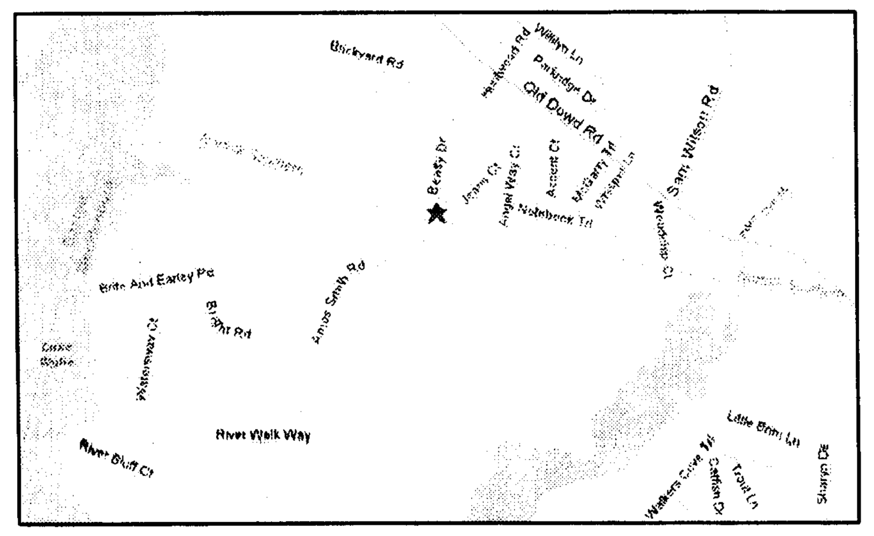
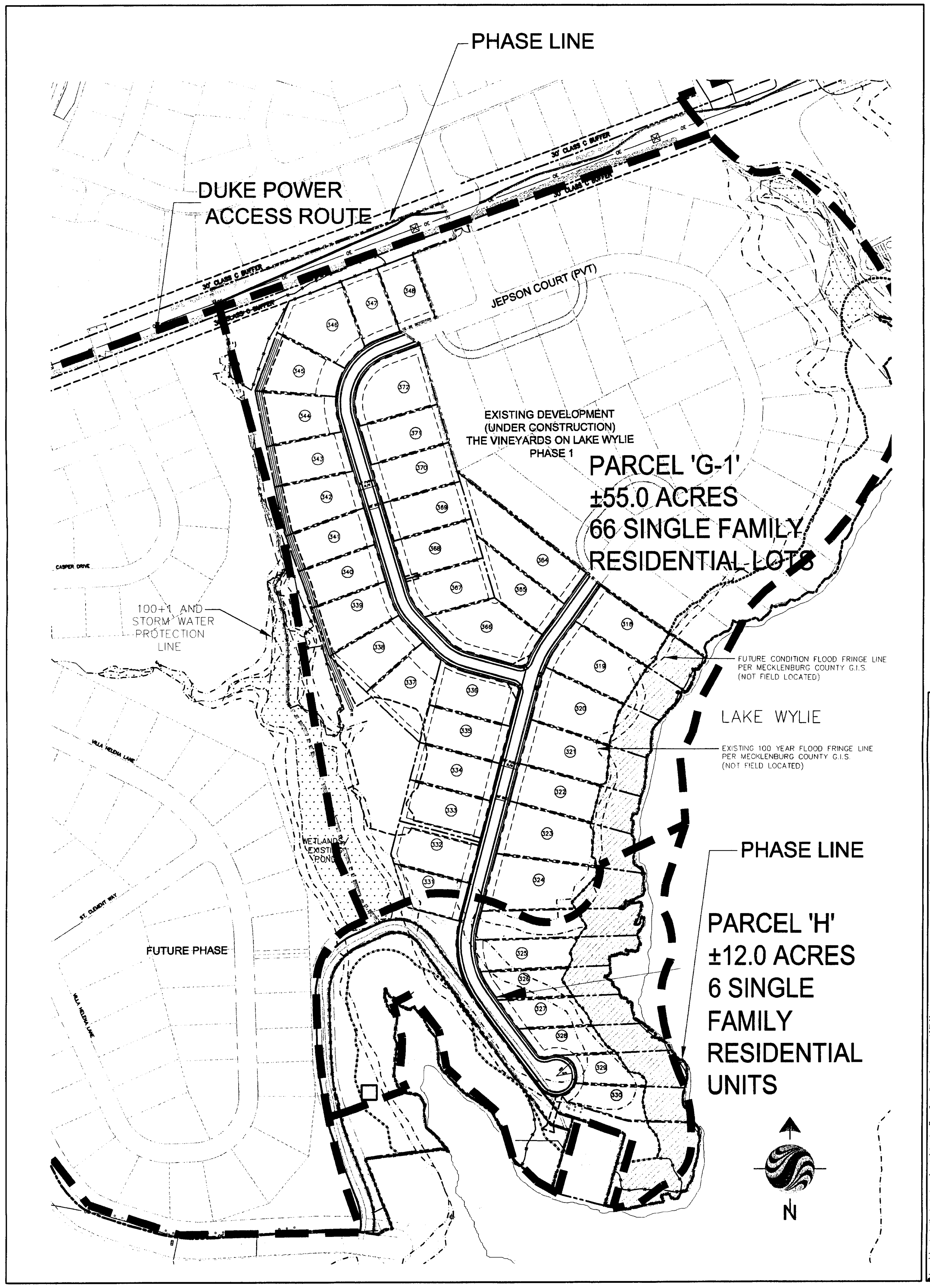
