

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

[illegible][illegible][illegible]

PORTIONS OF THE PROPERTY SHOWN ON THIS SHEET DO NOT LIE WITHIN THE FLOODPLAIN OF THE CATAWBA RIVER AS DETERMINED BY THE W.M.J. MAP COMMUNITY PANEL NO. 89777AC000C0 C DATED: JULY 5, 1994.

THE S.W.L.M. BUFFERS SHOWN ARE BASED ON A DRAINAGE AREA STUDY DONE BY YHM AND MAY DIFFER FROM THAT WHICH MECKLENBURG COUNTY CLAIMS AS DESIGNATED BY THE W.M.J. MAP COMMUNITY PANEL NO. 89777AC000C0.

SHORELINE DESIGNATION SHOWN ON THIS MAP IS TAKEN FROM THE SHORELINE MANAGEMENT PLAN CATAWBA-WATERPOE PROJECT WYLIE DEVELOPMENT FROM DUKE POWER.

DUKE POWER PROJECT LIMITS FOR LAKE WYLIE ARE BASED ON THE ELEVATION CONTROLLED AT 570.0 THE DUKE POWER PROJECT LIMITS SHOWN ON THIS BOUNDARY ARE TAKEN FROM A RECORDED MAP OF THE BUSTER BOBO BRIDGE PROJECT RECORD BOOK NO. 60-000-078. DUKE POWER RESERVES THE RIGHT TO FLOOD TO THE 580 FOOT CENTER PER DEED: 3146-105.

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

UTILITY STRUCTURES ACTUALLY FOUND AND SURVEYED BY YHM ARE SHOWN ON THIS MAP. THERE IS AN INTERFERE WITH THE UTILITIES SHOWN ON THIS MAP. YHM DOES NOT GUARANTEE AND TAKES NO RESPONSIBILITY AS TO THE ACCURACY OR EXISTENCE OF UNDERGROUND UTILITIES OR LINES NOT SHOWN ON THIS SURVEY. THERE SHOULD BE NO CONFLICTS BETWEEN ANY NEW UTILITIES OR LINES BEING OBTAINED, TAKING PLACE ON THIS PROPERTY.

