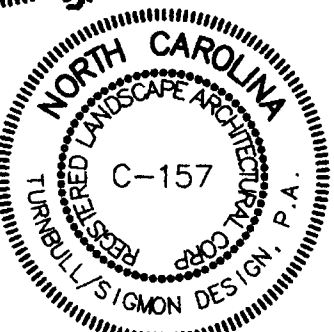
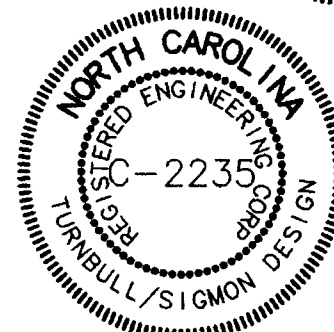




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LAND DEVELOPMENT DESIGN SERVICES



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Providence South 2, LLC

6106 TUSKAN DRIVE
CHARLOTTE, NC 28270

APPROVED FOR
CONSTRUCTION
CMPC
6/25/09

Alden Oaks Subdivision

6508 SHAFESBURY ROAD
CHARLOTTE, NC

Preliminary Subdivision Plan

PROJECT NUMBER: 08-015

DRAWN BY: JBM

DESIGNED BY: BCM

ISSUE DATE: 06.20.08

1 5/13/09 JBM PER CDOT/CED/CMPC REVIEW COMMENTS
NO. DATE: BY: REVISIONS:

NCDENR UNDISTURBED BUFFER ZONE

THE CITY OF CHARLOTTE ENGINEERING DIVISION IS ENFORCING THE NCDENR BUFFER ZONE REQUIREMENTS FOR THIS DEVELOPMENT PER THE NCDENR EROSION AND SEDIMENT CONTROL MANUAL. THESE BUFFER ZONES ARE COMPRISED OF UNDISTURBED VEGETATION. THE BUFFER ZONE CALCULATION IS SHOWN BELOW PER SECTION 6.74 OF THE MANUAL:

AVG. SLOPE ADJACENT TO WATER—10%–15% OR >5%; USE 12.5%
WIDTH OF ZONE = 25 FEET + (% OF SLOPE - 5)
WIDTH = 25 + (12.5 - 5)
WIDTH = 25 = 7.5
WIDTH = 32.5 OR 33 FEET

DEVELOPMENT DATA

Tax Parcel No.: 21337228, 21337299
Zoning: R-3
Zoning Jurisdiction: Charlotte, NC
Deed References: DB 20972 PG 150

Total Property Area: 2.80 Ac.
Lots Allowed by Zoning: 8 d.u.
Lots Proposed: 7 d.u.
Density Proposed: 2.50 Ac.
Tree Save Required: .28 Ac. (10%)
Tree Save Provided: .31 Ac. (11%)

Lot Data
Min. Lot Width: 70'
Min. Lot Size: 12,000 SF

Setbacks
Front: 30'
Side: 6'
Corner side: 15'
Rear: 45' (external)
30' (internal)

MAXIMUM BUILDING COVERAGE PER LOT
SINGLE FAMILY LOT SIZE (Sq. Ft.)—MAX. BUILDING COVERAGE (%)
8,501-15,000 35%
15,001 or GREATER 30%

LEGEND:

SYMBOL	DETAIL
	PROPOSED TREE SAVE AREA
	EXISTING POND