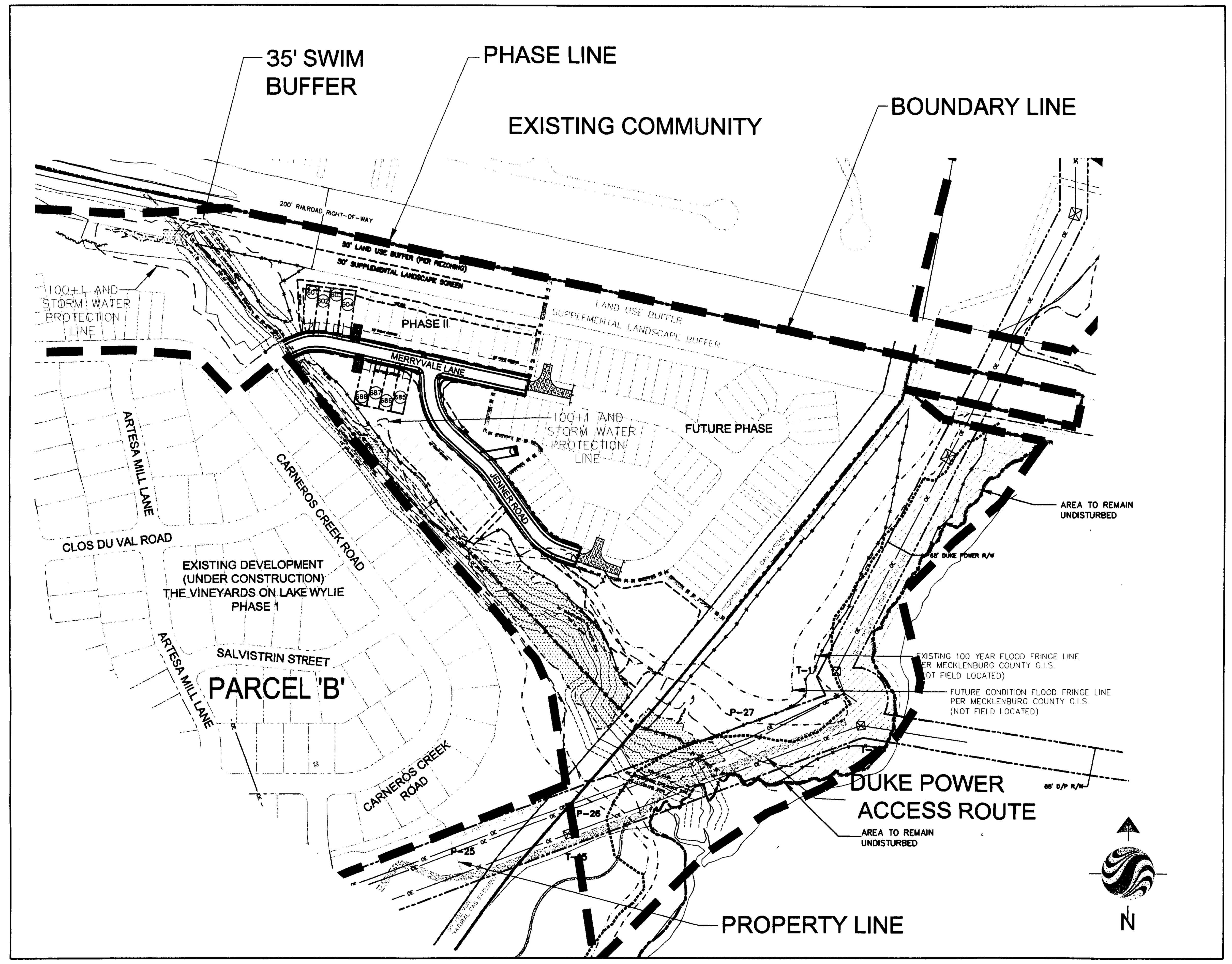