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

PER DEED IN ALBEMARLE THE RIGHTS-OF-WAY FOR COZY COVE ROAD, KALABASH ROAD & ACQUIRES FERRY ROAD (ALSO KNOWN AS HARBOR VIEW ROAD) ARE RECORDED IN DEEDS 155-156, 155-157, 155-158, 155-159, 155-160, 155-161, 155-162, 155-163, 155-164, 155-165, 155-166, 155-167, 155-168, 155-169, 155-170, 155-171, 155-172, 155-173, 155-174, 155-175, 155-176, 155-177, 155-178, 155-179, 155-180, 155-181, 155-182, 155-183, 155-184, 155-185, 155-186, 155-187, 155-188, 155-189, 155-190, 155-191, 155-192, 155-193, 155-194, 155-195, 155-196, 155-197, 155-198, 155-199, 155-200, 155-201, 155-202, 155-203, 155-204, 155-205, 155-206, 155-207, 155-208, 155-209, 155-210, 155-211, 155-212, 155-213, 155-214, 155-215, 155-216, 155-217, 155-218, 155-219, 155-220, 155-221, 155-222, 155-223, 155-224, 155-225, 155-226, 155-227, 155-228, 155-229, 155-230, 155-231, 155-232, 155-233, 155-234, 155-235, 155-236, 155-237, 155-238, 155-239, 155-240, 155-241, 155-242, 155-243, 155-244, 155-245, 155-246, 155-247, 155-248, 155-249, 155-250, 155-251, 155-252, 155-253, 155-254, 155-255, 155-256, 155-257, 155-258, 155-259, 155-260, 155-261, 155-262, 155-263, 155-264, 155-265, 155-266, 155-267, 155-268, 155-269, 155-270, 155-271, 155-272, 155-273, 155-274, 155-275, 155-276, 155-277, 155-278, 155-279, 155-280, 155-281, 155-282, 155-283, 155-284, 155-285, 155-286, 155-287, 155-288, 155-289, 155-290, 155-291, 155-292, 155-293, 155-294, 155-295, 155-296, 155-297, 155-298, 155-299, 155-300, 155-301, 155-302, 155-303, 155-304, 155-305, 155-306, 155-307, 155-308, 155-309, 155-310, 155-311, 155-312, 155-313, 155-314, 155-315, 155-316, 155-317, 155-318, 155-319, 155-320, 155-321, 155-322, 155-323, 155-324, 155-325, 155-326, 155-327, 155-328, 155-329, 155-330, 155-331, 155-332, 155-333, 155-334, 155-335, 155-336, 155-337, 155-338, 155-339, 155-340, 155-341, 155-342, 155-343, 155-344, 155-345, 155-346, 155-347, 155-348, 155-349, 155-350, 155-351, 155-352, 155-353, 155-354, 155-355, 155-356, 155-357, 155-358, 155-359, 155-360, 155-361, 155-362, 155-363, 155-364, 155-365, 155-366, 155-367, 155-368, 155-369, 155-370, 155-371, 155-372, 155-373, 155-374, 155-375, 155-376, 155-377, 155-378, 155-379, 155-380, 155-381, 155-382, 155-383, 155-384, 155-385, 155-386, 155-387, 155-388, 155-389, 155-390, 155-391, 155-392, 155-393, 155-394, 155-395, 155-396, 155-397, 155-398, 155-399, 155-400, 155-401, 155-402, 155-403, 155-404, 155-405, 155-406, 155-407, 155-408, 155-409, 155-410, 155-411, 155-412, 155-413, 155-414, 155-415, 155-416, 155-417, 155-418, 155-419, 155-420, 155-421, 155-422, 155-423, 155-424, 155-425, 155-426, 155-427, 155-428, 155-429, 155-430, 155-431, 155-432, 155-433, 155-434, 155-435, 155-436, 155-437, 155-438, 155-439, 155-440, 155-441, 155-442, 155-443, 155-444, 155-445, 155-446, 155-447, 155-448, 155-449, 155-450, 155-451, 155-452, 155-453, 155-454, 155-455, 155-456, 155-457, 155-458, 155-459, 155-460, 155-461, 155-462, 155-463, 155-464, 155-465, 155-466, 155-467, 155-468, 155-469, 155-470, 155-471, 155-472, 155-473, 155-474, 155-475, 155-476, 155-477, 155-478, 155-479, 155-480, 155-481, 155-482, 155-483, 155-484, 155-485, 155-486, 155-487, 155-488, 155-489, 155-490, 155-491, 155-492, 155-493, 155-494, 155-495, 155-496, 155-497, 155-498, 155-499, 155-500, 155-501, 155-502, 155-503, 155-504, 155-505, 155-506, 155-507, 155-508, 155-509, 155-510, 155-511, 155-512, 155-513, 155-514, 155-515, 155-516, 155-517, 155-518, 155-519, 155-520, 155-521, 155-522, 155-523, 155-524, 155-525, 155-526, 155-527, 155-528, 155-529, 155-530, 155-531, 155-532, 155-533, 155-534, 155-535, 155-536, 155-537, 155-538, 155-539, 155-540, 155-541, 155-542, 155-543, 155-544, 155-545, 155-546, 155-547, 155-548, 155-549, 155-550, 155-551, 155-552

SITE DEVELOPMENT DATA:

OVERALL PROJECT SUMMARY

ZONING: PETITION #2001-16C; MAP 153
TOTAL AREA: 1,485.00 ACRES
TOTAL RESIDENTIAL UNITS: 4,145 UNITS

TOWN CENTER AREA:

RESIDENTIAL DEVELOPMENT: 256.99 AC.
SINGLE FAMILY: 67.5 AC. (375 UNITS) 5.8 DU/AC.
MULTI-FAMILY: 15.0 AC. (770 UNITS) 15.8 DU/AC.
TOWNHOMES: 11.8 AC. (100 UNITS) 12.7 DU/AC.
RETAIL: 29.2 AC. (200,000 S.F.)
OFFICE: 16.2 AC. (100,000 S.F.)
CHURCH: 11.8 AC.
INSTITUTIONAL: 100.00 S.F.
OPEN SPACE: 31.9 AC.
ROAD R/W: 18.2 AC.

RESIDENTIAL GOLF COURSE


COMMUNITY AREA: 1,232.80 AC.

RESIDENTIAL DEVELOPMENT:

SINGLE FAMILY: 1,200 AC. (2,030 UNITS) 2.8 DU/AC.
VILLAGE RESIDENTIAL: 175.4 AC. (890 UNITS) 5.1 DU/AC.
TOWNHOMES: 9.0 AC. 8.0 DU/AC.
PASSIVE OPEN SPACE: 70.0 AC.
EQUESTRIAN CENTER: 9.0 AC. 8.0 AC.
GOLF COURSE: 202.47 AC.

