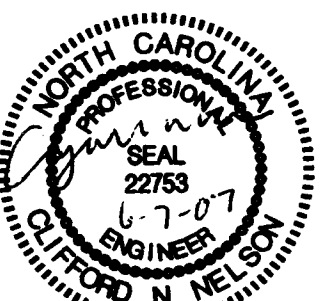


SEAL

**FINAL DRAWING
NOT FOR
CONSTRUCTION**

SEAL



SCALE : 1 inch = 40 feet

No.	Date	By	Description
1	06/01/07	JTB	REVISED PER CITY COMMENTS
2	03/26/07	JTB	REVISED PER CITY COMMENTS
3	01/05/07	CFC	REVISED PER CITY COMMENTS

REVISIONS

DRAWN BY C.F.C.
APPROVED BY C.N.N.
CHECKED BY A.R.V.
DATE 10/10/2006
TITLE

**SITE LAYOUT
PLAN**

PROJECT NO. 10001506

C4

SHEET NO.

SITE INFORMATION:

- OWNER/DEVELOPER: MCALPINE COMPANIES
1329 MOREHEAD STREET
CHARLOTTE, NORTH CAROLINA 28204
CONTACT: SHANE SEAGLE PHONE: (704) 362-2400
FAX: (704) 362-2422
- PIN # 025-171-06 (MUNDY) DEED REFERENCE : DEED BOOK 14022 PAGE 782 : 5.00 AC.
PIN # 025-171-30 (MUNDY) DEED REFERENCE : DEED BOOK 14022 PAGE 782 : 6.04 AC.
PIN # 025-171-26 (SAPP) DEED REFERENCE : DEED BOOK 12337 PAGE 602 : 1.88 AC. (PORTION)
PIN # 025-171-27 (THOMAS) DEED REFERENCE : DEED BOOK 4693 PAGE 324 : 13.98 AC.
PIN # 025-171-24 (TTC) DEED REFERENCE : DEED BOOK 8891 PAGE 046 : 2.20 AC. (PORTION)
- TRACT AREA : 28.20 ACRES
- SUM LOT AREA : 18.84
SUM R/W AREA : 5.51
SUM OPEN SPACE : 8.75 (23.12% OF SITE)
- BOUNDARY SURVEY INFORMATION OBTAINED FROM DEWBERRY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON TOPOGRAPHIC MAPPING PROVIDED BY DEWBERRY.
- PROPERTY IS PROPOSED TO BE DEVELOPED AS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION IN ACCORDANCE WITH ALL REQUIREMENTS OF THE R-3 (CLUSTER) ZONING DISTRICT:

TOTAL PROPOSED NO. OF LOTS 78
PROPOSED DENSITY 2.67 DU / AC
MIN. LOT AREA 8,000 SQ. FT.
MIN. LOT WIDTH 60 FEET
MIN. BUILDING SETBACK 20 FEET

MIN. REAR YARD 30 FEET (INTERIOR LOT)
MIN. SIDE YARD 45 FEET (PERIMETER LOT)
MIN. SIDE YARD 5 FEET (8 FEET FOR PERIMETER LOTS)

LINEAR FEET OF STREETS
MCCLURE ROAD 2,081.22 LF
POND VISTA COURT 1,385.75 LF
AMBER VIEW COURT 583.08 LF
AMBLESIDE DRIVE 233.57 LF
HOECKLAN STREET 155.00 LF
- NO SWM BUFFER PER MECKLENBURG CO. GIS.
- DIRECT VEHICULAR ACCESS ONTO BEATTIES FORD ROAD FROM LOT 1 IS PROHIBITED
- PROPERTY IS SUBJECT TO FEMA FLOODPLAIN. SEE FEMA MAP PANEL # 3719C00106E

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	16°05'58"	84.30'	300.00'	42.43'	84.02'	S 72°06'16" W
C2	20°06'39"	70.20'	200.00'	35.46'	69.84'	N 70°05'56" E
C3	79°35'49"	208.38'	150.00'	124.97'	192.03'	N 80°09'29" W
C4	17°49'25"	46.66'	150.00'	23.52'	46.47'	N 31°26'52" W
C5	22°50'37"	87.71'	220.00'	44.45'	87.13'	N 11°06'52" W
C6	71°33'10"	187.32'	150.00'	108.09'	175.39'	S 25°55'50" W
C7	89°22'50"	234.00'	150.00'	148.39'	210.98'	N 72°58'59" W

