

L:\CADD\1\CLT\PROJECT\20070123\DWG\SITE\701204.DWG<04> - 1 XREF: 701205 - LAST SAVED BY: DWISER [3/5/2007 10:23:36 AM] - PLOTTED BY: DWISER [3/5/2007 10:23:36 AM]



DEVELOPMENT DATA:

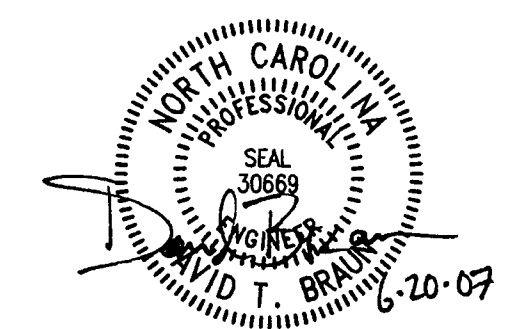
Parcel ID#: 219-082-09 (James & Linda Alexander)
219-082-39 (James & Linda Alexander)
219-082-46 (James & Linda Alexander)

Existing Zoning: R-3
Site Area: 6.89± Ac.
Number of Lots: 20
Gross Density: 2.90 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: 0.69 Ac. (10.00% of Site Area)

Average Lot Size: (Total Lot Area 257,842 sf. / 20 Lots) = 12,892 sf.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C4	71.59	150.00	36.49	70.92	S27°13'41"E
C5	98.99	150.00	51.37	97.21	N57°09'31"E
C6	187.62	200.00	101.36	180.82	S65°07'40"W

LINE TABLE		
LINE	LENGTH	BEARING
L5	90.68	S13°33'17"E
L6	87.73	S40°54'05"E
L7	108.82	N38°15'08"E
L8	213.68	S87°58'49"E



PLANS FOR IMPROVEMENTS
OF
**PINEKNOLL
SUBDIVISION
PHASE 2**
S J LAWRENCE ROAD
CHARLOTTE, NORTH CAROLINA

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

PREPARED BY:
EMH&T
Evans, Mechwart, Hambleton, & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
8307 University Executive Park Drive, Suite 201, Charlotte, NC 28226
Phone: 704.548.0333 Fax: 704.548.0334
M C M X X V I

SITE PLAN

APPROVED FOR
DATE 7-31-2007

REVISIONS		
MARK	DATE	DESCRIPTION

Date February 2007	Job No. 2007-0173
Scale 1" = 50'	Sheet 4/18