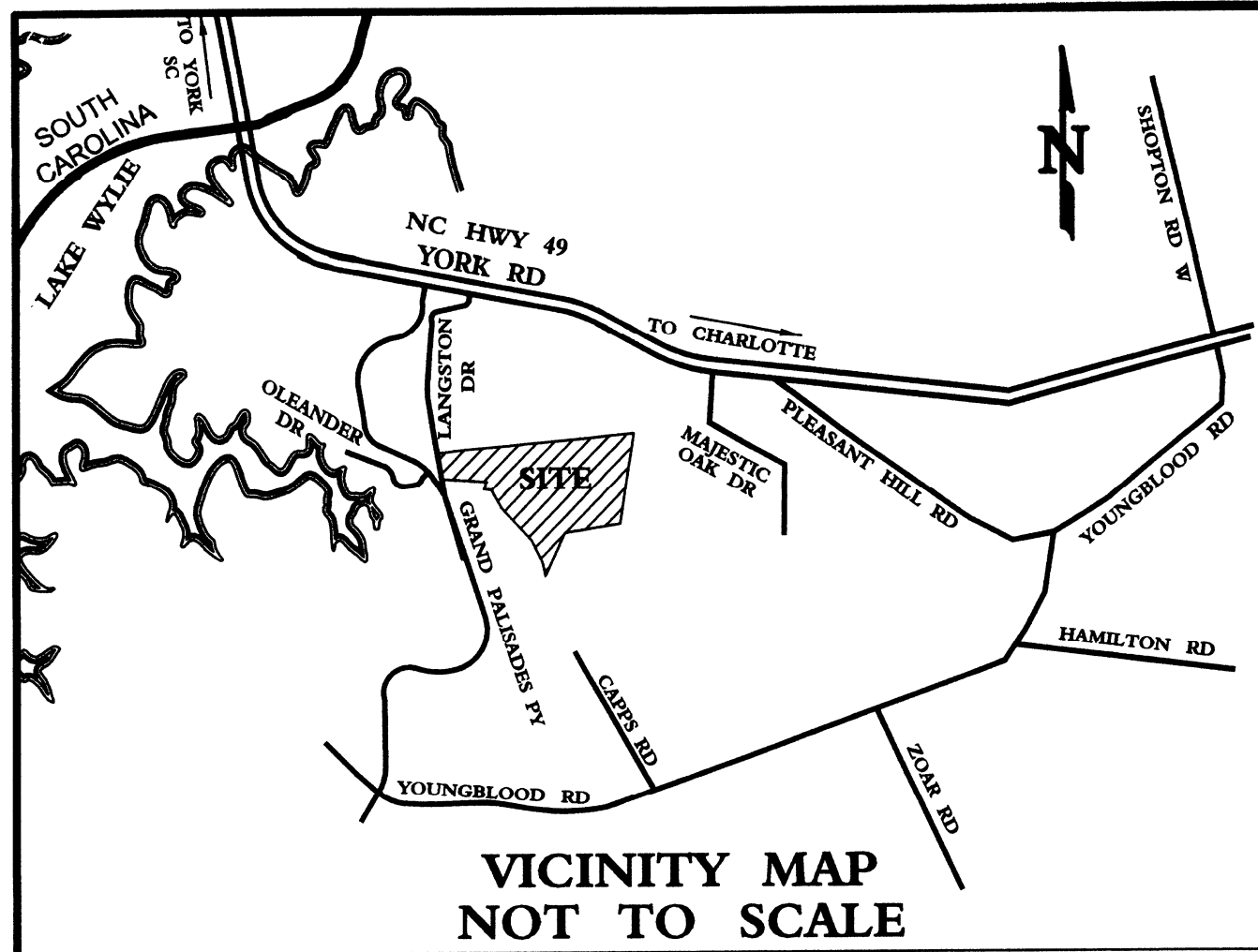




AUSTIN'S CREEK

MECKLENBURG COUNTY, NORTH CAROLINA

CITY OF CHARLOTTE, ETJ

NOTES:
CONSTRUCTION PLANS FOR THE EXTENSION OF PALISADES COMMONS DRIVE FROM STA.10+00 TO STA.18+96 WILL BE PROCESSED AS A SEPARATE SUBMITTAL. THESE PLANS MUST BE APPROVED AND THE PUBLIC IMPROVEMENTS WITHIN MUST EITHER BE BUILT OR BONDED PRIOR TO THE RECORDATION OF ANY LOTS IN PHASE 2.



