

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

THE PALISADES

AUDUBON INTERNATIONAL

Gold Signature Member

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

APPROVED: [Signature] DATE: 1/21/10

APPROVED FOR  
CONSTRUCTION  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

LAKE WY  
CHARLOTTE  
UNITS FOLLOW STD C

FINAL  
APPROVAL

http://development.charmeck.org

ENGINEERING  
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE

APPROVED

APPROVED

[illegible]

PUR TREE SAVE COMMENTS	BIG
REVISION	BY
	PROJECT NOL
	SCALE 1" = 500'
	DATE 8/27/15
	DRAWN BY BTG
	CHECKED BY MAH
	DRAWING NEL
YARBROUGH-WILLIAMS & HOULE, INC. <i>Planning • Surveying • Engineering</i> 730 Windsor Oak Court, (26279) P.O. Box 7007 (28241) Charlotte, North Carolina 704.558.1900      704.558.0506(fax)	<b>244-58</b>
	SHT 1 OF 47 SITS

**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. 83719000000 C (DATE: JULY 5, 1994).

THE S.W.M. BUFFERS SHOWN ARE BASED ON A DRAINAGE AREA STUDY DONE BY "WM" AND MAY DIFFER FROM WHAT HENNINGSEN COUNTY CLAIM AS DESIGNATED S.W.M. BUFFERS.

SHORELINE DEVELOPMENT SHOWN ON THIS MAP IS TAKEN FROM THE SHORELINE MANAGEMENT PLAN CANYAWA-WATERS PROJECT WHILE DEVELOPMENT FROM DUKE POWER.

DUKE POWER PROJECT LIMITS FOR LAKE WYKE ARE BASED ON THE ELEVATION OF 270.0 FEET. THE DUKE POWER LIMITS SHOWN ON THIS BOUNDARY ARE TAKEN FROM A RECORDED MAP OF THE BUSTER BOYD BRIDGE PROJECT RECORDED IN MAP BOOK 25-276. DUKE POWER RESERVES THE RIGHT TO FLOOD TO THE 580 CONTOUR PER DEED. 3146-165.

THE EXISTING GRAVEL DROVEWAYS MAY BE SUBJECT TO RIGHT-OF-WAYS.

UTILITY STRUCTURES ACTUALLY FOUND AND SURVEYED BY "WM" ARE SHOWN ON THIS PLAT. ALL INTERIOR UTILITIES HAVE NOT BEEN SURVEYED. "WM" MAKES NO GUARANTEE AND TAKES NO RESPONSIBILITY AS TO THE ACCURACY OR EXISTENCE OF UNDERGROUND UTILITIES. NO ONE (NOT EVEN "WM") SHOULD BE CONTACTED FOR INFORMATION PRIOR TO ANY CONSTRUCTION, INCLUDING DIGGING, TAKING PLACE ON THIS PROPERTY.

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

NOTED MAY CLAIM IN ALBEMARLE THE RIGHTS-OF-WAY FOR COOTY COVE ROAD, KALABASH ROAD, AND HENNINGSEN FERRY ROAD (ALSO KNOWN AS HARTS ROAD) AS RECORDED IN MAP BOOK 14-155. THE RIGHTS-OF-WAY SUBSEQUENTLY RECORDED BY CRESCENT CITY, INC. IN MAP BOOK 14-155 DO NOT CORRESPOND TO THE PORTIONS OF THE RIGHTS-OF-WAY RECORDED IN MAP BOOK 14-155. THE RIGHTS-OF-WAY SHOWN, WHERE DEVELOPMENT DOES 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 #2001-1062 (M-3)  
TOTAL AREA: 1,480.00 AC.  
TOTAL RESIDENTIAL UNITS = 4,145 UNITS

**TOWN CENTER AREA:**  
RESIDENTIAL DEVELOPMENT: 266.2 AC.  
SINGLE FAMILY: 87.5 AC. (230 UNITS) 5.6 DU/AC.  
MULTI-FAMILY: 450.0 AC. (700 UNITS) 10.0 DU/AC.  
TOTAL: 1,480.00 AC. (UNITS) 12.7 DU/AC.  
RETAIL: 29.2 AC. (200,000 S.F.)  
CHURCH: 11.8 AC.  
INSTITUTIONAL: 27.0 AC. (200,000 S.F.)  
OPEN SPACE: 31.9 AC.  
ROAD R/W: 18.9 AC.

**COMMUNITY/GOLF COURSE**  
RESIDENTIAL AREA: 1,232.80 AC.  
RESIDENTIAL DEVELOPMENT:  
SINGLE FAMILY: 789.2 AC. (2,030 UNITS) 2.6 DU/AC.  
VILLAGE RESIDENTIAL: 443.6 AC. (680 UNITS) 5.1 DU/AC.  
VILLAGE CENTER: 9.0 AC.  
PASTURE/OPEN SPACE: 70.0 AC.  
EQUESTRIAN CENTER: 6.8 AC.  
GOLF COURSE: 202.4 AC.

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

**LAKE WYLIE**  
DUKE POWER PROJECT  
LIMITS FOLLOW 570 CONTOUR

LOCATION MAP NOT TO SCALE