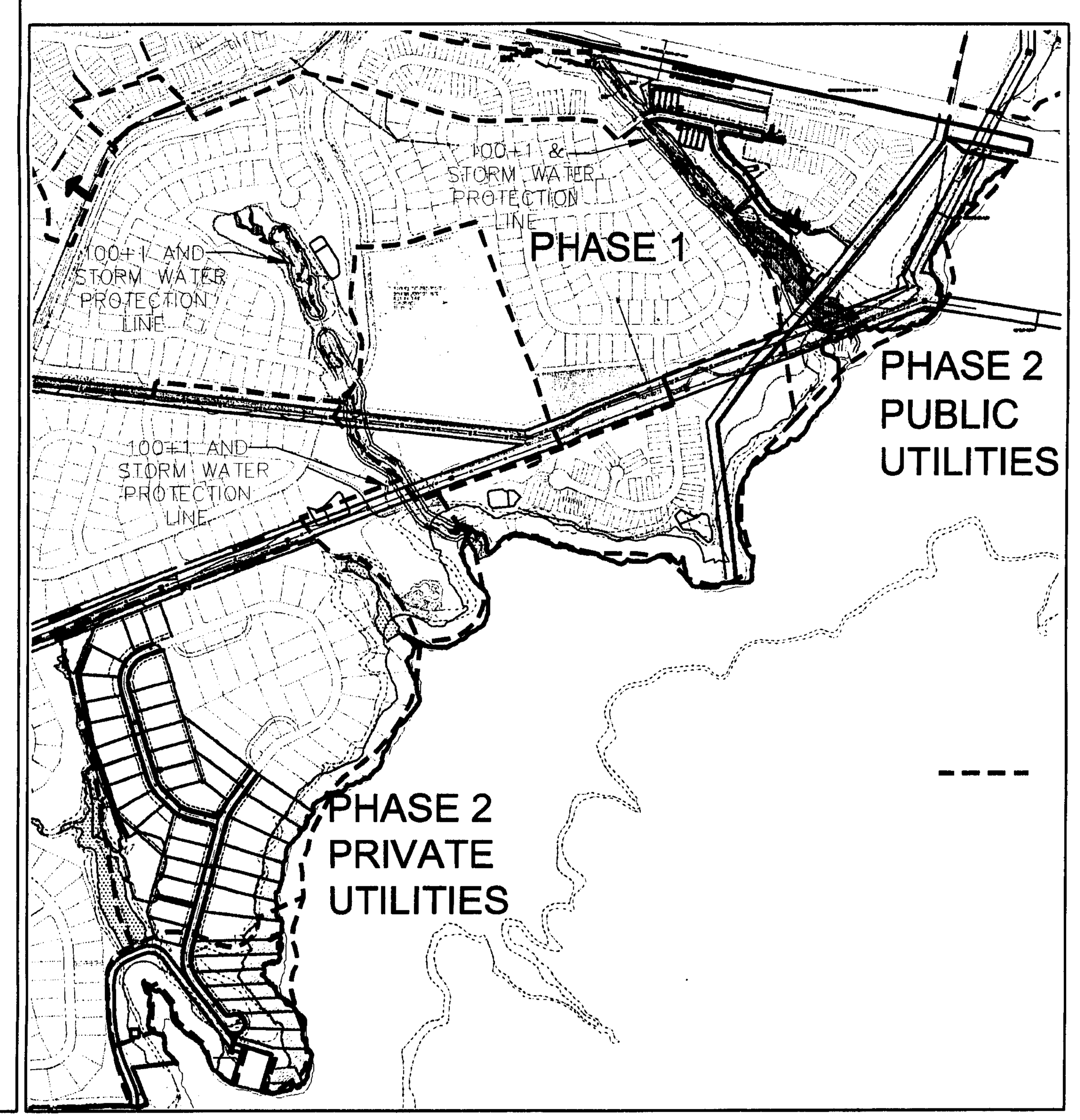
NOTE



PHASE 2 SOUTH (RESIDENTIAL)



PHASE 2 NORTH (COMMERCIAL)



NOT TO SCALE

LOTS	MIN. LOT SIZE	MIN. LOT WIDTH
318-324	33,300 SF	100'
331-348	17,275 SF	75'
364--372	21,800 SF	98'
601--684	3,100 SF	29'
685--688	3,000 SF	29'

SPACE FOR SOLID WASTE/RECYCLE CONTAINERS REQUIREMENTS

AT A MINIMUM, SPACE FOR AN 8- CU.YD. CONTAINER PER EACH 30 UNITS OR 8-CU.YD. COMPACTOR PER EACH 90 UNITS. IF THERE ARE LESS THAN 30 UNITS, NO SPACE ALLOCATION IS REQUIRED UNLESS SOLID WASTE CONTAINER SERVICE IS THE PRIMARY METHOD OF COLLECTION

FOR 30-80 UNITS, 1 RECYCLING STATION 144 SQ. FT. PER SECTION 12.403 OF THE CHARLOTTE ZOING ORDINANCE.

REQUIRED SPACE ALLOCATION FOR RECYCLING CONTAINERS IN MULTI-FAMILY UNITS.		
NUMBER OF UNITS	ALLOCATE SPACE FOR:	APPROXIMATE SQ. FOOTAGE REQUIRED
0-29	NO SPACE REQUIRED	NO SPACE REQUIRED

TREE SAVE AREA CALCULATIONS (NORTH)

GROSS SITE AREA — 20.77 AC

THE FOLLOWING AREAS DO NOT REQUIRE TREE SAVE AND MUST BE SUBTRACTED FROM GROSS SITE AREA:

PEIDMONT GAS R/W — 0.38 AC
DUKE POWER R/W — 2.54 AC

NET SITE AREA — 17.85 AC
TREE SAVE AREA PROVIDED — 6.09 AC
PERCENT TREE SAVE AREA — 34.12 %

TREE SAVE AREA CALCULATIONS (SOUTH)

GROSS SITE AREA — 40.08 AC

THE FOLLOWING AREAS DO NOT REQUIRE TREE SAVE AND MUST BE SUBTRACTED FROM GROSS SITE AREA:

DUKE POWER R/W — 1.01 AC

NET SITE AREA — 39.07 AC
TREE SAVE AREA PROVIDED — 9.41 AC
PERCENT TREE SAVE AREA — 24.09 %

TOTAL PHASE 2 TREE SAVE CALCULATION

NET SITE AREA — 56.92
TREES SAVE PROVIEDED — 15.50
PERCENT TREE SAVE AREA — 27.33%

APPROVED FOR CONSTRUCTION CMPC

SWfaye 11.15.07

Stantec Consulting Services Inc.
2127 Ayrsley Town Blvd., Suite 300
Charlotte NC U.S.A.
Tel. 704.329.0900
Fax. 704.329.0905
www.stantec.com

Legend

- UNDISTURBED AREA
- COMMON OPEN SPACE
- PEDESTRIAN HAND RAIL
- FENCE
- TREE SAVE AREA /ORANGE PROTECTION FENCE
- R1-1, 30"x30" STOP SIGN
- 100' UNDISTURBED WATERSHED BUFFER
- YIELD SIGN
- OVER HEAD ELECTRIC
- BARRICADE – DETAIL 50.07A AND B
- POWER POLE
- 20' X 20' DUKE POWER TOWER

Notes

SITE DATA:

PARCEL ID: 11 322 117

TOTAL OVERALL PROJECT SITE AREA: ±598.97 AC.

PHASE 2 GROSS SITE AREA: ±60.85 AC.

PHASE 2 RESIDENTIAL SITE AREA DEVELOPED (SINGLE FAMILY): ± 40.08 AC.

PHASE 2 COMMERCIAL SITE AREA DEVELOPED (MULTI FAMILY): ± 20.77 AC.

