

UNTREATED WATERSHED DRAINAGE AREA 'A'			
Full House:	145.158		
Partial House:	141.144, 189.182		
Total Item (AC)	1.815		
Roads & Sidewalk (Ac.)	0.742		
Total Item (AC)	0.742		
Total Impervious (AC)	2.557		
Site Area (AC)	10.700		
% Impervious	23.855		

UNTREATED WATERSHED DRAINAGE AREA 'B'			
Full House:	-		
Partial House:	-		
Total Item (AC)	0.000		
Roads & Sidewalk (Ac.)	0.175		
Total Item (AC)	0.175		
Total Impervious (AC)	0.175		
Site Area (AC)	0.880		
% Impervious	25.018		

UNTREATED WATERSHED DRAINAGE AREA 'C'			
Full House:	98,108,111,140		
Partial House:	98,112,113,129,138		
Total Item (AC)	0.821		
Roads & Sidewalk (Ac.)	0.105		
Total Item (AC)	0.105		
Total Impervious (AC)	0.726		
Site Area (AC)	3.290		
% Impervious	22.335		

UNTREATED WATERSHED DRAINAGE AREA 'D'			
Full House:	-		
Partial House:	-		
Total Item (AC)	0.000		
Roads & Sidewalk (Ac.)	0.000		
Total Item (AC)	0.000		
Total Impervious (AC)	0.000		
Site Area (AC)	0.890		
% Impervious	0.000		

LINE TABLE			
LINE	LENGTH	BEARING	
L1	45.00	S16°16'48"E	
L2	248.00	S16°16'48"E	
L3	237.00	S16°16'48"E	
L4	360.00	S16°16'48"E	
L5	313.00	S16°16'48"E	
L6	199.12	N73°43'12"E	
L7	65.55	S83°57'41"E	
L8	114.72	N08°02'19"E	
L9	265.28	N08°02'19"E	
L10	160.00	S73°43'12"W	
L11	314.00	S73°43'12"W	
L12	217.25	N73°43'12"E	
L13	322.46	N73°43'12"E	
L14	241.07	S73°43'12"W	
L15	260.63	N65°21'47"W	
L16	310.00	N02°24'24"E	
L17	298.61	N12°28'28"E	
L18	61.06	N42°31'36"E	
L19	65.54	N03°30'21"E	
L20	310.00	N03°30'21"E	
L21	274.02	N48°32'42"E	
L22	278.36	N82°27'41"E	
L23	164.00	S73°43'12"W	
L24	310.00	S73°43'12"W	

UNTREATED WATERSHED DRAINAGE AREA 'E'			
Full House:	-		
Partial House:	84.891		
Total Item (AC)	0.291		
Roads & Sidewalk (Ac.)	0.229		
Total Item (AC)	0.229		
Total Impervious (AC)	0.839		
Site Area (AC)	2.990		
% Impervious	28.043		

BMP #1			
Full House:	117-118,121-134,149-170		
Partial House:	114,115,123,136,141-144,148-162,171,172		
Total Item (AC)	3.753		
Roads & Sidewalk (Ac.)	1.894		
Total Item (AC)	1.894		
Total Impervious (AC)	0.297		
Site Area (AC)	11.280		
% Impervious	47.490		

BMP #2			
Full House:	101-110, 116, 173-178		
Partial House:	84-87,112-114,116,171,172		
Total Item (AC)	0.217		
Roads & Sidewalk (Ac.)	1.198		
Total Item (AC)	1.198		
Offsite Area @ 34% Imperv. (AC)	0.282		
Total Item (AC)	0.282		
Total Impervious (AC)	0.735		
Site Area (AC)	0.919		
% Impervious	41.918		

BMP #3			
Full House:	92-97		
Partial House:	89-91,98		
Total Item (AC)	0.917		
Roads & Sidewalk (Ac.)	0.342		
Total Item (AC)	0.342		
Offsite Area @ 34% Imperv. (AC)	0.289		
Total Item (AC)	0.289		
Total Impervious (AC)	1.299		
Site Area (AC)	3.990		
% Impervious	32.590		

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH BEARING	CH DIST.
C1	155.81'	400.00'	S84°52'46"W	154.83'
C2	218.59'	350.00'	N88°23'18"W	215.05'
C3	125.18'	300.00'	N53°24'32"W	124.28'
C4	31.36'	350.00'	N67°55'47"W	31.35'
C5	239.23'	300.00'	N18°36'35"W	232.94'
C6	80.47'	200.00'	S31°00'08"W	79.93'
C7	136.21'	200.00'	N23°00'59"E	133.58'
C8	95.87'	225.00'	S67°45'04"W	95.14'
C9	37.32'	225.00'	S77°42'33"W	37.28'

STEELE CREEK (1997)
LIMITED PARTNERSHIP
199-201-01
DB 9064 PG 72
DB 2883 PG 502

BMP #4			
Full House:	92-97		
Partial House:	89-91,98		
Total Item (AC)	0.917		
Roads & Sidewalk (Ac.)	0.342		
Total Item (AC)	0.342		
Offsite Area @ 34% Imperv. (AC)	0.289		
Total Item (AC)	0.289		
Total Impervious (AC)	1.299		
Site Area (AC)	3.990		
% Impervious	32.590		

