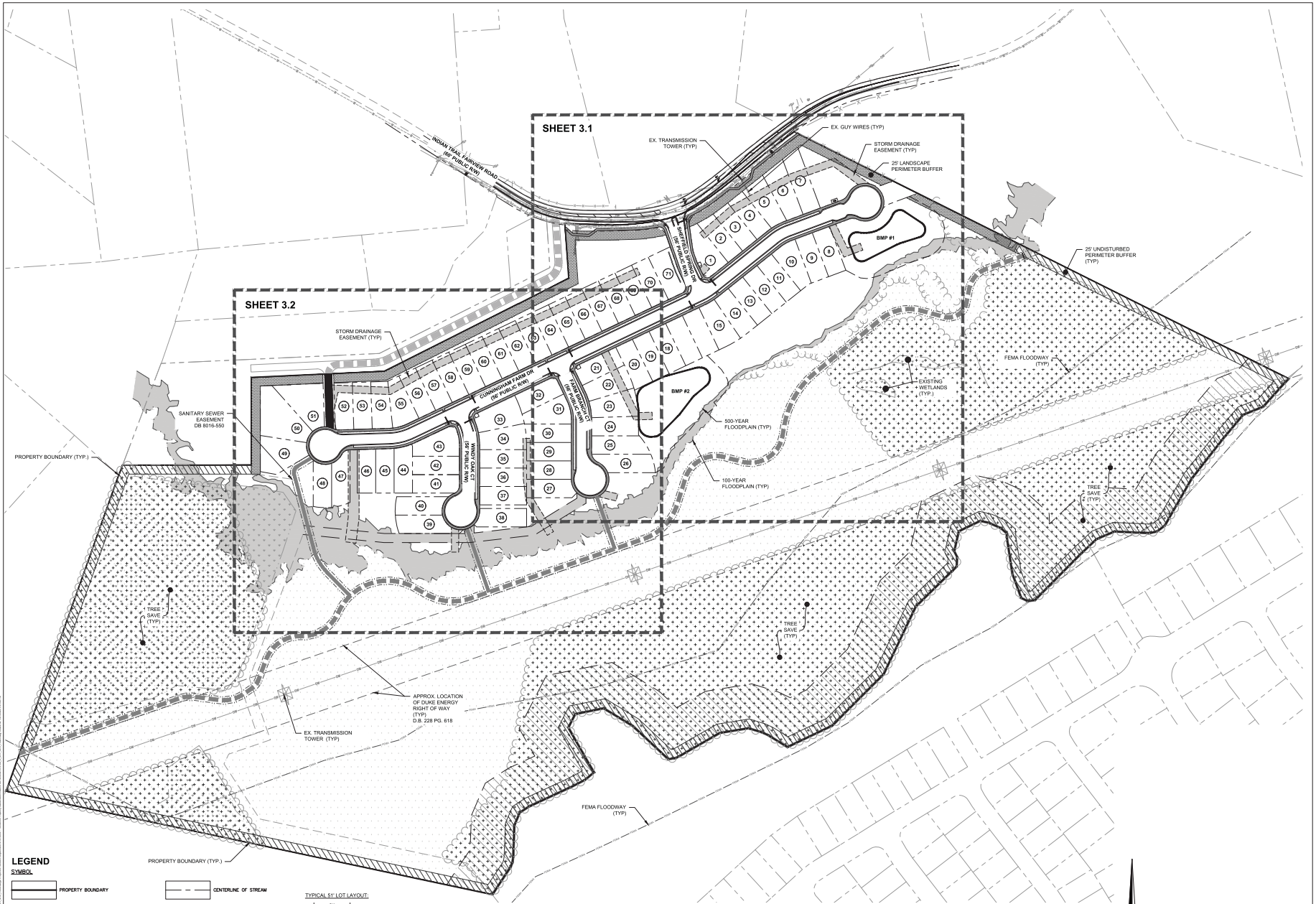
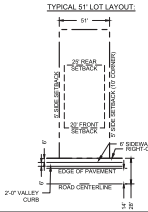


LEGEND

SYMBOL

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- INTERNAL PROPERTY LINE
- SANITARY SEWER EASEMENT
- STORM DRAIN EASEMENT
- CENTERLINE OF STREAM
- TOP OF STREAM BANK
- STREAM BUFFER ZONE
- EDGE OF PAVEMENT
- BACK OF CURB
- SIDEWALK

TYPICAL 51' LOT LAYOUT:



DEVELOPMENT DATA

TAX PARCEL ID:	07021003B & 07021003F
ZONING:	SF-5
PHASE 1	
PROPERTY AREA:	±89.0 ACRES
PROPOSED # OF LOTS:	71
51' X (130' MINIMUM):	71 LOTS
MAX. IMPERVIOUS AREA PER LOT:	40%
OPEN SPACE:	±65.26 ACRES (73.3%)
LOT AREA:	±11.74 ACRES
RIGHT-OF-WAY AREA:	±3.84 ACRES

LOT SETBACKS REQUIRED

FRONT:	20 FEET
SIDE:	5 FEET
CORNER SIDE:	10 FEET
REAR:	25 FEET
MAX. BUILDING HEIGHT:	35 FEET

FLOOD ZONE INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 3710542900J (EFFECTIVE OCTOBER 16, 2008), THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

WATERSHED:	CROOKED CREEK
PC DISTRICT:	CATAWBA - WATEREE
BASIN	

NOTES:
1. SEE SHEETS 8.0 - 8.3 AND 9.0 - 9.9 FOR ADDITIONAL NOTES AND DETAILS.
2. ALL STREETS ARE TO BE PUBLIC.
3. ALL UTILITIES TO BE UNDERGROUND.

TREE SAVE REQUIREMENT

SYM.		
	REQUIRED TREE SAVE	≈ 13.35 AC. (15.0%)
	PROPOSED TREE SAVE	≈ 31.14 AC. (34.9%)

100 0 100 200
SCALE: 1" = 100'

WK DICKSON
community infrastructure consultants

PLOT DATE: 9/29/2022

WK DICKSON
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1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28203
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(704-334-0078
WWW.WKDICKSON.COM
NC LICENSE NO.F-0374

NORTH CAROLINA PROFESSIONAL SEAL 52646 ENGINEER ELIZABETH S. STOTT
9/29/2022
PROFESSIONAL SEAL

REVISION RECORD

NO.	DATE	DESCRIPTION	BY

PROJECT NAME: SHEFFIELD SUBDIVISION FOR PROVIDENCE POINT BOARD, LLC 11308 INDIAN TRAIL DRIVE, MATTHEWS, NC 28105

DRAWING TITLE: OVERALL SITE PLAN

PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	SEPT. 2022

DRAWING NUMBER: 3.0

WKD PROJ. NO.: 20210141.00.CL