PHASE 2 COMMON OPEN SPACE: ± 24.88 AC. (40.89%)

PHASE 2 ROAD LF: ±4,012.55 FT

RESIDENTIAL ZONING: MX-2(NNO.) NS (PETITION # 2005-014)

CATAWBA RIVER/LAKE WYLIE & LOWER LAKE WYLIE WATERSHED OVERLAY CRITICAL AREA

BUILT UPON AREA (% B.U.) : 50.00 % (SEE SHEET C2.5B & C) (HIGH DENSITY PERMIT REQUIRED)

OF PROPOSED TOWNHOMES FOR SALE: 8

OF PROPOSED SINGLE FAMILY FOR SALE: 40

INNOVATIVE STANDARDS:

MIN FRONT SETBACK:	20'
MIN REAR YARD:	15'
MIN SIDE:	3'
PARCEL G1 MIN LOT WIDTH:	100'
PARCEL H MIN LOT WIDTH:	60
MIN TOWNHOUSE PRIVATE LOT:	2,000 SF
MIN TOWNHOUSE PRIVATE OPEN SPACE:	400 SF
MAX BUILDING HEIGHT:	40'
MIN BUILDING: SEPERATION:	7' FOR SINGLE FAMILY DETACHED 16' FOR TOWNHOMES
PARKING	2 SPACE PER LOT (ATTACHED OR DETACHED)

Revision	By	Appd.	YY.MM.DD
1 REVISIONS PER CITY OF CHARLOTTE	ER	RDL	07.04.30

File Name: 00722C-102SP.dwg	DGN	RDL	KWR	07.02.16
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

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NORTH CAROLINA PROFESSIONAL SEAL DANIEL LAFTA 5/7/07

Client/Project

DR HORTON, INC.
1100 SOUTH TRYON ST. SUITE 100
CHARLOTTE NC 28203
THE VINEYARDS ON LAKE WYLIE
PHASE II

Charlotte NC U.S.A. ETJ

Title

SITE PLAN OVERALL

Project No. 173200722-200 | Scale 1:200' 0 200' 300' 400'

Drawing No. | Sheet | Revision

C2.1

ORIGINAL SHEET - ANSI D

LINE TABLE(ROAD)		
LINE	LENGTH	BEARING
L1	492.18	S77°53'15"E
L2	61.61	S02°53'15"E
L3	101.22	S48°38'54"E
L4	166.87	S35°26'31"E
L5	43.61	S71°29'28"E
L6	176.66	N75°10'07"W
L7	95.73	N43°39'25"W
L8	480.91	N16°18'35"W
L9	76.11	N69°49'03"E
L10	196.07	S36°10'06"W
L11	649.68	S14°49'53"W
L12	282.97	S36°51'42"E
L13	30.00	N53°08'18"E
L14	47.52	S81°49'32"E
L15	40.69	N88°33'15"E
L16	31.38	N67°27'14"E
L17	89.82	N88°33'15"E

LINE TABLE(PHASE LINE)		
L18	276.38	N77°53'15"W
L19	111.80	N51°19'15"W
L20	423.30	S77°53'15"E
L21	77.00	N12°06'45"E
L22	425.94	N77°53'15"W
L23	104.61	S13°23'17"W
L24	681.30	S38°32'26"W
L25	124.65	N53°30'26"W
L26	30.06	N51°12'09"W
L27	35.96	N44°47'08"W
L28	79.63	N71°42'54"W
L29	50.31	N18°30'44"E
L30	43.61	N71°29'28"W
L31	136.62	N35°26'31"W
L32	105.67	N54°33'29"E
L33	27.57	N46°02'52"W
L34	120.62	N77°53'15"W
L35	105.67	N12°14'29"E
L36	76.89	S77°53'15"E
L37	289.66	N12°06'45"E
L38	1023.62	N77°53'55"W
L39	275.33	S45°41'24"E
L40	36.18	S40°16'46"E
L41	36.18	S40°16'46"E
L42	38.41	S30°50'03"E
L43	72.58	S48°08'13"E
L44	181.25	S35°58'00"E
L45	32.68	S47°37'09"E
L46	81.37	S39°52'49"E
L47	37.81	S44°12'22"E
L48	102.81	S39°23'57"E
L49	149.06	S41°45'24"E
L50	126.60	S52°32'39"E
L51	588.88	S44°14'14"E
L52	104.95	S73°56'32"E
L53	64.94	S44°00'03"E
L54	85.73	S59°45'20"E
L55	642.61	N69°41'49"E
L56	74.22	S20°18'11"E
L57	120.00	S69°41'49"W
L58	174.09	S20°18'11"E
L59	100.00	S69°49'03"W
L60	63.01	S57°40'15"E
L61	343.09	S16°19'17"E
L62	434.51	S51°36'51"E
L63	50.28	S47°49'43"E
L64	174.03	S55°45'18"E
L65	162.81	S55°45'18"E
L66	198.58	N15°30'22"E
L67	147.01	N73°01'21"W
L68	39.58	N73°01'21"W
L69	83.60	N36°51'42"W
L70	282.97	N36°51'42"W
L71	207.53	N35°15'26"W
L72	76.63	N39°09'41"W
L73	165.75	N18°19'44"W
L74	81.11	N33°43'09"W
L75	147.63	N00°06'37"E
L76	85.75	N08°57'27"W
L77	76.80	N16°09'20"W
L78	54.85	N32°41'23"E
L79	65.07	N18°59'24"W
L80	23.06	N01°19'26"E
L81	24.25	N34°47'09"W
L82	107.11	N20°11'24"W
L83	24.72	N10°04'47"E
L84	89.52	N09°59'34"W
L85	103.42	N07°00'23"W
L86	97.59	N31°37'12"W
L87	42.53	N03°06'32"E
L88	54.40	N07°36'01"W
L89	132.24	N20°18'11"W
L90	170.45	N16°19'56"E
L91	51.40	N73°01'21"W
L92	503.56	N36°24'59"W
L93	82.73	N35°32'30"W
L94	76.96	S65°21'40"W
L95	154.41	S02°05'56"E
L96	159.31	S20°59'00"E
L97	199.97	N20°55'55"W
L98	203.68	N82°41'33"E

