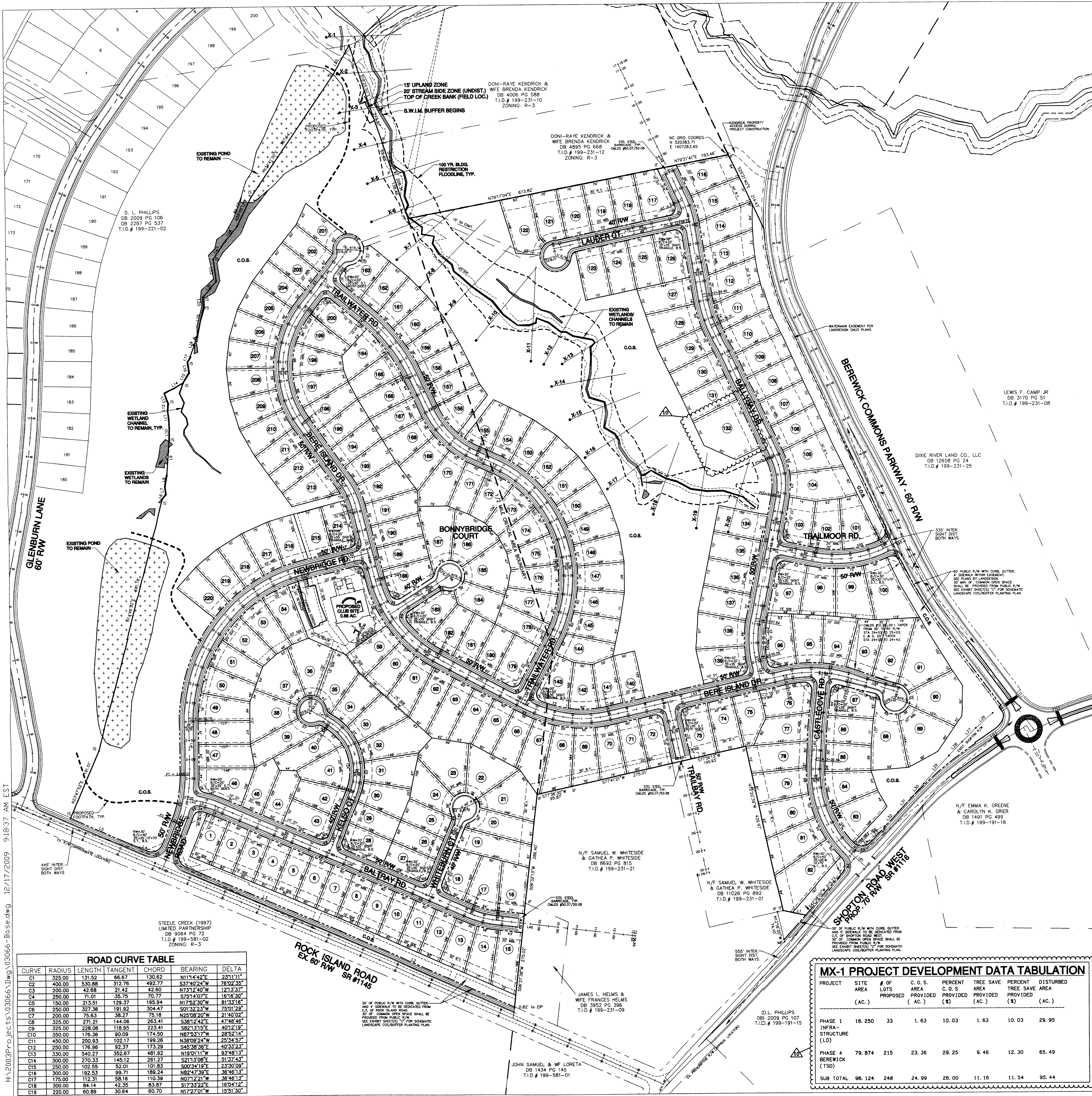




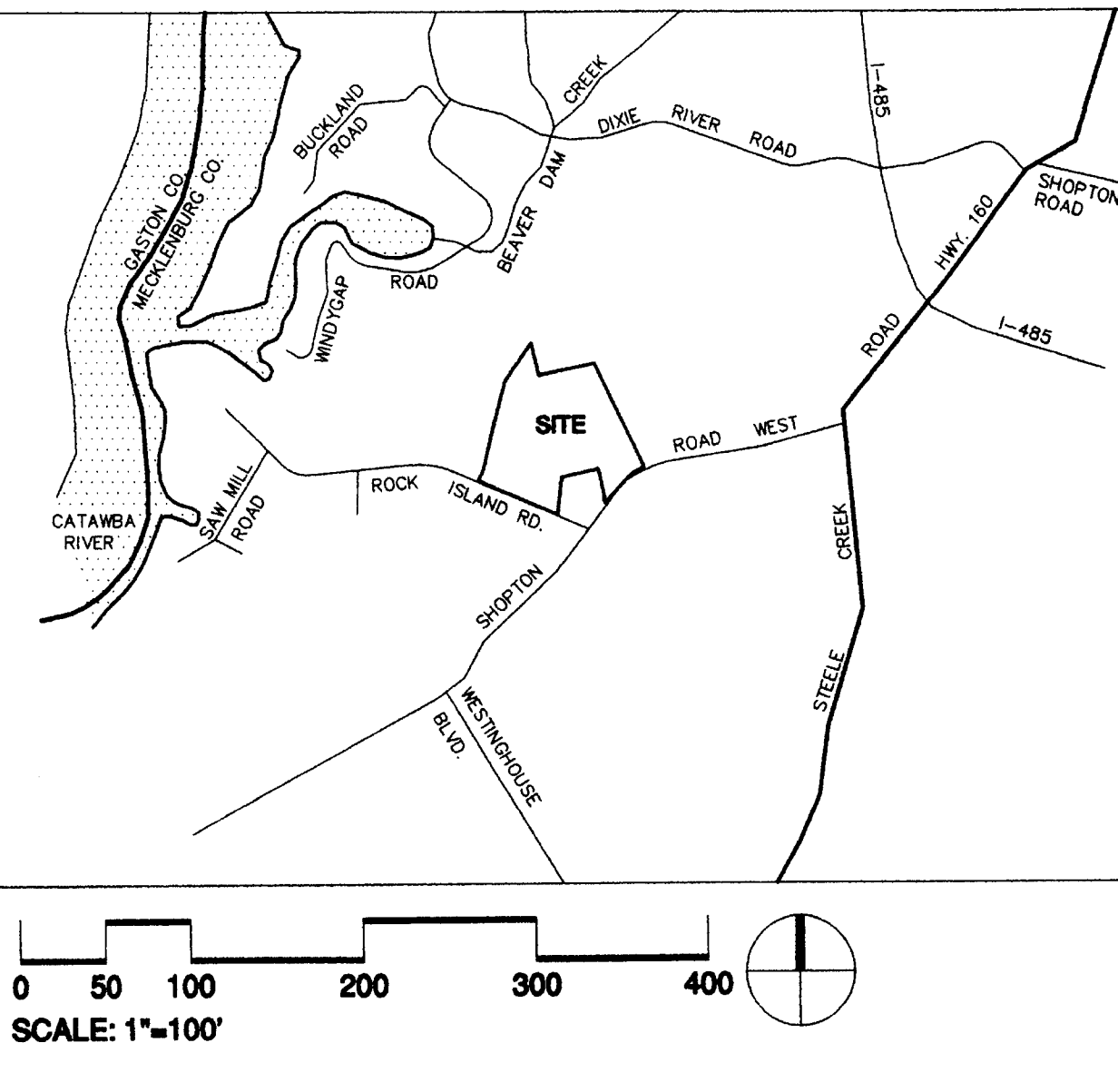
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	325.00	131.52	66.67	130.62	N111°44'2"E	231°11'1"
C2	400.00	530.88	312.76	482.77	S37°40'24"W	26°02'34"
C3	200.00	42.68	21.42	42.60	N73°12'40"W	121°33'7"
C4	250.00	71.01	35.75	70.77	S75°14'07"E	161°3'30"
C5	150.00	213.51	129.37	195.94	N17°52'30"W	81°33'18"
C6	250.00	327.36	191.92	304.47	S81°32'23"W	75°01'29"
C7	200.00	75.63	38.27	75.18	N25°08'20"W	21°40'02"
C8	325.00	271.21	144.06	263.41	S38°12'42"E	47°48'48"
C9	325.00	228.06	118.95	223.41	S82°13'15"E	40°12'19"
C10	350.00	176.36	90.09	174.50	N67°53'17"W	28°52'14"
C11	450.00	200.93	102.17	199.26	N38°09'24"W	25°34'57"
C12	250.00	176.96	92.37	173.29	S45°38'36"E	40°32'23"
C13	350.00	540.27	352.67	481.82	N19°01'11"W	93°48'13"
C14	300.00	270.33	145.12	261.27	S01°10'08"E	51°37'43"
C15	250.00	102.55	52.01	101.83	S00°34'19"E	23°30'09"
C16	300.00	192.53	99.71	189.24	N82°47'39"E	36°46'13"
C17	175.00	112.31	58.16	110.39	N07°12'21"W	38°46'13"
C18	300.00	84.14	42.35	83.87	S17°32'24"E	16°04'12"
C19	220.00	60.89	30.64	60.70	N17°27'01"W	15°31'30"

