



Stantec

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KEY NOTES

- Legend
- (A) HANDICAP RAMP PER CUDSM 10.31A
 - (B) PROPOSED 1'-6" STANDARD CURB & GUTTER
 - (C) PROPOSED 5' SIDEWALK
 - (D) PROPOSED TRASH DUMPSTER AND RECYCLING AREA WITH SCREEN WALL AND GATES. (SEE SHEET C5.5)
 - (E) PROPOSED BUILDING PAD OUTLINE (REFER TO ARCHITECTURAL DRAWINGS)
 - (F) PROPOSED PAINTED PARKING STRIP (TYP.)
 - (G) PROPOSED HANDRAIL ALONG CREEK CROSSING (TYP.)
 - (H) PEDESTRIAN TRAIL
 - (I) REDUCED GLASS "C" BUFFER
 - (J) BUFFER SCREENING FENCE
 - (K) 40' REAR YARD SETBACK
 - (L) 1'-6" MEDIAN CURB & GUTTER IN DUMPSTER AREA
 - (M) 1'-6" STANDARD CURB & GUTTER
- Notes

SITE DATA:

JURISDICTION: CITY OF CHARLOTTE ETJ

PARCEL ID: 03105299

TOTAL SITE AREA: ±7.66 AC.
TOTAL RESIDENTIAL DEVELOPMENT AREA: ±2.16 AC.
TOTAL DEVELOPMENT AREA FROM ROUND-ABOUT TO PROPERTY LINE: ±10 AC.

COMMON OPEN SPACE: ±5.78 AC. (75.44%)

TREE SAVE AREA CALCULATIONS:

TOTAL SITE AREA: 7.66 AC.
TREE SAVE AREA REQUIRED: 0.766 AC.
TREE SAVE AREA ON-SITE: 3.33 AC.
PERCENT TREE SAVE AREA: 43.47 %

ROAD LF: ±752 FT

RESIDENTIAL ZONING: MX-2 (W-P) (PETITION # 2003-088)

TOWNHOMES FOR SALE ALLOWED: 30 UNITS
TOWNHOMES FOR SALE PROPOSED: 28 UNITS
BUILDING HEIGHT ALLOWED: 40' MAX
BUILDING HEIGHT PROPOSED: 30' HIGH 2 STORY UN-SPRINKLED (SEE ARCHITECTURALS)
ALL UNITS TO BE CONSTRUCTED AS ONE PHASE AND WILL BE CONSTRUCTED WITHIN 30 MONTHS FROM START DATE.
ANTICIPATED START DATE: SUMMER 2009

SITE DENSITY ALLOWED: 5.84 D.U./AC
SITE DENSITY PROPOSED: 3.66 D.U./AC

CATAMBA RIVER/LAKE WYLYE WATERSHED OVERLAY PROTECTED AREA

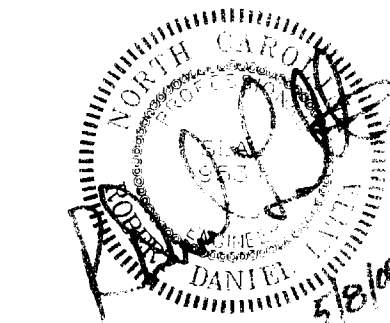
ACTUAL BUILT UPON AREA (% B.U.): 23.89 %
ALLOWED BUILT UPON AREA (% B.U.): 24.00 %
(HIGH DENSITY PERMIT NOT REQUIRED, SITE UNDER ALLOWED B.U. AREA)
INNOVATIVE STANDARDS:

MIN LOT SIZE: 1,000 SF
MIN FRONT SETBACK: 10'
MIN REAR YARD: 20'
MIN SIDE: 10'
MIN LOT WIDTH: 40'
MIN PRIVATE OPEN SPACE: 400 SF (1 TOWNHOME) Minimum sublot size will be sufficient to accommodate the dwelling unit and 400 sq. ft. of private open space.
MIN BUILDING SEPARATION: 5' FOR SINGLE FAMILY DETACHED, 10' FOR TOWNHOMES

