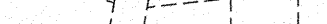


NOTE: DAILY TRIPS ARE GENERATED BASED ON 13 TRIPS PER SINGLE FAMILY DWELLING.



**FINAL
APPROVAL**

<http://development.charmeck.org>

OR FORMERLY
JOHN S. BLECH &
RONALD T. ORSE
DEED 1020-111
TAX KEY 217-001-15

OR FORMERLY
JOHN C. BLADWYN JR.
DEED 1708-483
TAX KEY 217-001-01

OR FORMERLY
ANDREW C. HARTLEY JR. &
CATHARINE A. HARTLEY
DEED 4005-02
TAX KEY 217-001-01

OR FORMERLY
HENRY H. SAPIR
DEED 47-001-01
TAX KEY 217-001-01

OR FORMERLY
SAMUEL S. CAPPEL &
DEED 1090-613
TAX KEY 217-001-00

OR FORMERLY
MARION E. BODER
DEED 3506-201
TAX KEY 217-001-00

ENGINEERING PCO / DETENTION / DRAINAGE PLAN APPROVED <i>By Emily Chien at 12:26 pm, Nov 11, 2015</i>	
--	--

URBAN FORESTRY

TREE ORDINANCE

APPROVED NOW OR FORMERLY
CAROLINA COUNTESS, LLC
DEED #2018-001

By Kelly Robertson 704-336-4354 at 5:29 pm, Oct 22, 2015

PHASE 8

100' LAKE WYLIE WATERSHED BUFFER

THE PAISEAIDES

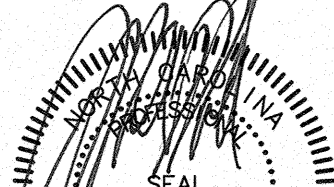
AUDUBON
INTERNATIONAL

Gold Signature Member



THIS PLAN IS A **FINAL DRAWING—NOT
RELEASED FOR CONSTRUCTION**
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: WMA / 8/5/15
INITIALS DATE

	2025-11-11 11:11:11 2025-11-11 11:11:11 2025-11-11 11:11:11		2025-11-11 11:11:11 2025-11-11 11:11:11 2025-11-11 11:11:11
	2025-11-11 11:11:11 2025-11-11 11:11:11 2025-11-11 11:11:11		2025-11-11 11:11:11 2025-11-11 11:11:11 2025-11-11 11:11:11

BEARINGS BASED ON MB: 25-276 RECORDED DECEMBER 23, 1992	1. 8/20/15 2. _____ NO. DATE	PER CITY COMMENTS REVISION	BTO BY
	SHEET TITLE MASTER COVER SHEET		PROJECT NO. SCALE 1" = 500' DATE 4/20/15
86/15	PROJECT PALISADES TRACT 3 PHASE 2 STEELE CREEK TWSP, MECK. CO., N.C.(CHARLOTTE ETJ) FOR: STANDARD PACIFIC OF THE CAROLINAS, LLC  YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering 750 Windsor Oaks Court (28278) P.O. Box 7007 (28841) Charlotte, North Carolina 704.556.1900 704.556.0506(fax) NC Corporate Registration #C-0476		DRAWN BY BTG CHECKED BY MAH DRAWING NO. 242-50 SHT 1 OF 31 SHTS

GENERAL DEVELOPMENT NOTES:

PORTIONS OF THE PROPERTY SHOWN ON THIS SHEET DO NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. #37179000060 D DATED: JULY 5, 1984.

THE S.W.I.M. BUFFERS SHOWN ARE BASED ON A DRAINAGE AREA STUDY DONE BY Y&J AND MAY DIFFER FROM WHAT MCDONOUGH COUNTY CLAIM AS DESIGNATED S.W.I.M. BUFFERS.

SHORELINE DESIGNATION SHOWN ON THIS MAP IS TAKEN FROM THE SHORELINE MANAGEMENT PLAN CAYANA-WATERBURY PROJECT WATER DEVELOPMENT FROM DUKE POWER.