ORIGINAL SHEET - ANSI D

CURVE TABLE (ROAD)				
CURVE	LENGTH	RADIUS	CH BEARING	CH DIST.
C0	110.50'	150.00'	S81°00'33"W	108.01'
C1	119.80'	150.00'	S25°46'05"E	116.64'
C2	34.57'	150.00'	N42°02'43"W	34.50'
C3	94.38'	150.00'	S53°28'00"E	92.83'
C4	89.47'	150.00'	S58°04'54"E	88.15'
C5	71.62'	150.00'	S29°59'19"E	70.94'
C6	225.87'	150.00'	S26°49'41"W	205.13'
C7	111.72'	300.00'	S25°30'00"W	111.08'
C8	203.00'	225.00'	S11°00'54"E	196.18'
C9	68.40'	90.00'	S76°24'11"W	66.76'
C10	18.41'	50.00'	N78°00'15"E	18.31'
C11	18.41'	50.00'	S78°00'15"W	18.31'

CURVE TABLE (PHASE LINE)				
C12	149.73'	175.99'	N83°54'44"E	145.25'
C13	78.65'	125.00'	S53°28'00"E	77.36'
C14	25.07'	54.51'	N37°10'09"W	24.85'
C15	148.53'	107.05'	N75°05'25"W	136.90'
C16	100.17'	72.19'	N75°05'25"W	92.33'
C17	156.01'	132.50'	S31°37'52"W	147.15'
C18	129.42'	585.46'	S07°42'35"E	129.16'
C19	94.27'	465.00'	S15°10'32"E	94.11'
C31	109.81'	217.15'	N06°33'49"W	108.65'
C32	14.72'	517.19'	N79°04'36"W	14.72'
C33	40.33'	50.00'	S66°24'48"W	39.25'

LINE TABLE(SHORELINE)		
L100	6.50	N28°38'06"E
L101	25.77	S79°26'13"E
L102	19.31	S18°11'21"E
L103	14.19	S73°34'59"E
L104	9.94	N70°47'59"E
L105	20.81	N51°54'28"E
L106	23.60	S50°56'59"E
L107	24.38	S88°57'58"E
L108	19.91	N71°27'54"E
L109	15.14	S81°29'23"E
L110	18.89	S86°23'16"E
L111	25.03	N75°05'32"E
L112	18.40	N66°10'47"E
L113	14.81	S62°35'14"E
L114	24.02	N69°27'08"E
L115	24.70	N48°27'46"E
L116	11.25	S19°51'09"E
L117	20.30	N89°37'59"E
L118	15.00	N67°52'46"E
L119	15.26	N69°00'01"E
L120	20.29	N80°40'04"E
L121	20.52	N40°13'00"E
L122	20.68	N45°12'56"E
L123	20.65	N44°47'03"E
L124	19.76	N27°50'57"E
L125	20.70	N19°05'29"E
L126	20.74	N24°26'22"E
L127	20.54	N01°06'56"W
L128	11.75	N14°01'38"E
L129	3.76	N14°01'38"E
L130	20.75	N04°20'22"W
L131	25.39	N01°21'15"W
L132	24.77	N36°56'38"W
L133	15.40	N27°54'46"W
L134	20.81	N39°31'12"W
L135	20.78	N32°13'18"W
L136	20.26	N20°41'54"W
L137	20.19	N18°43'20"E
L138	25.12	N10°13'38"W
L139	23.86	N06°11'00"E
L140	18.67	N69°24'19"E
L141	15.46	N14°50'44"E
L142	15.38	N34°08'04"E
L143	20.56	N23°35'51"E
L144	20.57	N46°29'49"E
L145	15.71	N34°32'59"E
L146	20.29	N30°51'43"E
L147	20.42	N22°14'39"E
L148	20.70	N37°13'27"E
L149	20.15	N42°01'23"E
L150	24.98	N14°36'33"E
L151	9.39	N51°28'59"E
L152	14.85	N60°38'17"E
L153	20.42	N22°23'43"E
L154	19.97	N50°19'23"E
L155	20.76	N16°01'30"E
L156	20.43	N29°10'28"E
L157	13.97	S80°29'01"E
L158	14.95	S63°04'30"E
L159	25.06	N54°05'25"E
L160	20.87	N03°21'07"E
L161	19.29	N26°16'22"E
L162	19.96	N57°14'57"E
L163	20.44	N39°56'18"E
L164	22.61	N16°59'49"E
L165	23.59	N38°32'25"E
L166	19.31	N79°20'51"E
L167	23.75	N37°30'25"E
L168	32.58	N54°06'37"E
L169	16.60	N82°25'05"E
L170	14.94	N40°54'03"E
L171	19.85	N71°33'21"E
L172	15.21	N16°27'27"E

