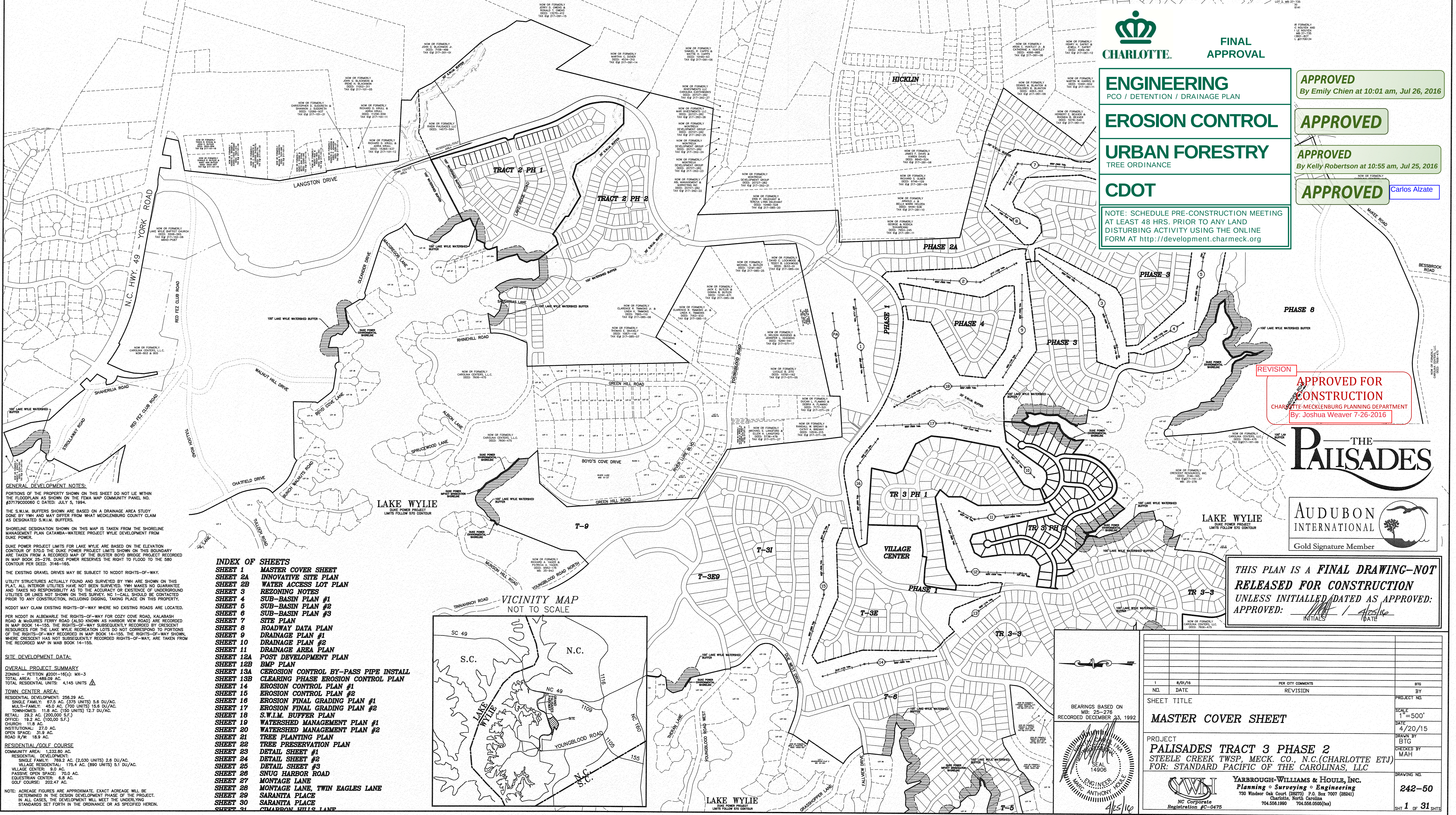
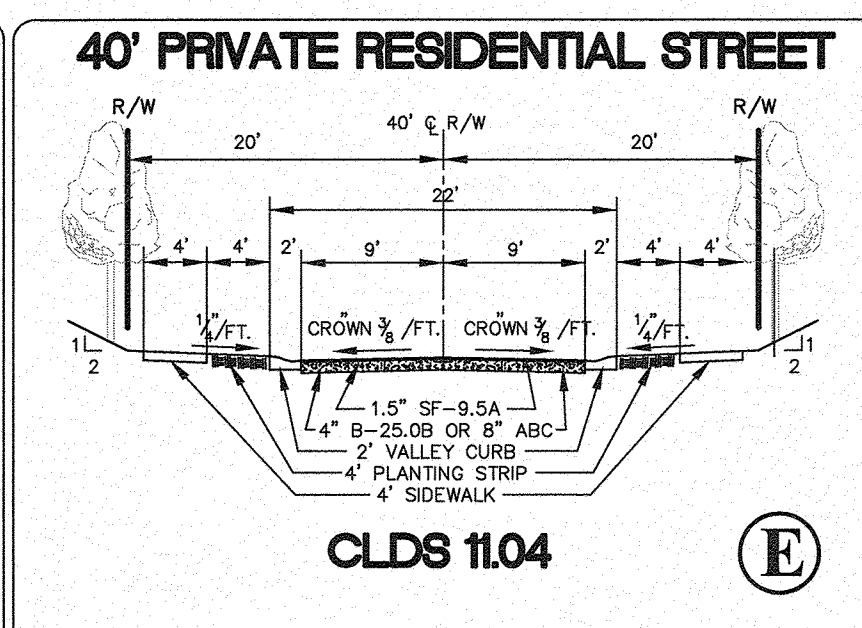
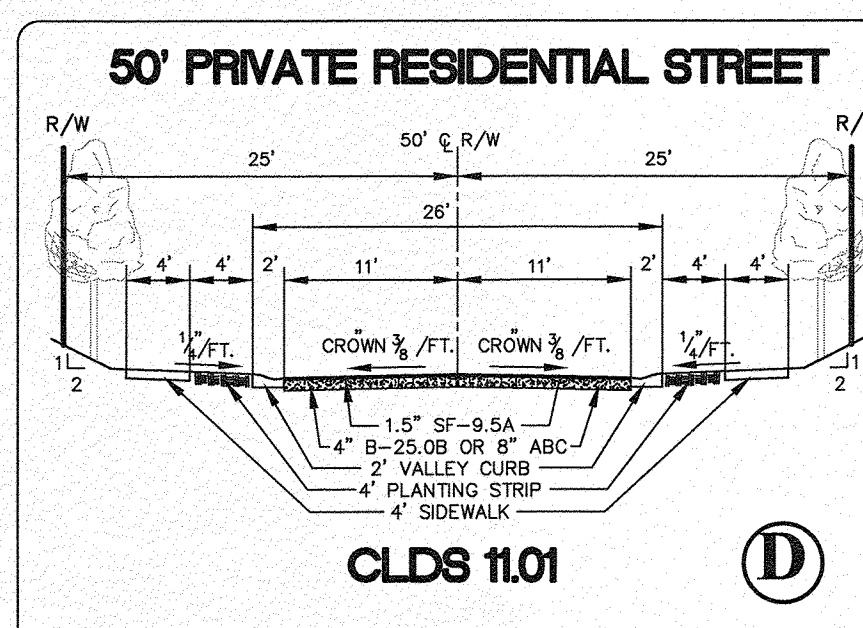
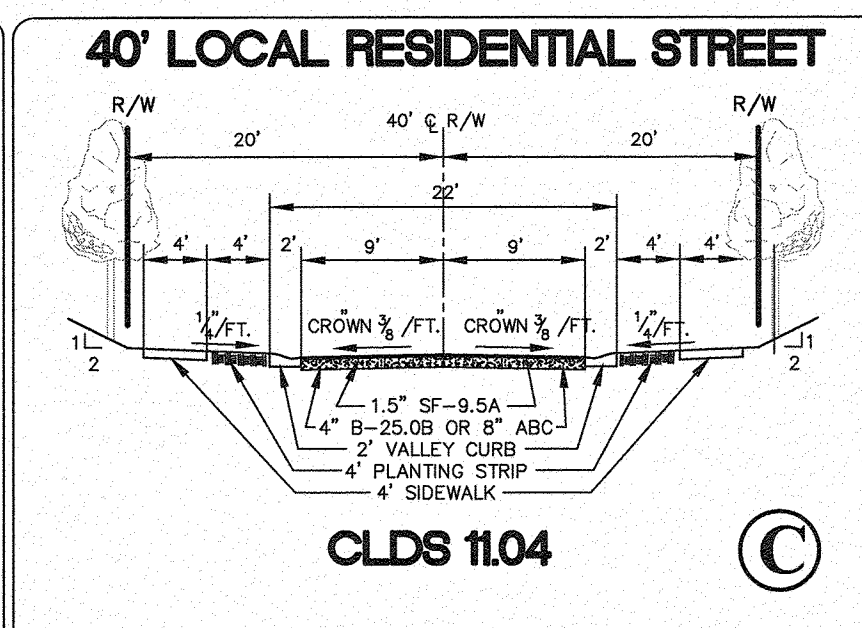
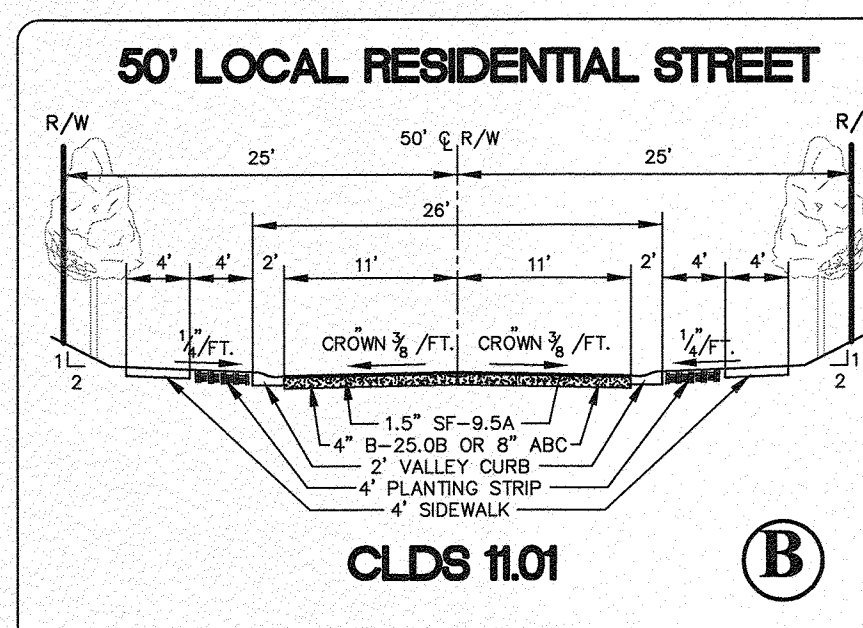
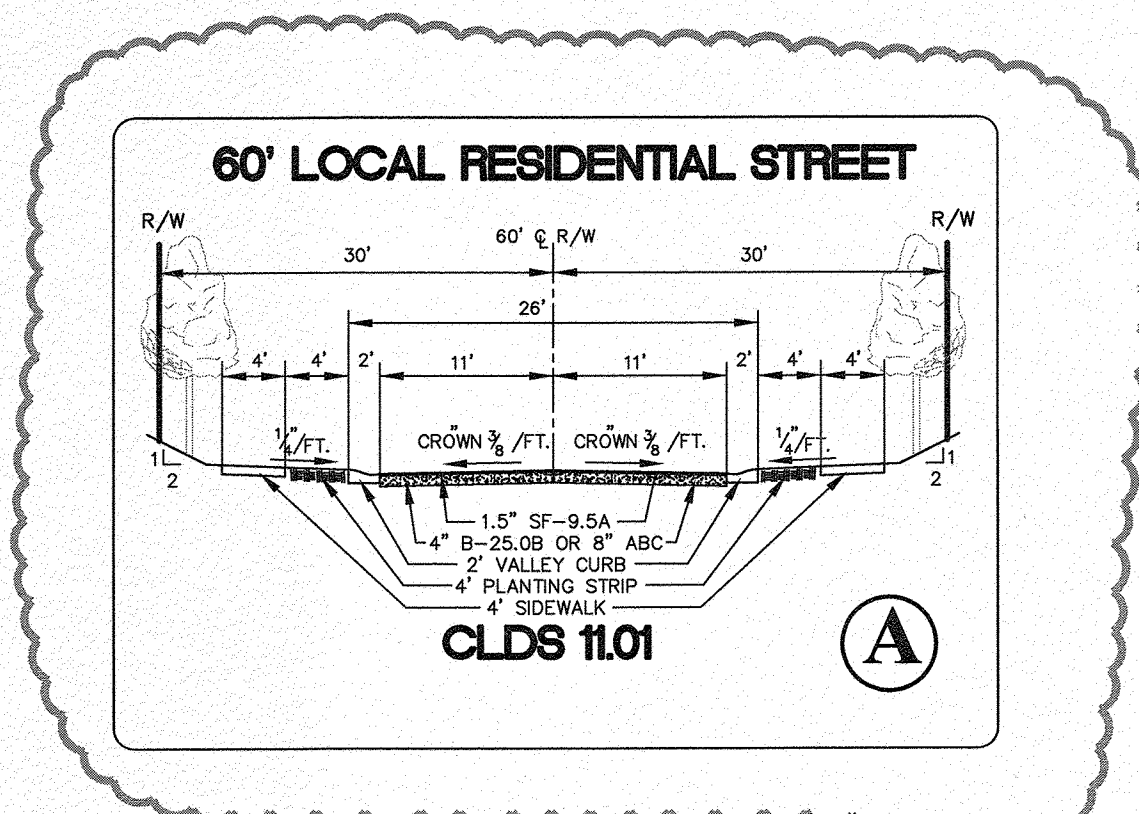


[illegible]