2. TOWNHOME REVISION PER DR HORTON	KWR	RDL	09.02.26
1. PER CITY OF CHARLOTTE COMMENTS	RDL	RDL	07.11.19
Revision	By	Appd	MM DT

File Name: 00553C-1025P.DWG	DGN	RDL	RDL	06-08-21
	Dwn	Chkd	Dsgn	MM DT

Permit-Seal



Client/Project
DR HORTON
820 FOREST POINT CIRCLE, SUITE 100
CHARLOTTE, NC 28273
CEDAR MILL SUBDIVISION- PARCEL D
Charlotte NC U.S.A.

Title
SITE PLAN
PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

Project No.
173200553
Drawing No.
C2.1
Scale: 1"=40'
Sheet
Revision:
9/10/09

5 of 20

0

PARKING REQUIRED:

TOWNHOME UNITS = 1.5 PER UNIT
(28 UNITS) x (1.5) = 42 PARKING SPACES

TOTAL PARKING REQUIRED = 42 SPACES

PARKING PROVIDED:

HANDICAP (VAN) SPACES: 4
HANDICAP (STANDARD) SPACES: 1
PARKING SPACES: 44

TOTAL PARKING SPACES: 49

SEE DETAIL SHEET
C5.3 & C5.4 FOR ALL HANDICAP
PARKING DETAILS

SOLID WASTE / RECYCLING STATIONS REQUIRED:

SOLID WASTE CONTAINERS
ONE 8-CU.YD. CONTAINER PER EACH 30 UNITS
OR ONE 8-CU.YD. COMPACTOR PER EACH 90 UNITS

SOLID WASTE CONTAINERS PROVIDED: = 1
RECYCLING STATIONS
ONE 144 SQFT RECYCLING STATIONS REQUIRED:

RECYCLING STATIONS PROVIDED: = 1

	PHASE I (PARCEL A, B, & C):	PHASE II (PARCEL D):	TOTAL (PARCEL A, B, C & D):
JURISDICTION:	CITY OF CHARLOTTE ETJ	CITY OF CHARLOTTE ETJ	CITY OF CHARLOTTE ETJ
PARCEL ID:	03105145 & 03105148	03105299	03105145 03105148 & 03105299
TOTAL RESIDENTIAL SITE AREA DEVELOPED:	±67.68 AC.	±7.66 AC.	±75.34 AC.
TOTAL SITE AREA: (PARCEL A,B,C & D)	±75.34 AC.	±7.66 AC.	±75.34 AC.
COMMON OPEN SPACE REQUIRED:	6.768 AC. (10.00%)	0.766 AC. (10.00%)	7.534 AC. (10.00%)
COMMON OPEN SPACE PROVIDED:	±20.39 AC. (30.12%)	±5.78 AC. (75.44%)	±26.17 AC. (34.74%)
TREE SAVE AREA CALCULATIONS:			
TOTAL SITE AREA:	67.68 AC.	7.66 AC.	75.34 AC.
TREE SAVE AREA REQUIRED:	0.768 AC.	0.766 AC.	1.534 AC.
TREE SAVE AREA ON-SITE:	7.00 AC.	3.33 AC.	10.33 AC.
PERCENT TREE SAVE AREA:	10.34 %	43.47 %	13.71 %
IMPERVIOUS AREA:	33.00 AC.	1.54 AC.	34.54 AC.
BUILT UPON AREA ACTUAL (% B.U.):	48.75%	23.89%	45.85%
BUILT UPON AREA PROVIDED (% B.U.):	60.00%	23.89%	

N/F
MARGARET W CLINE
PARCEL ID: 03105148
D.B 12013 PG. 507
R-3 ZONING
SINGLE FAMILY

N/F
WAYNE C JONES AND
BETTY R JONES
PARCEL ID: 03105132
D.B 5261 PG. 369
R-3 ZONING
SINGLE FAMILY

TOWNHOME LOT LABELS (BACK OF CURB)