LINE TABLE SHORELINE		
LINE	LENGTH	BEARING
L173	14.04	N74°02'36"E
L174	9.45	N27°53'39"E
L175	14.81	N88°31'49"E
L176	10.20	S78°20'55"E
L177	1.95	N70°12'57"E
L178	1.88	S11°12'58"W
L179	9.25	S27°30'07"W
L180	23.61	S40°08'34"W
L181	8.05	S85°52'07"W
L182	8.33	N71°35'13"W
L183	9.39	S39°51'37"E
L184	11.69	S01°34'05"E
L185	22.37	S20°16'27"W
L186	22.84	S31°59'32"W
L187	7.78	S64°53'07"W
L188	21.14	N87°04'25"W
L189	13.37	S67°12'19"E
L190	7.66	S04°56'38"W
L191	35.31	S37°24'19"W
L192	10.30	S64°46'41"W
L193	32.73	S39°09'36"W
L194	37.66	S37°50'24"W
L195	16.49	S06°00'23"W
L196	34.58	S01°28'29"W
L197	17.33	S38°34'57"W
L198	32.92	S03°48'51"W
L199	43.57	S04°34'05"W
L200	31.03	S17°11'09"W
L201	23.10	S14°00'26"W
L202	22.05	S13°58'02"W
L203	12.49	S72°00'48"W
L204	11.25	S14°53'11"W
L205	9.04	S34°20'41"E
L206	34.70	S06°54'01"W
L207	11.93	S30°17'10"E
L208	30.30	S02°59'20"E
L209	34.75	S02°13'14"W
L210	21.38	S66°02'15"E
L211	20.55	S25°02'38"E
L212	29.25	S07°24'16"W
L213	21.26	S00°40'27"W
L214	29.08	S62°16'18"W
L215	13.51	S77°21'18"W
L216	8.00	N88°48'15"W
L217	7.62	S03°32'03"E
L218	19.39	S58°34'49"W
L219	6.38	S63°28'30"E
L220	17.26	N65°13'55"E
L221	8.41	N39°15'21"E
L222	29.35	N79°51'15"E
L223	6.25	S37°11'59"E
L224	17.54	S10°04'48"W
L225	11.31	S21°27'46"W
L226	12.05	S18°01'45"W
L227	15.45	S30°31'53"W
L228	7.93	S78°43'57"E
L229	25.35	N32°23'11"E
L230	9.97	S18°25'00"E
L231	15.68	S08°10'36"W
L232	22.36	S37°14'20"W
L233	30.04	S13°07'13"E
L234	9.34	S32°53'24"W
L235	9.69	S04°33'27"W
L236	8.09	S64°59'16"W
L237	6.39	N75°13'28"W
L238	16.26	N80°26'21"W
L239	3.21	S83°44'19"W
L240	7.82	S50°14'29"E
L241	4.30	S09°22'29"E
L242	2.83	S47°17'26"W
L243	8.85	N84°37'05"W
L244	7.44	N72°23'36"W
L245	8.40	S81°46'59"W
L246	6.37	S52°23'35"W
L247	11.14	S81°53'56"W
L248	3.71	S87°50'20"W
L249	3.54	S30°24'29"W
L250	4.65	S21°09'41"W
L251	9.42	S10°27'46"E
L252	5.87	S09°54'43"W
L253	19.96	S07°13'29"E
L254	4.14	S22°17'23"W
L255	16.58	S61°49'41"W
L256	24.29	S58°37'11"E
L257	11.76	S12°37'07"E
L258	10.83	S62°37'50"E
L259	8.61	S43°21'10"E
L260	9.13	S08°05'44"E
L261	8.25	S24°25'34"E
L262	5.90	S58°10'11"E
L263	5.38	N80°54'20"E
L264	9.26	S49°27'57"E
L265	5.83	S11°46'20"E
L266	9.42	N77°48'27"E
L267	12.69	S03°17'51"E
L268	6.43	S01°20'11"E
L269	10.53	S21°47'29"E
L270	11.17	S04°27'56"E
L271	10.27	S59°57'52"E

L272	3.28	N75°19'39"E
L273	3.50	S49°10'05"E
L274	5.33	S33°21'43"E
L275	3.67	S71°13'08"E
L276	12.81	S49°22'11"E
L277	8.46	S61°06'12"E
L278	8.16	S40°34'42"E
L279	6.53	S61°21'16"E
L280	10.73	S54°47'06"E
L281	4.40	S03°46'46"E
L282	3.97	S44°53'52"W
L283	4.14	S72°24'59"W
L284	4.42	S71°25'21"W
L285	17.59	S83°43'54"E
L286	13.04	S63°23'44"E
L287	16.33	S49°41'44"E
L288	18.80	S29°48'54"E
L289	31.97	S38°02'38"E
L290	8.75	N89°52'09"E
L291	20.95	S36°48'35"E
L292	31.16	S02°22'23"E
L293	26.61	S13°51'32"W
L294	47.43	S05°55'33"W
L295	21.69	S40°26'17"E
L296	32.00	S18°13'52"E
L297	24.11	S49°01'11"E
L298	17.35	S10°09'26"E
L299	16.81	S10°57'12"W
L300	25.44	S04°58'25"W
L301	22.10	S07°21'23"W
L302	31.10	S18°07'55"W
L303	34.67	S12°56'00"W
L304	23.84	S25°22'58"W
L305	14.93	S81°17'41"W
L306	19.85	S25°28'51"W
L307	15.23	S87°12'53"W
L308	16.44	N33°14'09"W
L309	20.41	S76°42'46"W
L310	18.66	S19°40'06"E
L311	100.30	S78°49'08"W
L312	56.35	N79°48'01"W
L313	41.45	N39°45'15"W
L314	22.52	N41°47'48"W
L315	24.85	N50°09'32"W
L316	39.62	N08°46'05"W
L317	20.39	N09°08'37"E
L318	30.44	N29°39'22"W
L319	40.73	N78°34'17"W
L320	20.12	N52°03'54"W
L321	35.67	N18°49'34"W
L322	41.39	N05°33'33"E
L323	41.12	N07°08'20"E
L324	18.81	N22°53'55"W
L325	54.35	N07°43'45"E
L326	19.75	N59°24'34"W
L327	24.39	N26°48'24"W
L328	20.64	N14°44'11"W
L329	20.78	N04°54'53"E
L330	10.59	S19°11'16"E
L331	15.07	S33°38'14"E
L332	15.07	S69°56'32"E
L333	20.61	S35°56'30"E
L334	27.79	S65°06'14"E
L335	13.75	N44°15'49"E
L336	41.11	S42°14'58"E
L337	30.35	S27°07'51"E
L338	29.79	S40°14'56"E
L339	40.94	S08°57'05"E
L340	25.16	S00°51'55"W
L341	20.70	S25°16'40"E
L342	81.47	S43°11'58"E
L343	49.27	S55°23'38"E
L344	45.28	S53°28'36"E
L345	64.67	S28°00'41"E
L346	45.35	S17°42'57"E
L347	39.45	S24°15'34"E
L348	20.12	S61°20'47"E
L349	23.75	S51°00'58"E
L350	19.00	S39°30'44"E
L351	58.61	S52°04'41"E

C.O.S. AREAS	
#1	3.52 ac.
#2	0.46 ac.
#3	13.30 ac.
#4	5.82 ac.
#5	0.60 ac.
#6	1.18 ac.

