



DILWORTH  
Planning Studio

2033 Springdale Ave  
Charlotte, NC 28203  
Phone: 704.737-1021

THESE DRAWINGS WERE ORIGINALLY PREPARED BY TURNBULL SIGMON DESIGN 2009

PR-South CLT, LLC

7380 McGinnis Ferry Road  
Suwanee, GA 30024



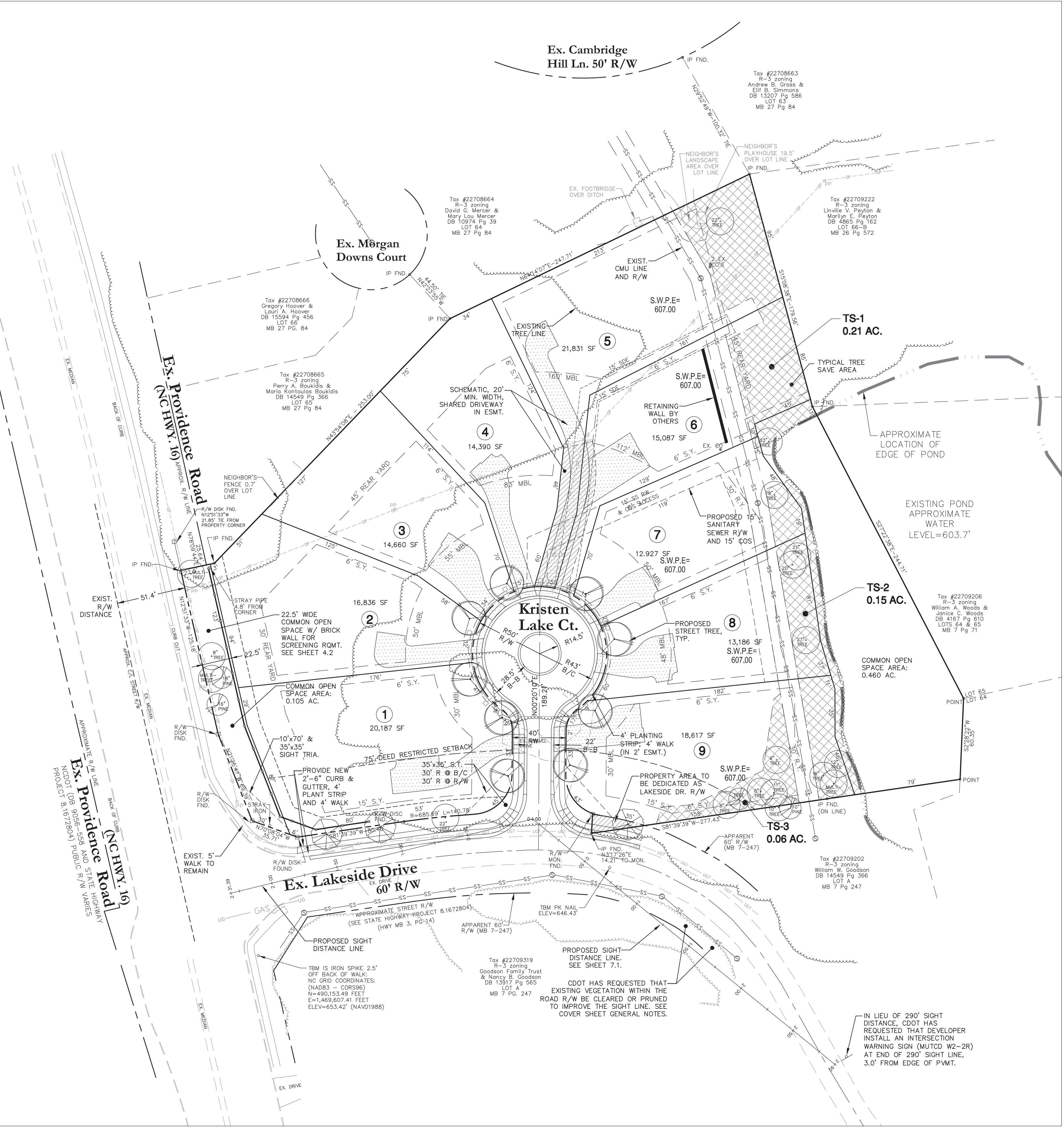
Kristen Lake  
Subdivision  
aka Kristen Pond

4120 Lakeside Drive  
Charlotte, NC

Preliminary Subdivision  
Plan

|                 |        |
|-----------------|--------|
| PROJECT NUMBER: | 08-017 |
| DRAWN BY:       | SRH    |
| DESIGNED BY:    | SRH    |
| ISSUE DATE:     | 6/6/08 |

|     |          |     |                                        |
|-----|----------|-----|----------------------------------------|
| 6.  | 12/04/15 | SRH | Revised Subdivision and Road Name      |
| 5.  | 4/29/15  | SRH | Revised Tree Save                      |
| 3.  | 2/13/15  | SRH | Updated Developer and Design Firm Info |
| 3.  | 2/13/15  | SRH | Revised Lots                           |
| 2.  | 6/22/09  | WCT | PER CMPC, CDOT, CED REVIEW             |
| 1.  | 9/1/08   | WCT | PER CMPC, CDOT, CED REVIEW             |
| NO. | DATE:    | BY: | REVISIONS:                             |



Revision to Street Name  
APPROVED FOR  
CONSTRUCTION  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By: Joshua Weaver 12-22-2015

|                                                  |                      |
|--------------------------------------------------|----------------------|
| DEVELOPMENT DATA                                 |                      |
| TAX PARCEL NO.                                   | 227-092-23           |
| EXISTING SITE ADDRESS                            | 4120 LAKESIDE DRIVE  |
| ZONING                                           | R-3                  |
| ZONING JURISDICTION                              | CITY OF CHARLOTTE    |
| DEED REFERENCE                                   | DB 19163, PG 977     |
| TOTAL SITE AREA                                  | 4.2132 AC            |
| TOTAL LOTS PROPOSED                              | 9                    |
| TOTAL DENSITY PROPOSED                           | 2.14                 |
| TOTAL COMMON OPEN SPACE                          | 0.565 AC.            |
| R-3 LOT DATA                                     |                      |
| MINIMUM LOT SIZE                                 | 12,000 SF            |
| MINIMUM LOT WIDTH                                | 70'                  |
| MINIMUM FRONT SETBACK                            | 30'                  |
| MINIMUM SIDE YARD                                | 6'                   |
| MINIMUM CORNER SIDE YARD                         | 15'                  |
| MINIMUM REAR YARD                                | 45'                  |
|                                                  | 30' (LOTS 1&2, 7- 9) |
| MAXIMUM BUILDING COVERAGE / LOT:                 |                      |
| LOT SIZE: 8,501 SF -15,000 SF = 35% OF LOT AREA  |                      |
| LOT SIZE: 15,000 SF OR GREATER = 30% OF LOT AREA |                      |
| TOTAL TREE SAVE BASE AREA                        | 3.641 AC.            |
| (SITE LESS CMU R/W, DEDICATED R/W, POND)         |                      |
| MINIMUM TREE SAVE AREA REQUIRED                  | 0.364 AC. (10%)      |
| TOTAL TREE SAVE AREA PROVIDED                    | 0.421 AC. (11.6%)    |

