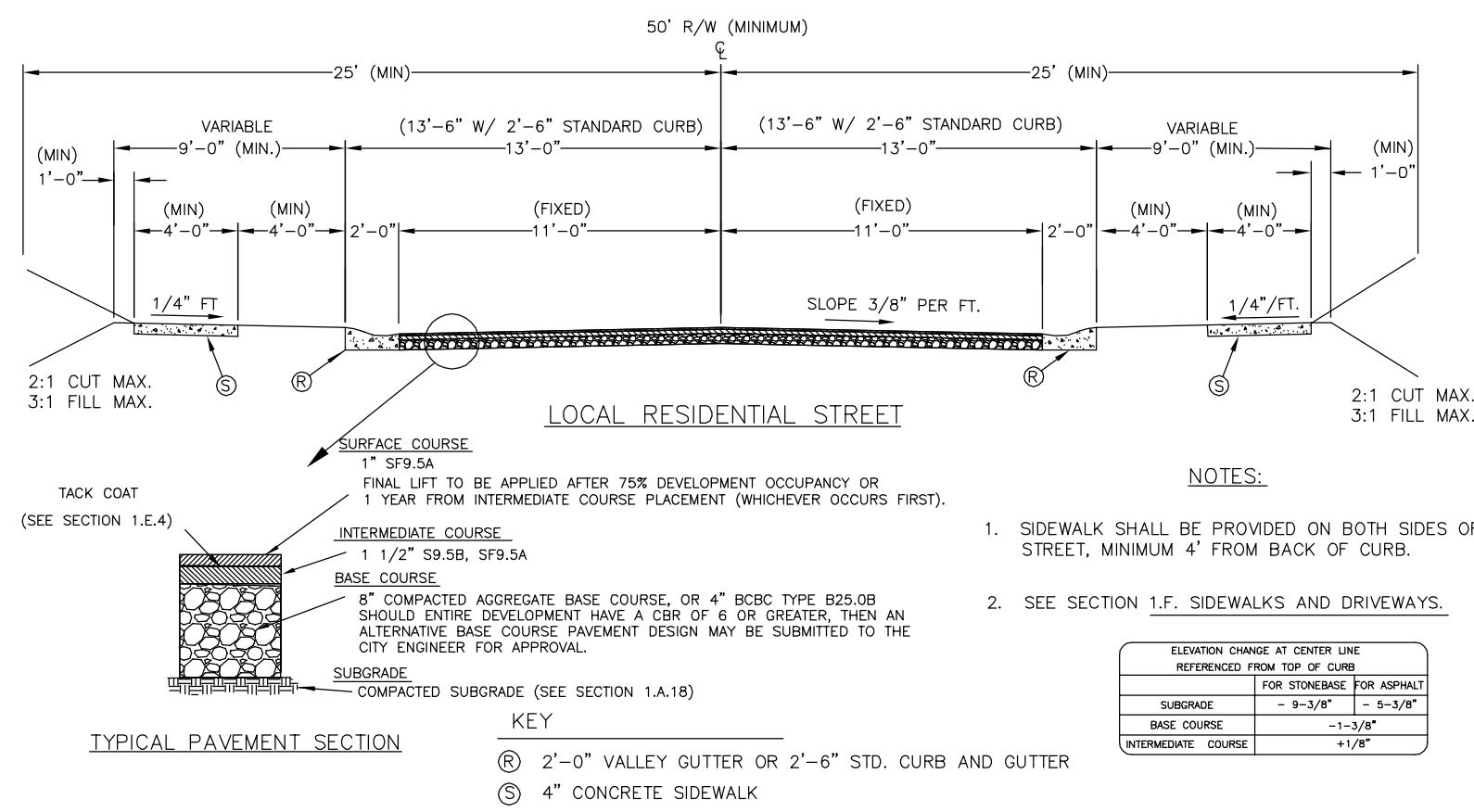
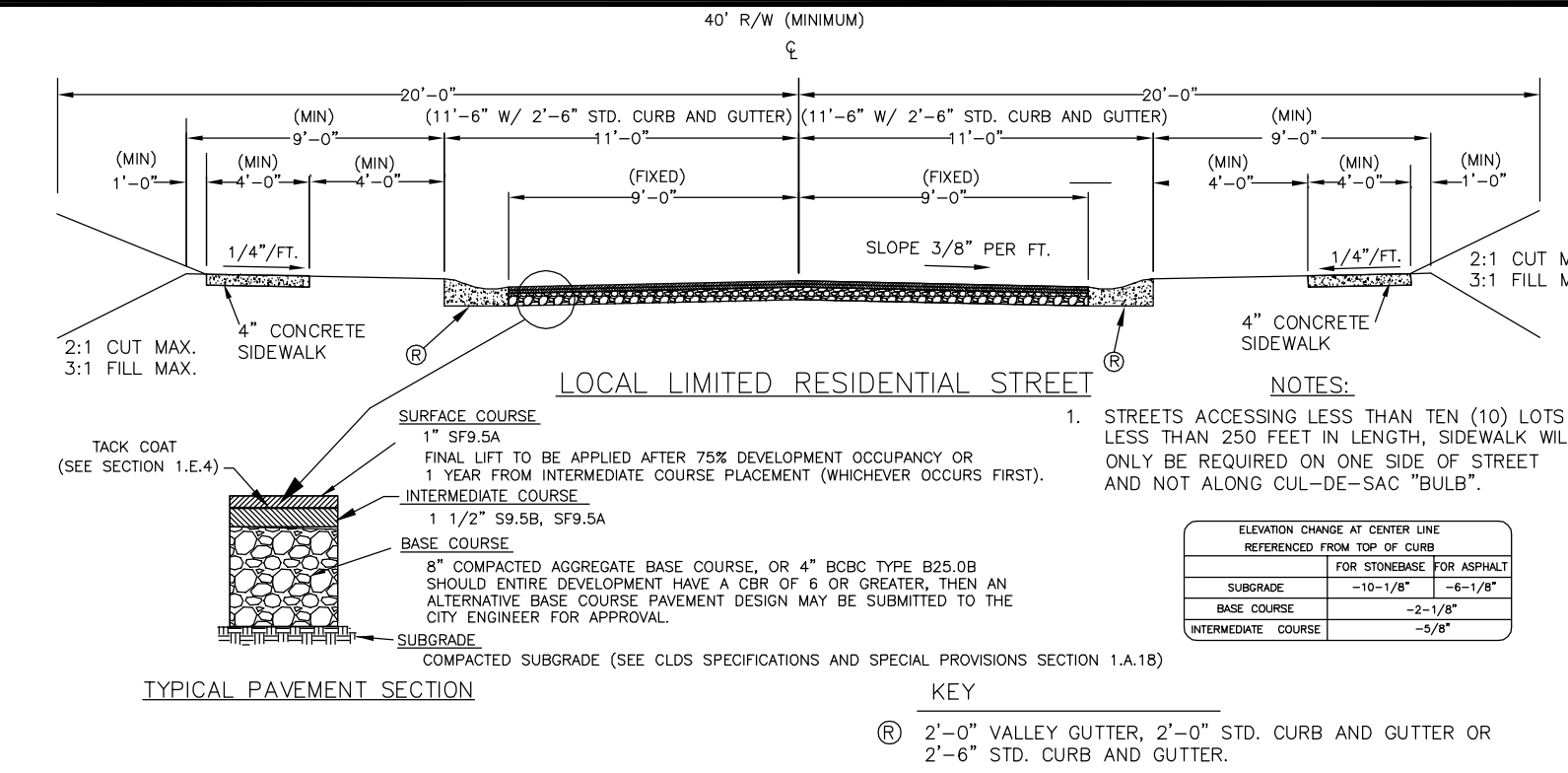