NOTE: ACREAGE FIGURES ARE APPROXIMATE. EXACT ACREAGE WILL BE DETERMINED IN THE DESIGN DEVELOPMENT PHASE OF THE PROJECT. THE DESIGNER DOES NOT WARRANT THAT THE UNDERSTANDING STANDARDS SET FORTH IN THE ORDINANCE OR AS SPECIFIED HEREIN.

A map of Lake Wales, S.C. The map shows the irregular shoreline of the lake. A small rectangular area on the western shore is labeled 'LAKE WALES'. To the north of the lake, the text 'S.C.' is visible. Below the map, the word 'LOCATION' is printed in a serif font.



FINAL
APPROVAL

CHARLOTTE-
MECKLENBURG
GOVERNMENT

http://development.charmeck.org

PCO / DETENTION / DRAINAGE PLAN

ENGINEERING

EROSION CONTROL



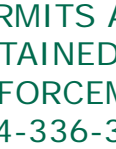
NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

URBAN FORESTRY

TREE ORDINANCE

CDOT

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.



MAP

NOT TO SCALE

APPROVED

APPROVED

APPROVED

APPROVED

LAKE WYLIE
DUKE POWER PROJECT
LIMITS FOLLOW 570 CONTOUR

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

NORTH CAROLINA
PROFESSIONAL
SEAL
14906
ENGINEER
MARC ANTHONY HOLE

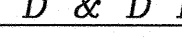
2/18/10

PROJECT

PALISADES - SUTTON BY THE LAKE

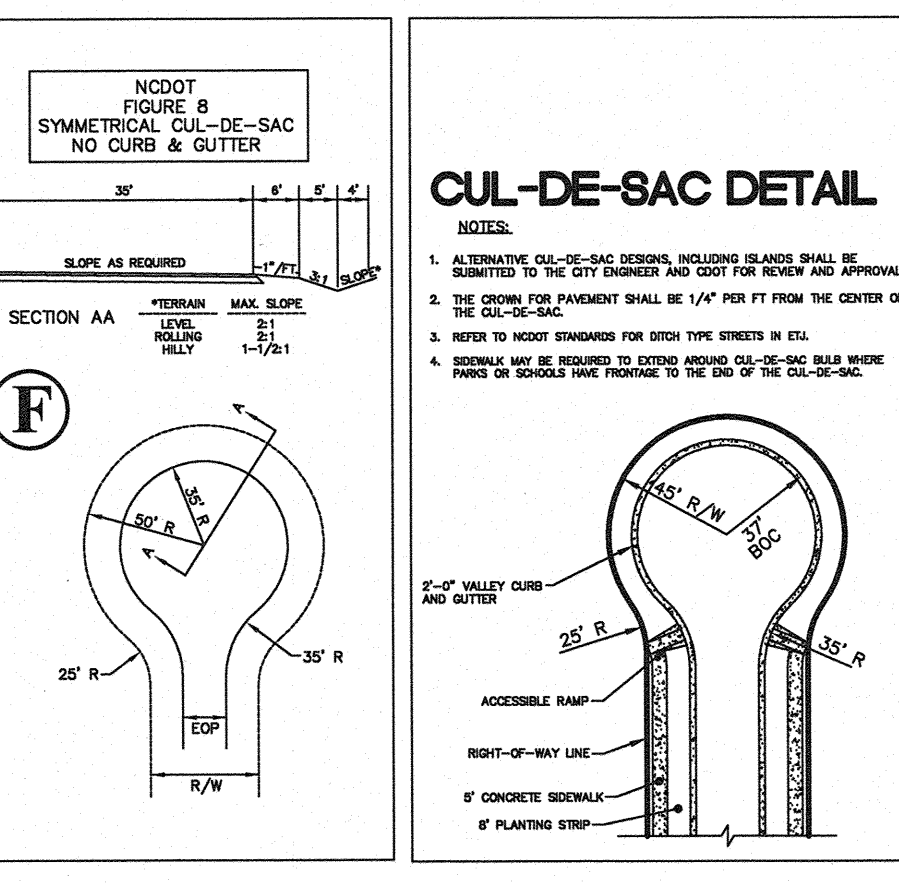
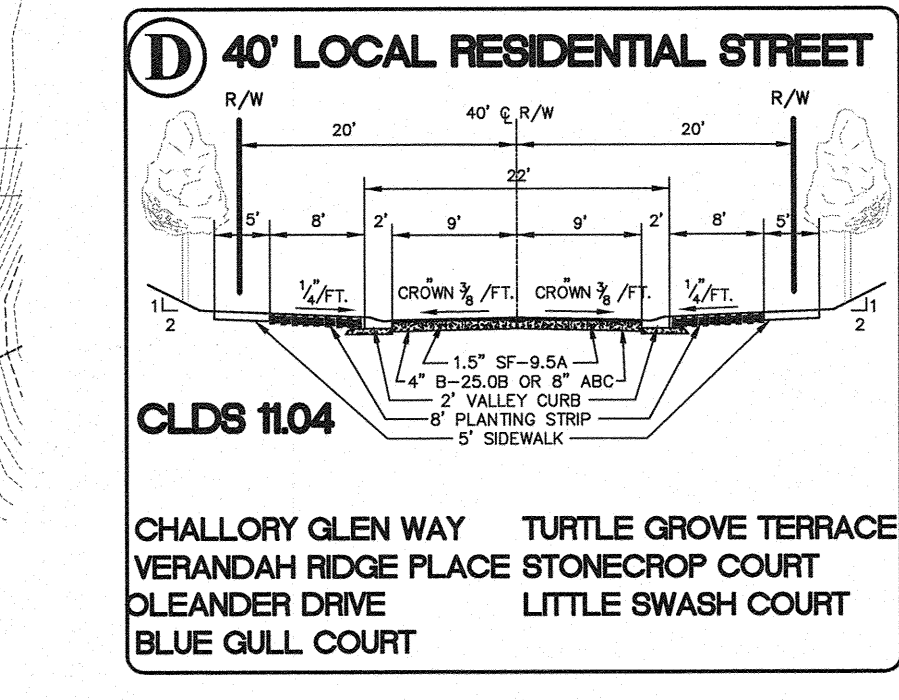
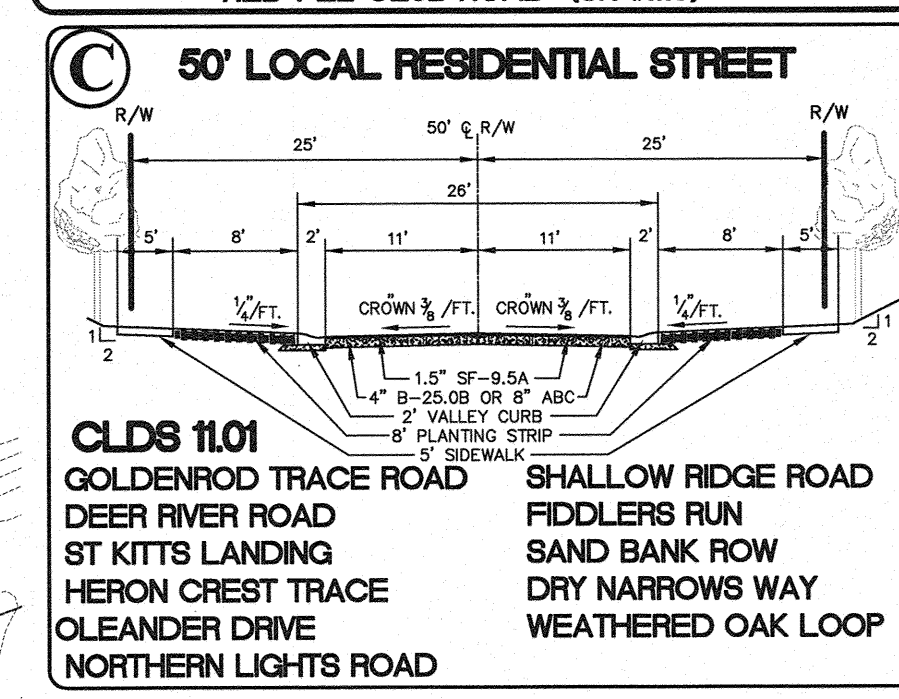
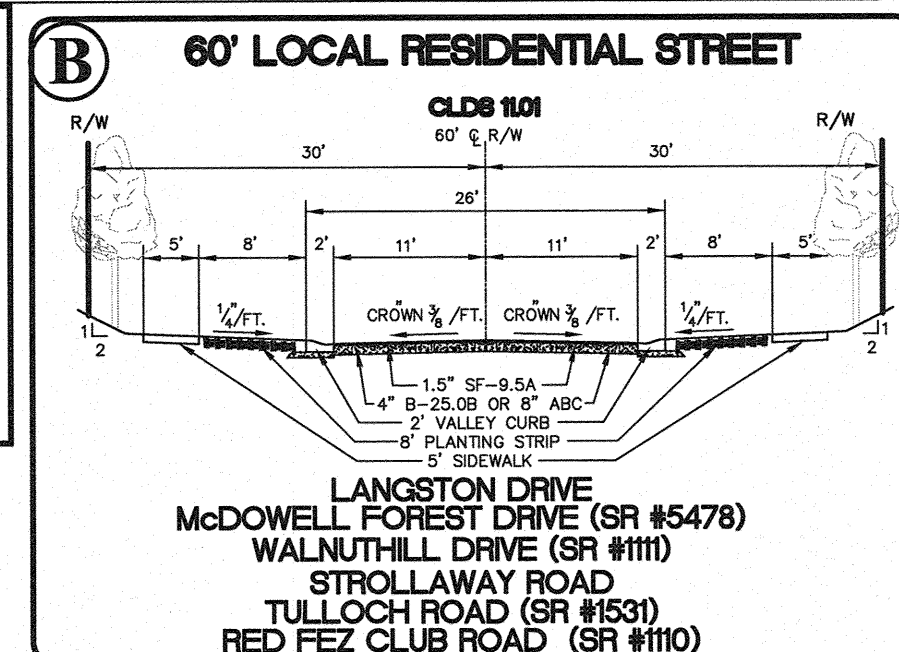
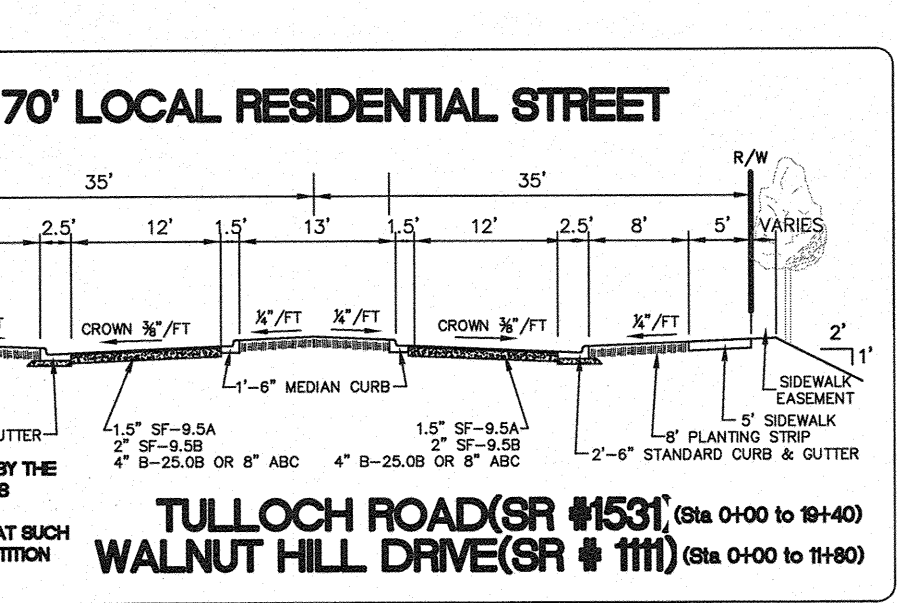
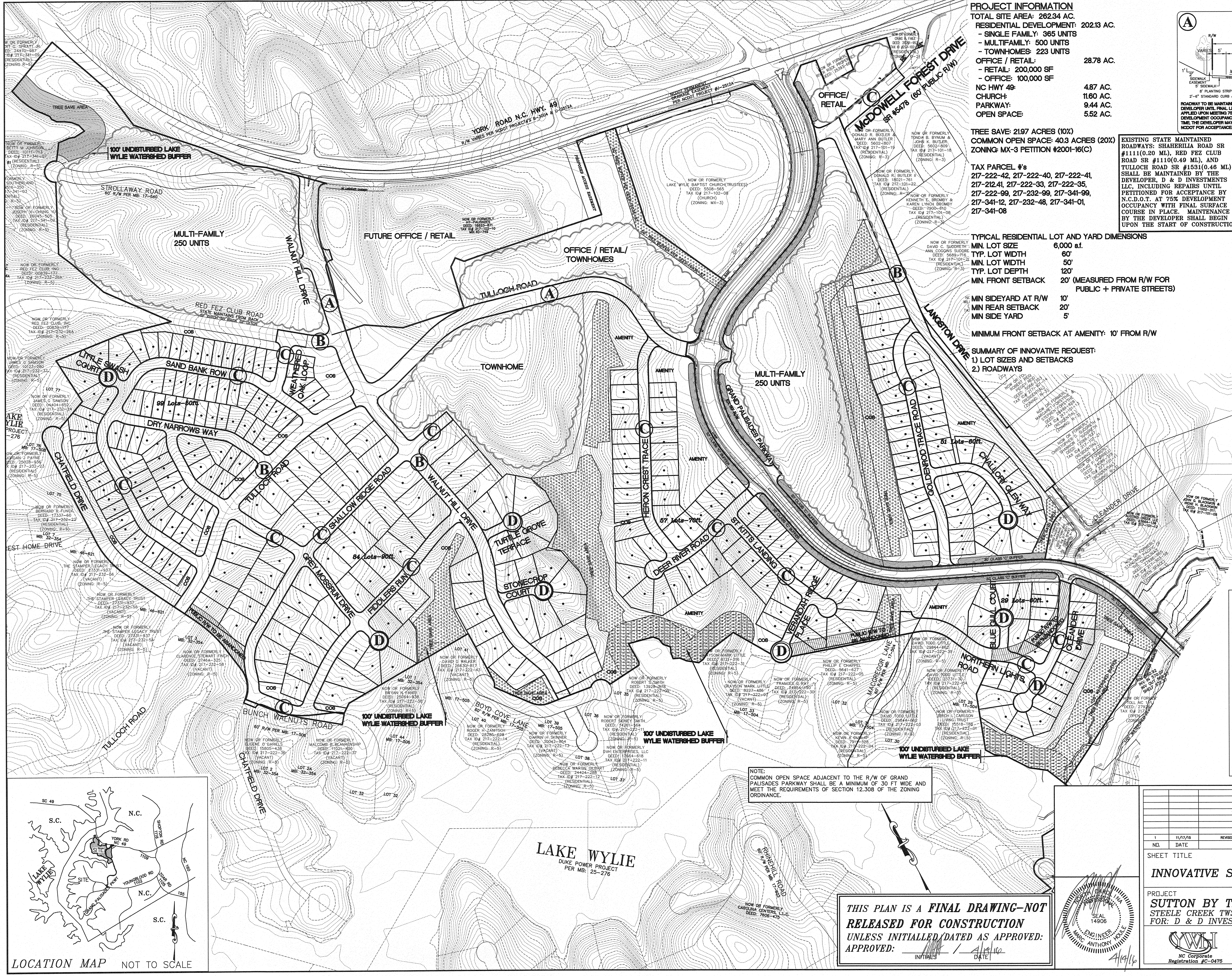
STEELE CREEK TWP., MECK. CO., NC, (CHARLOTTE)

FOR: D & D INVESTMENTS, LLC

 **YARBROUGH-WILLIAMS & HOULE, INC.**
Planning • Surveying • Engineering
730 Windsor Oak Court (28275) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.558.1990 704.558.0505(fax)

NC Corporate
Registration #CC-0475

DRAWN BY BTG	CHECKED BY MAH	
DRAWING NO. 244-58		
SHT 1 OF 47 SHTS		



NO.	DATE	REVISION	BY
1	11/17/15	REVISED SETBACK NOTE AND SECTION "A", "B", "C", & "D" DETAIL PER CMPC COMMENTS	BTG
SHEET TITLE			PROJECT NO.
INNOVATIVE SITE PLAN			SCALE: 1"=200'
PROJECT			DATE: 10/07/15
SUTTON BY THE LAKE PHASE 1			DRAWN BY: BTG
STEELE CREEK TWP., MECK. CO., NC, (CHARLOTTE ETJ)			CHECKED BY: MAH
FOR: D & D INVESTMENTS, LLC			DRAWING NO.
YARBROUGH-WILLIAMS & HOULE, INC.			244-57B
Planning • Surveying • Engineering			SHT. 2B, 47
730 Windsor Oak Court (28273) P.O. Box 7007 (28841)			
Charlotte, North Carolina			
704.558.1990 704.558.0505(fax)			

THIS PLAN IS A FINAL DRAWING—NOT
RELEASED FOR CONSTRUCTION
UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: _____ DATE: 11/17/15