DUKE POWER PROJECT LIMITS FOR LAKE WYLIE ARE BASED ON THE ELEVATION CONTOUR OF 2010 THE DUKE POWER PROJECT LIMITS SHOWN ON THIS BOUNDARY

AUDUBON INTERNATIONAL
Gold Signature Member

ARE TAKEN FROM A RECORDED MAP OF THE BUSTER BOYD BRIDGE PROJECT RECORDED IN MAP BOOK 25-276. DUNE POWER RESERVES THE RIGHT TO FLOOD TO THE 1000 CONTOUR PER DEED: 3146-165.

THE EXISTING GRAVEL DRIVES MAY BE SUBJECT TO NCDOT RIGHTS-OF-WAY.

UTILITY STRUCTURES ACTUALLY FOUND AND SURVEYED BY YWH ARE SHOWN ON THIS PLAN. ALL INTERIOR UTILITIES HAVE NOT BEEN SURVEYED. YWH MAKES NO GUARANTEE AND TAKES NO RESPONSIBILITY AS TO THE ACCURACY OR EXISTENCE OF UNDERGROUND UTILITIES OR LINES NOT SHOWN ON THIS SURVEY. NC 1-CALL SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION, INCLUDING DIGGING, TAKING PLACE ON THIS PROPERTY.

NCDOT MAY CLAIM EXISTING RIGHTS-OF-WAY WHERE NO EXISTING ROADS ARE LOCATED.

PER NCDOT IN ALBEMARLE, THE RIGHTS-OF-WAY FOR COZY COVE ROAD, KALABASH ROAD & MCGUIRES FERRY ROAD (ALSO KNOWN AS HARBOR VIEW ROAD) ARE RECORDED IN MAP BOOK 14-155. THE RIGHTS-OF-WAY SUBSEQUENTLY RECORDED BY CRESCENT RESOURCES FOR THE LAKE WYLIE RECREATION LOTS DO NOT CORRESPOND TO PORTIONS OF THE RIGHTS-OF-WAY RECORDED IN MAP BOOK 14-155. THE RIGHTS-OF-WAY SHOWN, WHERE CRESCENT HAS NOT SUBSEQUENTLY RECORDED RIGHTS-OF-WAY, ARE TAKEN FROM THE RECORDED MAP IN MAP BOOK 14-155.

SITE DEVELOPMENT DATA:

OVERALL PROJECT SUMMARY
 ZONING - PETITION #2001-16(C): MX-3
 TOTAL AREA: 1,485.09 AC
 TOTAL RESIDENTIAL UNITS: 4,145 UNITS

TOWN CENTER AREA:

RESIDENTIAL DEVELOPMENT: 256.29 AC.
 SINGLE FAMILY: 87.9 AC. (378 UNITS) 5.8 DU/AC.
 MULTI-FAMILY: 45.0 AC. (700 UNITS) 15.6 DU/AC.
 TOWNHOMES: 11.8 AC. (150 UNITS) 12.7 DU/AC.
 RETAIL: 29.2 AC. (200,000 S.F.)
 OFFICE: 18.2 AC. (100,000 S.F.)
 CHURCH: 11.8 AC.
 INSTITUTIONAL: 27.0 AC.
 OPEN SPACE: 31.8 AC.
 ROAD R/W: 18.9 AC.

RESIDENTIAL/GOLF COURSE
 COMMUNITY AREA: 1,228.80 AC.
 RESIDENTIAL DEVELOPMENT:
 SINGLE FAMILY: 789.2 AC. (2,030 UNITS) 2.6 DU/AC.
 VILLAGE RESIDENTIAL: 175.4 AC. (890 UNITS) 5.1 DU/AC.
 VILLAGE CENTER: 8.0 AC.
 PASSIVE OPEN SPACE: 70.0 AC.
 EQUESTRIAN CENTER: 6.8 AC.
 GOLF COURSE: 292.47 AC.

