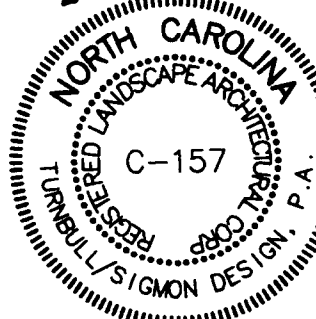
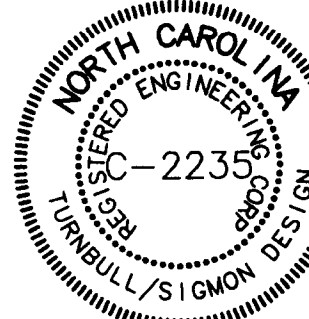
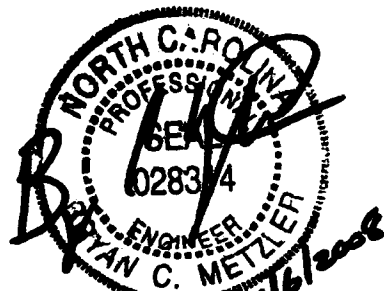


Turnbull Sigmon Design  
1001 Morehead Square Dr.  
Suite 530  
Charlotte, NC 28203  
Phone: 704.529.6500  
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



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227 WEST TRADE STREET  
SUITE 800  
CHARLOTTE, NC 28202

## Stafford Phase 3

CITY OF CHARLOTTE  
CRAB ORCHARD TOWNSHIP

### Site Plan

APPROVED FOR  
CONSTRUCTION  
C.M.P.C.  
JAS 4/15/2008

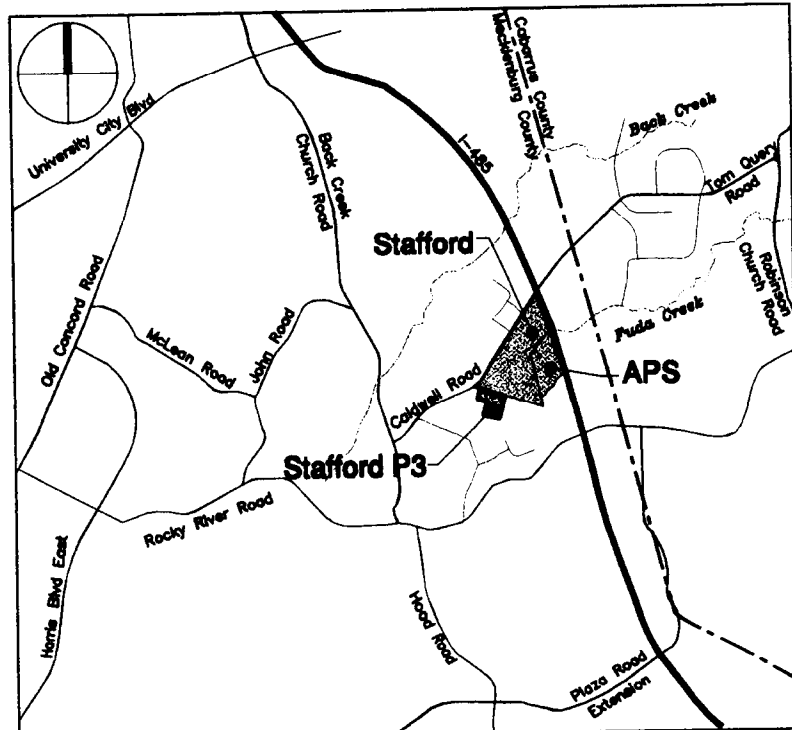
PROJECT NUMBER: 07-075

DRAWN BY: JBM

DESIGNED BY: BCM

ISSUE DATE: 2/27/08

1 5/6/08 JBM PER CDOT/PLANNING REVIEW COMMENTS  
NO. DATE: BY: REVISIONS:



VICINITY MAP

### DEVELOPMENT DATA

|                                  |                                        |
|----------------------------------|----------------------------------------|
| ZONING:                          | R-3 (CLUSTER) WITH TREE SAVE INCENTIVE |
| TAX PARCEL #:                    | 105-181-34                             |
| MINIMUM SETBACK:                 | 25'                                    |
| MINIMUM SIDE YARD:               | 5' TYPICAL, 3' MINIMUM (10' CORNER)    |
| MINIMUM REAR YARD:               | 30' (INTERNAL)                         |
| MINIMUM REAR YARD:               | 45' (EXTERNAL)                         |
| MINIMUM LOT WIDTH:               | 60'                                    |
| MINIMUM LOT SIZE:                | 8000 SF                                |
| TOTAL SITE ACREAGE:              | 133.03 AC                              |
| PHASE 1-3 ACREAGE:               | 6.68 AC                                |
| PHASE 3 ACREAGE:                 | 1.68 AC                                |
| CALDWELL ROAD R/W:               | 41.8 AC                                |
| DUKE POWER R/W:                  | 127.17 AC                              |
| USABLE SITE ACREAGE:             |                                        |
| TREE SAVE REQUIRED:              | 12.88 AC (10%)                         |
| TREE SAVE PROVIDED:              | 13.57 AC (10.5%)                       |
| PHASE 1, 2 & 3:                  | 13.57 AC                               |
| TREE SAVE IN COMMON OPEN SPACE:  | 0.46 AC                                |
| TREE SAVE (DEVELOPER OPTIONAL):  | 24.93 AC (18.7%)                       |
| TOTAL COS (COMMON OPEN SPACE):   | 24.82 AC (19.6%)                       |
| PHASE 1&2 COS:                   | .11 AC (1.64%)                         |
| PHASE 3 COS:                     | 352                                    |
| TOTAL # OF LOTS:                 | 328                                    |
| PHASE 1&2 LOTS:                  | 115                                    |
| 70' LOTS (A):                    | 213                                    |
| 60' LOTS (B):                    | 24                                     |
| 60' LOTS (B):                    | 24                                     |
| # LOTS ALLOWED                   | 422                                    |
| (127.17 AC x 3) + (13.57 AC x 3) |                                        |
| USABLE SITE AC                   | 35% (8,501-15,000 sq ft Lots)          |
| MAX BUILDING COVERAGE PER LOT    | 40% (6,501-8,500 sq ft Lots)           |

### STAKING NOTES

- 20' RADIUS AT R/W FOR LOCAL STREETS.
- 20' RADIUS AT B/C FOR LOCAL STREETS.
- HANDICAP RAMP, NCDOT STD. 848.05, SEE SHEET 8.3.
- SIGHT TRIANGLE, 35'x35' AT ALL INTERIOR INTERSECTIONS.
- LOCAL RESIDENTIAL STREET, SEE DETAIL 1/8.1
- CUL-DE-SAC, SEE DETAIL 2/8.1
- STAKING INFORMATION IS AVAILABLE ON DISC (2000 OR 2006) UPON REQUEST.

### LEGEND

|  |                                               |
|--|-----------------------------------------------|
|  | PROPOSED EDGE OF PAVEMENT                     |
|  | PROPOSED 5' SIDEWALK<br>NCDOT STD. 848.01     |
|  | PROPOSED ACCESSIBLE RAMP<br>NCDOT STD. 848.05 |
|  | PROPOSED STREET SIGN                          |
|  | PROPOSED STOP SIGN                            |

### CENTERLINE DATA

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 4.57   | N29°02'59"E |
| L2   | 216.34 | S80°38'24"E |
| L3   | 103.63 | S80°38'24"E |
| L4   | 21.37  | S43°15'47"E |
| L5   | 238.14 | S15°22'25"W |
| L6   | 70.20  | N40°55'44"E |

| CURVE | LENGTH | RADIUS | TANGENT | DELTA     |
|-------|--------|--------|---------|-----------|
| C1    | 184.39 | 150.00 | 105.87  | 70°25'48" |
| C2    | 104.38 | 160.00 | 54.12   | 37°22'37" |
| C3    | 200.71 | 450.00 | 102.05  | 25°33'19" |