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





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

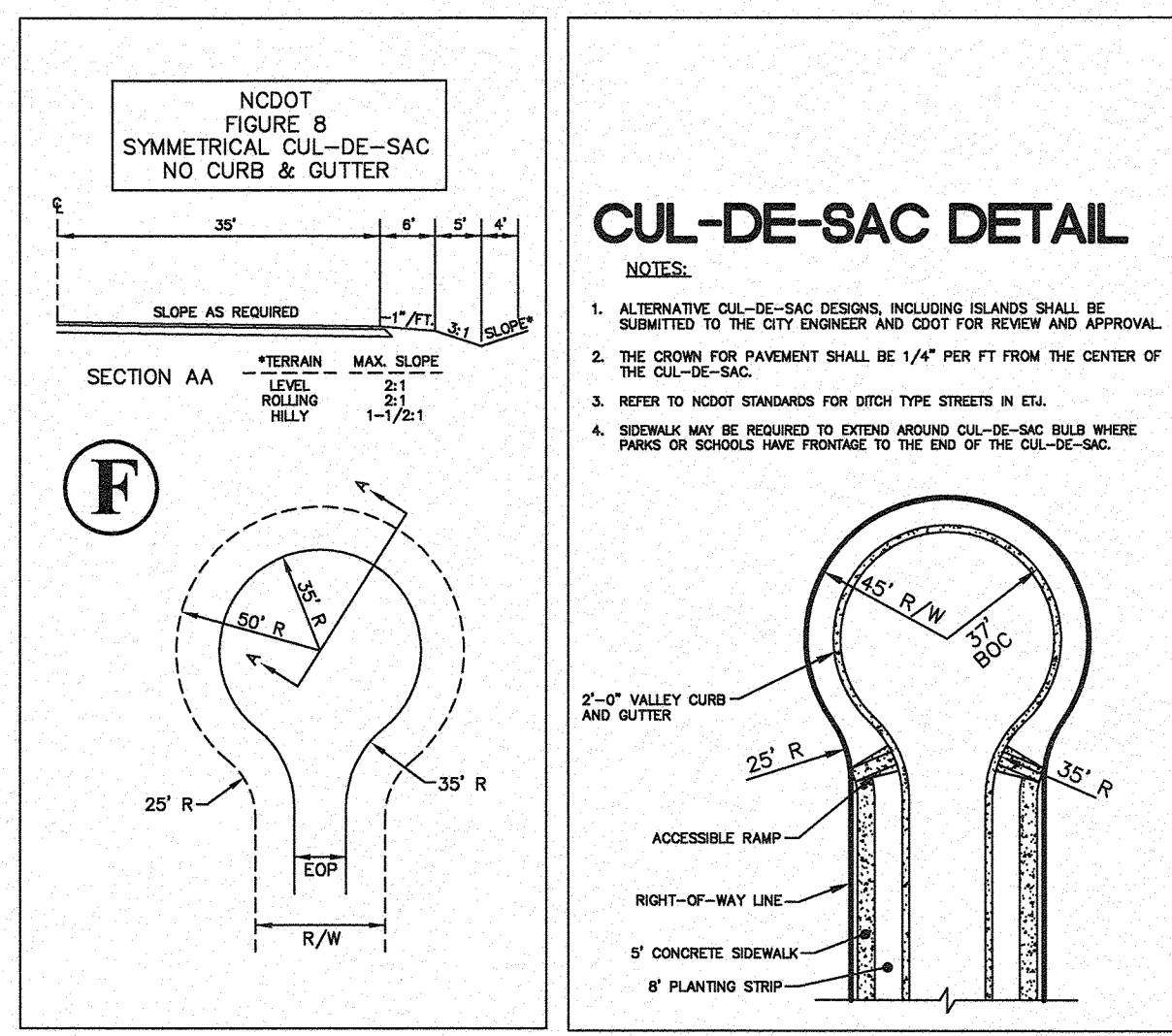
LOT DENSITY:
700 LOTS / 237.2 AC. - 2.95 D.U.A.

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: 10'
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



1/08/14		REVISED 60' LOCAL RESIDENTIAL STREET "A"	BY
DATE	1/08/14	REVISION	BT
SHEET TITLE			PROJECT NEL
INNOVATIVE SITE PLAN			SCALE
PROJECT			1"=200'
PALISADES TRACTS 3, 5 & 6			DATE
STEELE CREEK TWP, MECK. CO. NC (CHARLOTTE ETJ) N.C.			8/13/13
FOR: STANDARD PACIFIC OF THE CAROLINAS, LLC			DRAWN BY
YARBROUGH-WILLIAMS & HOULE, INC.			BTG
Planning • Surveying • Engineering			CHECKED BY
730 Windsor Oak Court (28275) P.O. Box 7007 (28241)			MAH
Charlotte, North Carolina 704.556.1990 704.556.0505(fax)			DRAWING NEL
Registration #C-0475			242-49A
			24 31