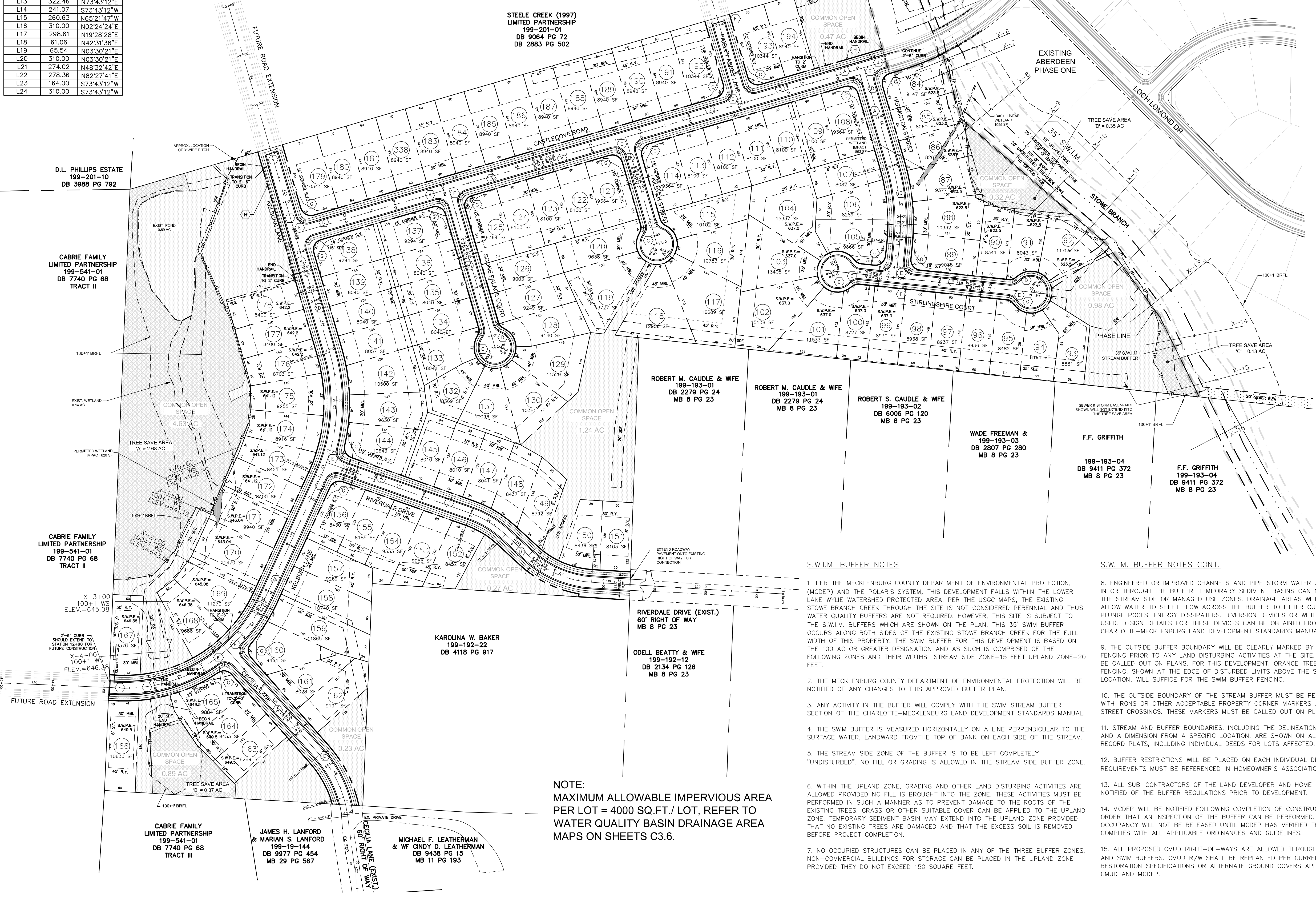