LINE	LENGTH	BEARING
L1	995.83	N 64°03'17" E
L2	125.88	N 80°09'15" E
L3	268.18	N 60°02'36" E
L4	235.82	S 40°21'36" E
L5	121.87	S 22°32'10" E
L6	90.41	S 00°18'27" W
L7	601.65	N 09°50'45" W
L8	609.36	N 61°42'25" E
L9	26.00	S 27°27'27" E
L10	383.06	N 55°55'34" E
L11	189.01	N 28°17'35" W
L12	68.87	S 62°19'36" W
L13	165.00	N 25°56'43" W

KRISTIAN M. ZEBROSKY
JOY L. MILEHAM-ZEBROSKY
TAX ID # 025-171-02
DB 20451 PG 82
7932 BEATTIES FORD RD

Tree Save Calculations	
Total Site Area	29.2 AC
Ex. Pond/Wetland Area	2.16 AC
Colonial Pipeline Easement Area	1.82 AC
Existing McClure Road R/W	0.03 AC
Net Site Area	25.19 AC
Prop. Tree Save Area	2.64 AC
Net % Tree Save Area	10.48 %

SARA MCCALL BLYTHE
TAX ID # 025-171-04
DB 2580 PG 333
MB 37 PG 287
7916 BEATTIES FORD RD

DEBORA JANNETTE BARKLEY
AND DIANNE BARKLEY
POWERS
TAX ID # 025-171-05
DB 12055 PG 705
7906 BEATTIES FORD RD

FRANCIS JAMES JONES
AND SUSAN WINSLOW
BLYTHE
TAX ID # 025-171-38
DB 13485 PG 337
MB 37 PG 287
7912 BEATTIES FORD RD

EARL WAYNE LINK
AND ATHENA LINK
TAX ID # 025-171-07
DB 19817 PG 278
7806 BEATTIES FORD RD

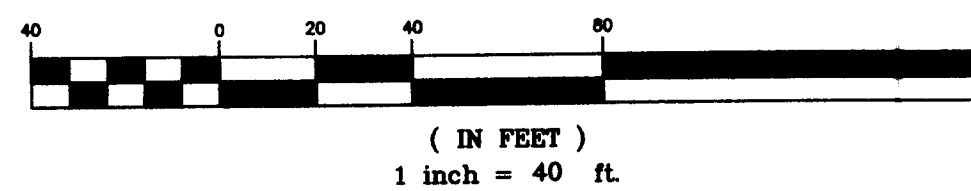
NOTE:

ALL RADII MEASURED AT THE
EDGE OF PAVEMENT, UNLESS
OTHERWISE NOTED.

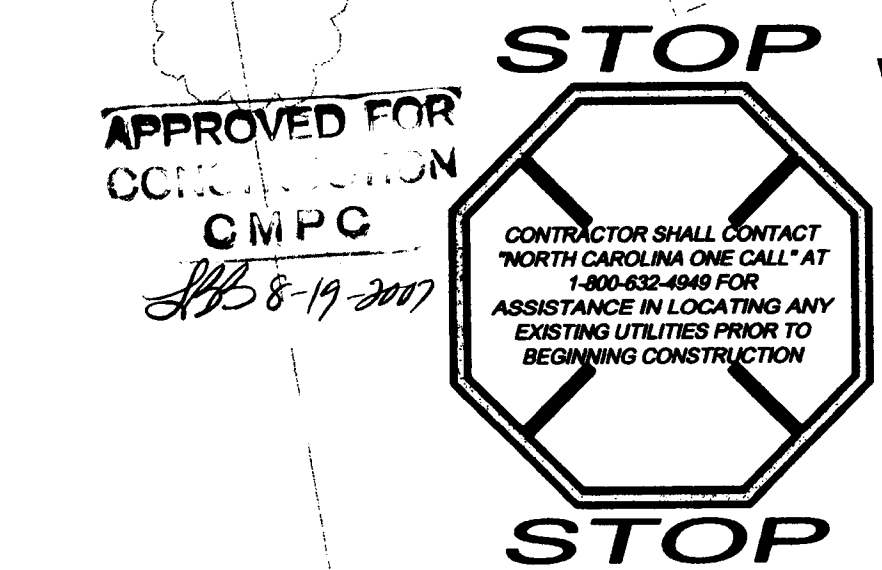
NOTE:

