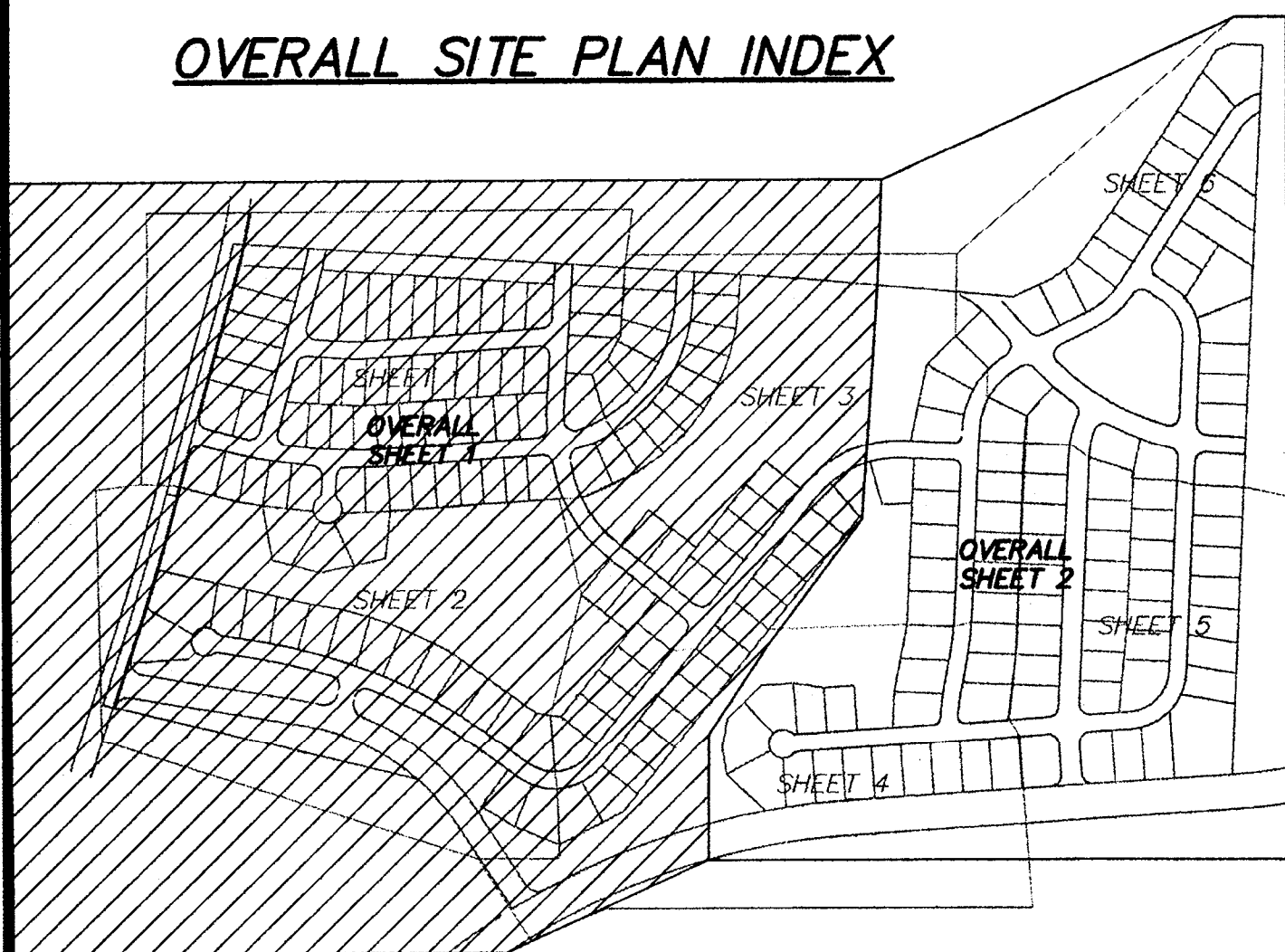


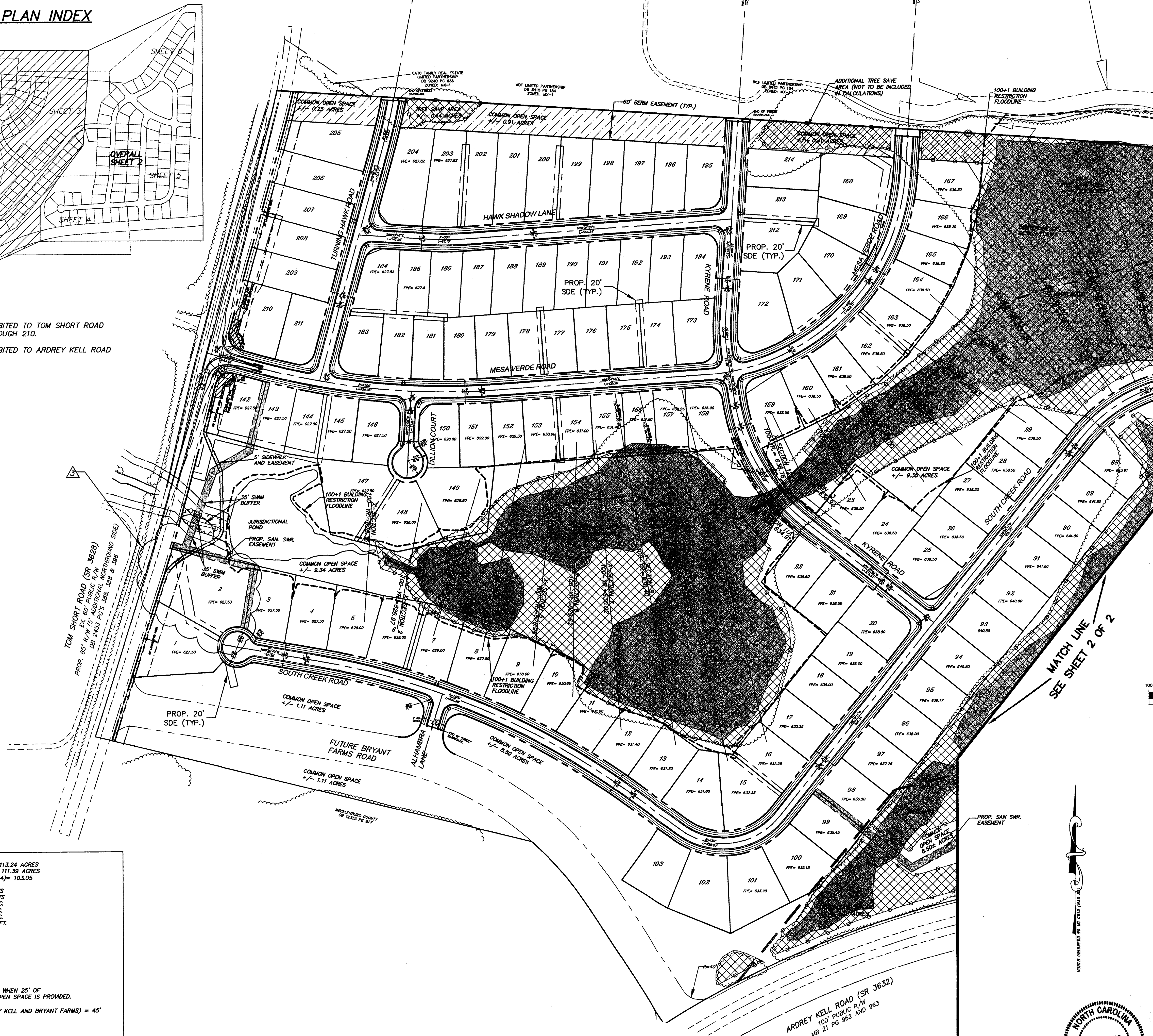
OVERALL SITE PLAN INDEX



NOTE:

-DIRECT VEHICULAR ACCESS IS PROHIBITED TO TOM SHORT ROAD FROM LOTS 1, 2, 142, AND 205 THROUGH 210.