CURVE	LENGTH	RADIUS	CH BEARING	CH DIST.
C1	155.81'	400.00'	S84°52'46"W	154.83'
C2	218.59'	350.00'	N88°23'18"W	215.05'
C3	125.18'	300.00'	N53°24'32"W	124.28'
C4	31.36'	350.00'	N67°55'47"W	31.35'
C5	239.23'	300.00'	N18°36'35"W	232.94'
C6	80.47'	200.00'	S31°00'02"W	79.93'
C7	136.21'	200.00'	N23°00'59"E	133.59'
C8	95.87'	225.00'	S60°45'04"W	95.14'
C9	37.32'	225.00'	S77°42'33"W	37.28'

LINE	LENGTH	BEARING
L1	45.00	S16°16'48"E
L2	248.00	S16°16'48"E
L3	237.00	S16°16'48"E
L4	360.00	S16°16'48"E
L5	313.00	S16°16'48"E
L6	199.12	N73°43'12"E
L7	65.55	S83°52'41"E
L8	114.72	N06°02'19"E
L9	265.28	N06°02'19"E
L10	160.00	S73°43'12"W
L11	314.00	S73°43'12"W
L12	217.25	N73°43'12"E
L13	322.46	N73°43'12"E
L14	241.07	S73°43'12"W
L15	260.63	N06°02'19"E
L16	310.00	N02°24'24"E
L17	298.61	N19°28'28"E
L18	61.06	N42°31'36"E
L19	65.54	N03°30'21"E
L20	310.00	N03°30'21"E
L21	274.02	N48°30'42"E
L22	278.36	N82°27'41"E
L23	164.00	S73°43'12"W
L24	310.00	S73°43'12"W



**1 LOCAL RESIDENTIAL STREET**  
C2.1 NOT TO SCALE  
CMLDS #11.01



**2 LIMITED LOCAL RESIDENTIAL STREET**  
C2.1 NOT TO SCALE  
CMLDS #11.04

DEVELOPMENT STANDARDS: R-3 CLUSTER  
MIN. LOT SIZE: 8,000 SF  
MIN. FRONT SETBACK: 30'  
MIN. REAR YARD: 30' (INTERNAL), 45' (EXTERNAL)  
MIN. SIDE: 6'  
MIN. LOT WIDTH: 60'  
MAX. BUILDING HEIGHT: 40'  
MIN. OPEN SPACE: 65%  
MIN. COMMON OPEN SPACE: 10%  
(\*) INDICATES CLUSTER DEVELOPMENT STANDARDS

**SITE DATA:**  
JURISDICTION: CITY OF CHARLOTTE  
PARCEL ID: 199-191-15 & 199-191-25  
DEED: DB 2009 PG 107 & DB 12658 PG 024  
RESIDENTIAL ZONING: R-3  
LOWER LAKE WYLIE WATERSHED PROTECTION OVERLAY DISTRICT  
GROSS SITE AREA: ±74.113 AC.  
PHASE ONE SITE AREA: ±35.50 AC.  
PHASE TWO SITE AREA: ±38.61 AC.