NOTE: ACREAGE FIGURES ARE APPROXIMATE. EXACT ACREAGE WILL BE DETERMINED IN THE DESIGN DEVELOPMENT PHASE OF THE PROJECT. IN ALL CASES, THE DEVELOPMENT WILL MEET THE UNDERLYING STANDARDS SET FORTH IN THE ORDINANCE OR AS SPECIFIED HEREIN.

INDEX OF SHEETS

SHEET 1	MASTER COVER SHEET
SHEET 2A	INNOVATIVE SITE PLAN
A/SHEET 2B	WATER ACCESS LOT PLAN
SHEET 3	REZONING NOTES
SHEET 4	SUB-BASIN PLAN #1
SHEET 5	SUB-BASIN PLAN #2
SHEET 6	SUB-BASIN PLAN #3
SHEET 7	SITE PLAN
SHEET 8	ROADWAY DATA PLAN
SHEET 9	DRAINAGE PLAN #1
SHEET 10	DRAINAGE PLAN #2
SHEET 11	DRAINAGE AREA PLAN
SHEET 12A	POST DEVELOPMENT PLAN
SHEET 12B	BMP PLAN
SHEET 13A	CEROSION CONTROL BY-PASS PIPE INSTALL
SHEET 13B	CLEARING PHASE EROSION CONTROL PLAN
SHEET 14	EROSION CONTROL PLAN #1
SHEET 15	EROSION CONTROL PLAN #2
SHEET 16	EROSION FINAL GRADING PLAN #1
SHEET 17	EROSION FINAL GRADING PLAN #2
SHEET 18	S.W.I.M. BUFFER PLAN
SHEET 19	WATERSHED MANAGEMENT PLAN #1
SHEET 20	WATERSHED MANAGEMENT PLAN #2
SHEET 21	TREE PLANTING PLAN
SHEET 22	TREE PRESERVATION PLAN
SHEET 23	DETAIL SHEET #1
SHEET 24	DETAIL SHEET #2
SHEET 25	DETAIL SHEET #3
SHEET 26	SNUG HARBOR ROAD
SHEET 27	MONTAGE LANE
SHEET 28	MONTAGE LANE, TWIN EAGLES LANE
SHEET 29	SARANITA PLACE
SHEET 30	SARANITA PLACE

VICINITY MAP
NOT TO SCALE

LAKE WYLIE
LAKE POWER PROJECT
UNITS FOLLOW 100 CONTOUR

PHASE 1

TR 3-3

MASTER COVER SHEET

THIS PLAN IS A FINAL DRAWING-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED:

APPROVED: *[Signature]* / 8/31/15
 INITIALS DATE

BEARINGS BASED ON
 MB: 25-276
 RECORDED DECEMBER 23, 1992.

