

NOW OR FORMERLY  
STANDARD PACIFIC OF  
THE CAROLINAS, LLC  
DEED: 27458-369  
TAX ID# 217-191-97

USE: RESIDENTIAL  
ZONING: MX-3

- CLASS "C" BUFFER - 0.43 AC.
- TREE SAVE/NATURAL AREA - OFFSITE - 0.60 AC.(10%)  
- ONSITE - 0.60 AC.(10%)
- PERIMETER C.O.S./BUFFER - 0.68 AC.

NOTE:  
A 30' MINIMUM COMMON OPEN SPACE ADJACENT TO THE R/W OF  
YOUNGBLOOD ROAD WEST AND SHELBURNE FARMS DRIVE SHALL MEET THE  
REQUIREMENTS OF SECTION 12.308 OF THE ZONING ORDINANCE. THE  
COMMON OPEN SPACE SHALL CONTAIN A MINIMUM 4' HIGH BERM OR  
WALL/FENCE AND PLANTINGS CONSISTING OF 6 TREES AND 20 SHRUBS PER  
100 LINEAR FEET. AREAS QUALIFIED AS TREE SAVE, SHALL REQUIRE ONLY  
20 SHRUBS PER 100 LINEAR FEET.

USE: RESIDENTIAL  
ZONING: MX-3

USE: GOLF COURSE  
ZONING: MX-3

R FORMERLY  
GOLF CLUB LLC  
14573-586  
217-161-02

Grand Palisades Parkway

NOW OR FORMERLY  
CLAUD FLYTH  
DEED: 25277-27  
TAX ID# 217-161-10  
USE: RESIDENTIAL  
ZONING: MX-3

NOW OR FORMERLY  
RANDALL W. BRENNY &  
CATHY A. BRENNY  
DEED: 10516-215  
TAX ID# 217-071-06

USE: RESIDENTIAL  
ZONING: R-3

34' CLASS "C" BUFFER REDUCER BY  
25% TO 25.5' WITH A WALL OR FENCE  
IN ACCORDANCE WITH SECTION 12.3  
OF THE ZONING ORDINANCE

USE: RESIDENTIAL  
ZONING: R-3

BEARINGS BASED ON NC GRID(NAD 83) PER  
WB: 25-276 RECORDED DECEMBER 23, 1992

NOW OR FORMERLY  
JOEL A. OLIPHANT  
DEED: 526826-231  
TAX ID# 217-071-27

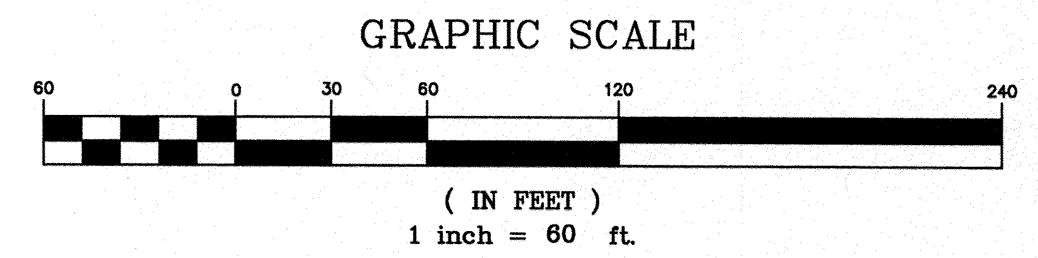
NOW OR FORMERLY  
CLAYTON B. MURPHY &  
KATHERINE K. MURPHY  
DEED: 5779-277  
TAX ID# 217-071-26

USE: RESIDENTIAL  
ZONING: R-3

NOW OR FORMERLY  
CLAUDE C. PALMER  
DEED: 3729-071  
TAX ID# 217-084-25

USE: RESIDENTIAL  
ZONING: R-3

- PROJECT INFORMATION**  
TYPICAL LOT AND YARD DIMENSIONS  
MIN. LOT SIZE 4,000 s.f.  
MIN. LOT WIDTH 40'  
TYP. LOT DEPTH 100'  
MIN. FRONT SETBACK 20' FROM  
R/W (PUBLIC AND PRIVATE STREETS)  
MIN. SIDEYARD AT R/W 10'  
MIN. REAR SETBACK 10'  
MIN. SIDE YARD 5'



## SCHEMATIC SITE PLAN

**PALISADES TENNIS COMMUNITY**  
STEELE CREEK TWP, MECK. CO., NC CHARLOTTE ET J)  
FOR: WILKISON PARTNERS, LLC  
DATED: 1/27/14  
SCALE: 1" = 60'

## FOR PUBLIC HEARING REZONING PETITION #2014-

**YARBROUGH-WILLIAMS & HOULE, INC.**  
Planning • Surveying • Engineering  
730 Windsor Oak Court (28278) P.O. Box 7007 (28241)  
Charlotte, North Carolina 704.556.1990 704.556.0505/(fax)

NO.	DATE	DESCRIPTION	BY