CURVE	LENGTH	RADIUS	LINE	LENGTH	BEARING
C124	36.97	180.50	L51	2.03	N19°30'52"W
C125	4.54	3.00	L52	182.00	S82°29'24"E
C126	28.51	30.00	L53	182.00	S82°29'24"E
C127	46.65	47.02	L54	177.91	N84°43'08"E
C128	4.71	3.00	L55	55.69	N72°50'02"E
C129	4.71	3.00	L56	70.44	S82°29'24"E
C130	45.57	975.00	L57	270.00	N02°23'08"E
C131	45.33	975.00	L58	189.56	N02°23'08"E
C132	45.36	975.00	L59	512.85	N84°43'08"E
C133	45.78	975.00	L60	139.22	S09°15'06"W
C134	40.89	975.00	L61	148.20	N02°16'14"E
C135	26.57	125.00	L62	360.97	N84°43'08"E
C136	43.40	125.00	L63	96.74	N82°29'40"E
C137	37.01	175.00	L64	246.04	N82°29'40"E
C138	37.91	175.00	L65	124.84	N82°29'40"E
C139	28.40	175.00	L66	169.48	N19°30'52"W
C140	31.32	975.00	L67	114.36	N19°30'52"W
C141	17.06	30.00	L68	189.83	N84°43'08"E
C142	7.32	30.00	L69	198.71	S58°12'34"E
C143	80.89	50.00	L70	228.41	S72°24'11"E
C144	49.29	50.00	L71	14.20	N72°12'15"E
C145	49.29	50.00	L72	2.82	N72°22'25"E
C146	70.24	50.00	L73	47.44	N19°30'52"W
C147	4.44	30.00	L74	13.98	N70°29'08"E
C148	21.84	30.00	L75	5.79	N19°23'25"W
C149	31.42	20.00	L76	14.00	S70°28'08"E
C150	36.41	30.00	L77	50.09	N19°30'52"W
C151	42.48	175.00	L78	14.02	N84°37'50"E
C152	146.34	598.00	L79	14.06	S70°02'02"E
C153	174.58	400.00	L80	55.14	N19°30'52"W
C154	161.47	500.00	L81	4.17	S19°30'52"E
C155	202.57	150.00	L82	14.00	S70°28'08"E
C156	96.20	30.00	L83	8.79	S19°30'52"E
C157	85.61	150.00	L84	14.00	N70°29'08"E
C158	36.30	150.00	L85	73.36	S19°30'52"E
C159	96.34	30.00	L86	2.86	S07°22'25"E
C160	110.52	590.00	L87	13.98	N82°07'53"E
C161	33.00	150.00	L88	47.95	S19°30'52"E
C162	82.54	880.00			
C163	161.09	880.00			
C164	96.34	300.00			
C165	96.34	300.00			
C166	211.67	1130.00			
C167	182.03	880.00			
C168	211.67	960.00			
C169	282.24	1400.00			
C170	96.34	300.00			
C171	17.08	180.00			
C172	4.67	3.00			
C173	8.08	184.75			
C174	4.67	3.00			
C175	3.42	180.50			
C176	4.71	3.00			
C177	4.71	3.00			
C178	37.59	47.00			
C179	60.18	565.00			
C180	61.20	750.00			
C181	37.28	565.00			
C182	15.71	175.00			
C183	28.11	369.00			
C184	4.74	3.00			
C185	24.78	119.50			

* NOTE *
THE FRONT STOOP ON BUILDINGS
18 AND 20 (SEE ARCHITECTURAL
DRAWINGS) ARE ALLOWED TO
ENCROACH INTO 15' MIN. SETBACK,
FROM BACK OF CURB, BUT NOT
CLOSER THAN 5' TO BACK OF
CURB.