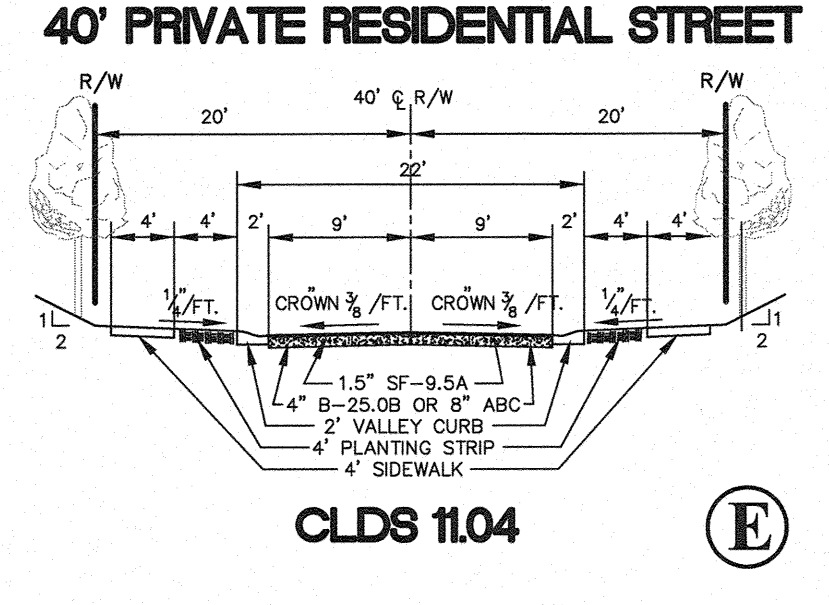
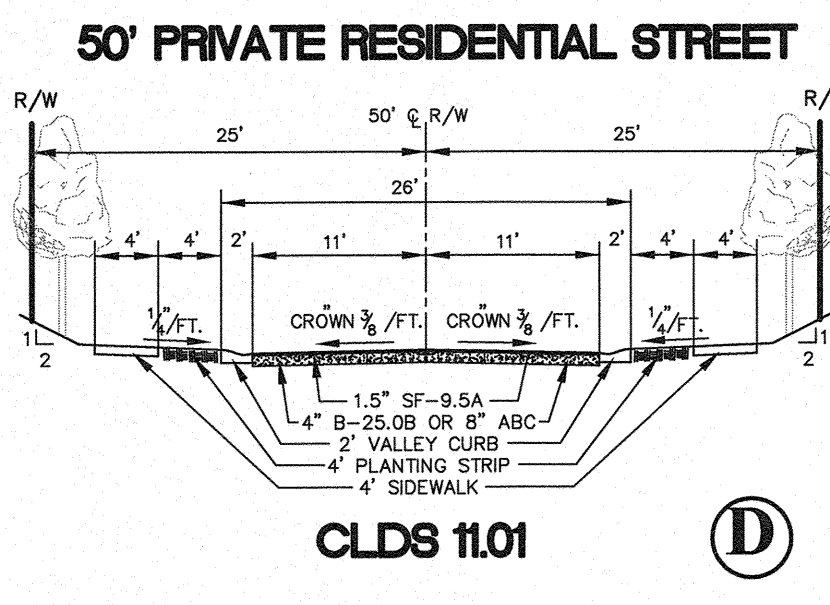
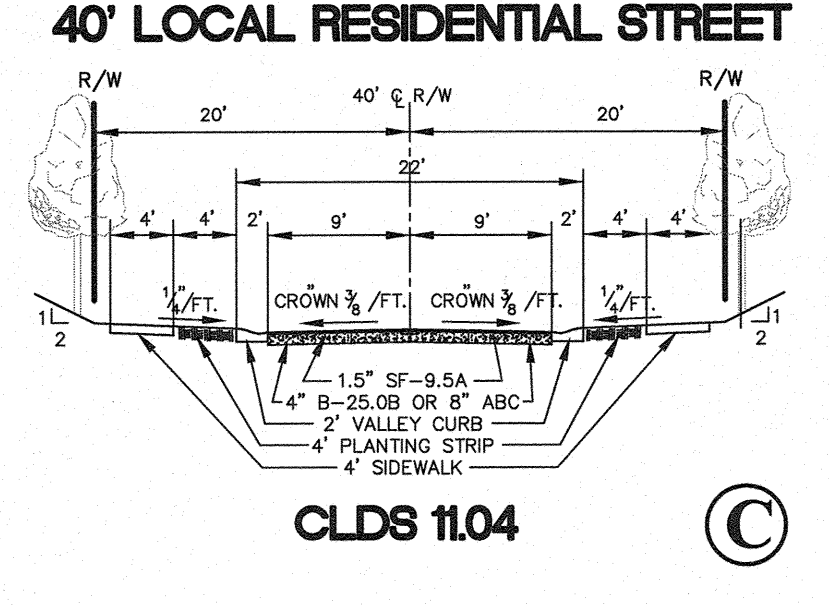
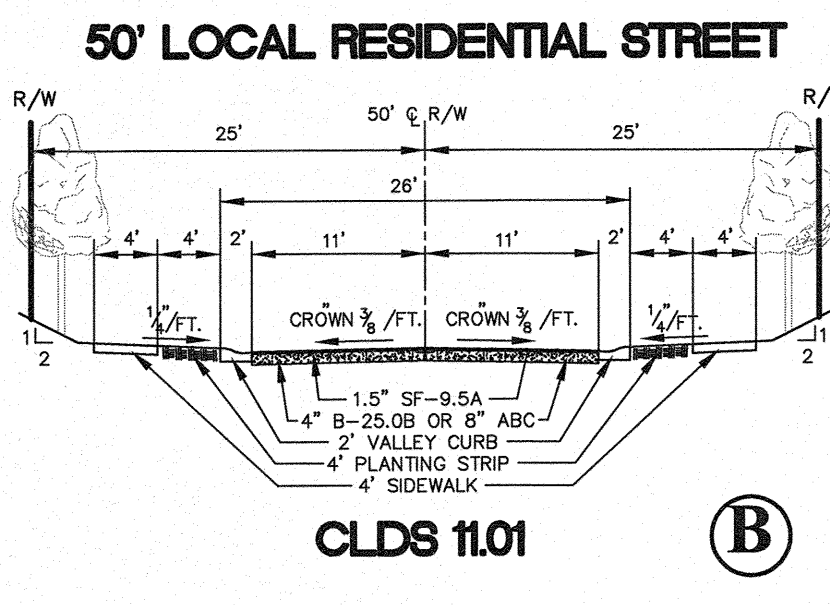
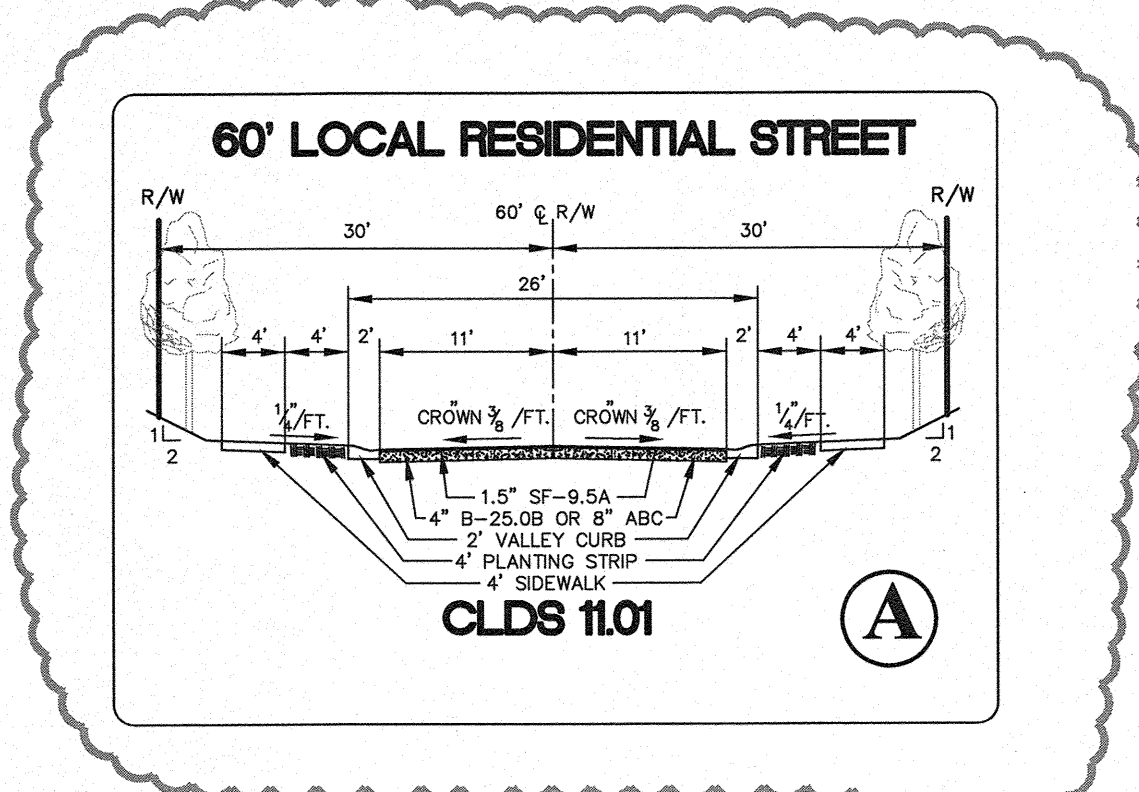
ENGINEER
 YARBROUGH-WILLIAMS & HOULE, INC.
 SEAL 14906

