

**ABBREVIATIONS**

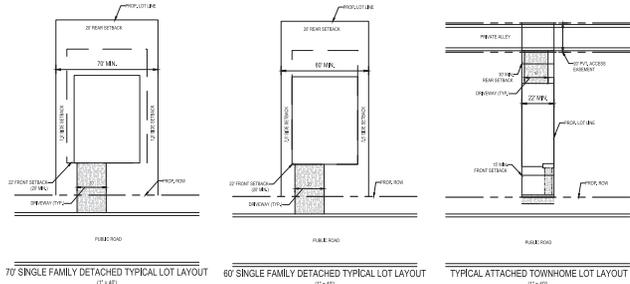
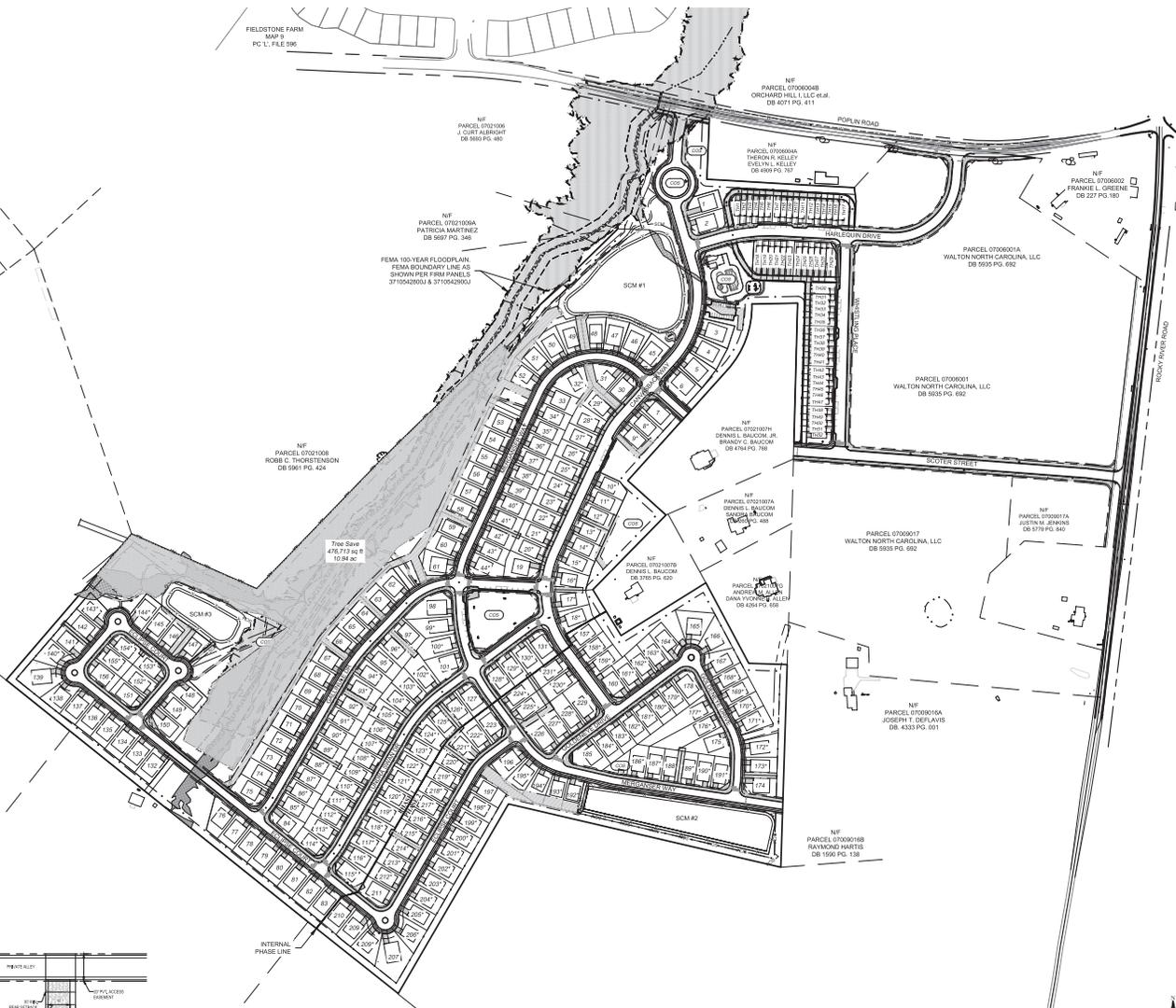
- EP - EXISTING IRON PIPE
- ER - EXISTING IRON REBAR
- NR - NEW IRON REBAR
- ST - SIGHT TRIANGLE
- MBS - MINIMUM BUILDING SETBACK
- PVT SDE - PRIVATE STORM DRAINAGE EASEMENT
- PBL SDE - PUBLIC STORM DRAINAGE EASEMENT
- SDE - SANITARY SEWER EASEMENT
- SMH - SANITARY SEWER MANHOLE
- ROW - RIGHT OF WAY
- PSSE - PVT SANITARY SEWER EASEMENT
- GSDE - GENERAL PUBLIC UTILITY EASEMENT
- CP - COMPUTED POINT
- ECM - EXISTING CONCRETE MONUMENT
- EPK - EXISTING P.K. NAIL
- NF - NOW OR FORMERLY