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AREA 1
ON-SITE DA=44.86 AC
OFF-SITE DA=6.67 AC
TOTAL DA=51.53 AC
(23.74 AC PROTECTED AREA, 27.79 AC CRITICAL AREA)
% IMPERVIOUS ON-SITE=19.0% (371,685 SF)
% IMPERVIOUS OFF-SITE (ACTUAL)=8% (22,958 SF)
% IMPERVIOUS COMBINED=18% (394,643 SF)

AREA 2
ON-SITE DA=17.18 AC
OFF-SITE DA=0.92 AC
TOTAL DA=18.09 AC (100% PROTECTED AREA)
% IMPERVIOUS ON-SITE=37% (278,116 SF)
% IMPERVIOUS OFF-SITE (ACTUAL)=3% (1,395 SF)
% IMPERVIOUS COMBINED=35% (279,511 SF)

AREA 3
ON-SITE DA=6.41 AC
OFF-SITE DA=0.00 AC
TOTAL DA=6.41 AC (100% PROTECTED AREA)
% IMPERVIOUS ON-SITE=44% (123,419 SF)
% IMPERVIOUS OFF-SITE (ACTUAL)=0% (0 SF)
% IMPERVIOUS COMBINED=44% (123,419 SF)

AREA 4
ON-SITE DA=16.93 AC
OFF-SITE DA=0.00 AC
TOTAL DA=16.93 AC
(13.16 AC PROTECTED AREA, 3.77 AC CRITICAL AREA)
% IMPERVIOUS ON-SITE=51% (374,650 SF)
% IMPERVIOUS OFF-SITE (ACTUAL)=0% (0 SF)
% IMPERVIOUS COMBINED=51% (374,650 SF)

AREA 5
ON-SITE DA=4.89 AC
OFF-SITE DA=0.00 AC
TOTAL DA=4.89 AC (100% CRITICAL AREA)
% IMPERVIOUS ON-SITE=48% (101,541 SF)
% IMPERVIOUS OFF-SITE (ACTUAL)=0% (0 SF)
% IMPERVIOUS COMBINED=48% (101,541 SF)

GENERAL NOTES

1. A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS. FOR SUCH APPROVAL TO REMAIN VALID BEYOND THREE YEARS, THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.

2. NO ON-SITE DEMOLITION OR STUMP BURIAL WILL BE ALLOWED. ALL MATERIALS WILL BE DISPOSED OF IN AN APPROVED OFF-SITE LANDFILL.

3. THE DEVELOPMENT WILL ADHERE TO ALL DIMENSIONAL REQUIREMENTS SET FORTH FOR THEIR RESPECTIVE DISTRICTS IN THE CITY OF CHARLOTTE ZONING ORDINANCE.

4. ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO THE CITY OF CHARLOTTE ETJ STANDARDS.

5. CURB - MIN. 25' RADIUS, R/W MIN. 25' RADIUS FOR LOCAL ROADS
CURB - MIN. 30' RADIUS, R/W MIN. 30' FOR COLLECTOR ROADS
UNLESS OTHERWISE NOTED.

6. ALL ROAD IMPROVEMENTS AT GRAND PALISADES PARKWAY ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

7. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.

8. ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS.

9. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.

10. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.

11. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

12. CURB & GUTTER SHOWN ON PLANS ALONG GRAND PALISADES PARKWAY MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

13. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

14. DEVELOPER WILL PROVIDE STREET SIGNS PER CLOSING (9' SIGNS ONLY).

15. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

16. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

17. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.

18. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. THE BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

19. ANY BUILDING WITHIN THE 100' STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.B.

20. AS-BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.

21. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

22. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE OFFSITE R/W ACQUISITION PROCESS. THESE R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

23. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT [HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTM](http://www.charmeck.org/departments/transportation/street-maintenance/home.htm)

RHEIN PALISADES LLC
DB 14573 PG 594
MB 308 PG 803
PARCEL ID#: 2173101

SITE DATA
JURISDICTION: CITY OF CHARLOTTE (ETJ)
TAX PARCEL: 2173101, 2173106
TOTAL SITE AREA: +/- 90.3 AC
PROP. NUMBER OF LOTS: PHASE 1 - 124, PHASE 2 - 104

MAXIMUM BUILDING COVERAGE FOR DETACHED DWELLINGS:
6,501-8,500 SF - 40%
8,501-15,000 SF - 35%
15,001 OR GREATER - 30%
COMMON OPEN SPACE REQ'D: 8.49 AC (10%)
COMMON OPEN SPACE PROVIDED: 25.78 AC (29%)

R-3 CLUSTER GUIDELINES
MIN LOT AREA - 8000 SF
MIN LOT WIDTH: 60'
MIN. FRONT SETBACK: 20' (PER SWJ.M. BUFFER GUIDELINES)
MIN. SIDE YARD: 3' INTERNAL (PER SWJ.M. BUFFER GUIDELINES)
MIN. SIDE YARD: 5' EXTERNAL
MIN. REAR YARD: 30' INTERNAL; 45' EXTERNAL

TREE SAVE COMPUTATION (SEE SHEET 3 FOR DELINEATED AREAS):
EXISTING EASEMENTS: 103 AC
AREA USED FOR CALC: 83.83 AC
10% TREESAVE AREA REQUIRED: 8.38 AC
TREESAVE AREA PROVIDED: 11.02 AC (13.1%)

THIS PROPERTY FALLS WITHIN THE LOWER LAKE WYLYE WATERSHED OVERLAY. A PORTION IS WITHIN THE CRITICAL AREA & THE REMAINDER IS WITHIN THE PROTECTED AREA. THE SITE WILL BE DEVELOPED WITH THE HIGH DENSITY OPTION. MAXIMUM ALLOWABLE BUILT UPON AREA (CRITICAL AREA) = 50%. MAXIMUM ALLOWABLE BUILT UPON AREA (PROTECTED AREA) = 70%.

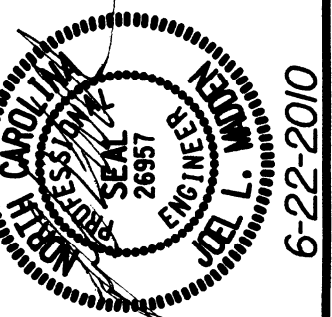
NOTE: EACH LOT IS TO HAVE A MAXIMUM OF 4000 SF. IMPERVIOUS AREA.

DEVELOPER: REILLY PROPERTIES, LLC
11508 PROVIDENCE ROAD, SUITE H-241
CHARLOTTE, NC 28227
CONTACT: TYSON REILLY
704-837-2951

ENGINEER: INSITE ENGINEERING & SURVEYING
3041 CORPORATE CENTER DRIVE, SUITE 200
CHARLOTTE, NC 28226
CONTACT: JOEL MADSEN
704-540-4706

Call North Carolina One-Call Center, Inc. Before Digging: 1-800-632-4949
A federal law now in effect states that any person who engages in excavation activities without first using an available one-call notification system to determine locations of underground facilities; or without heeding location information or markings and subsequently damages a pipeline facility shall be subject to a fine, imprisonment, or both. The law also states that OSHA may be notified of any accident caused by an excavator.

DATE:	12-26-2007
TECHNICIAN:	MEL
CHECKED BY:	JUM
SCALE:	1"=200'
PROJECT NO.	0601
DRAWING TITLE:	OVERALL SITE PLAN



NO.	DATE	REVISIONS
1	12-26-2007	REVISIONS
2	1-10-2008	ADDITIONAL COMMENTS
3	1-10-2008	ADDITIONAL COMMENTS
4	1-10-2008	ADDITIONAL COMMENTS
5	1-10-2008	ADDITIONAL COMMENTS
6	1-10-2008	ADDITIONAL COMMENTS
7	1-10-2008	ADDITIONAL COMMENTS

AUSTIN'S CREEK
REILLY PROPERTIES, LLC
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OVERALL SITE PLAN



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