THE CONTRACTOR WILL BE REQUIRED TO OBTAIN A "RIGHT-OF-WAY USE" PERMIT FOR ALL WORK LESS THAN 30 DAYS IN DURATION WITHIN THE PUBLIC RIGHT-OF-WAY. A MINIMUM OF 5 DAYS ADVANCE NOTICE FOR A LANE CLOSURE AND 10 DAYS ADVANCE NOTICE FOR A ROAD CLOSURE MUST BE TRANSMITTED TO 704-336-4400 VIA FAX, ATTENTION BOB STALEY, INDICATING DATE, TIME, DURATION AND TRAFFIC CONTROLS. ANY OCCUPATION OF THE PUBLIC RIGHT-OF-WAY FOR A PERIOD OF TIME LONGER THAN 30 DAYS WILL REQUIRE LEASING OF THAT PORTION OF THE RIGHT-OF-WAY. CONTACT LINDA POISSANT AT 704-336-2582 FOR LEASING INFORMATION.

GRAPHIC SCALE



JACK R HOWERTON



CURVE	DELTA	LENGTH	RADIUS	TAN
C1	16°05'58"	84.30'	300.00'	4
C2	20°06'39"	70.20'	200.00'	3
C3	79°35'49"	208.38'	150.00'	1
C4	17°49'25"	46.66'	150.00'	2
C5	22°50'37"	87.71'	220.00'	4
C6	71°33'10"	187.32'	150.00'	11
C7	89°22'50"	234.00'	150.00'	1

**TREE SAVE AREA
0.63 ACRES**

NOTE:

ALL RADII MEASURED AT THE
EDGE OF PAVEMENT, UNLESS
OTHERWISE NOTED.

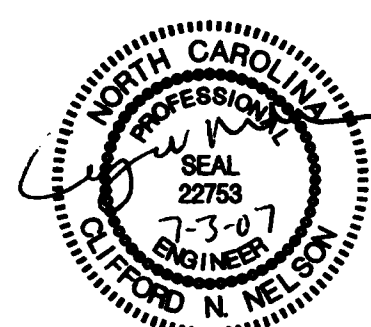
MECKLENBURG CO.
PARKS AND REC.

LINE	LENGTH	BEARING
L1	995.83	N 64°03'17" E
L2	125.88	N 80°09'15" E
L3	268.18	N 60°02'36" E
L4	235.82	S 40°21'35" E
L5	121.87	S 22°32'10" E
L6	90.41	S 00°18'27" W
L7	601.65	N 09°50'45" W
L8	609.36	N 61°42'25" E
L9	26.00	S 27°27'27" E
L10	383.06	N 55°55'34" E
L11	189.01	N 28°17'35" W
L12	68.87	S 62°19'36" W
L13	165.00	N 25°56'43" W

SEAL

**FINAL DRAWING
NOT FOR
CONSTRUCTION**

SEAL



SCALE : 1 inch = 40 feet

NO.	DATE	BY	DESCRIPTION
1	07/03/07	JTB	SWPE CROSS SECTIONS ADDED
2	08/01/07	JTB	REVISED PER CITY COMMENTS
3	03/28/07	JTB	REVISED PER CITY COMMENTS
4	01/05/07	CFC	REVISED PER CITY COMMENTS

REVISIONS

DRAWN BY C.F.C.

APPROVED BY C.N.N.

CHECKED BY A.R.V.