TAX PARCEL NO.	199-231-01, -31
ZONING	MX-1
ZONING JURISDICTION	CHARLOTTE, NC (ETJ)
WATERSHED	LOWER LAKE WYLIE
ZONING PETITION REF.	CITY: 2001-030(C)
	COUNTY: 001-008(C)
	DB 2009 PG 106
DEED REFERENCE	
TOTAL SITE AREA	79.874 AC
SWIM CLUB AREA (C.O.S.)	0.88 AC
NO. OF ORIGINAL LOTS PROPOSED	220
NO. OF LOTS CONVERTED TO SWIM CLUB	215 (DELETED 133)
NO. OF LOTS PROPOSED	65
PROTECTED AREA LOTS	65
CRITICAL AREA LOTS	65
PROPOSED MX-1 DENSITY	23.38
COMMON OPEN SPACE (C.O.S.)	23.38
PROTECTED C.O.S. AREA	23.38
CRITICAL C.O.S. AREA	23.38
C.O.S. REQUIRED	23.38
C.O.S. PROVIDED	23.38
SITE AREA IN POND	7.66 AC (12%)
TREE SAVE BASE AREA	76.66 AC
TREE SAVE AREA REQUIRED	76.66 AC
TREE SAVE AREA PROVIDED	76.66 AC
MX-1 LOT DATA (UNDERLYING R-6 ZONING)	
MINIMUM LOT SIZE	4,500 SF
MINIMUM LOT WIDTH	40'
MINIMUM FRONT SETBACK	20'
MINIMUM AVERAGE SETBACK	20'
MINIMUM SIDE YARD	5'
MINIMUM REAR YARD	5'
MINIMUM REAR YARD (CLUB)	20' EXTERNAL
LOWER LAKE WYLIE WATERSHED IMPERVIOUS DATA:	
PROTECTED AREA MAXIMUM (LD OPT.)	24%
CRITICAL AREA MAXIMUM (HD OPT.)	20%
TOTAL SITE AREA	3,479,311.44 SF
TOTAL STREETS, CURB AREA	261,339.00 SF
TOTAL WALK AREA	72,727.00 SF
TOTAL ROADWAY IMPERVIOUS AREA	334,066.00 SF
PROTECTED AREA SUMMARY (LOW DENSITY OPTION)	
"PROTECTED" SITE AREA	1,630,749.94 SF
24% ALLOWABLE IMPERVIOUS	391,379.99 SF
TOTAL ROAD R/W IMPERVIOUS	143,929.00 SF
NET ALLOWABLE LOT IMPERVIOUS AREA	242,450.99 SF
NO. OF "PROTECTED" AREA LOTS	65
ALLOWABLE IMPERVIOUS AREA PER LOT	3,730.00 SF
CRITICAL AREA SUMMARY (HIGH DENSITY OPTION)	
"CRITICAL" SITE AREA	1,848,961.50 SF
38% ALLOWABLE IMPERVIOUS	702,453.37 SF
TOTAL ROAD R/W IMPERVIOUS	185,137.00 SF
NET ALLOWABLE LOT IMPERVIOUS AREA	517,316.37 SF
ORIG. NO. OF "CRITICAL" AREA LOTS	610.57
ALLOWABLE IMPERVIOUS AREA PER LOT	3,860.50 SF
NO. OF LOTS CONVERTED TO SWIM CLUB	4.0
CLUB SITE ALLOWED IMPERVIOUS AREA	15,442.00 SF
(TOTAL AREA ASSIGNED TO THE 4 DELETED LOTS)	
"CRITICAL" AREA LOTS: 1-54, 59-67, 143, 155-220	

LOT #	FLOOD PROTECTION ELEV.	SECT. #	100-YR WATER SURFACE ELEV.	FLOOD PROTECTION ELEV.
122	604.0	X-1	577.26	578.26
123	611.5	X-2	581.40	581.40
124	611.5	X-3	583.76	584.76
125	611.5	X-4	587.22	588.22
126	611.5	X-5	588.76	589.76
127	611.5	X-6	593.57	594.57
128	613.5	X-7	594.78	595.78
129	613.5	X-8	596.83	597.83
130	613.5	X-9	599.96	600.96
131	618.0	X-10	602.29	603.29
132	622.0	X-11	604.45	605.45
133	622.0	X-12	607.02	608.02
134	622.0	X-13	608.43	609.43
135	618.0	X-14	609.57	610.57
136	614.5	X-15	610.86	611.86
137	613.5	X-16	611.55	612.55
138	613.5	X-17	613.34	614.34
139	611.5	X-18	618.03	619.03
140	609.0	X-19	620.84	621.84
141	606.0	X-20	623.28	624.28
142	606.0			
143	606.0			
144	606.0			
145	606.0			
146	606.0			
147	606.0			
148	606.0			
149	606.0			
150	606.0			
151	606.0			
152	606.0			
153	606.0			
154	606.0			
155	606.0			
156	606.0			
157	606.0			
158	606.0			
159	606.0			
160	606.0			
161	606.0			
162	606.0			
163	606.0			
164	606.0			
165	606.0			
166	606.0			
167	606.0			
168	606.0			
169	606.0			
170	606.0			

