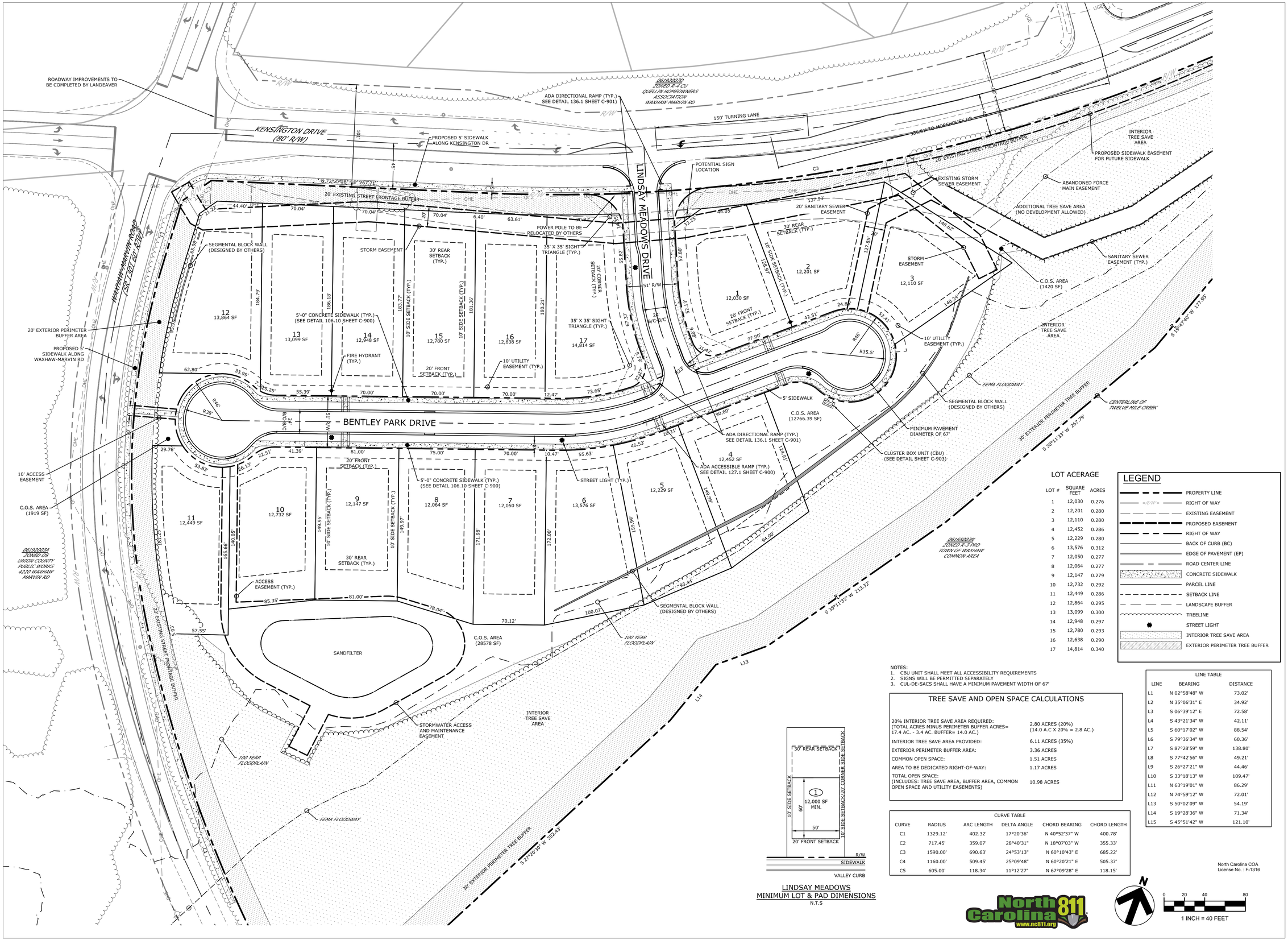

LOT ACERAGE

LOT #	SQUARE FEET	ACRES
1	12,030	0.276
2	12,201	0.280
3	12,110	0.280
4	12,452	0.286
5	12,229	0.280
6	13,576	0.312
7	12,050	0.277
8	12,064	0.277
9	12,147	0.279
10	12,732	0.292
11	12,449	0.286
12	12,864	0.295
13	13,099	0.300
14	12,948	0.297
15	12,780	0.293
16	12,638	0.290
17	14,814	0.340

