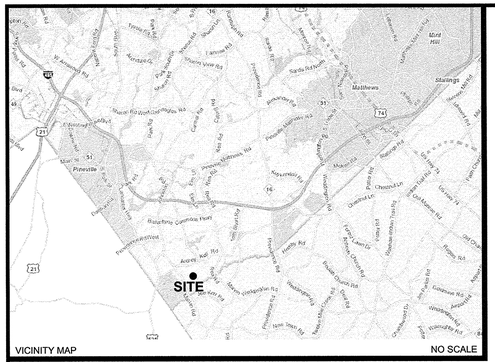


CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L1	61.57'	N 65°12'12" W
L2	127.43'	S 67°17'43" W
L3	430.34'	N 89°02'53" W
L4	23.13'	N 22°42'17" W
L5	80.28'	N 14°43'50" E
L6	37.02'	N 1°58'26" E
L7	13.07'	N 2°13'01" W
L8	103.59'	N 2°01'52" W

STREET CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	165.81'	88.01'	161.10'	N 88°57'15" W	47°30'06"
C2	150.00'	61.93'	31.41'	61.49'	S 79°07'25" W	23°39'25"
C3	200.00'	130.67'	67.77'	128.36'	N 3°59'14" W	37°26'08"
C4	150.00'	33.40'	16.77'	33.33'	N 8°21'08" E	12°45'24"
C5	150.00'	10.97'	5.49'	10.97'	N 0°07'18" W	4°11'27"

SITE DATA - ABINGDON:

TOTAL SITE AREA:	6.96 AC.
EXIST. PUBLIC R/W:	0.65 AC.
AREA OUTSIDE PUBLIC R/W:	6.31 AC.
PROP. DENSITY	3.88 DU / AC.
MAX. ALLOWABLE LOTS:	27
PROPOSED LOTS:	23
EXIST. PUBLIC R/W:	0.65 AC.
PROP. AREA IN LOTS:	3.01 AC.
PROP. AREA IN R/W:	1.03 AC.
PROP. COMMON OPEN SPACE:	2.27 AC.
PROP. LINEAR FEET OF STREET:	877 LF

SETBACKS:

MIN. FRONT YARD:	17 FT FROM R/W
MIN. GARAGE:	20 FT FROM BACK OF SIDEWALK
MIN. SIDE YARD:	5 FT
MIN. SIDE YARD AT CORNER:	10 FT
MIN. REAR YARD:	30 FT

LOTS:

MIN. LOT WIDTH REQUIRED:	40 FT (AT FRONT SETBACK)
MIN. LOT WIDTH PROVIDED:	40 FT
MIN. LOT AREA PROVIDED:	4,500 SF
AVG. LOT AREA PROVIDED:	5,700 SF
MAXIMUM BUILDING HEIGHT:	35 FT

TREE SAVE:

REQUIRED MINIMUM TREE SAVE AREA:
TOTAL AREA = 6.96 AC
EXIST. PUBLIC R/W = 0.65 AC.
EXIST. RECORDED UTILITY ESMT. = 0.34 AC.
NET AREA FOR TREE SAVE CALCULATION = 5.97

TREE SAVE AREA REQUIRED = 5.97 AC. X 10%
= 0.58 AC.
TREE SAVE AREA PROVIDED: = 0.61 AC.

NATURAL AREA:

REQUIRED MINIMUM NATURAL AREA:
TOTAL AREA = 6.96 AC
EXIST. PUBLIC R/W = 0.65 AC.
NET AREA FOR NATURAL AREA CALCULATION = 6.31

NATURAL AREA REQUIRED = 6.31 AC. X 17.5%
= 1.10 AC.

UNDISTURBED NATURAL AREA: 0.61 AC. @ 100% = 0.61 AC.
REVEGETATED NATURAL AREA: 0.35 AC. @ 100% = 0.35 AC.
NATURAL AREA IN PLANTING STRIP: 0.19 AC. @ 75% = 0.14 AC
NATURAL AREA PROVIDED = 1.10 AC.

COMMON OPEN SPACE:

REQUIRED MINIMUM COMMON OPEN SPACE:
TOTAL AREA = 6.96 AC
EXIST. PUBLIC R/W = 0.65 AC.
NET AREA FOR C.O.S. AREA CALCULATION = 6.31

C.O.S. AREA REQUIRED = 6.31 AC. X 10%
= .63 AC.