LINE	LENGTH	BEARING
L40	126.81	S22°50'17"W
L41	143.86	N00°20'54"W
L42	186.00	S79°41'41"W
L43	39.06	S79°12'29"E
L44	734.88	S67°05'52"E
L45	373.08	S83°22'22"E
L46	169.59	S22°54'08"W
L47	59.83	S88°07'07"E
L48	250.00	S22°54'08"W
L49	193.18	S39°03'08"E
L50	194.53	S35°52'02"E
L51	191.87	S141°18'18"E
L52	265.98	S62°07'05"E
L53	479.07	N77°40'36"E
L54	131.92	S73°12'01"E
L55	188.00	S57°55'37"W
L56	140.51	N50°56'52"W
L57	104.03	N29°21'55"W
L58	53.90	N65°56'19"W
L59	193.39	S27°52'55"W
L60	460.18	S121°9'24"E
L61	52.06	S47°02'00"E
L62	231.80	N04°35'44"E
L63	55.29	S121°9'24"E
L64	329.63	S111°04'57"W
L65	54.24	N62°43'27"E
L66	121.53	N78°49'15"W
L67	375.52	S25°38'28"E
L68	198.77	N09°31'15"W
L69	396.97	N25°22'45"W
L70	368.00	N78°13'15"E

LINE	LENGTH	BEARING
L1	61.94	N78°35'37"W
L2	505.85	N65°15'57"W
L3	400.37	N67°14'54"W
L4	199.93	N66°56'58"W
L5	176.47	N66°21'34"W
L6	16.52	N36°23'33"E
L7	21.04	N03°48'55"W
L8	30.49	N09°14'56"E
L9	87.16	N04°17'21"E
L10	47.60	N09°00'54"E
L11	33.08	N06°04'27"W
L12	20.40	N05°54'28"E
L13	27.30	N22°37'33"W
L14	57.32	N61°33'51"E
L15	30.49	N05°52'24"E
L16	29.11	N09°41'29"W
L17	16.91	N24°23'01"E
L18	63.52	N18°38'23"E
L19	73.06	N13°25'49"E
L20	24.59	N04°54'02"W
L21	55.65	N39°54'22"E
L22	57.81	N06°57'18"W
L23	50.27	N34°47'21"E
L24	57.46	N39°25'40"E
L25	88.15	N28°59'16"E
L26	60.61	S48°00'05"W
L27	51.16	S46°02'39"W
L28	50.67	S45°51'35"W
L29	100.48	S43°47'53"W
L30	50.09	S43°05'04"W
L31	50.07	S43°19'24"W
L32	50.19	S42°46'23"W
L33	49.95	S42°56'45"W
L34	50.11	S42°45'19"W



PROJECT	SITE AREA (AC.)	# OF LOTS PROPOSED	C.O.S. AREA PROVIDED (AC.)	PERCENT C.O.S. PROVIDED (%)	TREE SAVE AREA PROVIDED (AC.)	PERCENT TREE SAVE AREA PROVIDED (%)	DISTURBED TREE SAVE AREA (AC.)
PHASE 1	16.250	33	1.63	10.03	1.63	10.03	29.95
INFRA-STRUCTURE (LD)							
PHASE 4 BERWICK (TSD)	79.874	215	23.38	29.25	9.46	12.30	65.49
SUB TOTAL	96.124	248	24.99	26.00	11.16	11.54	95.44

Turnbull Metzler design

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LAND DEVELOPMENT DESIGN SERVICES

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Revision
APPROVED FOR
CONSTRUCTION
CMPC
2009 11/16/09

Berewick
Subdivision

CITY OF CHARLOTTE (ETJ)
NORTH CAROLINA

Preliminary
Subdivision
Plan

PROJECT NUMBER: 03-066
DRAWN BY: RLF
DESIGNED BY: WCT
ISSUE DATE: 9/15/03

10 12/15/09 RLF DELETED LOT #133
7 3/15/08 WCT PER CMP COMMENTS
6 2/14/06 WCT REVISION TO CREATE SWIM CLUB
5 6/1/04 WCT 40' BOC RADIUS AT ENTRIES PER NC DOT
4 4/27/04 WCT PER LD INC RADIUS AT ENTRIES REVISIONS
3 2/20/04 WCT PER CMP, CED REVIEW
2 1/14/04 WCT PER CMP, CED REVIEW
1 11/21/03 WCT PER CMP, CED REVIEW
NO DATE: BY: REVISIONS: