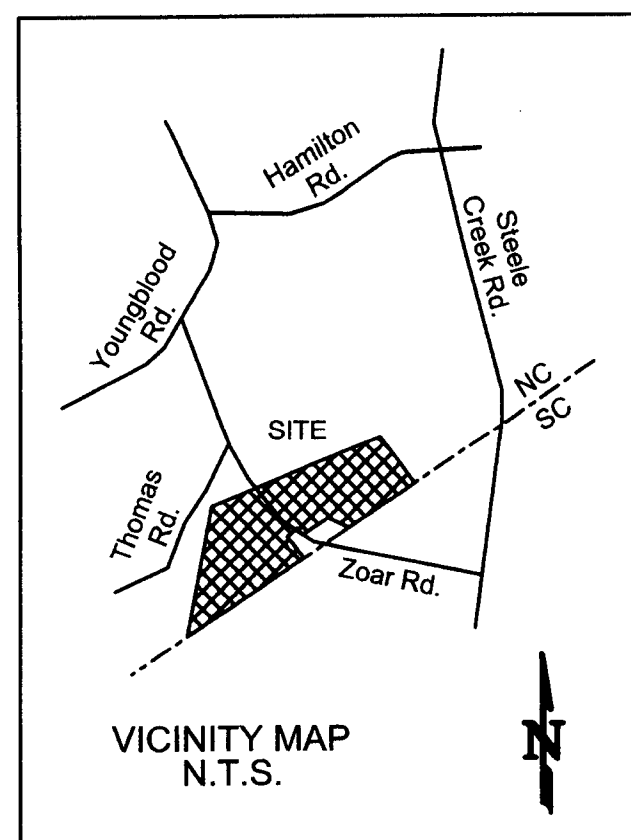
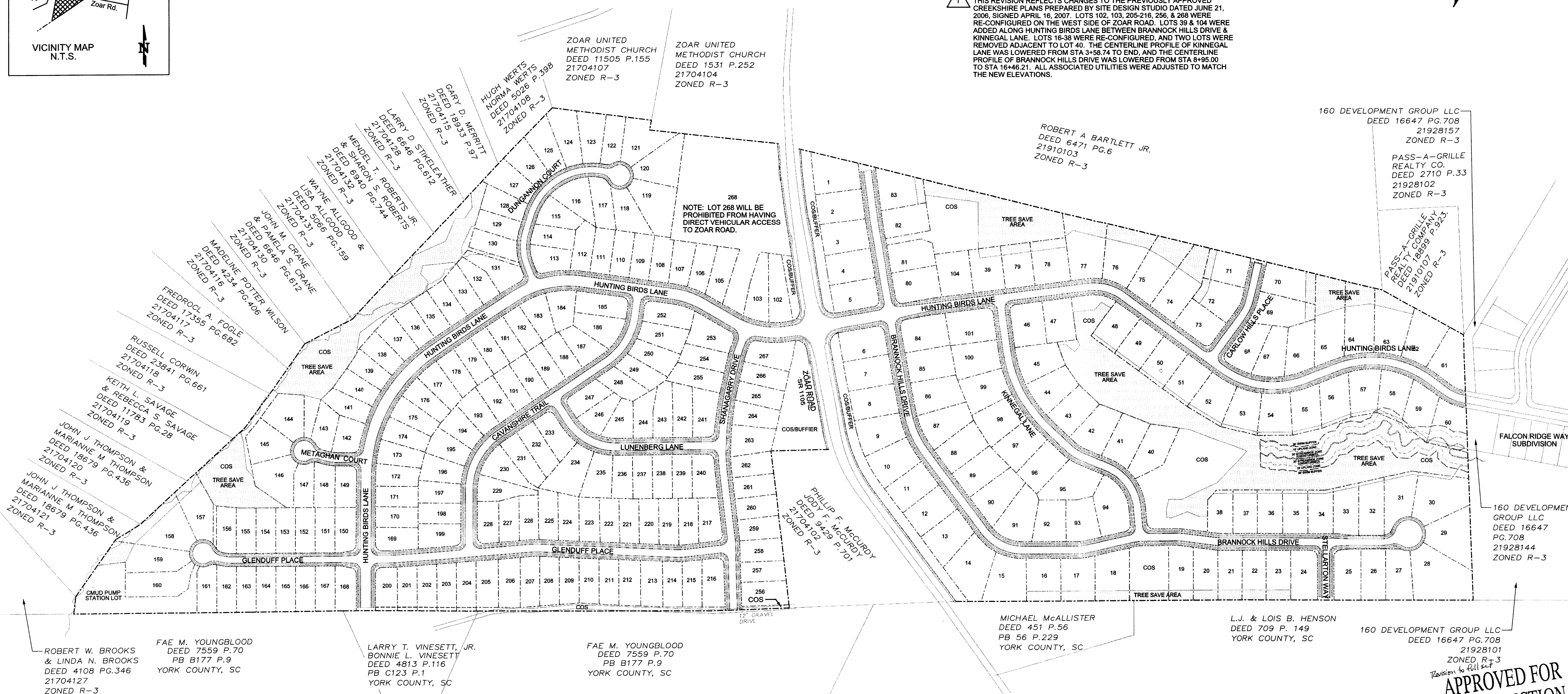


CREEKSHIRE

CHARLOTTE, NORTH CAROLINA ETJ



1 THIS REVISION REFLECTS CHANGES TO THE PREVIOUSLY APPROVED CREEKSHIRE PLANS PREPARED BY SITE DESIGN STUDIO DATED JUNE 21, 2006, SIGNED APRIL 16, 2007. LOTS 102, 103, 205-216, 256, & 268 WERE RE-CONFIGURED ON THE WEST SIDE OF ZOAR ROAD. LOTS 39 & 104 WERE ADDED ALONG HUNTING BIRDS LANE BETWEEN BRANNOCK HILLS DRIVE & KINNEGAL LANE. LOTS 16-38 WERE RE-CONFIGURED, AND TWO LOTS WERE REMOVED ADJACENT TO LOT 40. THE CENTERLINE PROFILE OF KINNEGAL LANE WAS LOWERED FROM STA 3+58.74 TO END, AND THE CENTERLINE PROFILE OF BRANNOCK HILLS DRIVE WAS LOWERED FROM STA 8+95.00 TO STA 16+46.21. ALL ASSOCIATED UTILITIES WERE ADJUSTED TO MATCH THE NEW ELEVATIONS.



NOTE:
ALL BASE INFORMATION USED WAS TAKEN FROM DIGITAL FILES PROVIDED BY SITE DESIGN STUDIO.

ALL FLOOD STUDY INFORMATION EXCEPT FOR TRIBUTARY UP TO C.O.S. BETWEEN LOTS 18 & 19 WAS TAKEN FROM PLANS PREPARED BY LASH ENGINEERING DATED 03-15-2007 SIGNED 03-15-2007

FOR ALL OTHER DESIGN INFORMATION NOT INCLUDED IN THESE REVISED SHEETS, REFER TO THE APPROVED SET OF PLANS BY SITE DESIGN STUDIO DATED JUNE 21, 2006, SIGNED APRIL 16, 2007

DESIGNERS:
PREVIOUSLY APPROVED PLANS:
SITE DESIGN STUDIO
4828 CAROUSEL DRIVE
CHARLOTTE, NC 28212
704-763-7876

THIS PLAN SET:
INSITE ENGINEERING & SURVEYING
8041 CORPORATE CENTER DRIVE
SUITE 200
CHARLOTTE, NC 28226
704-540-4706

OWNER:
MI HOMES
9335 HARRIS CORNER PKWY
SUITE 110
CHARLOTTE, NC 28269

DEVELOPMENT DATA:
EXISTING ZONING = R-3

DEVELOPMENT ZONING CRITERIA = R-3 (WITH TREE ORDINANCE INCENTIVES FOR TREE SAVE AREA)

PROPOSED USE = SINGLE FAMILY DETACHED RESIDENTIAL

TOTAL GROSS SITE AREA = 99.15 AC
CMU PUMP STATION AREA 0.59 AC
NET SITE AREA (FOR TREE SAVE CALC.) = 98.56 AC

COMMON OPEN SPACE PROVIDED = 12.55 AC
PERCENT OF GROSS SITE AREA = 12.66%
TREE SAVE AREA = 110.13 AC
PERCENT OF NET SITE AREA = 11.28%
PERMITTED NO. OF LOTS (BASE ZONING) = 297
PROPOSED NO. OF LOTS = 268

LOT CRITERIA:
MIN. LOT SIZE = 8000 SF*
MIN. LOT WIDTH = 60 FT*
MIN. FRONT SETBACK = 20 FT**
REAR YARD (INTERIOR LOTS) = 30 FT*
REAR YARD (EXTERIOR LOTS) = 45 FT*
SIDE YARD (INTERIOR SIDE YARDS) = 3 FT**
SIDE YARD (EXTERIOR BOUNDARY) = 6 FT**
SIDE YARD (CORNER LOTS) = 10 FT**

* PER CLUSTER DEVELOPMENT PROVISIONS OF THE ZONING ORDINANCE
** PER TREE SAVE AREA INCENTIVE PROVISIONS OF THE TREE ORDINANCE

SHEET INDEX

1. OVERALL SITE PLAN
2. PRELIMINARY SUBDIVISION PLAN
3. PRELIMINARY SUBDIVISION PLAN
4. GRADING & STORM DRAINAGE PLAN
5. ROAD PROFILES (1 OF 2)
6. ROAD PROFILES (2 OF 2)
7. CULVERT DETAILS

0 75 150 300
GRAPHIC SCALE
SCALE: 1" = 150'

Call North Carolina One-Call Center, Inc. Before Digging: 1-800-632-4949
A federal law now in effect states that any person who engages in excavation activities without first using an available one-call notification system to determine locations of underground facilities; or without heeding location information or markings and subsequently damages a pipeline facility shall be subject to a fine, imprisonment, or both. The law also states that OSHA may be notified of any accident caused by an excavator.

DATE		JUNE 27, 2011	
TECHNICIAN	SCD		
CHECKED BY	ARG		
SCALE	1"=150'		
PROJECT NO.			
DRAWING TITLE			
overall site plan			
SHEET NO.		1 of 7	

REVISIONS	
NO.	DATE
1	06/27/11
2	06/28/11
3	10/05/11

REMARKS	
SEE NOTE ON SHEET 1	
ADDITIONAL COMMENTS	
ADDITIONAL COMMENTS	

CREEKSHIRE MI HOMES

9335 HARRIS CORNER PKWY, SUITE 110
CHARLOTTE, NC 28269

OVERALL SITE PLAN

INSITE Engineering & Surveying

8041 Corporate Center Drive
Suite 200
Charlotte, NC 28226
Phone: (704) 540-4706
Fax: (704) 540-4708