TRANSMISSION RIGHT OF WAY RESTRICTIONS

WE'VE DEVELOPED THIS LIST OF RESTRICTIONS FOR TRANSMISSION RIGHTS OF WAY TO ANSWER THE QUESTIONS MOST COMMONLY ASKED BY PROPERTY OWNERS. THIS LIST DOES NOT COVER ALL RESTRICTIONS OR ALL POSSIBLE SITUATIONS, AND YOU SHOULD CONTACT DUKE POWER IF YOU HAVE ADDITIONAL CONCERNS ABOUT THE RIGHTS OF WAY.

THIS LIST OF RESTRICTIONS IS SUBJECT TO CHANGES AT ANY TIME. DUKE POWER SHALL NOT RELINQUISH ANY OF ITS RIGHTS CONVEYED BY THE RIGHT OF WAY AGREEMENT. ALL ACTIVITY WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY A DUKE POWER RIGHT OF WAY SPECIALIST.

1. STRUCTURES, BUILDINGS, MOBILE HOMES AND TRAILERS, SATELLITE SIGNAL RECEIVER SYSTEMS AND EQUIPMENT, SWIMMING POOLS AND ASSOCIATED EQUIPMENT, HUMAN GRAVES, BILLBOARDS, SIGNS, WELLS, SEPTIC TANKS OR SEPTIC SYSTEMS, ABSORPTION PITS, STORAGE TANKS (BOTH ABOVE AND BELOW GROUND), GARBAGE, TRASH, RUBBLE, FLAMMABLE MATERIAL, BUILDING MATERIAL, JUNK AND WRECKED OR DISABLED VEHICLES ARE NOT ALLOWED WITHIN THE RIGHTS OF WAY LIMITS.

2. FENCES SHALL NOT BE ATTACHED TO POLES OR TOWERS. FENCES SHALL BE INSTALLED AT LEAST 10 FEET FROM POLES OR TOWERS AND SHALL NOT EXCEED 10 FEET IN HEIGHT. FENCES SHALL NOT PARALLEL THE CENTERLINE WITHIN THE RIGHT OF WAY BUT MAY CROSS AT ANY ANGLE NOT LESS THAN 30 DEGREES WITH CENTERLINE. IF A FENCE CROSSES THE RIGHT OF WAY, A GATE SHALL BE INSTALLED BY THE PROPERTY OWNER PER DUKE POWER SPECIFICATIONS TO ALLOW FREE ACCESS REQUIRED BY DUKE POWER EQUIPMENT.

3. CONTACT DUKE POWER BEFORE GRADING OR FILLING ON THE RIGHT OF WAY. GRADING SHALL BE AT LEAST 20 FEET FROM A POLE OR TOWER LEG, AND SLOPE SHALL NOT EXCEED 3:1 ON THE RIGHT OF WAY. GRADING OR FILLING WITHIN THE RIGHT OF WAY OR NEAR A STRUCTURE, WHICH WILL PREVENT FREE ACCESS, WILL NOT BE PERMITTED. SEDIMENTATION CONTROL, INCLUDING RE-VEGETATION, IS REQUIRED PER STATE REGULATIONS.

4. STREETS, ROADS, DRIVEWAYS, SEWER LINES, WATER LINES, OR ANY UNDERGROUND FACILITIES SHALL NOT PARALLEL THE CENTER LINE WITHIN THE RIGHT OF WAY, BUT MAY CROSS AT ANY ANGLE NOT LESS THAN 30 DEGREES WITH THE CENTER LINE AND CROSS NO CLOSER THAN 20 FEET TO ANY STRUCTURE. MAN HOLES AND UNDERGROUND VAULTS WITHIN THE RIGHT OF WAY LIMITS MUST BE APPROVED BEFORE INSTALLATION BY DUKE POWER .

5. CONTACT DUKE POWER BEFORE INSTALLING ANY OVERHEAD OR UNDERGROUND UTILITIES, E.G., POWER, GAS, TELEPHONE, CABLE VISION, ETC.

6. ANY DRAINAGE DITCH THAT ALLOWS WATER TO POND OR TO CAUSE EROSION AROUND A STRUCTURE IS PROHIBITED.

7. CONTACT DUKE POWER PRIOR TO THE CONSTRUCTION OF LAKES OR PONDS WITHIN THE RIGHT OF WAY LIMITS.

8. DUKE POWER DOES NOT RECOMMEND THE PRACTICE OF USING THE AREA UNDER TRANSMISSION LINES FOR PARKING, BUT WILL NOT OBJECT IF THE FOLLOWING RESTRICTIONS ARE FOLLOWED:

a. A BARRIER, SUFFICIENT TO WITHSTAND A 15 MPH VEHICULAR IMPACT, SHALL BE ERECTED BY THE PARTY CONSTRUCTING THE PARKING AREA TO PROTECT THE POLE OR TOWER. THE BARRIER SHALL BE LOCATED IN SUCH A MANNER AS TO RESTRICT PARKING TO AT LEAST 5 FEET FROM THE STRUCTURE.

b. ANY ACCESS AREAS, ENTRANCES, OR EXITS SHALL CROSS THE RIGHT OF WAY AT OR NEAR RIGHT ANGLES TO THE CENTERLINE, AND SHALL NOT PASS WITHIN 20 FEET OF ANY STRUCTURE.

c. LIGHTING STRUCTURES HIGHER THAN 15 FEET ARE NOT ALLOWED WITHIN THE RIGHTS OF WAY LIMITS.

d. SIGNS AND OTHER ATTACHMENTS TO DUKE POWER STRUCTURES ARE PROHIBITED.

