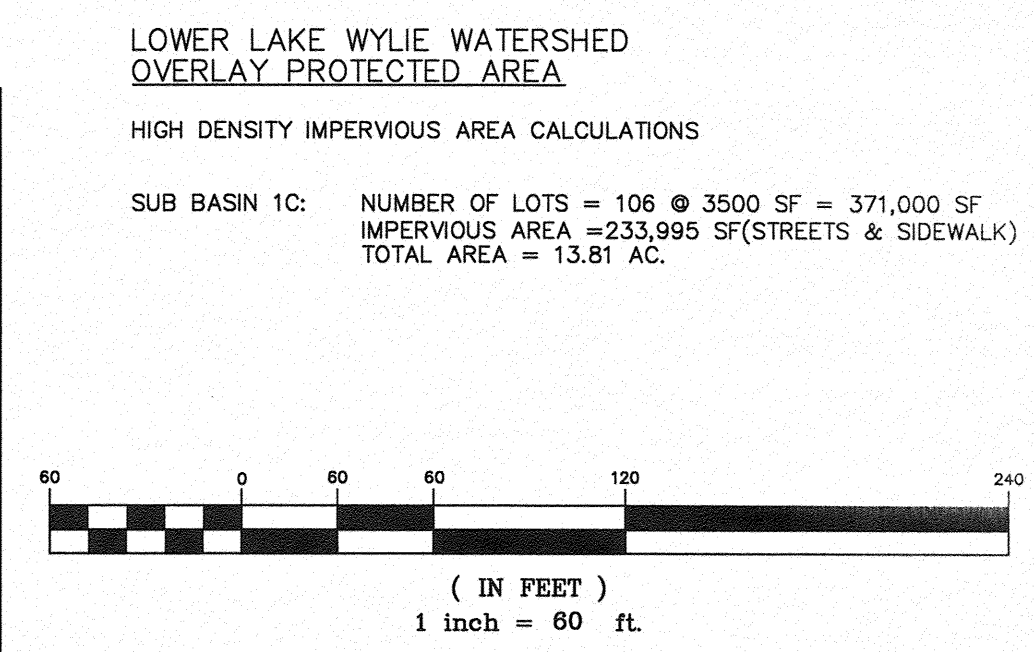


TRACT 2 LAKE ACCESS LOT CALCULATIONS
AREA OF INTERNAL LOTS WITHIN 450' OF LAKE: 330,213 SQ. FT.
330,213 SQ. FT. X 10% = 33,021 SQ. FT.
33,021 SQ. FT. - 20,000 SQ. FT. = 13,021 SQ. FT.
REQUIRED LAKE ACCESS IS THROUGH COS (3.52 ACRES).

GENERAL NOTES
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, WORK ON THE SITE IN FURTHERANCE OF THE PLAN IS REQUIRED.
THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE. PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.
THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF EACH STREAM, CREEK, OR BACKWASH CHANNEL, IN AN UNOBTURATED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF DEEMED NECESSARY BY THE INSPECTOR.
THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-336-7080) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
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 OWNER.
ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO NCDOT/CITY OF CHARLOTTE STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADWAYS.
ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
PRIOR TO PLAY RECREATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE OFFSITE R/W ACQUISITION PROCESS. NEED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
IN ROLLING AND HILLY TERRAINS, SWEETING OF STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON CURBS.
NON-STANDARD ITEMS (E.G. PAVEMENT, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRES A "RIGHT OF WAY ENCROACHMENT AGREEMENT" WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
CURBS AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS 50.05 (9" SIGNS ONLY).
SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.
PORTIONS OF THE PROPERTY LIE WITHIN THE FLOODPLAIN AS SHOWN ON THE FEMA MAP COMMUNITY PANEL 3710349900J DATED: 3-2-2009.

SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.
C.O.S. - COMMON OPEN SPACE
C.M. - CONCRETE MONUMENT
ALL CURB AND R/W RADIUS DIMENSIONS ARE 25' UNLESS SHOWN OTHERWISE.
COMMON OPEN SPACE TO BE MAINTAINED BY PAUSEES/HOMEOWNERS ASSOCIATION.
SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.
BEGIN CONSTRUCTION IN 2013. APPROXIMATELY 5 YEARS TO FULL BUILD OUT.
ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED.
ALL ON SITE TOPOGRAPHY IS FROM FIELD SURVEY.
ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER CLDS #10.31 THRU 10.35.
SANITARY SEWER WILL BE PROVIDED BY CHARLOTTE/MECKLENBURG UTILITIES.
ALL ROAD IMPROVEMENTS AT GRAND PALISADES PARKWAY ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
DIRECT VEHICULAR ACCESS TO GRAND PALISADES PARKWAY FROM LOTS 107,144,145,168-173, & 178 IS PROHIBITED.
THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDS) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPED STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
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. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #S 211 & 218 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE. (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS.)
S.W.E.L. - 100 YR-1 STORM WATER ELEVATION LINE.
THERE SHALL BE NO GRADING INSIDE 100+1 S.W.E.L.
XXX- STORMWATER PROTECTION ELEVATION (100 YEAR FLOOD ELEVATION PLUS ONE FOOT)(SWPE)
ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY SUBDIVISION ORDINANCE.
CERTIFICATION AND STREET OUT 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.charmetc.org/Departments/Transportation/Street-Maintenance/Home.htm>



REVISION
APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
2 of 5 By Joshua Weaver 2-27-2015

PROJECT INFORMATION
TOTAL SITE AREA - 48.14 ACRES
COS - 17.09 ACRES (35.50%)
TREESAVE - 6.37 ACRES (13.23%)
LOTS PROPOSED - 106
ZONING: MX-3 PETITION, 2001-16(C)
TAX PARCEL: #217-212-32,33,38
MIN. LOT WIDTH - 100'
MIN. LOT FRONTAGE (CAL-DE-SAC) - 15'
MIN. LOT SIZE - 1.00 AC
MIN. FRONT SETBACK - 60.00'
MIN. SIDEYARD - 3'
MIN. CORNER SIDEYARD - 20'
MIN. REARYARD - 20'

PROJECT BENCHMARK
#1458 GPS (REBAR FOUND)
NAD 83 GRID COORDINATES
N 492,509.9139
E 1,292,146.0213
ELEV. 590.23
NOTE: PROJECT BENCHMARK USED FOR 100+1 FLOOD STUDY

CURVE	BEARING	CHORD	RADIUS	LENGTH	PC	PT
C1	N62°01'12"W	237.47	275.00	245.55	1478.32	4+28.87
C2	N62°01'12"W	131.35	275.00	132.63	6+17.84	7+50.47
C3	S48°34'33"E	297.67	325.00	309.20	12+56.33	15+65.53
C4	N39°42'39"E	145.27	150.00	151.65	9+86.38	11+38.03
C5	S73°33'43"E	289.86	250.00	309.19	14+42.80	17+51.98
C6	S02°09'46"W	58.96	150.00	53.24	2+27.48	2+80.71
C7	N68°03'13"E	194.65	220.00	201.64	1+39.71	3+41.35
C8	S17°09'38"E	257.17	325.00	264.41	19+23.74	21+88.15
C9	S19°15'56"W	30.33	200.00	9.11	23+76.00	24+46.71
C10	N87°43'25"W	33.75	250.00	33.78	0+68.62	1+02.39
C11	S08°46'58"W	71.68	150.00	72.38	0+51.00	1+23.39
C12	N12°32'03"E	222.45	636.00	223.60	1+78.54	4+02.14

NOTE:
COMMON OPEN SPACE ADJACENT TO THE R/W OF GRAND PALISADES PARKWAY SHALL MEET THE REQUIREMENTS OF A 30' WIDE CLASS "C" BUFFER PER SECTION 12.308 OF THE ZONING ORDINANCE UNLESS THE 30' COS IS TREESAVE OF EXISTING CANOPY. IN AREAS WHERE EXISTING VEGETATION DOES NOT MEET THIS ORDINANCE, A 4'-6" BERM OR A 4' WALL WILL BE REQUIRED.

