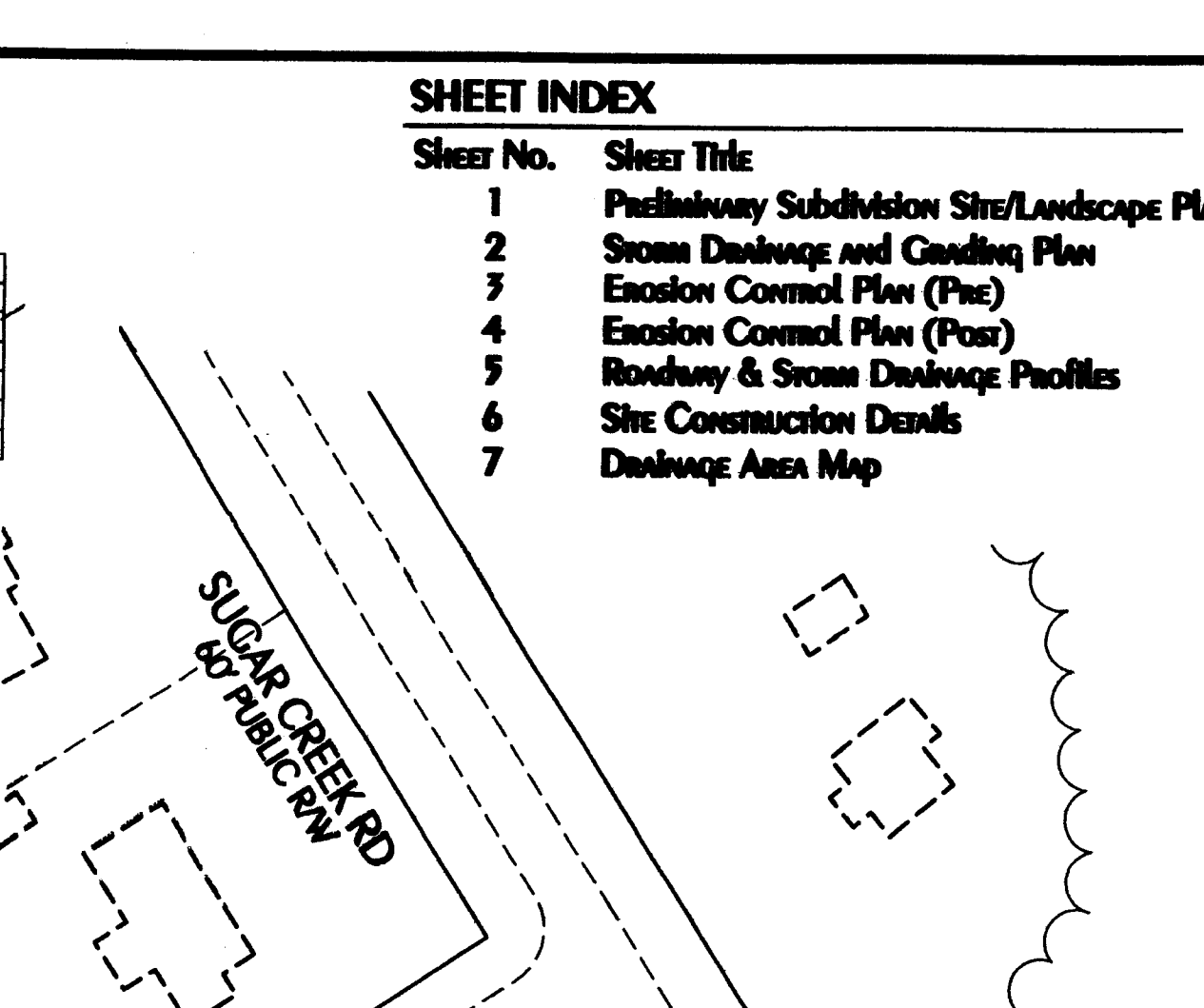
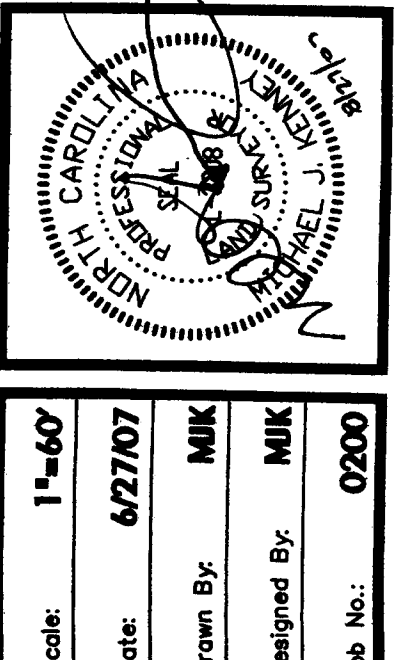




SHEET INDEX	
SHEET NO.	SHEET TITLE
1	Preliminary Subdivision Site/Landscape Plan
2	Storm Drainage and Grading Plan
3	Erosion Control Plan (Pre)
4	Erosion Control Plan (Post)
5	Roadway & Storm Drainage Profiles
6	Site Construction Details
7	Drainage Area Map

REVISIONS:
0/22/07 REVISED PER CSD 4 CDDT REVIEW



DEVELOPMENT DATA

TAX/PARCEL NO. 048-104-06/4 & 15
ZONING CLASSIFICATION: R-3 (DEVELOPED AS R-4 CLUSTER*)
ZONING JURISDICTION: CITY OF CHARLOTTE
SITE ACREAGE: 0.41 AC

NO. OF UNITS ALLOWED BY ZONING, 15.47 $\times$ 3 = 46
 AREA IN EXISTING ZONE, 1.68 AC
 NET TOTAL SITE AREA, 13.84 AC
 TREE SAVAGE REQUIRED, 10% $\times$ 13.84 AC = 1.38 AC
 ADDL. LOTS FOR TREESAVE IN COS. 5580 $\div$ 20780 AC $\times$ 3 = 10 LOTS
 NO. OF UNITS ALLOWED IN R-4, 11 $\times$ 10 = 110
 COMMON OPEN SPACE PROVIDED, 10% $\times$ 15.47 AC = 1.54 AC
 COMMON OPEN SPACE PROVIDED, 5.85 AC = 51.07%
 R-4 CLUSTER LOT DATA:
 (LOTS 11/25,45,46,50)
 MIN. LOT SIZE = 2,000 SF
 MIN. LOT WIDTH = 60'
 MIN. SETBACK = 30'
 MIN. SIDE YARD = 6' EXTERNAL, 3' INTERNAL,
 MIN. REAR YARD = 45' EXTERNAL, 30' INTERNAL
 R-4 CLUSTER LOT DATA:
 MIN. LOT SIZE = 6,000 SF
 MIN. LOT WIDTH = 50'
 MIN. SETBACK = 30'
 MIN. SIDE YARD = 3' EXTERNAL, 3' INTERNAL,
 MIN. REAR YARD = 40' EXTERNAL, 30' INTERNAL
 * USING CHARLOTTE TREE ORDINANCE

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PRELIMINARY SUBDIVISION SITE/LANDSCAPE PLAN

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HAMMOND LAKE

City of Charlotte, Mecklenburg County, North Carolina

McDEVCO, 1890 MONTAQUE ROAD, LAKE WYLIE, SC 29710