9. DUKE POWER WILL PERMIT CERTAIN BEAUTIFICATION MEASURES AS LONG AS THEY DO NOT INTERFERE WITH EXISTING STRUCTURES OR ACCESS TO SUCH STRUCTURES.

a. ANY PLANTS WITHIN THE RIGHT OF WAY SUCH AS FLOWERING SHRUBS, BUSHES, HEDGES, OR LOW GROWING SPECIES MUST NOT EXCEED 15 FEET IN HEIGHT AT MATURITY.

b. TREES ARE NOT ALLOWED WITHIN THE RIGHT OF WAY LIMITS

DUKE POWER MAY EXERCISE THE RIGHT TO CUT DANGER TREES OUTSIDE THE RIGHT OF WAY LIMITS AS GRANTED BY THE RIGHT OF WAY AGREEMENT AND AS REQUIRED TO PROPERLY MAINTAIN AND OPERATE THE TRANSMISSION LINE.

Stantec

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Legend

Notes

Revision	By	Appd.	YY.MM.DD

File Name: 00722C-102SP.dwg	DGN	RDL	KWR	07.02.16
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

NORTH CAROLINA PROFESSIONAL ... DANIEL ... 5/7/07

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4/26/2007 5:07:12 PM RIZO, ERASMO

Client/Project

DR HORTON, INC.
1100 SOUTH TRYON ST. SUITE 100
CHARLOTTE NC 28203
THE VINEYARDS ON LAKE WYLIE
PHASE II

Charlotte NC U.S.A. ETJ

Title

SITE PLAN

Project No. 173200722-200

Scale 0 200' 300' 400'
1:200'

Drawing No. C2.2

Sheet

Revision

KEY NOTES

- (A) HANDICAP RAMP PER NCDOT #848.05
- (B) PROPOSED 2'-0" VALLEY GUTTER PER CLDS #10.17B
- (C) PROPOSED 4' SIDEWALK & 6' PLANTING STRIP.
- (D) 35'x35' & 10'x70' SITE TRIANGLES (TYP.)
- (E) PROPOSED STORM EASEMENT
- (F) PROPOSED ACCESS EASEMENT
- (G) PROPOSED SEWER EASEMENT
- (H) PROPOSED WALL EASEMENT
- (I) 5' TYPICAL PAVED TRAIL
- (J) PEDESTRIAN MULCH TRAIL
- (K) SOLID WASTE / RECYCLING ENCLOSURE AREA
- (L) RETAINING WALL BY OTHERS

CREEK FOUR		
X-SECT	100+1 YR	LOW PT.+2
0+00.00	581.84	688.33

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Legend

- UNDISTURBED AREA
- COMMON OPEN SPACE
- PEDESTRIAN HAND RAIL
- FENCE
- TREE SAVE AREA /ORANGE PROTECTION FENCE
- R1-1, 30"x30" STOP SIGN
- 100' UNDISTURBED WATERSHED BUFFER
- YIELD SIGN
- OVER HEAD ELECTRIC
- BARRICADE – DETAIL 50.07A AND B
- POWER POLE
- 20' X 20' DUKE POWER TOWER

Notes

SITE DATA:

PARCEL ID: 11 322 117

TOTAL OVERALL PROJECT SITE AREA: ±598.97 AC.

PHASE 2 GROSS SITE AREA: ±60.85 AC.

PHASE 2 RESIDENTIAL SITE AREA DEVELOPED (SINGLE FAMILY): ± 40.08 AC.

PHASE 2 COMMERCIAL SITE AREA DEVELOPED (MULTI FAMILY): ± 20.77 AC.

PHASE 2 COMMON OPEN SPACE: ± 24.88 AC. (40.89%)

PHASE 2 ROAD LF: ±4,012.55 FT

RESIDENTIAL ZONING: MX-2(INNO.) NS (PETITION # 2005-014)

CATAWBA RIVER/LAKE WYLIE & LOWER LAKE WYLIE WATERSHED OVERLAY CRITICAL AREA

BUILT UPON AREA (% B.U.) : 50.00 % (SEE SHEET C2.6B & C) (HIGH DENSITY PERMIT REQUIRED)

OF PROPOSED TOWNHOMES FOR SALE: 8

OF PROPOSED SINGLE FAMILY FOR SALE: 40

INNOVATIVE STANDARDS:

MIN FRONT SETBACK:	20'
MIN REAR YARD:	15'
MIN SIDE:	3'
PARCEL G1 MIN LOT WIDTH:	100'
PARCEL H MIN LOT WIDTH:	60'
MIN TOWNHOUSE PRIVATE LOT:	2,000 SF
MIN TOWNHOUSE PRIVATE OPEN SPACE:	400 SF
MAX BUILDING HEIGHT:	40'
MIN BUILDING SEPERATION:	7' FOR SINGLE FAMILY DETACHED 16' FOR TOWNHOMES
PARKING	2 SPACE PER LOT (ATTACHED OR DETACHED)

2	REVISIONS PER CITY OF CHARLOTTE	KWR	RDL	07.07.25
1	REVISIONS PER CITY OF CHARLOTTE	ER	RDL	07.04.30
Revision		By	Appd.	YY.MM.DD

File Name: 00722C-102SP.dwg	DGN	RDL	KWR	07.02.16
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

NORTH CAROLINA PROFESSIONAL SEAL 034 ENGINEER ROBERT DANIEL LATHAM 7/26/07

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1100 SOUTH TRYON ST. SUITE 100
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THE VINEYARDS ON LAKE WYLIE
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Title

SITE PLAN SOUTH

Project No.	Scale
173200722-200	1"=60' (0, 60', 90', 120')
Drawing No.	Sheet / Revision
C2.6	

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