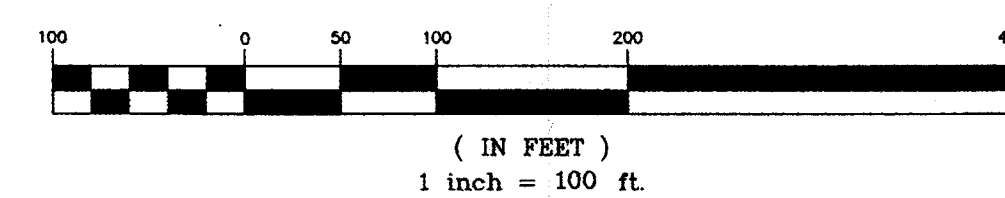
-DIRECT VEHICULAR ACCESS IS PROHIBITED TO ARDREY KELL ROAD FROM LOTS 62 THROUGH 74.



APPROVED FOR
CONSTRUCTION
CMPC

4-4-2011

GRAPHIC SCALE



LEGEND

- TREE SAVE
- EXISTING WETLANDS
- TREE PROTECTION/S.W.I.M. BUFFER ORANGE FABRIC FENCING
- BERM EASEMENT
- EXISTING WETLANDS (TO BE DISTURBED)
- EXISTING FENCE TO BE REMOVED

SITE DATA:

TOTAL GROSS SITE AREA 113.24 ACRES
TOTAL NET SITE AREA 111.39 ACRES
MX-1 ZONED AREA (PETITION NO. 2004-014) 103.05
R-3 ZONED AREA 10.19
MAXIMUM ALLOWABLE OVERALL 334 LOTS
TOTAL LOTS PROPOSED 214 LOTS
ACREAGE IN LOTS 59.09 AC.
ACREAGE IN NEW R/W 16.50 AC.
ACREAGE IN OPEN SPACE 34.38 AC.
LINEAR FEET OF NEW STREETS 14047 FT.

SETBACKS

MX-1 SETBACKS
MIN. FRONT = 15'
MIN. GARAGE/PARKING = 20'
MIN. SIDE YARD = 10'
MIN. SIDE AT CORNER = 10'
MIN. REAR YARD (INTERIOR) = 15'
MIN. REAR YARD (EXTERIOR) = 45' OR 20' WHEN 25' OF COMMON OPEN SPACE IS PROVIDED.
MIN. REAR YARD (REVERSE FRONTAGE)
ALONG TOM SHORT ROAD AND ARDREY KELL AND BRYANT FARMS = 45'
MIN. BUILDING SEPARATION = 8'
MIN. LOT WIDTH = 50'

R-3 SETBACKS
MIN. FRONT = 30'
MIN. SIDE YARD = 6'
MIN. SIDE AT CORNER = 10'
MIN. REAR YARD (EXTERIOR) = 45'
MIN. REAR YARD (INTERIOR) = 30'
MIN. REAR YARD (REVERSE FRONTAGE)
ALONG TOM SHORT ROAD AND ARDREY KELL AND BRYANT FARMS = 45'
MIN. BUILDING SEPARATION = 8'
MIN. LOT WIDTH = 60'
MIN. LOT SIZE = 8,000 S.F.

ESP Associates, P.A.
P.O. Box 1000
Charlotte, NC 28241
3475 Lakewood Blvd.
Fort Mill, SC 29708
704.582.4949 (NC)
803.802.2440 (SC)
www.espassociates.com



CENTEX HOMES

11121 CARMEL COMMONS BLVD
SUITE 450
CHARLOTTE, NC 28226
(704) 543-4922

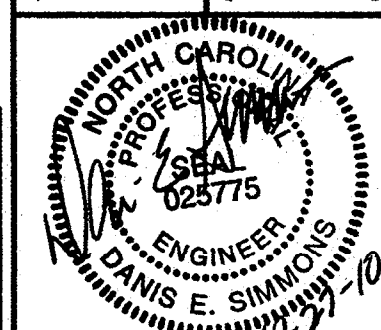
CLIENT

OVERALL SITE PLAN
SHEET 1 OF 2

STONE CREEK RANCH

MECKLENBURG CO., N.C.
CITY OF CHARLOTTE, E.T.U.

SHEET TITLE



NO.	DATE	BY	REVISION
1	10/4/04	TRC COMMENTS	BILL
2	11/22/04	TRC COMMENTS	BILL
3	10/8/10	LOT 2 STORM DRAIN REVISIONS	APG
		CHECKED BY	DES
		DATE	
		6. OF 68 SHEETS	