BMP #5			
Full House:	92-97		
Partial House:	89-91,98		
Total Item (AC)	0.917		
Roads & Sidewalk (Ac.)	0.342		
Total Item (AC)	0.342		
Offsite Area @ 34% Imperv. (AC)	0.289		
Total Item (AC)	0.289		
Total Impervious (AC)	1.299		
Site Area (AC)	3.990		
% Impervious	32.590		

BMP #6			
Full House:	92-97		
Partial House:	89-91,98		
Total Item (AC)	0.917		
Roads & Sidewalk (Ac.)	0.342		
Total Item (AC)	0.342		
Offsite Area @ 34% Imperv. (AC)	0.289		
Total Item (AC)	0.289		
Total Impervious (AC)	1.299		
Site Area (AC)	3.990		
% Impervious	32.590		

SITE DATA:

PARCEL ID: 199-191-15 & 199-191-25
DEED: DB 2009 PG 107 & DB 12658 PG 024
RESIDENTIAL ZONING: R-3
LOWER LAKE WYLIE WATERSHED
PROTECTION OVERLAY DISTRICT
GROSS SITE AREA: ± 74.113 AC.
PHASE ONE SITE AREA: ± 35.50 AC.
PHASE TWO SITE AREA: ± 38.61 AC.

COMMON OPEN SPACE (COS) CALCULATIONS

COS REQUIRED 7.41 AC. (10%)
PHASE ONE COS 8.77 AC.
PHASE TWO COS 10.6 AC.
COS PROVIDED 19.37 AC (26.14%)

TREE SAVE AREA (TS) CALCULATIONS

PHASE ONE BASE AREA 35.06 AC
(PER TURNBULL-SIGMON PLANS)
PHASE TWO BASE AREA 38.02
(AFTER EXIST POND AREA SUBTRACTED)
TOTAL SITE TREE SAVE REQUIRED 7.30 AC. (10%)

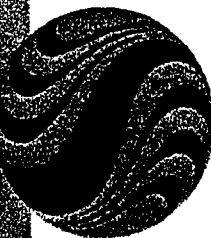
PHASE ONE TS 4.19 AC.
PHASE TWO TS 3.31 AC.
TS PROVIDED 7.50 AC (10.26%)

(PHASE ONE INFORMATION BASED ON APPROVED PLANS BY TURNBULL-SIGMON DESIGN SEALED 7/5/05)

RESIDENTIAL ZONING: R-3 CLUSTER

BUILT UPON AREA (% B.U.): 21.50 AC.(55.7%)
(HIGH DENSITY PERMIT REQUIRED)

PHASE 1 DENSITY: 83 UNITS/35.06AC-2.36 UNITS/ACRE
PHASE 2 DENSITY: 95 UNITS/38.02AC-2.50 UNITS/ACRE
TOTAL DENSITY: 178 UNITS/73.08AC-2.44 UNITS/ACRE



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Notes

DEVELOPMENT STANDARDS: R-3 CLUSTER
MIN. LOT SIZE: 8,000 SF+
MIN. FRONT SETBACK: 30'
MIN. REAR YARD: 30' (INTERNAL)+
MIN. SIDE: 45' (EXTERNAL)
MIN. LOT WIDTH: 60'
MAX. BUILDING HEIGHT: 40'
MIN. OPEN SPACE: 65%
MIN. COMMON OPEN SPACE: 10%+

(*) INDICATES CLUSTER DEVELOPMENT STANDARDS

KEY NOTES

- PROPOSED LOCAL RESIDENTIAL STREET PER CMLDS #11.01
- PROPOSED LOCAL LIMITED RESIDENTIAL PER CMLDS #11.04
- PROPOSED RESIDENTIAL CUL-DE-SAC PER CMLDS #11.16
- 2' 0" VALLEY GUTTER PER CMLDS #10.17B
- PROPOSED ACCESSIBLE RAMP PER CMLDS#10.33A&B AND 10.35
- PROPOSED END OF ROAD BARRICADE PER CMLDS#50.07 & 50.08.
- 35' x 35' & 10' x 70' SITE TRIANGLES (TYP.)
- CULVERT CROSSING CMLDS#10.36A&B
PROPOSED HANDRAIL CMLDS #50.04
- 2' 6" CURB AND GUTTER CMLDS #10.19

TREE SAVE AREA

3	PER CITY OF CHARLOTTE COMMENTS	JSS	RGJ	07.03.14
2	PER CITY OF CHARLOTTE COMMENTS	CP	RGJ	06.11.30
1	PER CITY OF CHARLOTTE COMMENTS	KJK	CP	06.08.08
Revision		By	Appd.	YYMM.DD

File Name:	00690C-102SP.dwg	RSW	RGJ	JS	06.04.06
		Dwn.	Chk'd.	Desn.	YYMM.DD

Permit-Seal



Client/Project

KB HOME CHARLOTTE LLC
6135 LAKEVIEW DRIVE, SUITE 250
CHARLOTTE, NC 28269

Aberdeen
Phase 2
Charlotte, NC USA

Title

SITE PLAN OVERALL

Project No.
173200890

Drawing No.

C2.1

Scale
1"=100'

Revision

2

APPROVED FOR CONSTRUCTION
CMPC