TRAFFIC CONTROL NOTES:
CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING RESIDENTS WHILE CONSTRUCTING IMPROVEMENTS ALONG AND THROUGH EXISTING UNMAINTAINED DRIVEWAYS.
FLAME AND "ROAD WORK AHEAD" SIGNS SHALL BE PLACED 100 Y FROM EACH DIRECTION OF THE ACTIVE CONSTRUCTION WORK AREA.
IF THE GRADES OF THE EXISTING UNMAINTAINED DRIVEWAYS ARE ALTERED DURING THE CONSTRUCTION, THE PROPOSED GRADES MUST BE CONSTRUCTED IN A MANNER TO PROVIDE SAFE ACCESS TO THE EXISTING RESIDENTS.
ALL EXISTING UNMAINTAINED DRIVEWAYS MUST BE KEPT OPEN ON A CONTINUOUS BASIS DURING CONSTRUCTION.
ALL EXISTING UNMAINTAINED DRIVEWAYS ARE TO BE LEFT IN A SAFE MANNER AT THE END OF EACH WORK DAY.

THIS PLAN IS A FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED:
APPROVED: _____ DATE: 2/27/15

SHEET TITLE
SITE PLAN #1

PROJECT
PALISADES TRACT 2 PHASE 2
STEELE CREEK TOWNSHIP, MECK. CO., N.C.(CHARLOTTE ETJ)
FOR: TOLL NC, LP

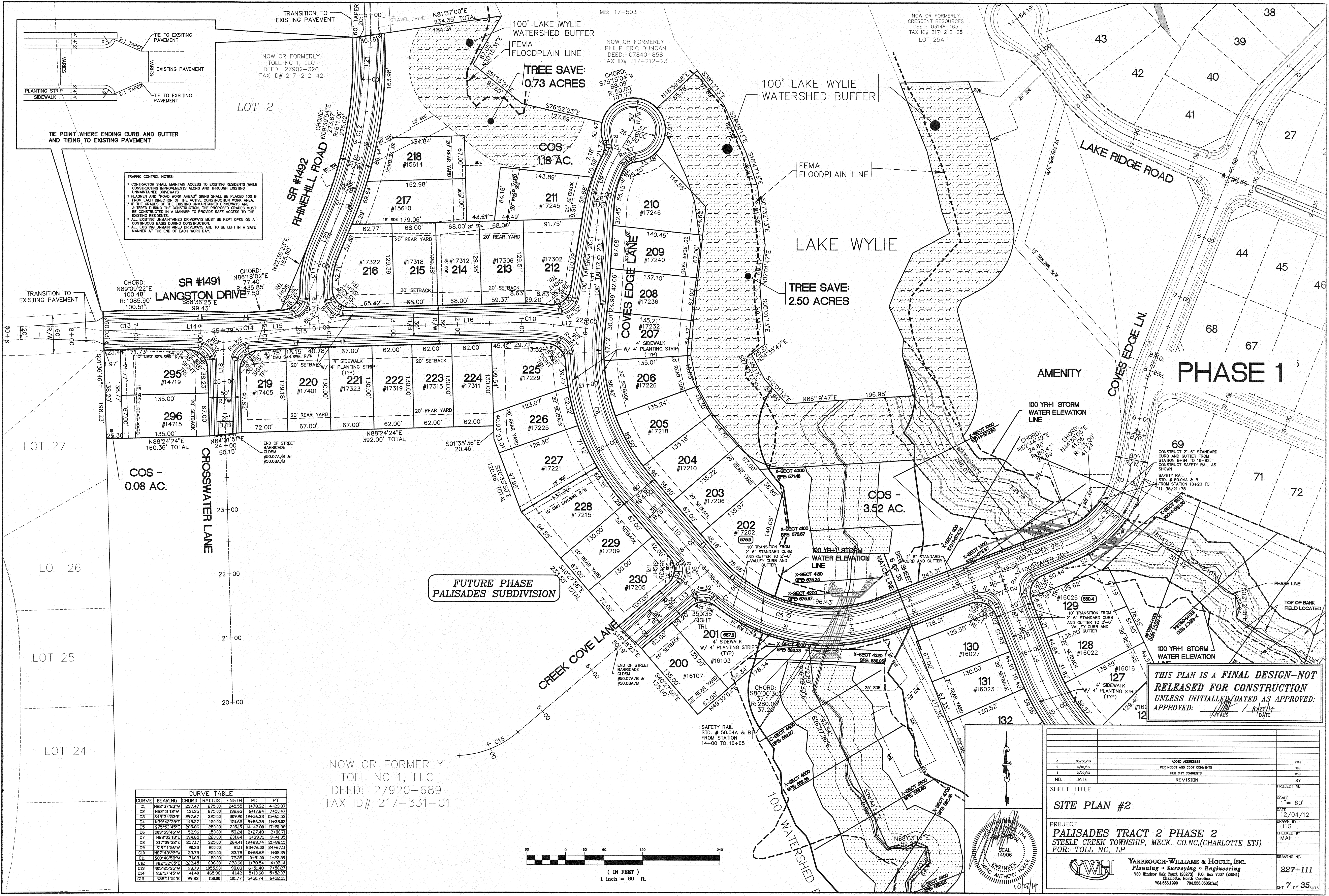
YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court (28273) P.O. Box 7007 (28841)
Charlotte, North Carolina
704.558.1990 704.558.0505(fax)

DATE
05/26/13
4/24/13
2/27/13

REVISION

PROJECT NEL

SCALE
1"=60'
DATE
12/04/12
DRAWN BY
BTG
CHECKED BY
MAH
DRAWING NO.
227-112
SHT 6 OF 35



CURVE TABLE						
CURVE	BEARING	CHORD	RADIUS	LENGTH	PC	PT
C1	N82°37'23"E	237.47	275.00	245.55	1+78.32	4+23.87
C2	N65°01'12"W	131.35	275.00	136.53	6+17.84	7+50.47
C3	S48°34'53"E	297.47	325.00	309.20	10+56.33	13+45.53
C4	N39°42'39"E	145.27	150.00	151.65	9+86.38	11+38.03
C5	S79°53'45"E	289.96	250.00	309.19	14+42.80	17+51.98
C6	S33°59'46"W	52.96	150.00	53.24	2+27.48	2+80.71
C7	N68°03'13"E	194.65	220.00	201.64	1+39.71	3+41.95
C8	S17°09'32"E	257.17	325.00	264.41	19+23.74	21+88.15
C9	S19°11'56"W	90.33	200.00	91.11	23+76.00	24+67.11
C10	N67°43'52"W	33.78	230.00	33.78	0+68.62	1+02.39
C11	S08°46'58"W	71.68	150.00	72.38	0+51.00	1+23.39
C12	N12°32'05"E	222.45	636.00	223.60	1+78.54	4+02.14
C13	N52°25'35"W	98.73	105.50	98.83	6+51.49	7+50.27
C14	N12°17'45"W	41.40	465.98	41.42	5+10.68	5+52.07
C15	N38°11'50"E	99.83	150.00	101.77	5+50.74	6+58.51

NOW OR FORMERLY
TOLL NC 1, LLC
DEED: 27920-689
TAX ID# 217-331-01

THIS PLAN IS A FINAL DESIGN-NOT
RELEASED FOR CONSTRUCTION
UNLESS INITIALED/DATED AS APPROVED:
APPROVED: / 12/14
DATE

3	05/26/13	ADDED ADDRESSES	YWH
2	4/4/13	PER ADJUST AND DIT COMMENTS	BTG
1	3/22/13	PER CITY COMMENTS	WJO
NO.	DATE	REVISION	BY
SHEET TITLE			PROJECT NO.
SITE PLAN #2			SCALE
			1" = 60'
PROJECT			DATE
PALISADES TRACT 2 PHASE 2			12/04/12
STEELE CREEK TOWNSHIP, MECK. CO.NC.(CHARLOTTE ETJ)			DRAWN BY
FOR: TOLL NC, LP			BTG
			CHECKED BY
			MAH
			DRAWING NO.
			227-111
			SHT 7 OF 35
YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering 790 Windsor Oak Court (28270) P.O. Box 7007 (28241) Charlotte, North Carolina 704.558.1990 704.558.0508(fax)			