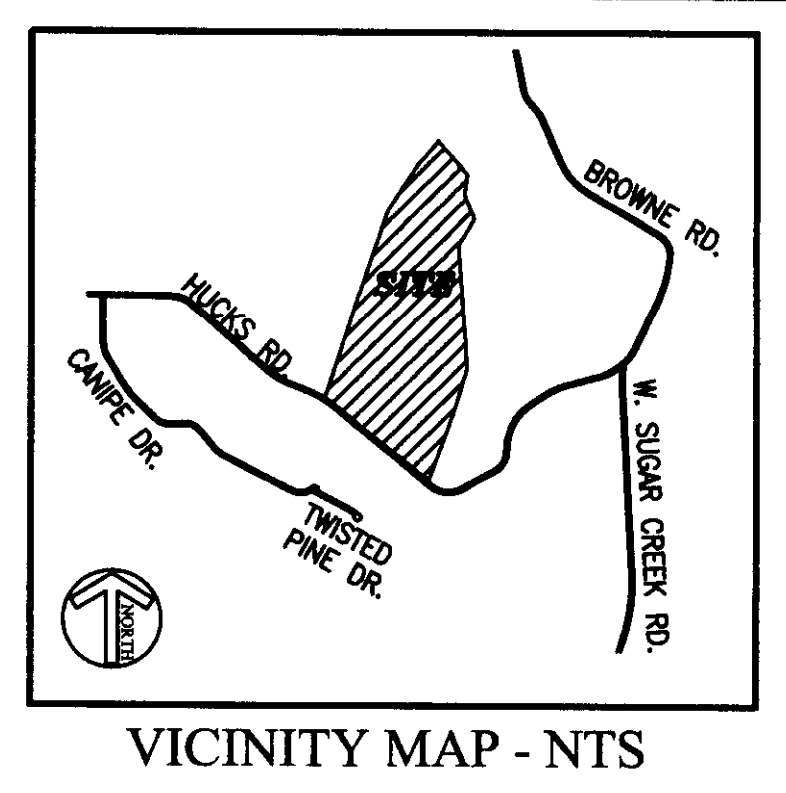


DEVELOPMENT DATA (OVERALL):
TOTAL SITE AREA: ± 58.17 AC
ADJUSTED SITE AREA: ± 57.24 AC
(MINUS DEDICATED ROW)
EXISTING ZONING: R-3
DEVELOP AS: R-3 CLUSTER
TAX PARCEL #: 027-631-02
FEMA FLOOD PANEL MAP #: 37119C0108E (EFFECTIVE:2-20-04)
PROPOSED DETACHED SINGLE-FAMILY LOTS: 170
MAXIMUM # UNITS ALLOWED BY R-3 ZONING: 174



MINIMUM LOT STANDARDS (R-3 CLUSTER)
MIN. LOT SIZE 8,000 SF
MIN. LOT WIDTH 60 FEET
MIN. SETBACK 20 FEET * TREE ORDINANCE INCENTIVE
MIN. REAR YARD (INT.) 30 FEET
MIN. REAR YARD (EXT.) 45 FEET
MIN. CORNER SIDEYARD 15 FEET
PROP. SIDE YARD 3 FEET * TREE ORDINANCE INCENTIVE
PROP. EXTERNAL SIDE YARD 5 FEET
MAX. BUILDING HEIGHT 40 FEET
MAX. BUILDING COVERAGE 40% (TABLE 9.205(5a))
ZONING ORDINANCE

PHASE 1 DEVELOPMENT DATA:
TOTAL PHASE 1 AREA: 35.08
ADJUSTED SITE AREA: 34.15
(MINUS DEDICATED ROW)
PROPOSED DETACHED SINGLE-FAMILY LOTS: 105
MAXIMUM # UNITS ALLOWED BY R-3 ZONING: 105
PROPOSED DENSITY: 2.99 DU PER AC
COMMON OPEN SPACE REQ'D: 3.4 AC. (10% OF ADJUSTED SITE AREA)
COMMON OPEN SPACE PROV.: 7.96 AC.

