

SITE INFORMATION (LOCATED WITHIN LAKE WYLIE WATERSHED PROTECTED AREA)

TP ID# 033-084-17, 033-083-01,
033-083-10 (PORTION OF)
033-083-16 (PORTION OF)

PROPOSED LEGEND

- PROP. ROAD CL
- PROP. CURB & GUTTER
- PROP. SIDEWALK
- PROP. SETBACK
- DELINEATED WETLANDS
- PROP. TREE SAVE
- PROP. COMMON OPEN SPACE
- PROP. NATURAL AREA
- PROP. DENUDED LIMITS
- PROP. 30' SWIM BUFFER

1/4" = 1' STREAM WATER PROTECTION ELEVATION
1/4" = FINISHED FLOOR ELEVATION

NOTE:

1. 5' WIDE ACCESS PATHS TO COMPOSED OF MULCH AND 10' BICYCLE PATH TO BE CONCRETE SEE SHEET 49 FOR DETAILS.
2. HOME OWNERS ASSOCIATION RESPONSIBLE FOR MAINTENANCE OF ACCESS PATHS.
3. PATHS TO BE CONSTRUCTED PRIOR TO 75 % CO ISSUANCE.

Impervious Area Tabulation (On-site):

Total Site Area: 2,526,915 SF
35% Max Impervious Area: 884,420SF
High Density option w/BMP's
Roads: 208,491 SF
Sidewalks: 59,742 SF
Net: 616,187 SF
Number of D.U.: 171 Lots
MAX Impervious per Lot: 3,603 SF

PROP. DENUDED AREA: 45.41 ACRES

COS: 10%
REQUIRED: 252,691SF (5.80 ACRES)
PROVIDED: 454,200SF (10.16ACRES) 17.51 %

PROPOSED NATURAL AREA:

REQUIRED: 58.01 ACRES 17.50% = 10.15 ACRES
PROVIDED: (11.89ACRES) 20.46 %
4' PLANTING STRIP: (1.20 ACRES)
OTHER: (10.69 ACRES)

LOT INFORMATION (R-3 CLUSTER LOTS)

Total Site Area: 2,526,915 SF (58.01 ACRES)
Minimum Lot Width: 60 feet
Minimum Lot Area: 8,000 square feet
Average Lot Size: 60' X 135'

R-3 Criteria
Minimum Lot Width: 60 feet (Boundary Perimeter Lots)
Minimum Lot Area: 8,000 square feet

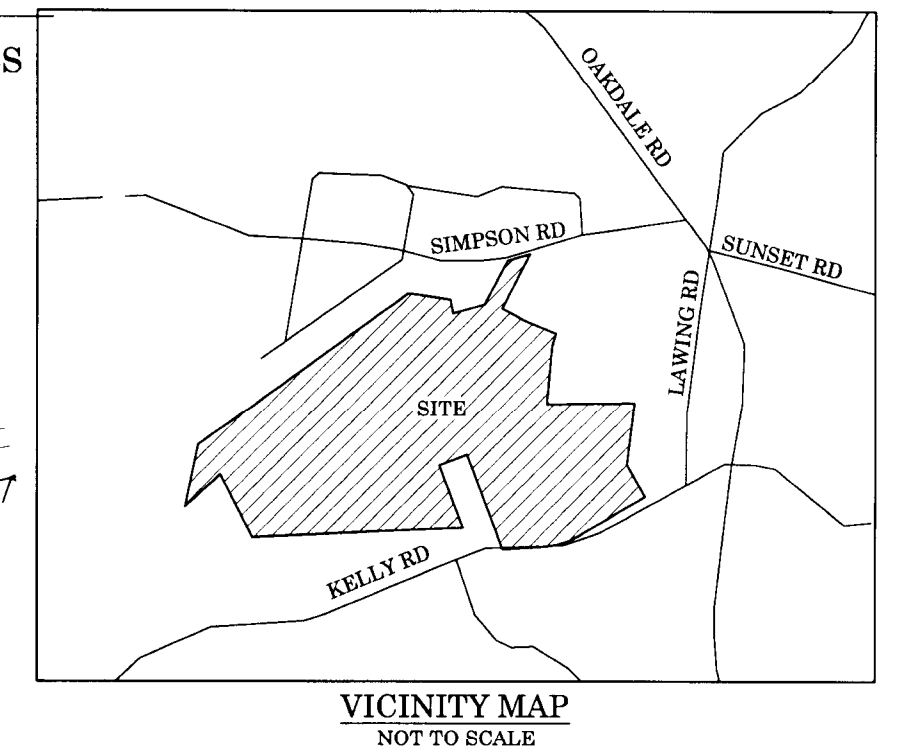
Total Lots: 171

SETBACKS

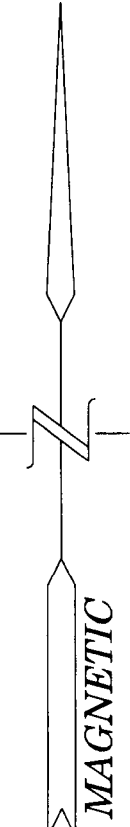
Front: 20 feet
Side: 3 feet (8' building separation)
External Side: 6 feet
Rear Interior: 30 feet
Rear Exterior: 45 feet
Secondary Front: (Corner lots) 10 feet

