



REVISION

APPROVED FOR CONSTRUCTION

CHARLOTTE/MECKLENBURG PLANNING DEPARTMENT

BY: Joshua Weaver 1-25-2016

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, 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 UNDISTURBED 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 RELATED 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 PLANT 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 NEED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

IN ROLLING AND HILLY TERRAINS, SWEEPING 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 (I.E. PAVERS, 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.

CURB 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.

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 PALISADES HOMEOWNERS ASSOCIATION.

SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.

BEGIN CONSTRUCTION IN 2014. 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 LOT 76 IS PROHIBITED.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (DSE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDS 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 BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 20-20(f).

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.charlotte.gov/Department/Transportation/Street+Maintenance/Home.htm>

PROJECT INFORMATION

TOTAL SITE AREA - 35.25 ACRES

COS - 2.16 ACRES (6.13%)

LOTS PROPOSED - 83

ZONING: MX-3 PETITION #2001-16(C)

TAX PARCEL: #217-16-106

MIN. LOT WIDTH: 50'

MIN. LOT FRONTAGE (CUL-DE-SAC): 15'

MIN. LOT SIZE: 5,000 SF

MIN. FRONT SETBACK: 20'

MIN. SIDEYARD: 5'

MIN. CORNER SIDEYARD: 10'

MIN. REARYARD: 20'

NOTE: PROJECT BENCHMARK USED FOR 100+1 FLOOD STUDY

LOWER LAKE WYLIE WATERSHED OVERLAY PROTECTED AREA

HIGH DENSITY IMPERVIOUS AREA CALCULATIONS

SUB BASIN 8A: NUMBER OF LOTS = (LOTS 67-76) 10 @ 5000 SF = 11.48 AC.  
(LOTS 28-34, 39-47, 50-58) 25 @ 4000 SF = 2.30 AC.  
IMPERVIOUS AREA = 95,079 SF(STREETS & SIDEWALK)  
TOTAL AREA = 15.08 AC.

SUB BASIN 8B: NUMBER OF LOTS = (LOTS 8-23, 63-66, 81-83) 23 @ 5000 SF = 2.64 AC.  
(LOTS 24-27, 35-38, 59-62) 12 @ 4000 SF = 1.10 AC.  
IMPERVIOUS AREA = 59,486 SF(STREETS & SIDEWALK)  
TOTAL AREA = 15.70 AC.

SUB BASIN 3: NUMBER OF LOTS = (LOTS 1-7, 77-80) 11 @ 5000 SF = 1.26 AC.  
IMPERVIOUS AREA = 17,908 SF(STREETS & SIDEWALK)  
TOTAL AREA = 4.04 AC.

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

APPROVED: / DATE: 12/11/15

REVISION SUMMARY (12/19/14)

- ADDED PRIVATE GATE AT ENTRANCE TO CUL-DE-SAC
- REVISED HAWKWATCH LANE FROM STATION 8+00 TO 10+00
- REVISED FEALC COURT FROM STATION 0+00 TO 1+16.36
- REVISED LUVERA LANE PROFILE AND STORM DRAINAGE

CALL NC ONE CALL SYSTEM BEFORE YOU DIG

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND OBTAINING NECESSARY INFORMATION.

2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3. ALL PAYMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CDD SPECIFICATIONS.

4. SHOWING WILL BE ACCORDING TO CDD TRENCHING STANDARDS PART 1928 SUBPART P, OR AS AMENDED.

GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

CENTERLINE STREET CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH	PC	PT
C1	N88°38'16"W	12.37	250.00	12.37	2+39.95	2+52.32
C2	S89°02'49"E	68.09	250.00	68.30	4+10.00	4+49.30
C3	N80°29'07"W	141.07	249.98	143.00	12+27.50	13+70.51
C4	N46°00'46"W	93.12	150.00	94.69	15+12.27	16+06.95
C5	S41°13'24"E	216.35	150.00	241.65	2+27.65	5+29.27
C6	N42°46'36"W	207.83	150.00	229.59	5+49.28	7+78.87
C7	S16°36'12"W	77.93	250.00	78.65	2+45.51	3+23.76
C8	N17°59'01"E	86.73	250.00	87.84	2+81.75	4+68.99
C9	S88°41'13"E	152.94	150.00	166.48	6+96.50	8+56.98
C10	N33°29'48"E	116.50	150.00	119.65	0+94.79	2+14.44
C11	S41°44'34"W	89.24	175.00	90.24	5+84.02	6+74.25
C12	S19°07'56"W	83.71	175.00	84.53	7+41.73	8+26.27
C13	S25°46'09"E	263.02	175.00	271.63	8+95.76	11+67.39
C14	N08°54'09"W	34.65	250.00	34.68	0+81.68	1+16.36

CENTERLINE STREET LINE TABLE

LINE	LENGTH	BEARING
L1	229.95	S84°03'01"E
L2	148.69	S81°13'18"E
L3	758.19	N89°07'30"E
L4	141.75	S44°02'49"E
L5	50.31	S27°55'48"E
L6	297.62	N01°04'25"E
L7	0.00	S86°57'01"E
L8	253.95	S31°04'21"W
L9	245.51	S27°54'11"W
L10	58.00	S07°58'14"W
L11	227.51	S27°57'48"W
L12	194.59	S33°20'04"E
L13	94.79	S10°48'44"W
L14	184.04	S56°30'53"W
L15	165.53	S56°30'53"W
L16	67.48	S26°58'14"W
L17	64.49	S00°42'22"E

SEAL 14906

ENGINEER

MAH

ANTHONY HALE

12/11/15

SHEET TITLE

SITE PLAN

PROJECT

PALISADES TRACT 3 PHASE 1

STEELE CREEK TWP., MECK. CO., N.C. (CHARLOTTE ETJ)

FOR: STANDARD PACIFIC OF THE CAROLINAS, LLC

YARBROUGH-WILLIAMS & HOULE, INC.

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234-94

7 OF 32 SHEETS