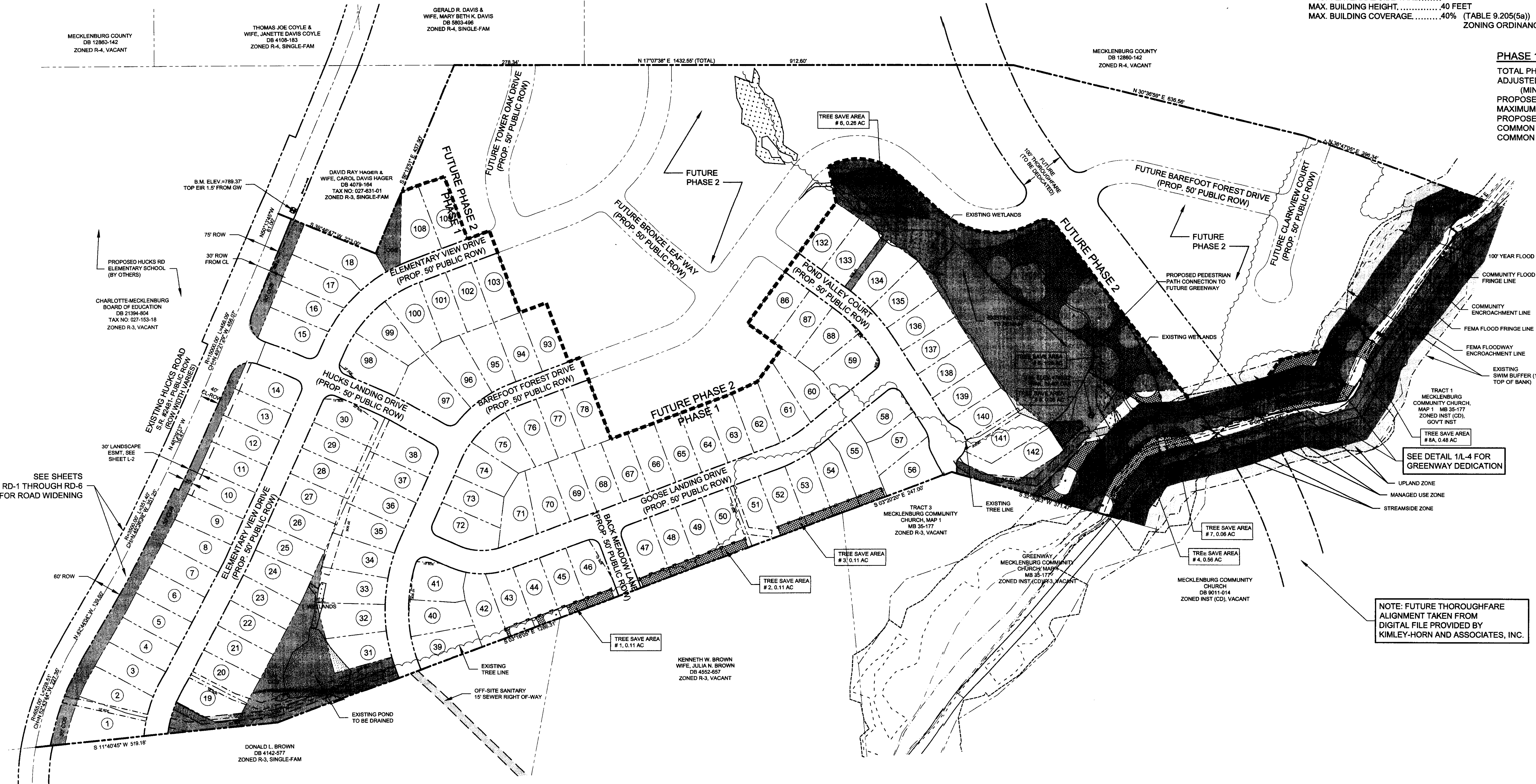
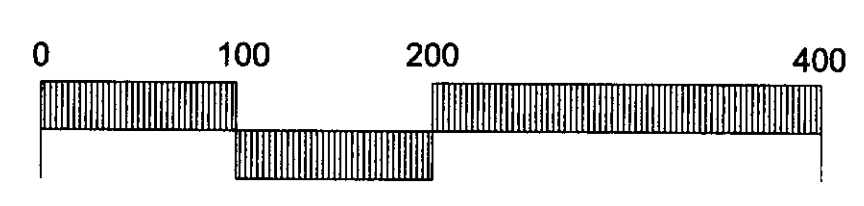
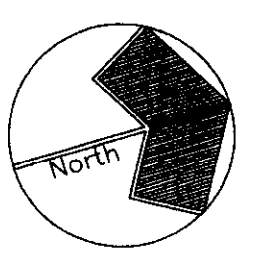
PHASE 1 TREE SAVE DATA:
TOTAL PHASE 1 AREA: ± 35.08 AC
MINUS EXIST. POND AREA: ± 1.65 AC
MINUS DEDICATED HUCKS ROAD ROW: ± 0.93 AC
(30' FROM CL + RIGHT TURN LANE)
MINUS FUTURE THOROUGHFARE ROW: ± 0.10 AC
(PORTION)

ADJUSTED TOTAL SITE AREA: ± 32.40 AC
TREE SAVE REQUIRED: ± 3.24 AC
TREE SAVE PROVIDED: ± 3.44 AC
AREA #1: 0.11 AC (NO SPECIMEN TREES)
SPECIMEN TREE BONUS +0.025 AC (0.05 CANOPY X 0.5)
0.135 AC
AREA #2: 0.11 AC (NO SPECIMEN TREES)
AREA #3: 0.11 AC (NO SPECIMEN TREES)
AREA #4: 0.56 AC (NO SPECIMEN TREES)
SPECIMEN TREE BONUS +0.085 AC (0.13 CANOPY X 0.5)
0.625 AC
AREA #5: 1.26 AC (0.54 CANOPY X 0.5)
SPECIMEN TREE BONUS +0.27 AC
1.53 AC
AREA #6: 0.26 AC (NO SPECIMEN TREES)
AREA #7: 0.06 AC (NO SPECIMEN TREES)
AREA #8A: 0.48 AC (0.16 CANOPY X 0.5)
SPECIMEN TREE BONUS +0.08 AC
0.56 AC
AREA #9: 0.05 AC (NO SPECIMEN TREES)
TOTAL 3.44 AC

| SHEET SCHEDULE | |
|----------------|---|
| 1L-1 | COVER SHEET & TREE SAVE PLAN |
| 1L-2 | SITE PLAN |
| 1L-3 | SITE PLAN |
| 1L-4 | SITE PLAN |
| 1L-5 | GRADING & STORM DRAINAGE PLAN |
| 1L-6 | GRADING & STORM DRAINAGE PLAN |
| 1L-7 | GRADING & STORM DRAINAGE PLAN |
| 1L-8 | EROSION CONTROL PLAN - INITIAL PHASE |
| 1L-9 | EROSION CONTROL PLAN - FINAL PHASE |
| 1L-10 | EROSION CONTROL PLAN - FINAL PHASE |
| 1L-11 | EROSION CONTROL PLAN - FINAL PHASE |
| 1L-12A | EC PLAN- INITIAL PHASE DRAINAGE AREA PLAN |
| 1L-12B | EC PLAN- FINAL PHASE DRAINAGE AREA PLAN |
| 1L-13 | SITE DETAILS |
| 1L-14 | SITE DETAILS |
| 1L-15 | STORM DRAINAGE AREA PLAN |
| 1L-16 | ROAD PROFILES |
| 1L-17 | ROAD PROFILES |
| RD-1 | ROAD IMPROVEMENT PLAN |
| RD-2 | INTERSECTION SIGHT DISTANCE PLAN |
| RD-3 | TRAFFIC CONTROL PLAN |
| RD-4 | CROSS SECTIONS |
| RD-5 | CROSS SECTIONS |
| RD-6 | HUCKS ROAD DRAINAGE AREA MAP |

APPROVED FOR
CONSTRUCTION
CMPC
SNP 4.29.2008

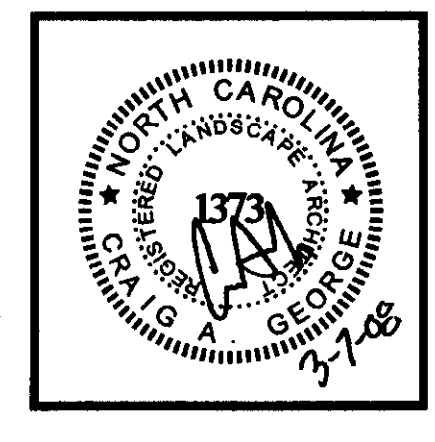
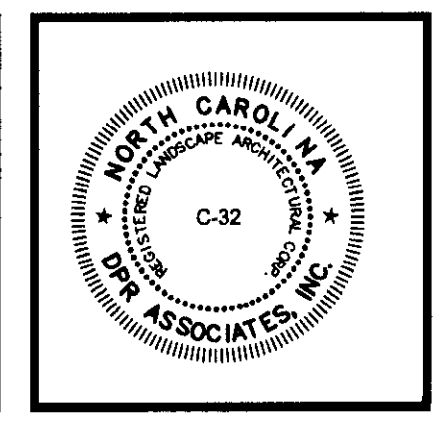
This Plan is A Final Design.
NOT Released For Construction
Unless Initialed & Dated As
Approved:
DATE: Initial



