DEVELOPMENT DATA:

Parcel ID#:	219-082-16 (NELLIE JEWEL LITTLE)
	219-082-31 (WADE & FRANCES LAWRENCE)
	219-082-18 (WADE & FRANCES LAWRENCE)
	219-082-19 (WADE & FRANCES LAWRENCE)
Existing Zoning:	R-3
Site Area:	14.25± Ac.
Number of Lots:	41
Gross Density:	2.87 Lots/Ac.
Min. Lot Size:	9000 sf.
Min. Lot Width:	70 ft.
Min. Setback:	20 ft.
Min. Rear Yard (Interior Lots):	30 ft.
Min. Rear Yard (Exterior Lots):	45 ft.
Min. Side Yard (Interior Lots):	3 ft.
Min. Side Yard (Exterior Lots):	6 ft.
Min. Side Yard (Corner Lots):	10 ft.
Tree Save Area:	1.52 Ac. (10.66% of Site Area)
Average Lot Size:	(Total Lot Area 522,615 sf. / 41 Lots) = 12,746 sf.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	73.84	150.00	37.68	73.09	S89°59'43"W	28°12'14"
C2	110.65	150.00	57.98	108.16	N82°57'52"E	42°15'54"
C3	38.26	150.00	19.23	38.15	S69°08'18"W	14°36'46"
C4	78.35	150.00	40.09	77.46	N88°35'31"W	29°55'35"
C5	90.80	200.00	46.20	90.02	S27°04'42"E	26°00'44"
C6	226.62	250.00	121.76	218.94	N14°06'57"W	51°56'13"
C7	90.65	200.00	46.12	89.87	S01°07'54"E	25°58'07"
C8	218.90	155.00	132.19	201.16	S54°34'28"E	80°55'02"
C9	96.53	150.00	50.00	94.87	N66°31'55"E	36°52'12"
C10	91.28	200.00	46.45	90.49	S62°59'24"W	26°08'57"

LINE TABLE

LINE	LENGTH	BEARING
L1	181.03	N75°53'36"E
L2	66.89	S75°54'11"E
L3	66.90	N61°49'56"E
L4	34.65	N78°26'41"E
L5	50.45	S14°04'20"E
L6	51.30	S40°05'04"E
L7	73.75	S11°51'10"W
L8	96.28	S14°06'57"E
L9	57.40	N84°58'01"E
L10	205.13	N76°03'53"E

GENERAL NOTES:

1. Sight triangles shown are the minimum required.
2. Direct vehicular access to Steele Creek Road from lots 1-5, 36-39, & 41 is strictly prohibited.

APPROVED FOR CONSTRUCTION
CMPC
3/6/2007

NORTH CAROLINA PROFESSIONAL SEAL 30669 ENGINEER
2.4.07

PLANS FOR IMPROVEMENTS OF

PINEKNOLL SUBDIVISION

STEELE CREEK ROAD
CHARLOTTE, NORTH CAROLINA

PREPARED FOR:

Book Construction Inc.
1801-E1 Cross Beam Drive
Charlotte, NC 28210

PREPARED BY:

EMHT
Evans, Mechwart, Hambleton, & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
8307 University Executive Park Drive, Suite 231, Charlotte, NC 28262
Phone: 704.548.0333 Fax: 704.548.0334
M C M X X V I

SITE PLAN

REVISIONS

MARK	DATE	DESCRIPTION

Date: JANUARY 18, 2007	Job No.: 2006-1579
Scale: 1" = 50'	Sheet: 4/22

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