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- RIGHT OF WAY
- BACK OF CURB (BC)
- EDGE OF PAVEMENT (EP)
- ROAD CENTER LINE
- CONCRETE SIDEWALK
- PARCEL LINE
- SETBACK LINE
- LANDSCAPE BUFFER
- TREELINE
- STREET LIGHT
- INTERIOR TREE SAVE AREA
- EXTERIOR PERIMETER TREE BUFFER

NOTES:
1. CBU UNIT SHALL MEET ALL ACCESSIBILITY REQUIREMENTS
2. SIGNS WILL BE PERMITTED SEPARATELY
3. CUL-DE-SACS SHALL HAVE A MINIMUM PAVEMENT WIDTH OF 67'

TREE SAVE AND OPEN SPACE CALCULATIONS

20% INTERIOR TREE SAVE AREA REQUIRED: (TOTAL ACRES MINUS PERIMETER BUFFER ACRES= 17.4 AC. - 3.4 AC. BUFFER= 14.0 AC.)	2.80 ACRES (20%) (14.0 A.C X 20% = 2.8 AC.)
INTERIOR TREE SAVE AREA PROVIDED:	6.11 ACRES (35%)
EXTERIOR PERIMETER BUFFER AREA:	3.36 ACRES
COMMON OPEN SPACE:	1.51 ACRES
AREA TO BE DEDICATED RIGHT-OF-WAY:	1.17 ACRES
TOTAL OPEN SPACE: (INCLUDES: TREE SAVE AREA, BUFFER AREA, COMMON OPEN SPACE AND UTILITY EASEMENTS)	10.98 ACRES

LINDSAY MEADOWS
MINIMUM LOT & PAD DIMENSIONS
N.T.S

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1329.12'	402.32'	17°20'36"	N 40°52'37" W	400.78'
C2	717.45'	359.07'	28°40'31"	N 18°07'03" W	355.33'
C3	1590.00'	690.63'	24°53'13"	N 60°10'43" E	685.22'
C4	1160.00'	509.45'	25°09'48"	N 60°20'21" E	505.37'
C5	605.00'	118.34'	11°12'27"	N 67°09'28" E	118.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°58'48" W	73.02'
L2	N 35°06'31" E	34.92'
L3	S 06°39'12" E	72.58'
L4	S 43°21'34" W	42.11'
L5	S 60°17'02" W	88.54'
L6	S 79°36'34" W	60.36'
L7	S 87°28'59" W	138.80'
L8	S 77°42'56" W	49.21'
L9	S 26°27'21" W	44.46'
L10	S 33°18'13" W	109.47'
L11	N 63°19'01" W	86.29'
L12	N 74°59'12" W	72.01'
L13	S 50°02'09" W	54.19'
L14	S 19°28'36" W	71.34'
L15	S 45°51'42" W	121.10'

North Carolina COA License No. : F-1316

N

0 20 40 80
1 INCH = 40 FEET

Cardno
9800 SOUTHERN PINE BLVD., SUITE I
CHARLOTTE, NORTH CAROLINA 28273
TEL: (704) 927- 9700 www.cardno.com

#	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 033448 ENGINEER ROBERT L. CASH
12-3-18

ROBERT L. CASH, P.E.
NC LICENSE No. 033448

DATE	12/3/2018
DRAWN	PFD
DESIGNED	ABW
CHECKED	RLC
PROJECT #	AH4R17004

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C-400

OVERALL SITE PLAN
LINDSAY MEADOWS SUBDIVISION
CONSTRUCTION DOCUMENTS
AMH DEVELOPMENT, LLC
TOWN OF WAXHAW, NORTH CAROLINA

Plot Stamp: 12/3/2018 3:44:34 PM - Peter Day
File: W:\American Homes\Waxhaw\Civil\DWG\04_Sheets\C-400 SITE PLAN.dwg, Tab: C-400 OVERALL SITE PLAN