811 Know what's below. Call before you dig.

DEVELOPMENT INFORMATION:

NAME:	ABINGDON (A.K.A. - CLAWSON TRACT)
DEVELOPER:	PULTE HOME CORP. BRETT MANERY 11121 CARMEL COMMONS BLVD. SUITE 450 CHARLOTTE, NC 28226
ENGINEER:	ESP ASSOCIATES, P.A. DANIS SIMMONS, PE P.O. BOX 7030 CHARLOTTE, NC 28241
PROPERTY OWNERS:	CLAWSON, VAN B. JR. DB 16603, PG. 367 TAX PARCEL ID# 22902116 9600 WADE ARDREY RD ARDREY, W.M. DB 01140, PG. 164 TAX PARCEL ID# 22902102 9700 WADE ARDREY RD EXISTING: R-6 (CD) REZONING PETITION 2012-070

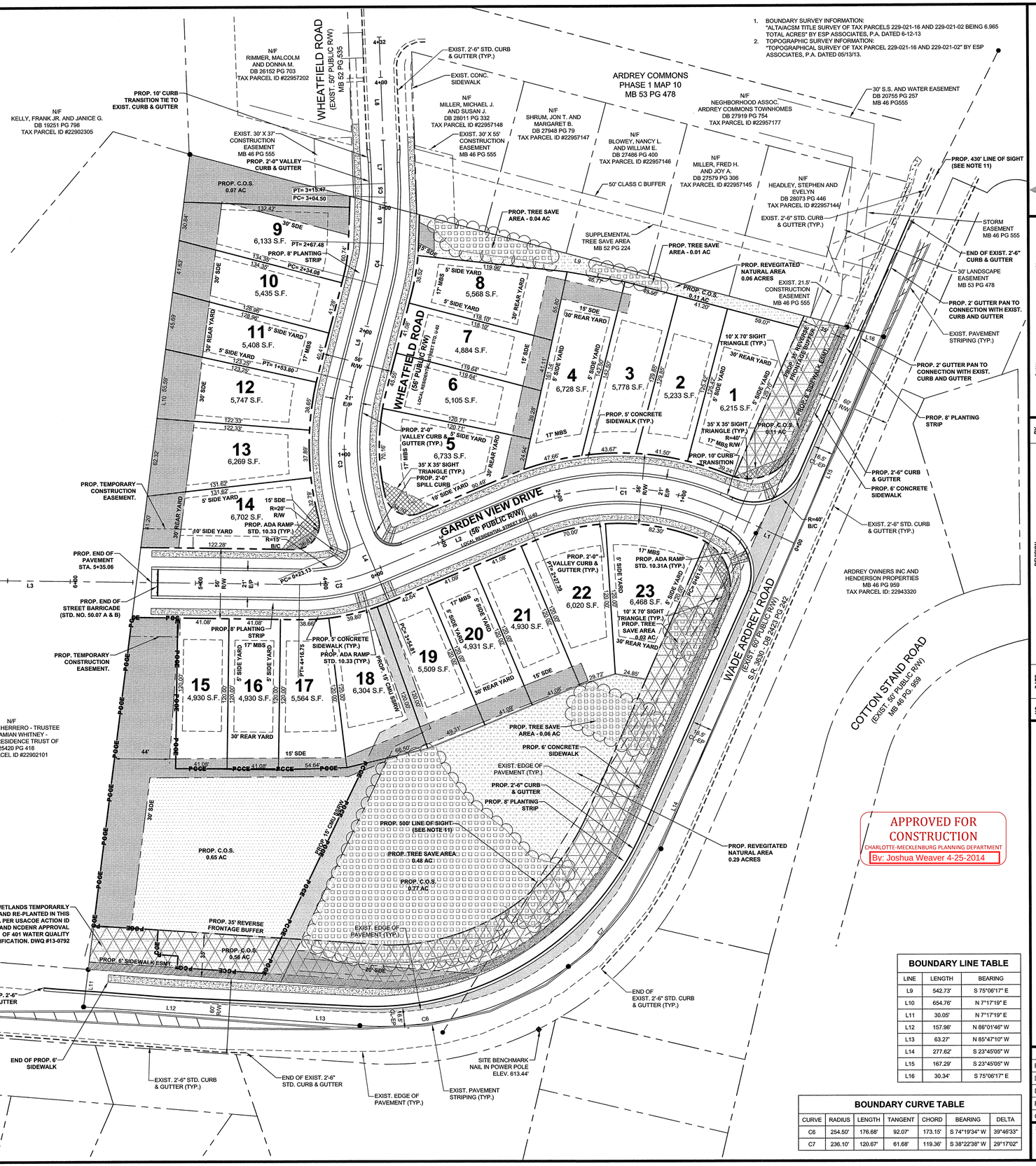
LEGEND

- EXIST. SIDEWALK
- PROP. REVERSE FRONTAGE BUFFER
- LAND TREE SAVE AREAS
- REVEGETATED NATURAL AREAS
- PROP. SIDEWALK
- PROP. SIGHT TRIANGLE
- PROP. STORM DRAINAGE EASEMENT (SDE)
- PROP. SANITARY SEWER EASEMENT
- PROP. SIDEWALK EASEMENT
- PROP. COMMON OPEN SPACE AREA
- EXIST. WETLANDS

GRAPHIC SCALE
40' 0 20' 40' 80' 160'
(IN FEET)
1 inch = 40 ft.