**SITE FEATURES**

- RIGHT OF WAY
- GRIVE
- SANITARY EASEMENT
- SCM MAINTENANCE & ACCESS EASEMENT
- FENCE
- GREENWAY TRAIL
- 100 YEAR FLOODPLAIN
- LIGHT POLE
- STOP SIGN
- MAIL BOX

**UTILITIES**

- TRANSFORMER
- UTILITY POLE
- UNDERGROUND GAS LINE
- OVERHEAD UTILITY LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LATERAL
- STORM DRAIN
- CATCH BASIN
- STORM MANHOLE
- WATER LINE
- GATE VALVE
- BLOW OFF ASSEMBLY
- REDUCER
- HYDRANT
- WATER SERVICE METER
- COS IRRIGATION BACK FLOW PREVENTER
- UNDERGROUND TELEPHONE
- PUBLIC STORM DRAINAGE EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT



- GENERAL NOTES**
- ALL UTILITIES TO BE LOCATED UNDERGROUND.
  - ANY LOTS WHERE ELECTRICAL AND MECHANICAL EQUIPMENT WILL BE VISIBLE FROM PUBLIC VIEW, THOSE SHALL BE SCREENED WITH A COMBINATION OF CRAGUE FENCE, WALL, HEDGE, OR SHRUBS.
  - IF ANY SINGLE-FAMILY SETBACK IS LESS THAN 20' THEN COVERED PORCHES AND STAIRS SHALL BE INCLUDED.

**COMMON OPEN SPACE SUMMARY**

ACTIVE AREA	2.15 ac
PASSIVE AREA	25.23 ac
TOTAL AREA	27.38 ac

**DEVELOPMENT SUMMARY**

	PHASE 1	PHASE 2	TOTAL
SITE AREA	75.21 ac	24.50 ac	99.71 ac
SINGLE FAMILY LOTS	156	75	231
TOWNHOME LOTS	52	0	52
AREA IN LOTS	32.85 ac	14.90 ac	47.75 ac
AREA IN ROW	19.79 ac	4.36 ac	24.15 ac
COMMON AREA	26.25 ac	0.11 ac	26.36 ac
TREE SAVE AREA	10.95 ac	0	10.95 ac
DENSITY	2.766 du/ac	3.061 du/ac	2.838 du/ac



NO.	DATE	BY	REVISION
1	07/20/2017	LEF	ADDRESS TOWN, LOT, AND AERIAL EC COMMENTS
2	10/20/2017	LEF	ADDRESS TOWN, LOT, AND AERIAL EC COMMENTS

SANCTUARY AT SOUTHGATE  
 INDIAN TRAIL, NC  
 D.R. HORTON  
 8001 ARROWWIDGE BLVD  
 CHARLOTTE, NC

**SITE PLAN OVERALL**

DESIGNED BY	LEF	CHECKED BY	LEF
DRAWN BY	AS SHOWN	DATE	11/10/2020

C-2.0