PROJECT
PALISADES TRACT 3 PHASE 2
 STEELE CREEK TWSP, MECK. CO., N.C.(CHARLOTTE ETJ)
 FOR: STANDARD PACIFIC OF THE CAROLINAS, LLC

YARBROUGH-WILLIAMS & HOULE, INC.
 Planning • Surveying • Engineering
 750 Windsor Oak Court (28273) P.O. Box 7007 (28241)
 Charlotte, North Carolina
 704.558.1990 704.558.0505(fax)

NC Corporate Registration #C-0476

1	8/31/15	PER CITY COMMENTS	BTG
NO.	DATE	REVISION	BY
SHEET TITLE			PROJECT NO.
MASTER COVER SHEET			SCALE: 1"=500'
			DATE: 4/20/15
			DRAWN BY: BTG
			CHECKED BY: MAH
			DRAWING NO.
			242-50
			SHEET 1 OF 31 SHEETS



PROJECT INFORMATION
TOTAL SITE AREA: 237.2 AC.
C.O.S: 16.14 ACRES
LOTS PROPOSED: 700
ZONING: MX-3 PETITION #2001-16(C)

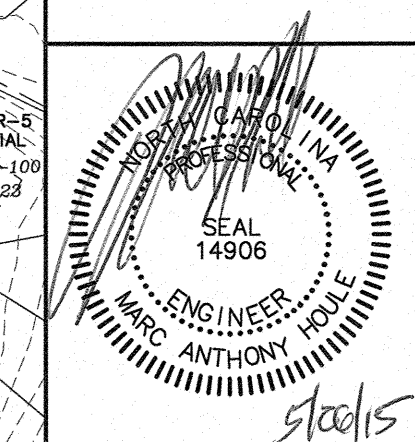
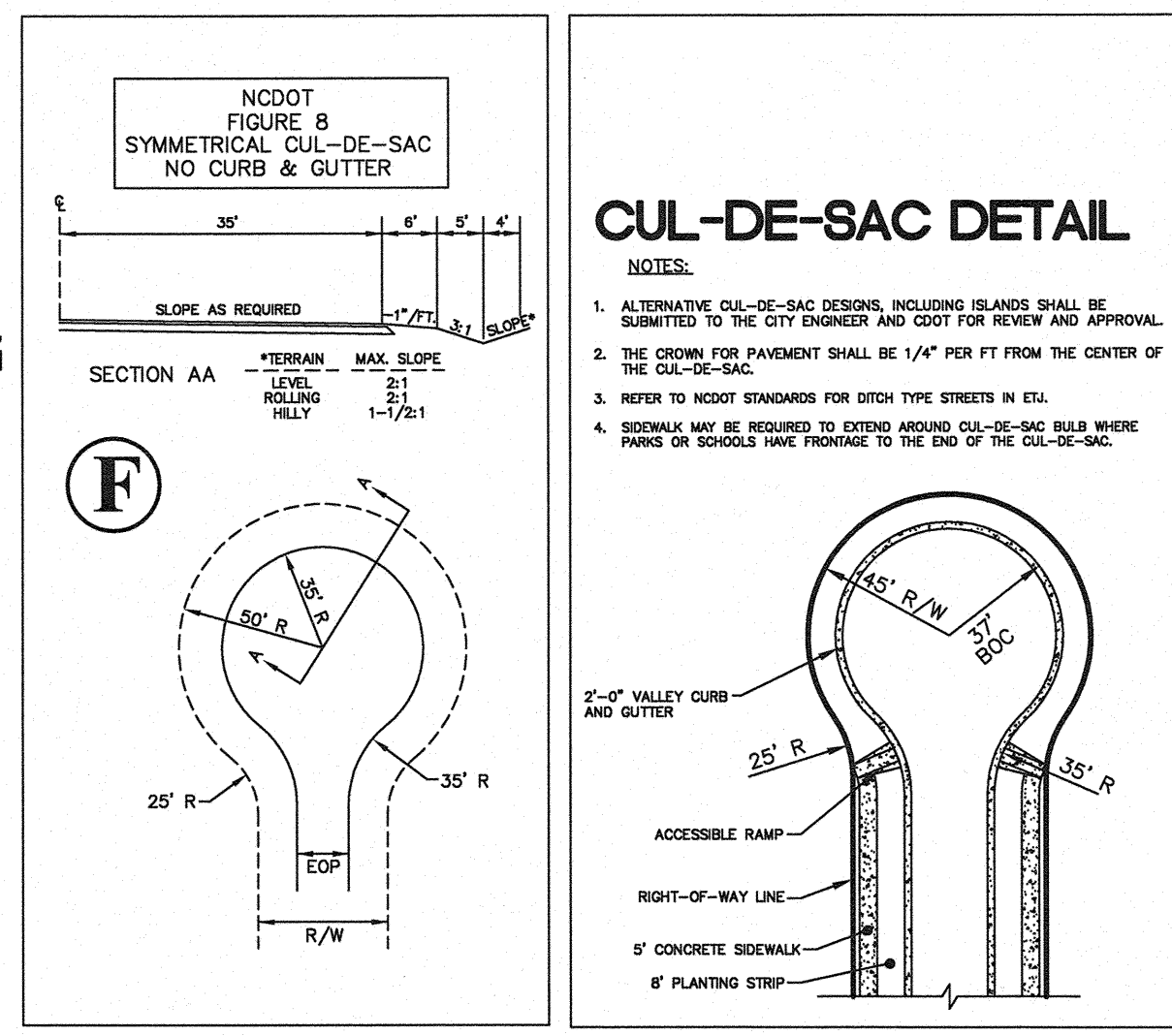
LOT DENSITY:
700 LOTS / 237.2 AC. - 2.95 DUA.

TAX PARCEL #'s