**COMMON OPEN SPACE (COS) CALCULATIONS:**  
COS REQUIRED: 4.41 AC. (10%)  
PHASE ONE COS: 8.77 AC.  
PHASE TWO COS: 9.23 AC.  
COS PROVIDED: 18.00 AC. (24.3%)

**TREE SAVE AREA (TS) CALCULATIONS:**  
PHASE ONE BASE AREA: 35.06 AC.  
(PER TURNBULL SIGMON PLANS)  
PHASE TWO BASE AREA: 38.02  
(AFTER EXIST POND AREA SUBTRACTED)  
TSA REQUIRED: 7.30 AC. (10%)  
PHASE ONE TSA: 4.19 AC.  
PHASE TWO TSA: 3.53 AC.  
TSA PROVIDED: 7.72 AC. (10.56%)

(PHASE ONE INFORMATION BASED ON APPROVED PLANS BY TURNBULL-SIGMON DESIGN SEALED 7/5/05)

RESIDENTIAL ZONING: R-3 CLUSTER  
BUILT UPON AREA (% B.U.): 21.50 AC. (55.7%)  
(HIGH DENSITY PERMIT REQUIRED)  
PHASE 1 DENSITY: 83 UNITS/35.06AC-2.36 UNITS/ACRE  
PHASE 2 DENSITY: 111 UNITS/38.02AC-2.91 UNITS/ACRE  
TOTAL DENSITY: 194 UNITS/73.08AC-2.65 UNITS/ACRE

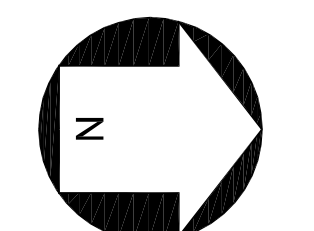
**KEY NOTES**  
① PROPOSED LOCAL RESIDENTIAL STREET PER CLDSM #11.01  
② PROPOSED LOCAL LIMITED RESIDENTIAL PER CLDSM #11.04  
③ PROPOSED RESIDENTIAL CUL-DE-SAC PER CLDSM #11.16  
④ 2' 0" VALLEY GUTTER PER CLDSM #10.17B  
⑤ PROPOSED ACCESSIBLE RAMP PER CLDSM#10.33A&B AND 10.35  
⑥ PROPOSED END OF ROAD BARRICADE PER CLDSM#50.07 & 50.08  
⑦ 35' x 35' & 10' x 70' SITE TRIANGLES (TYP.)  
⑧ CULVERT CROSSING CLDSM#10.36A&B  
⑨ PROPOSED HANDRAIL CLDSM #50.04  
⑩ 2' 0" CURB AND GUTTER CLDSM #10.19  
⑪ TREE SAVE AREA

**FLOOD STUDY SUMMARY**  
\*FROM APPROVED ABERDEEN PH.1 PLANS

SECT. #	100 YR. W.S. ELEV.	STORMWATER PROTECTION ELEV.
X-1	615.06	616.06
X-2	615.41	616.41
X-3	616.28	617.28
X-4	616.67	617.67
X-5	616.87	617.87
X-6	619.85	620.85
X-7	620.11	621.11
X-8	620.15	621.15
X-9	620.24	621.24
X-10	620.26	621.26
X-11	620.61	621.61
X-12	621.51	622.51
X-13	622.56	623.56
X-14	623.04	624.04
X-15	625.35	626.35
X-16	625.52	626.52

SEE REVISION NOTE ON C0.0

**APPROVED FOR CONSTRUCTION**  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
Revision Approved: Joshua Weaver  
2/11/2013



**REVISIONS:**

No.	Date	By	Description
1	1.14.13	SMW	PER CITY OF CHARLOTTE COMMENTS
2	2.6.13	SW	PER CITY OF CHARLOTTE COMMENTS

**Landworks**  
Design Group, P.A.  
7671 Little Ave. Suite 111  
Charlotte, NC 28226  
704-841-1804 Fax: 704-841-1804

**ABERDEEN PHASE 2 REVISION**  
**LENNAR HOMES**  
CHARLOTTE, NC

**SITE PLAN OVERALL**



Project Manager: SSW  
Drawn By: SSW  
Checked By: SSW  
Date: 11/01/12  
Project Number: 12021  
Sheet Number:

**C2.1**