DATE 10 / 10 / 2006

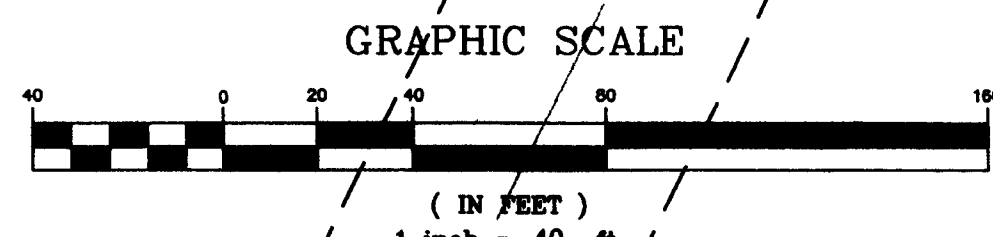
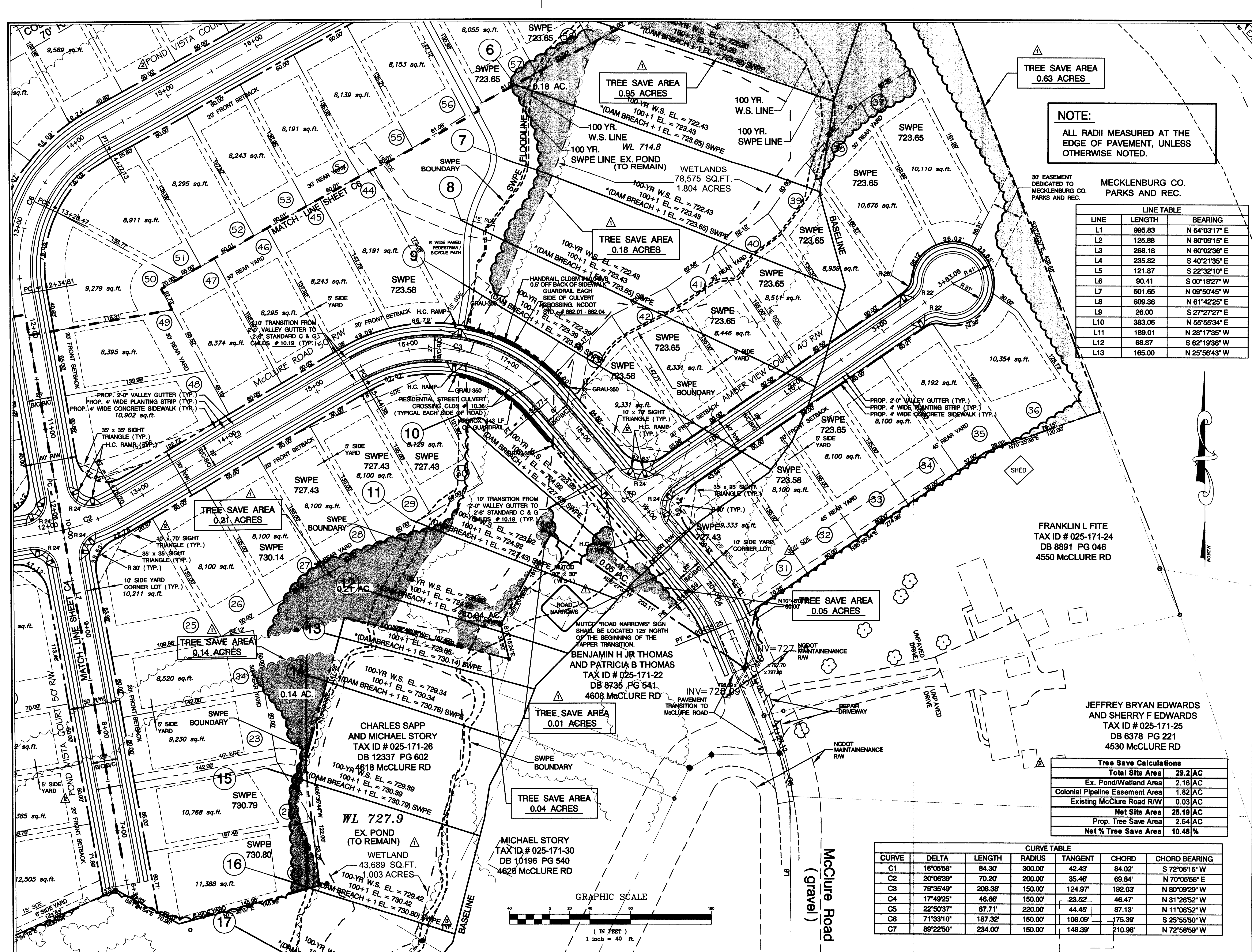
TITLE

**SITE LAYOUT
PLAN**

PROJECT NO. 10001506

C5

SHEET NO.



CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	16°05'58"	84.30'	300.00'	42.43'	84.02'	S 72°06'16" W
C2	20°06'39"	70.20'	200.00'	35.46'	69.84'	N 70°05'56" E
C3	79°35'49"	208.38'	150.00'	124.97'	192.03'	N 80°09'29" W
C4	17°49'25"	46.66'	150.00'	23.52'	46.47'	N 31°26'52" W
C5	22°50'37"	87.71'	220.00'	44.45'	87.13'	N 11°06'52" W
C6	71°33'10"	187.32'	150.00'	108.09'	175.39'	S 25°55'50" W
C7	89°22'50"	234.00'	150.00'	148.39'	210.98'	N 72°58'59" W

Tree Save Calculations	
Total Site Area	29.2 AC
Ex. Pond/Wetland Area	2.16 AC
Colonial Pipeline Easement Area	1.82 AC
Existing McClure Road R/W	0.03 AC
Net Site Area	25.19 AC
Prop. Tree Save Area	2.64 AC
Net % Tree Save Area	10.48 %

No.	Date	By	Description
1	06/01/07	JTB	REVISED PER CITY COMMENTS
2	06/01/07	JTB	REVISED PER CITY COMMENTS
3	06/01/07	JTB	REVISED PER CITY COMMENTS
4	06/01/07	JTB	REVISED PER CITY COMMENTS
5	06/01/07	JTB	REVISED PER CITY COMMENTS
6	06/01/07	JTB	REVISED PER CITY COMMENTS
7	06/01/07	JTB	REVISED PER CITY COMMENTS
8	06/01/07	JTB	REVISED PER CITY COMMENTS
9	06/01/07	JTB	REVISED PER CITY COMMENTS
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11	06/01/07	JTB	REVISED PER CITY COMMENTS
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66	06/01/07	JTB	REVISED PER CITY COMMENTS
67	06/01/07	JTB	REVISED PER CITY COMMENTS
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81	06/01/07	JTB	REVISED PER CITY COMMENTS
82	06/01/07	JTB	REVISED PER CITY COMMENTS
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84	06/01/07	JTB	REVISED PER CITY COMMENTS
85	06/01/07	JTB	REVISED PER CITY COMMENTS
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88	06/01/07	JTB	REVISED PER CITY COMMENTS
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95	06/01/07	JTB	REVISED PER CITY COMMENTS
96	06/01/07	JTB	REVISED PER CITY COMMENTS
97	06/01/07	JTB	REVISED PER CITY COMMENTS
98	06/01/07	JTB	REVISED PER CITY COMMENTS
99	06/01/07	JTB	REVISED PER CITY COMMENTS
100	06/01/07	JTB	REVISED PER CITY COMMENTS

REVISIONS	DATE	BY	DESCRIPTION
DRAWN BY	C.F.C.		
APPROVED BY	C.N.N.		
CHECKED BY	A.R.V.		
DATE	10/10/2006		
TITLE			

SITE LAYOUT
PLAN

PROJECT NO. 10001506

C6

SHEET NO.

Tree Save Calculations	
Total Site Area	29.2 AC
Ex. Pond/Wetland Area	2.16 AC
Colonial Pipeline Easement Area	1.82 AC
Existing McClure Road R/W	0.03 AC
Net Site Area	25.19 AC
Prop. Tree Save Area	2.64 AC
Net % Tree Save Area	10.48 %

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
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LINE TABLE		
LINE	LENGTH	BEARING
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L3	268.18	N 60°02'36" E
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NOTE:
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OTHERWISE NOTED.

MECKLENBURG COUNTY
AND REAL ESTATE / FINANCE DEPT
TAX ID # 025-241-99
DB 7658 PG 256
AMBLESIDE DR

TREE SAVE AREA
0.06 ACRES

TREE SAVE AREA
0.18 ACRES

TREE SAVE AREA
0.63 ACRES

TREE SAVE AREA
0.02 ACRES

TREE SAVE AREA
0.02 ACRES

TREE SAVE AREA
0.04 ACRES

TREE SAVE AREA
0.01 ACRES

TREE SAVE AREA
0.06 ACRES

TREE SAVE AREA
0.95 ACRES

TREE SAVE AREA
0.18 ACRES