217-191-57, 217-181-55, 217-181-54,
217-181-53, 217-181-52, 217-181-49,
217-172-45, 217-172-46, 217-171-01,
217-351-18, 217-161-08, 217-161-91, 217-171-02,
217-172-48, 217-181-83, 217-161-06, 217-351-11

TYPICAL LOT AND YARD DIMENSIONS
MIN. LOT SIZE: 6,000 s.f.
TYP. LOT WIDTH: 60'
MIN. LOT WIDTH: 50'
TYP. LOT DEPTH: 135'
MIN. FRONT SETBACK: 20' FROM R/W (PUBLIC AND PRIVATE STREETS)
MIN. SIDEYARD AT R/W: 10'
MIN. REAR SETBACK: 20'
MIN. SIDE YARD: 5'

MIN. FRONT SETBACK AT AMENITY: 10' FROM R/W

SUMMARY OF INNOVATIVE REQUEST:
1) LOT SIZES AND SETBACKS
2) SIDEWALKS
3) STREETS



SHEET TITLE		PROJECT INFORMATION	
INNOVATIVE SITE PLAN		DATE	8/13/13
PROJECT		CHECKED BY	MAH
PALISADES TRACTS 3, 5 & 6		DRAWING NO.	242-49A
STEELE CREEK TWP, MECK. CO. NC (CHARLOTTE ETJ) N.C.		SHEET	24. 31
FOR: STANDARD PAVING OF THE CAROLINAS, LLC		SHT	31