SITE NOTES

1. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
2. SHADED CURB & GUTTER INDICATES LOCATION FOR SPILL CURB.
3. MINIMUM CROSS SLOPE ON ALL ASPHALT TO BE 3/8" PER FOOT.
4. MINIMUM SLOPE ON CURB AND GUTTER SHALL BE 0.50%, UNLESS SPILL CURB IS INDICATED.
5. ALL HANDICAP ACCESS RAMPS SHALL COMPLY WITH THE LATEST EDITION OF THE ADA ACCESSIBILITY GUIDELINES.
6. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
7. NO OBSTRUCTIONS, PLANTINGS, OR FENCING SHALL BE PERMITTED WITHIN SIGHT TRIANGLES, STORM DRAINAGE EASEMENTS (SDE) AND SANITARY SEWER EASEMENTS.
8. ALL SITE CONCRETE (SIDEWALKS, CURB & GUTTER, ETC.) SHALL NOT BE LESS THAN 3600 PSI STRENGTH AT 28 DAYS.
9. LIGHTING PLAN TO BE DESIGNED BY OTHERS.
10. IRRIGATION PLAN TO BE DESIGNED BY OTHERS.
11. PROPOSED TREE SAVE AREA(S) LOCATED WITHIN VEHICULAR SIGHT DISTANCE LINES ARE SUBJECT TO REVIEW AND APPROVAL BY CDOT. IT IS THE PETITIONER'S INTENT TO "LIMB UP" TREES IN THESE AREA(S) IN ORDER TO PROVIDE VEHICULAR SIGHT DISTANCE TO MEET REQUIREMENTS ESTABLISHED BY CDOT. SUBJECT TO CDOT AND URBAN FORESTRY REVIEW AND APPROVAL; SOME TREES LOCATED WITHIN PROPOSED VEHICULAR SIGHT DISTANCE LINES MAY NEED TO BE REMOVED. SHOULD TREES WITHIN THE PROPOSED TREE SAVE AREAS HAVE TO BE REMOVED TO MEET VEHICULAR SIGHT DISTANCE REQUIREMENTS, THESE AREAS WILL NOT BE SUBJECT TO TREE SAVE REQUIREMENTS.



APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 4-25-2014

BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L9	542.73'	S 75°06'17" E
L10	654.76'	N 7°17'19" E
L11	30.05'	N 7°17'19" E
L12	157.96'	N 86°01'46" W
L13	63.27'	N 85°47'10" W
L14	277.62'	S 23°45'05" W
L15	167.29'	S 23°45'05" W
L16	30.34'	S 75°06'17" E

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C6	254.50'	176.68'	92.07'	173.15'	S 74°19'34" W	39°46'33"
C7	236.10'	120.67'	61.68'	119.36'	S 38°22'38" W	29°17'02"

1. BOUNDARY SURVEY INFORMATION:
"ALTA/ACSM TITLE SURVEY OF TAX PARCELS 229-021-16 AND 229-021-02 BEING 6.965 TOTAL ACRES" BY ESP ASSOCIATES, P.A. DATED 6-12-13
2. TOPOGRAPHIC SURVEY INFORMATION:
"TOPOGRAPHICAL SURVEY OF TAX PARCEL 229-021-16 AND 229-021-02" BY ESP ASSOCIATES, P.A. DATED 05/13/13.

ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

NORTH CAROLINA LICENSE NO.: C-0587 ESP ASSOCIATES, P.A.

NORTH CAROLINA PROFESSIONAL SEAL 025775 ENGINEER DANIS E. SIMMONS 5/30/13

NO.	DATE	REVISION	BY
1	11/06/13	REVISED PER 1ST SUBMITTAL COMMENTS	BCL
2	02/28/14	REVISED PER 2ND SUBMITTAL COMMENTS	BCL
3	03/28/14	REVISED PER CITY COMMENTS	BCL

SITE PLAN

ABINGDON

CITY OF CHARLOTTE, NC

PULTE HOME CORP.

PROJECT INFORMATION	
PROJECT MANAGER:	MRR
DESIGNED BY:	BCL
DRAWN BY:	BCL
PROJECT NUMBER:	AU09.400
ORIGINAL DATE:	5/30/2013
SHEET:	C3.0

V:\AU09.400 - Clawson Tract\AU09\Sheets\AU09_SITE PLAN.dwg, SITE PLAN, bbinton