NOTE:

MAXIMUM ALLOWABLE IMPERVIOUS AREA

PER LOT = 4000 SQ.FT./ LOT, REFER TO

WATER QUALITY BASIN DRAINAGE AREA

MAPS ON SHEETS C3.6.

45' R.Y.

'B' = 0.37 AC

PT = 4+07.21

MICHAEL F. LEATHERMAN

& WF CINDY D. LEATHERMAN

DB 9438 PG 15

JAMES H. LANFORD

& MARIAN S. LANFORD

199-19-144

DB 9977 PG 454

MB 29 PG 567

∠ 100+1' BRFL

CABRIE FAMILY

LIMITED PARTNERSHIP

199-541-01 DB 7740 PG 68

TRACT III

DEVELOPMENT STANDARDS: R-3 CLUSTER MIN. FRONT SETBACK 30' (INTERNAL)* MIN. REAR YARD:

45' (EXTERNAL) MIN SIDE: MIN. LOT WIDTH:

MAX. BUILDING HEIGHT MIN. OPEN SPACE MIN. COMMON OPEN SPACE 10%*

(*) INDICATES CLUSTER DEVELOPMENT STANDARDS

SITE DATA:

4" CONCRETE /

NOTES:

CMLDS #11.04

SIDEWALK

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 7.41 AC (10%)

PHASE ONE COS 8.77 AC. PHASE TWO COS 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 TSA PROVIDED 7.72 AC (10.56%)

(PHASE ONE INFORMATION BASED ON APPROVED PLANS BY TURNBULL-SIGMON DESIGN SEALED7/5/05)

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

PROPOSED LOCAL RESIDENTIAL STREET PER CLDSM #11.01

- PROPOSED LOCAL LIMITED RESIDENTIAL PER CLDSM #11.04
- PROPOSED RESIDENTIAL CUL-DE-SAC PER CLDSM #11.16
- 2' 0" VALLEY GUTTER PER CLDSM #10.17B
- PROPOSED ACCESSIBLE RAMP PER CLDSM#10.33A&B AND 10.35 $\stackrel{(E)}{=}$ PROPOSED END OF ROAD BARRICADE PER CLDSM#50.07 & 50.08.
- (F) 35' x 35' & 10' x 70' SITE TRIANGLES (TYP.)

2' 6" CURB AND GUTTER CLDSM #10.19

- CULVERT CROSSING CLDSM#10.36A&B
- PROPOSED HANDRAIL CLDSM #50.04



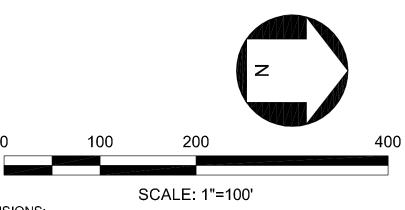
FLOOD STUDY SUMMARY *FROM APPROVED ABERDEEN PH.1 PLANS

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-12 X-13 X-14 X-15 X-16	622.56 623.04 625.35 625.52	623.56 624.04 626.35 626.52	

SEE REVISION NOTE ON C0.0

APPROVED FOR

CONSTRUCTION HARLOTTE-MECKLENBURG PLANNING DEPARTMENT evision Approved: Joshua Weaver 2/11/2013



REVISIONS: I No Date

NO.	Date	Ву	Description
1	1.14.13	SMW	PER CITY OF CHARLOTTE COMMENTS
2	2.6.13	sw	PER CITY OF CHARLOTTE COMMENTS

and

SITE PLAN **OVERALL**





Project Manager:	SSW
Drawn By:	SSW
Checked By:	SSW

11/01/12

Project Number 12021

Sheet Number:

Date:

SHEET # 4 OF 31

Description

OCCUPANCY WILL NOT BE RELEASED UNTIL MCDEP HAS VERIFIED THAT THE BUFFER

7. NO OCCUPIED STRUCTURES CAN BE PLACED IN ANY OF THE THREE BUFFER ZONES. NON-COMMERCIAL BUILDINGS FOR STORAGE CAN BE PLACED IN THE UPLAND ZONE PROVIDED THEY DO NOT EXCEED 150 SQUARE FEET.

6. WITHIN THE UPLAND ZONE, GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE

ALLOWED PROVIDED NO FILL IS BROUGHT INTO THE ZONE. THESE ACTIVITIES MUST BE

EXISTING TREES. GRASS OR OTHER SUITABLE COVER CAN BE APPLIED TO THE UPLAND

ZONE. TEMPORARY SEDIMENT BASIN MAY EXTEND INTO THE UPLAND ZONE PROVIDED

THAT NO EXISTING TREES ARE DAMAGED AND THAT THE EXCESS SOIL IS REMOVED

BEFORE PROJECT COMPLETION.

PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF THE

10. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH IRONS OR OTHER ACCEPTABLE PROPERTY CORNER MARKERS AT LOT LINES AND

AND A DIMENSION FROM A SPECIFIC LOCATION, ARE SHOWN ON ALL SURVEYS AND

12. BUFFER RESTRICTIONS WILL BE PLACED ON EACH INDIVIDUAL DEED. BUFFER REQUIREMENTS MUST BE REFERENCED IN HOMEOWNER'S ASSOCIATION DOCUMENTS.

13. ALL SUB-CONTRACTORS OF THE LAND DEVELOPER AND HOME BUILDER WILL BE NOTIFIED OF THE BUFFER REGULATIONS PRIOR TO DEVELOPMENT. 14. MCDEP WILL BE NOTIFIED FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES IN ORDER THAT AN INSPECTION OF THE BUFFER CAN BE PERFORMED. CERTIFICATES OF

15. ALL PROPOSED CMUD RIGHT-OF-WAYS ARE ALLOWED THROUGH THE WATERSHED AND SWIM BUFFERS. CMUD R/W SHALL BE REPLANTED PER CURRENT CMUD RESTORATION SPECIFICATIONS OR ALTERNATE GROUND COVERS APPROVED BY BOTH CMUD AND MCDEP.

COMPLIES WITH ALL APPLICABLE ORDINANCES AND GUIDELINES.