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- EXISTING SWIM BUFFER
- PROPOSED TREE PROTECTION FENCE
- EXISTING TREE LINE
- PHASE LINE
- PROPOSED LOT #
- PROPOSED TREE SAVE
- EXISTING SPECIMEN TREE TO BE SAVED
- EXISTING WETLAND
- PROPOSED COMMON OPEN SPACE

| REVISIONS: | | | |
|------------|--------|-----|--|
| No. | Date | By | Description |
| 1 | 3.5.08 | LNJ | REVISIONS PER 1ST REVIEW COMMENTS, PHASE PROJECT TO EXCLUDE CREEK CROSSING |
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DPR ASSOCIATES
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Planners & Engineers
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Charlotte, NC 28204
704/332-1204

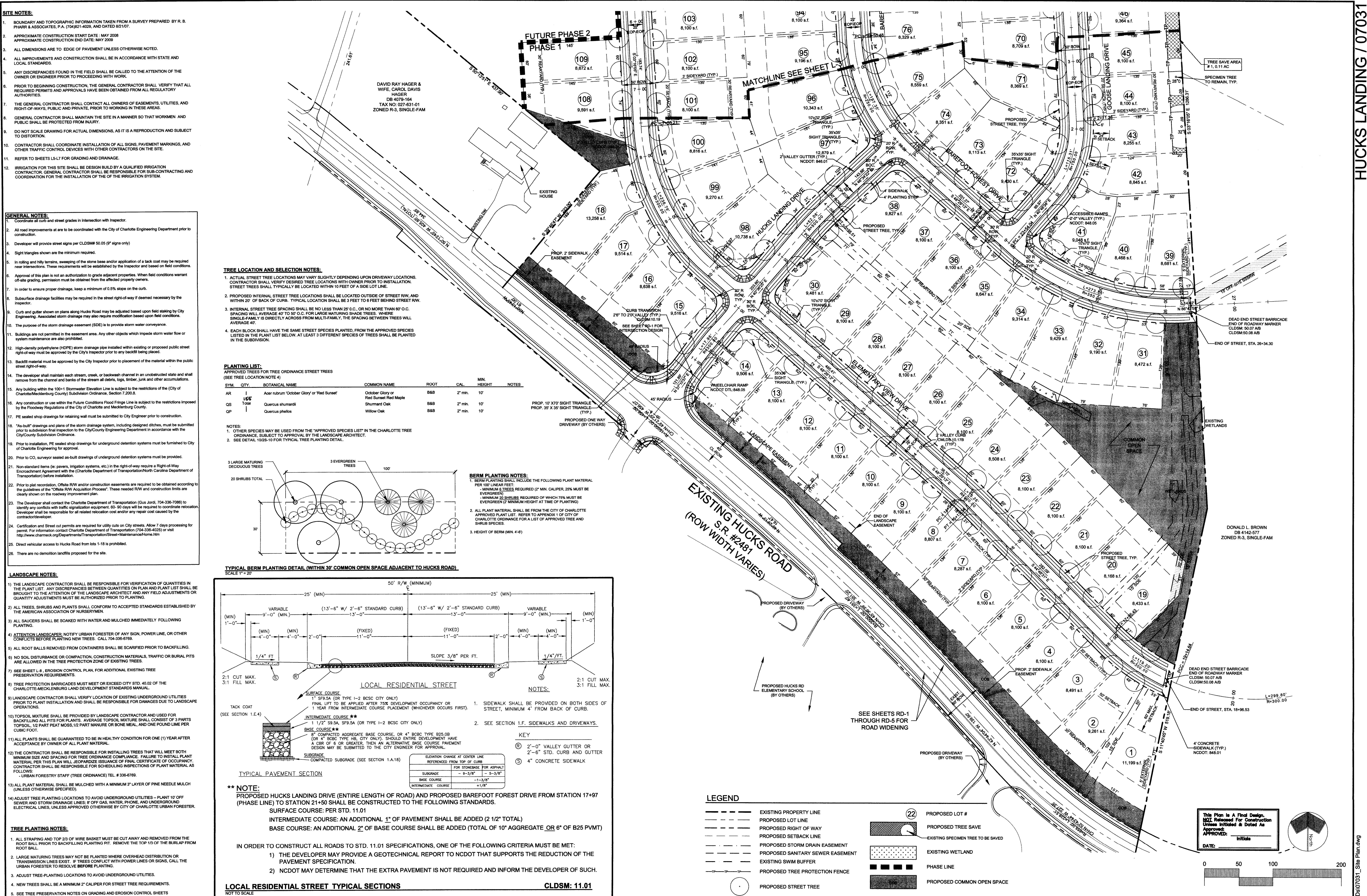
COVER SHEET & TREE SAVE PLAN

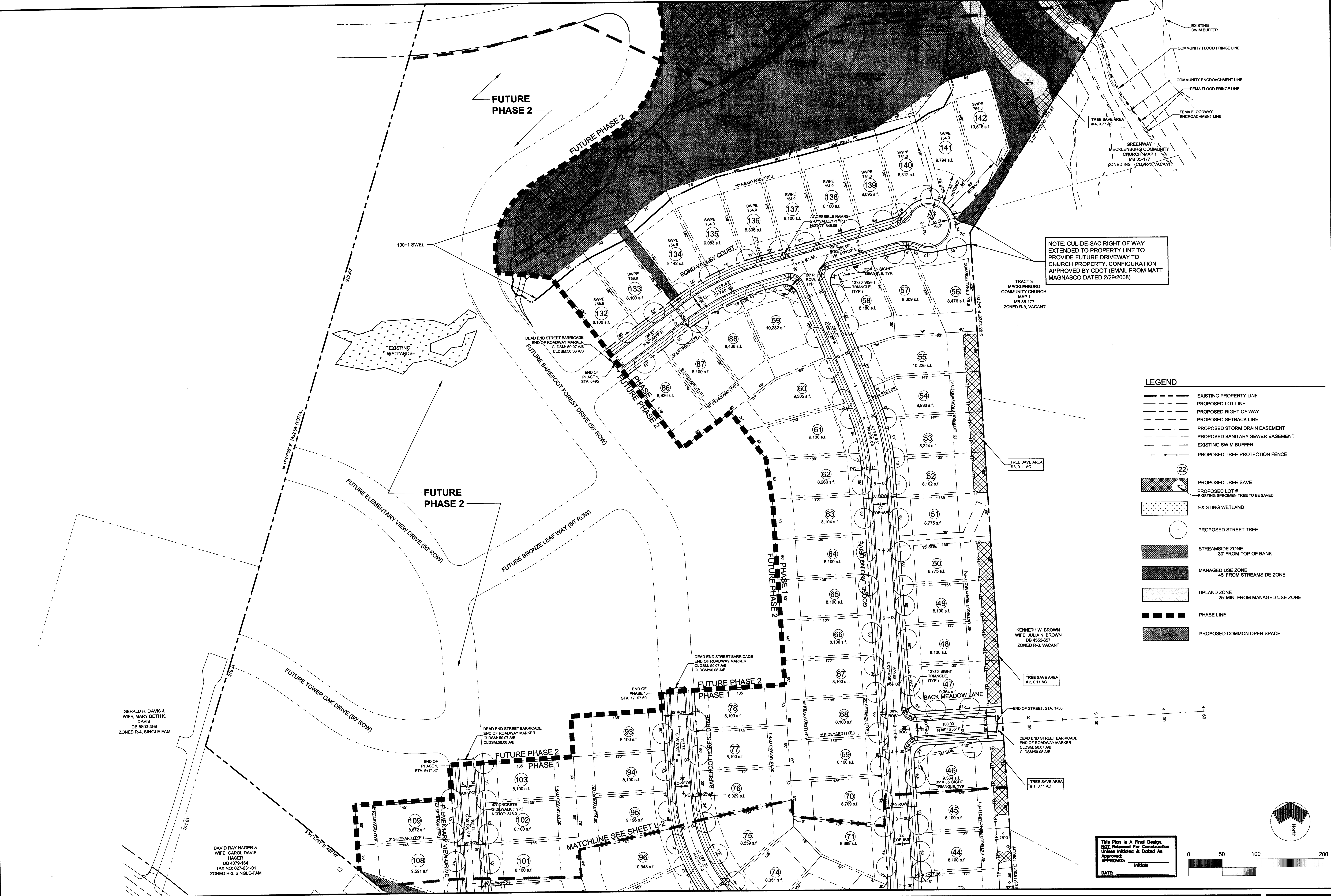
HUCKS LANDING - PHASE I
CHARLOTTE, NORTH CAROLINA
HUCKS ROAD, LLC

Scale:
1" = 100'

Sheet Number
1L-1

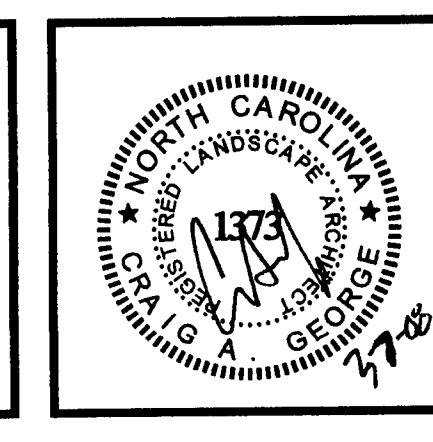
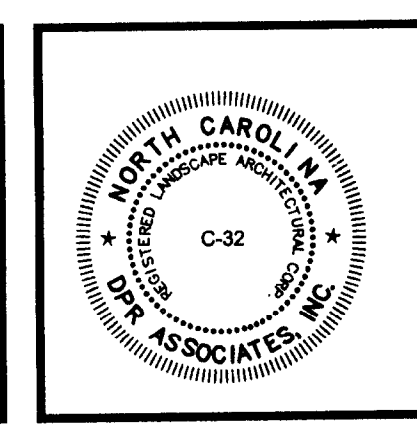