50' S.W.I.M. BUFFER
10' UPLAND
20' MANAGED USE
20' STREAMSIDE (UNDISTURBED)
TOP OF BANK
20' STREAMSIDE (UNDISTURBED)
20' MANAGED USE
TOP OF BANK
50' S.W.I.M. BUFFER

CHANNEL 1
X-SECT 9+77.42
100+1 YR WS ELEV. = 657.84
LOW PT. ELEV +1 = 653.10

CHANNEL 1
X-SECT 10+23.17
100+1 YR WS ELEV. = 659.21
LOW PT. ELEV +1 = 653.10

CHANNEL 1
X-SECT 10+73.82
100+1 YR WS ELEV. = 659.34
LOW PT. ELEV +1 = 653.10

CHANNEL 1
X-SECT 11+23.38
100+1 YR WS ELEV. = 659.96
LOW PT. ELEV +1 = 653.10

CHANNEL 1
X-SECT 11+79.03
100+1 YR WS ELEV. = 660.44
LOW PT. ELEV +1 = 653.10

CHANNEL 1
X-SECT 12+55.67
100+1 YR WS ELEV. = 660.48
LOW PT. ELEV +1 = 653.10

CHANNEL 1
X-SECT 13+38.68
100+1 YR WS ELEV. = 660.73
LOW PT. ELEV +1 = 653.10

CHANNEL 1
X-SECT 14+99.10
100+1 YR WS ELEV. = 661.46
LOW PT. ELEV +1 = 653.10

CHANNEL 1
X-SECT 15+65.07
100+1 YR WS ELEV. = 661.82
LOW PT. ELEV +1 = 653.10

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C129	4.71	3.00	L56	70.44	S82°29'24"E
C130	45.57	975.00	L57	270.00	N02°23'08"E
C131	45.33	975.00	L58	189.56	N02°23'08"E
C132	45.36	975.00	L59	512.85	N84°43'08"E
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C138	37.91	175.00	L65	124.84	N82°29'40"E
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C140	31.32	975.00	L67	114.36	N19°30'52"W
C141	17.06	30.00	L68	189.83	N84°43'08"E
C142	7.32	30.00	L69	198.71	S58°12'34"E
C143	80.89	50.00	L70	228.41	S72°24'11"E
C144	49.29	50.00	L71	14.20	N72°12'15"E
C145	49.29	50.00	L72	2.82	N72°22'25"E
C146	70.24	50.00	L73	47.44	N19°30'52"W
C147	4.44	30.00	L74	13.98	N70°29'08"E
C148	21.84	30.00	L75	5.79	N19°23'25"W
C149	31.42	20.00	L76	14.00	S70°28'08"E
C150	36.41	30.00	L77	50.09	N19°30'52"W
C151	42.48	175.00	L78	14.02	N84°37'50"E
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C153	174.58	400.00	L80	55.14	N19°30'52"W
C154	161.47	500.00	L81	4.17	S19°30'52"E
C155	202.57	150.00	L82	14.00	S70°28'08"E
C156	96.20	30.00	L83	8.79	S19°30'52"E
C157	85.61	150.00	L84	14.00	N70°29'08"E
C158	36.97	150.00	L85	2.86	N70°29'08"E
C159	85.61	300.00	L86	2.86	S80°29'08"E
C160	110.52	980.00	L87	13.98	N82°29'40"E
C161	33.05	980.00	L88	47.95	S19°20'20"W
C162	110.52	420.00			
C163	161.09	860.00			
C164	96.34	300.00			
C165	96.34	300.00			
C166	211.67	130.00			
C167	101.03	890.00			
C168	211.67	960.00			
C169	282.24	300.00			
C170	96.34	400.00			
C171	110.52	180.00			
C172	3.42	180.00			
C173	8.06	184.75			
C174	3.42	3.00			
C175	3.42	180.50			
C176	4.71	3.00			
C177	4.71	3.00			
C178	37.91	575.00			
C179	60.16	46.00			
C180	81.20	250.00			
C181	37.28	565.00			
C182	15.71	275.00			
C183	28.11	30.00			
C184	7.41	3.00			
C185	24.79	119.50			

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