Tree Save Area: 10%

REQUIRED: 252,691SF (5.80 ACRES)
PROVIDED (NET AREA): 296,208SF (6.80 ACRES) 11.72%



VICINITY MAP
NOT TO SCALE



REVISIONS	BY
REV PER ADDITION OF 30' SWIM BUFFER AND 17.50% NATURAL AREA	DKR

CAPITAL LAND PARTNERS
LAWING POND
OVERALL SITE PLAN

APPROVED FOR
CONSTRUCTION

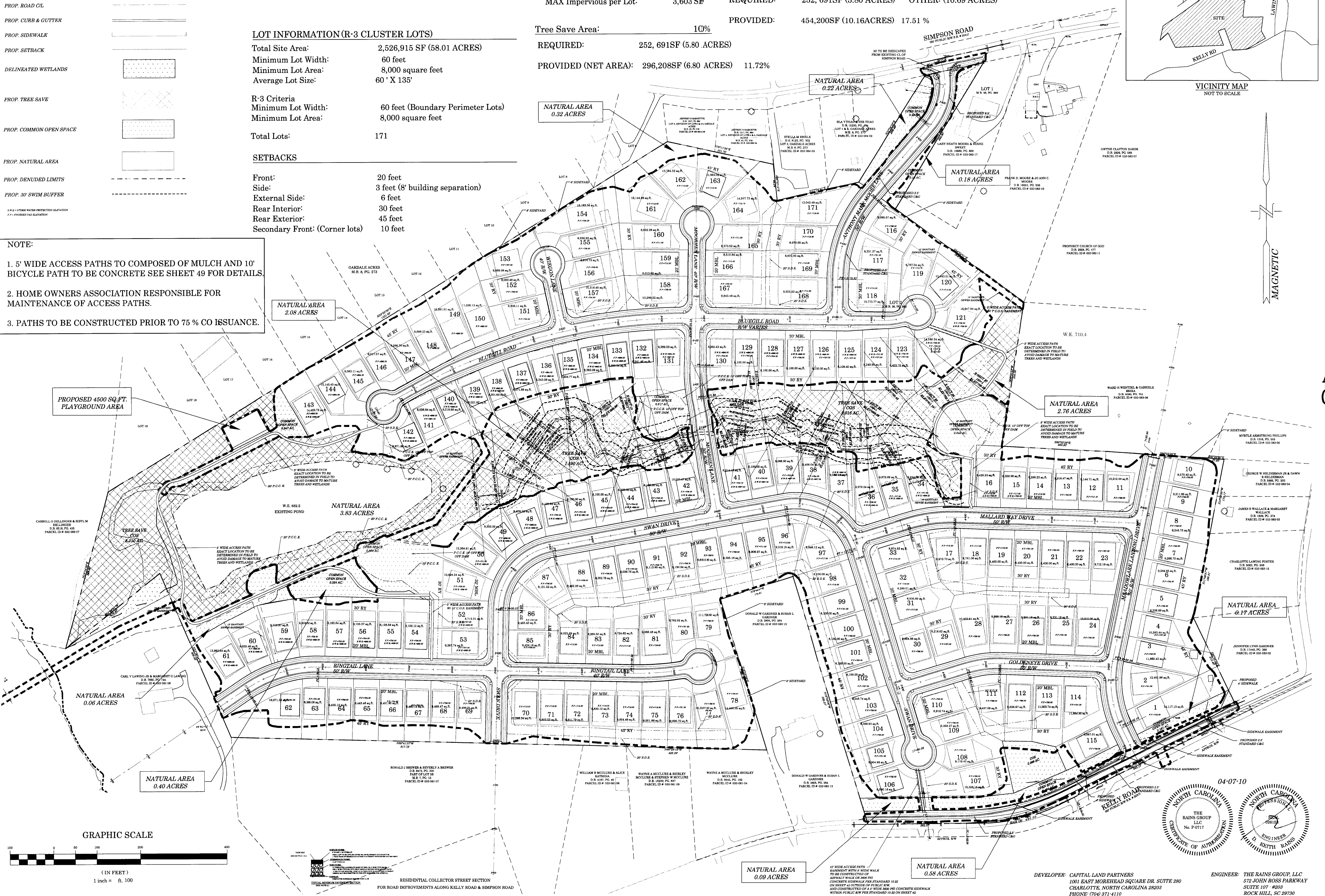
CMPC

THE RAINS GROUP, LLC
572 JOHN ROSS PARKWAY
SUITE 107 #203, ROCK HILL, SC 29730
PHONE: (803) 495-5393
EMAIL: RAINSGROUP@GMAIL.COM

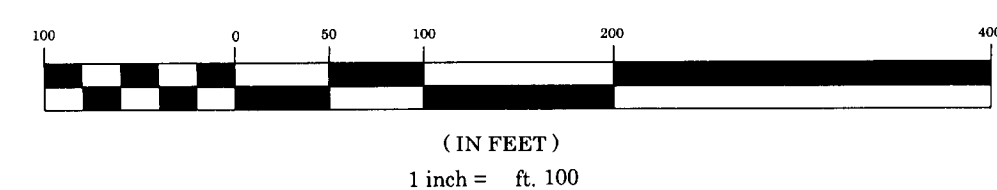


DRAWN	D.K.R.
CHECKED	DKR
DATE	06-01-09
SCALE	1" = 100'
JOB NO.	1025
SHEET	1 OF 49

1 OF 49



GRAPHIC SCALE



RESIDENTIAL COLLECTOR STREET SECTION
FOR ROAD IMPROVEMENTS ALONG KELLY ROAD & SIMPSON ROAD

DEVELOPER: CAPITAL LAND PARTNERS
1001 EAST MOREHEAD SQUARE DR. SUITE 280
CHARLOTTE, NORTH CAROLINA 28203
PHONE: (704) 371-4110

ENGINEER: THE RAINS GROUP, LLC
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