SHEET 1 OF 18 TOTAL





| REVISIONS: | | | |
|------------|--------|-----|--|
| No. | Date | By | Description |
| 1 | 3.5.08 | LNJ | REVISIONS PER 1ST REVIEW COMMENTS, PHASE PROJECT TO EXCLUDE CREEK CROSSING |
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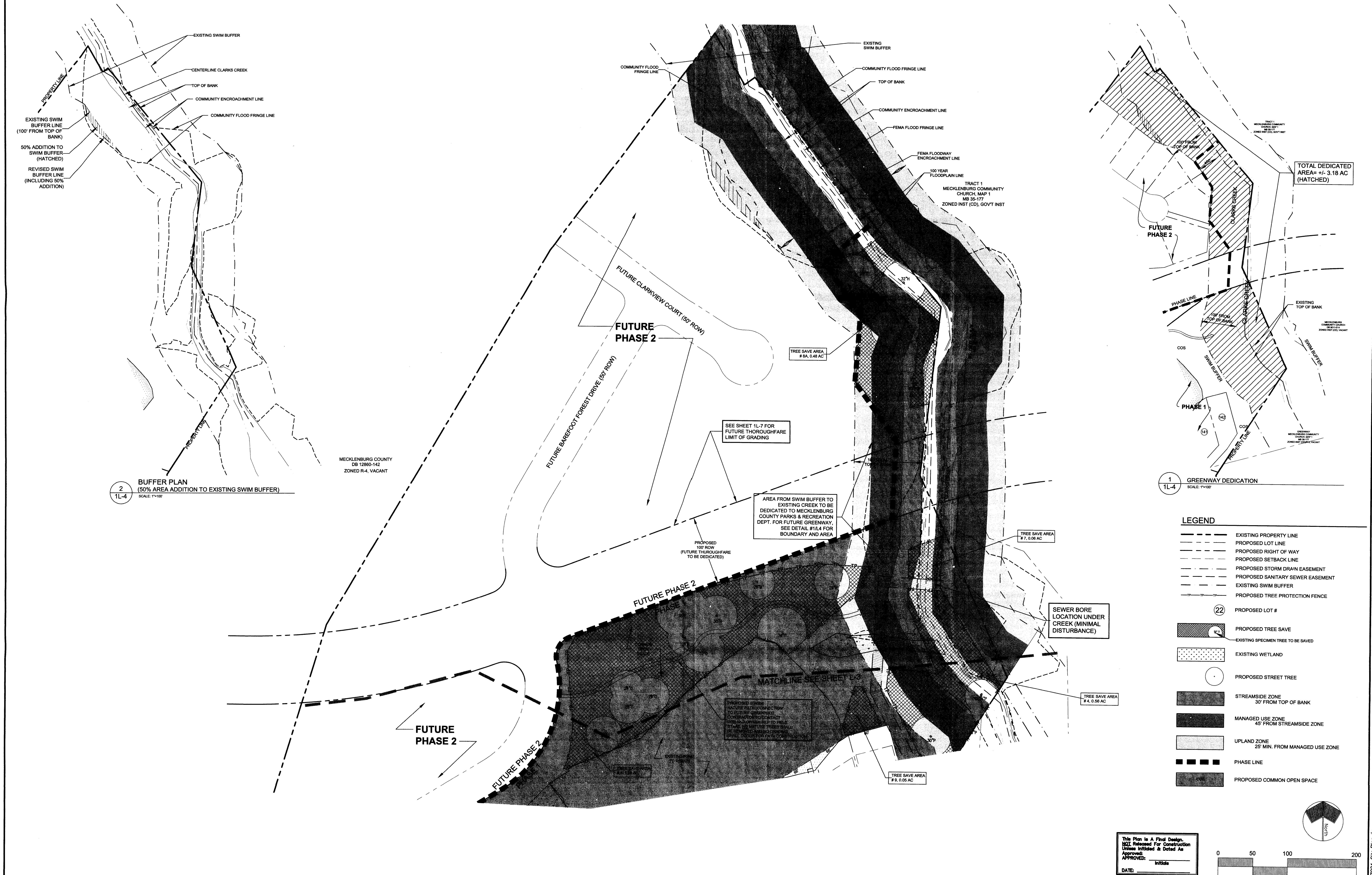
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|-------------------------|
| Project Manager CAG |
| Drawn By LNJ |
| Checked By |
| Date 1/7/08 |
| Project Number 07031 |



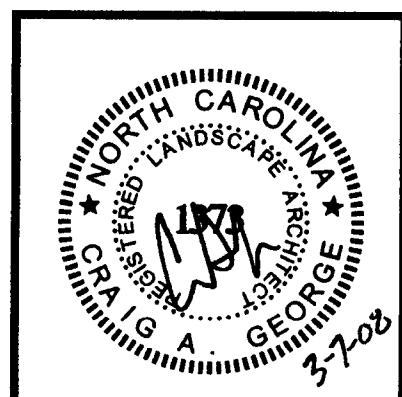
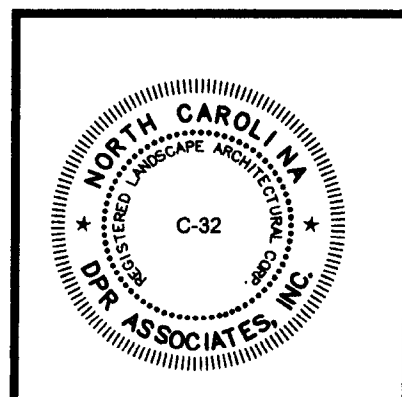
DPR
DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

| | |
|--|--|
| SITE PLAN | Scale: 1" = 50' |
| HUCKS LANDING - PHASE I CHARLOTTE, NORTH CAROLINA HUCKS ROAD, LLC | Sheet Number 1L-3 SHEET 3 OF 18 TOTAL |



| | | | | |
|-------------------------|------------|--------|-----|--|
| Project Manager CAG | REVISIONS: | | | Description |
| Drawn By LNJ | No. | Date | By | |
| Checked By | 1 | 3.5.08 | LNJ | REVISIONS PER 1ST REVIEW COMMENTS, PHASE PROJECT TO EXCLUDE CREEK CROSSING |
| Date 1/7/08 | | | | |
| Project Number 07031 | | | | |



DPR
DESIGN PLANNING RESEARCH

DPR ASSOCIATES
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

SITE PLAN

HUCKS LANDING - PHASE I
CHARLOTTE, NORTH CAROLINA
HUCKS ROAD, LLC

Scale: 1" = 50'

Sheet Number
1L-4
SHEET 4 OF 18 TOTAL