

K:\CHL_PRA\012826016 Toll Brothers - Palisades\02 - Dwg\Phase 4\PlanSheets\010 - COVER SHEET - PH4.dwg
May 04, 2017 - 5:27pm By: McKendle\publower
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(704) 399-2221
CONTACT: BARBARA GROSS

SANITARY SEWER COMPANY

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CHARLOTTE, NC 28216
(704) 399-2221
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NATURAL GAS COMPANY

PIEDMONT NATURAL GAS
4339 SOUTH TRYON STREET
CHARLOTTE, NC 28217
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CONTACT: KAREN BURTON

FIRE MARSHAL

MECKLENBURG COUNTY/CITY FIRE
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CHARLOTTE, NORTH CAROLINA 28202
(704) 336-3814 TEL
CONTACT: JOHN C. MARSHALL

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ENGINEERING AND PROPERTY MANAGEMENT
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CHARLOTTE, NORTH CAROLINA 28202
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CITY OF CHARLOTTE
ENGINEERING & PROPERTY MANAGEMENT
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POWER COMPANY

DUKE POWER
526 SOUTH CHURCH STREET
CHARLOTTE, NC 28202
(704) 395-4446
CONTACT: JIM ANDERSON

TELEPHONE COMPANY

BELL SOUTH SMALL BUSINESS
(866) 620-6000 EXT. 11067
CONTACT: SHANDA LLYOD

CABLE TELEVISION COMPANY

TIME WARNER CABLE
(704) 378-2866 TEL
CONTACT: MELISSA MCDONNELL

DEPARTMENT OF TRANSPORTATION

CHARLOTTE DEPARTMENT OF TRANSPORTATION
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 432-1563 TEL

PLANNING DEPARTMENT

CHARLOTTE MECKLENBURG PLANNING COMMISSION
600 E. 4TH STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 336-8364 TEL
(704) 336-5123 FAX

ZONING DEPARTMENT

MECKLENBURG COUNTY ZONING DEPT.
700 N. TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 336-3569 TEL

OWNER:

TOLL BROTHERS.
6067 HEMBY ROAD
WEDDINGTON ROAD, NC 28104
704-849-2625 TEL

ENGINEER:

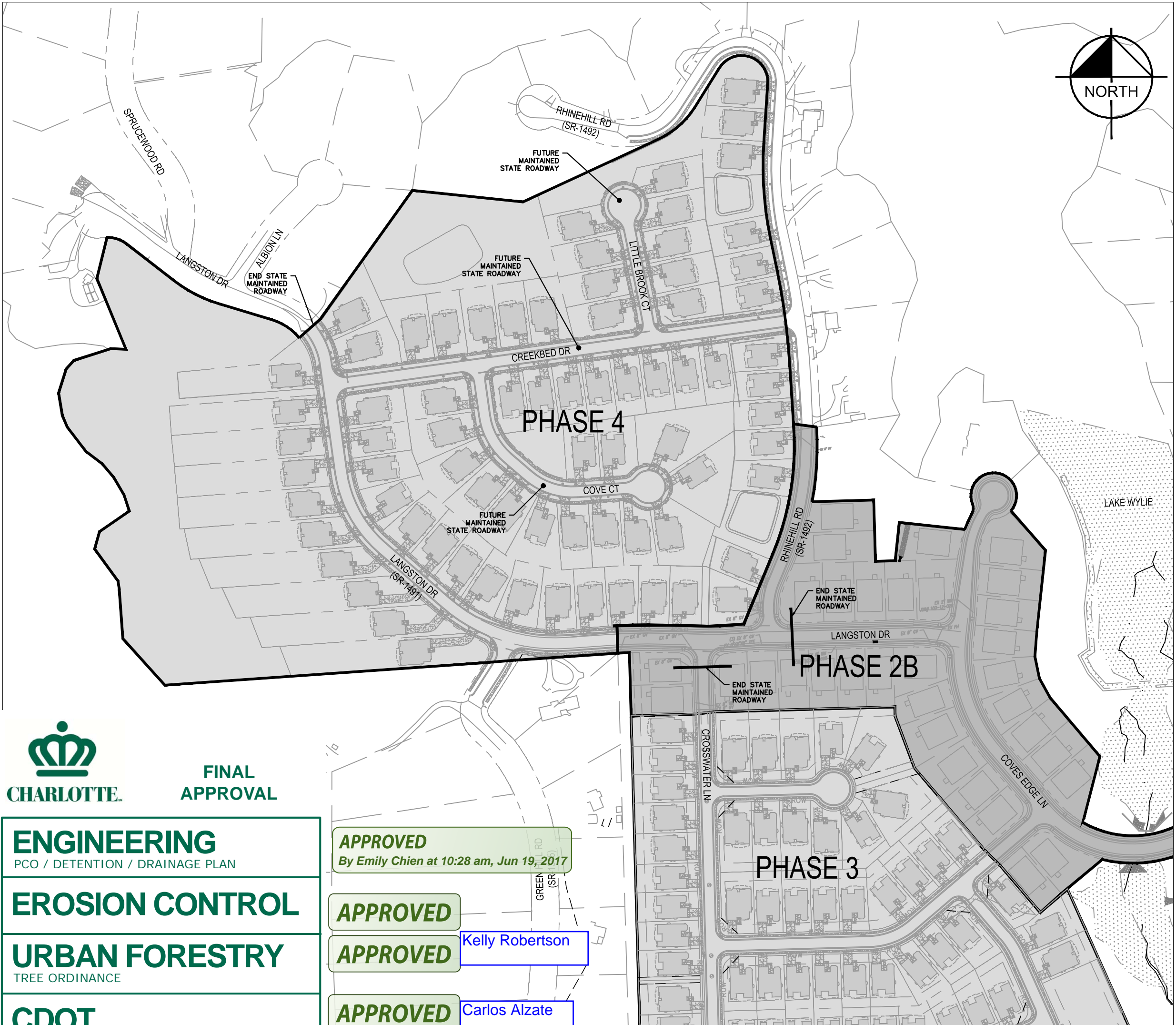
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CHARLOTTE, NORTH CAROLINA 28203
(704) 333-5131 TEL
(704) 333-0845 FAX
LICENSE NO. F-0102


CONTACT: MATT EDWARDS, P.E.

SURVEYOR:

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P.O. BOX 7007 CHARLOTTE, NC 28241
704-556-1990 TEL

CONTACT: MARC. A HOULE





FINAL APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

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

APPROVED
By Emily Chien at 10:28 am, Jun 19, 2017

APPROVED
Kelly Robertson

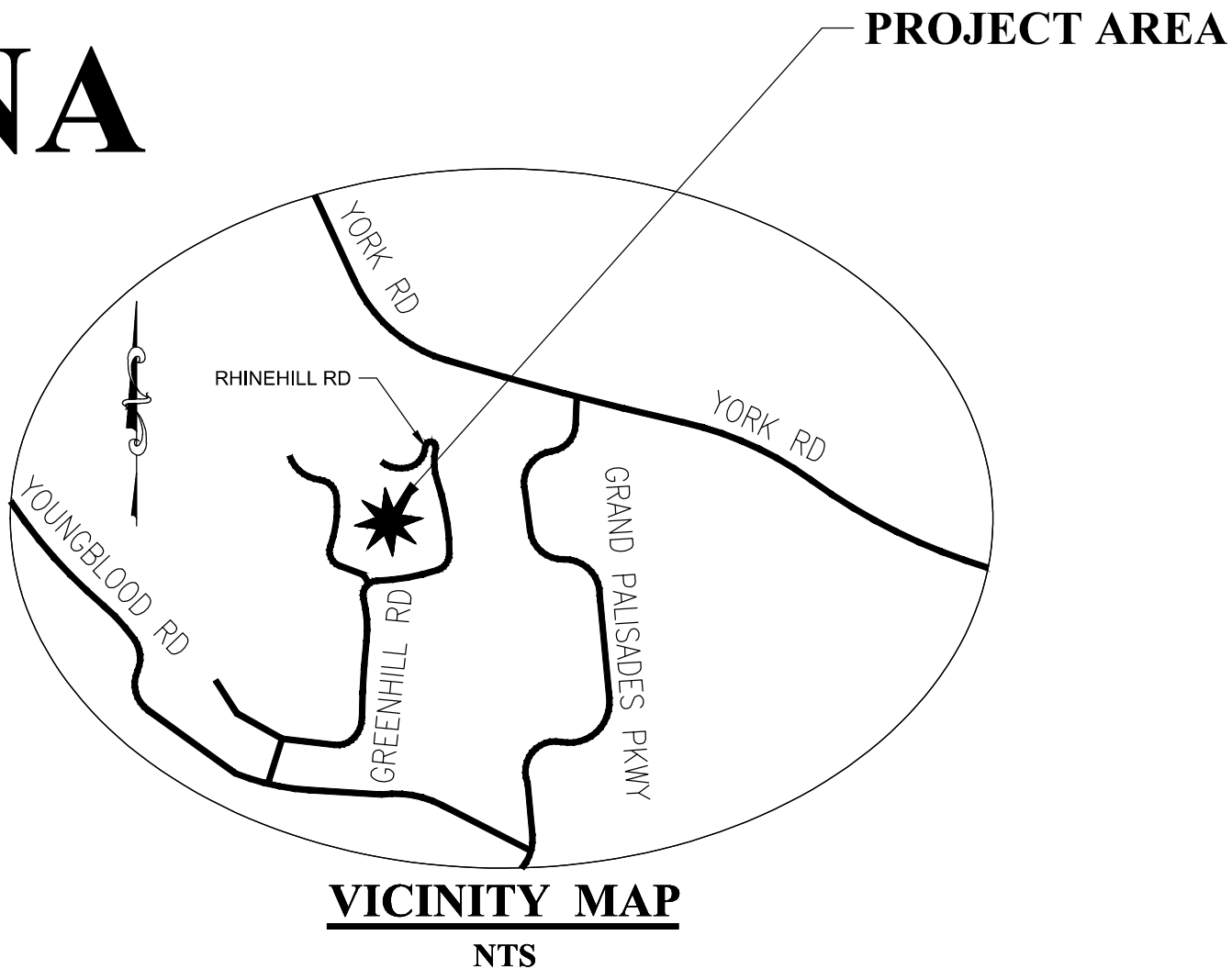
APPROVED
Carlos Alzate

LOCATION MAP
SCALE: 1" = 200'

APPROVED FOR CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

By: Joshua Weaver 6-19-2017



NOTES:

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTIONS OF SERVICES.

ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESS.

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GROUNDWATER NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

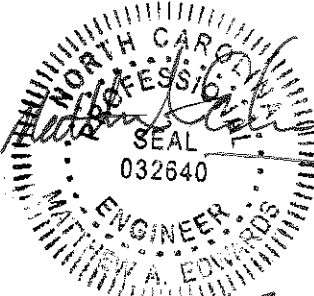
PCCO SUMMARY			
Original Parcel ID Number(s):	21721244, 21721235, 21721243, 21721242, 21732206		
Development Type:	Single-Family		
Subject to PCCO? Y/N	Yes		
If NO, why?			
Watershed:	Lower Lake Wylie: Critical Area		
Disturbed Area (ac):	28		
Site Area (ac):	31.6		
	DA#1, 2, 3	DA# 4, 5	
Total on-site Drainage Area (ac):	23.81	10.8	
Existing Built-upon-area (SF):	25700	4356	
Existing BUA to be removed (SF):	25700	4356	
Existing BUA to remain (SF):	0	0	
Proposed New BUA (SF):	414,860	48,775	
Proposed % BUA:	40	10	
Density (High / Low)	High	Low	
Total Post-Project BUA for site:	31%		
Development or Redevelopment?	Development		
Natural Area Required (ac):		5.53	
Natural Area provided, total (ac):		5.63	
Undisturbed Treed Natural Area Preserved (ac):		5.63	
Total stream buffer protected on-site (ac):	0		
Transit Station Area? Y/N	No		
Distressed Business District? Y/N	No		
Mitigation Type (if applicable)	N/A		
Natural Area mitigation? Y/N	No		
Buffer Mitigation? Y/N	No		
Total Phosphorous Mitigation? Y/N	No		



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Kimley»Horn

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200 SOUTH TRYON, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM F#-0102



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SCALE	NA
DESIGNED BY	LL/A/H
DRAWN BY	LL/A/H
CHECKED BY	ME

COVER SHEET

RHINEHILL - PHASE IV
TRACT 2, 3 AND 4
STEELE CREEK TWSP
MECK COUNTY, NORTH CAROLINA

CHARLOTTE, ETJ

DATE
11-22-2016

PROJECT NO.
012826016

SHEET NUMBER

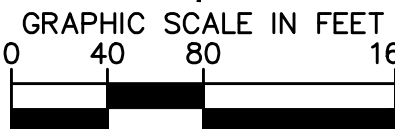
C-1



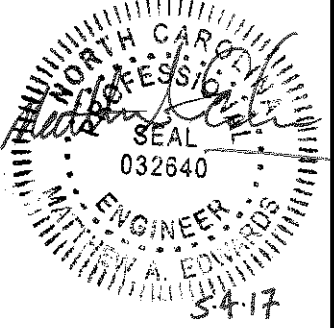
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	156.24'	177.88'	S40°36'08"E	168.43'	65°14'00"	99.98'
C2	265.93'	191.31'	S28°35'36"E	187.21'	41°13'04"	100.00'
C3	363.63'	284.11'	S71°34'53"E	276.94'	44°45'56"	149.73'
C4	1235.54'	106.53'	N88°55'34"E	106.50'	4°56'24"	53.30'
C5	465.98'	41.42'	N88°51'00"E	41.40'	5'05"33"	20.72'
C6	250.00'	9.19'	N87°21'25"E	9.19'	2'06"22"	4.60'
C7	250.00'	33.78'	S87°43'11"E	33.75'	7°44'27"	16.91'
C8	150.00'	72.38'	N8°47'09"E	71.68'	27°38'51"	36.91'
C9	636.00'	223.60'	N12°32'17"E	222.45'	20°08'36"	112.96'
C10	300.00'	31.94'	N0°38'23"W	31.93'	8°02'01"	15.99'
C11	1451.20'	203.54'	N7°42'29"W	203.38'	6'06"11"	101.94'
C12	739.04'	199.20'	N4°00'15"W	198.60'	15°26'37"	100.21'
C13	90.00'	236.91'	N71°41'33"W	174.20'	150°49'13"	345.77'
C14	100.00'	122.24'	S67°55'04"W	114.77'	70°02'27"	70.07'
C15	150.00'	107.90'	S28°35'38"E	105.59'	41°13'00"	56.41'
C16	150.00'	117.14'	S71°34'26"E	114.18'	44°44'37"	61.74'
C17	1123.20'	91.70'	S92°31'4"E	91.67'	4°40'40"	45.87'

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.08	S73°13'07.76"E
L2	236.83	S75°09'07.76"E
L3	185.10	S49°12'07.76"E
L4	104.49	N86°02'08.31"E
L5	99.54	S88°36'13.37"E
L6	59.90	N86°18'13.55"E
L7	339.23	N88°24'35.70"E
L8	68.62	S83°50'56.83"E
L9	51.00	N5°02'16.53"W
L10	55.16	N22°36'34.45"E
L11	65.57	N2°24'37.89"E
L12	118.14	N3°41'23.42"W
L13	73.61	N11°43'33.92"E
L14	130.43	N3°43'03.04"E
L15	130.03	S32°53'49.96"W
L16	86.23	N77°03'42.67"W
L17	1038.76	N82°00'52.24"E
L18	112.71	S75°09'07.76"E
L19	58.30	S49°12'07.76"E
L20	156.93	N86°03'15.28"E
L21	52.03	N86°03'15.28"E
L22	49.96	S11°43'33.92"E
L23	208.35	S11°43'33.92"E

SITE ANALYSIS TABLE		
SETBACKS		
FRONT YARD SETBACK		20'
SIDE YARD		
INTERIOR SIDE SETBACK:		5'
STREET SIDE SETBACK:		10'
REAR YARD		
REAR YARD:		30'
DEVELOPMENT DATA:		
TOTAL SITE AREA		±31.6 ACRES
TAX PARCEL NUMBER		21721242
LEGAL DESCRIPTION		L2 W50-994
LAND USE		SINGLE FAMILY RESIDENTIAL
FEMA FLOOD PANEL		3710349900J
ZONING DATA:		
ZONING DISTRICT		R5
MIN. LOT SIZE		6000 SF
MIN. LOT WIDTH		50'
WATERSHED		LOWER LAKE W/ULY CRITICAL AREA
DENSITY		76 LOTS / 31.6 ACRES =2.4 (5.0 ALLOWED)
TREE SAVE DATA:		
REQUIRED NATURAL AREA		5.53 AC
PROVIDED NATURAL AREA		5.63 AC



Know what's **below**.
Call before you dig.



NOT FOR CONSTRUCTION

SCALE 1" = 80'
DESIGNED BY LL/MH
DRAWN BY LL/MH
CHECKED BY ME

OVERALL SITE PLAN

RHINEHILL - PHASE IV
TRACT 2, 3 AND 4
STEELE CREEK TWP
MECK COUNTY, NORTH CAROLINA

CHARLOTTE ETJ

DATE _____

PROJECT NO.
012826016

SHEET NUMBER

C-4



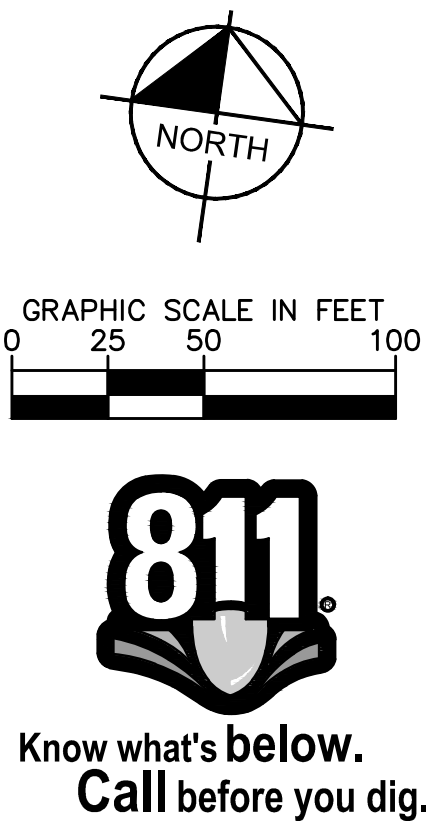
SITE LEGEND	
(A)	PROPOSED 2'-0" VALLEY GUTTER. (SEE CLDSM DETAILS)
(B)	PROPOSED HANDRAIL
(C)	PROPOSED RETAINING WALL
(D)	PROPOSED STOP SIGN
(E)	PROPOSED STREET LIGHTING

STRIPING LEGEND	
(TC)	PAINT (4" WHITE, 120 MILS) 4" X 10" MINISKIP
(T2)	PAINT (24" WHITE, 120 MILS) STOP BAR

LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED BUILDING OUTLINE
	PROPOSED 2'-0" VALLEY GUTTER (SEE CLDSM STANDARD DETAILS)
	PROPOSED SITE NOTE
	PROPOSED ACCESSIBLE RAMP WITH TRUNCATED DOMES (SEE NCDOT STANDARD DETAILS 848.05)
	PROPOSED STREET SIGN (SEE CLDSM STANDARD DETAILS)
	PROPOSED STREET LIGHTING (SPACED $\pm 100'$ APART)
	PROPOSED HANDRAIL
	PROPOSED CENTERLINE WITH STATIONING (SEE ROADWAY PROFILE DRAWINGS)
	PROPOSED STRIPING (SEE STRIPING LEGEND THIS SHEET)
	PROPOSED STANDARD DUTY CONCRETE PAVMT (SEE TYPICAL SECTIONS FOR PAVMT SPECIFICATIONS)
	PROPOSED BUILDING FOOTPRINT (SEE DETAIL SHEETS)

SITE ANALYSIS TABLE		
SETBACKS		
FRONT YARD SETBACK		20'
SIDE YARD		
INTERIOR SIDE SETBACK:		5'
STREET SIDE SETBACK:		10'
REAR YARD		
REAR YARD:		30'
DEVELOPMENT DATA:		
TOTAL SITE AREA		±31.6 ACRES
TAX PARCEL NUMBER		21721242
LEGAL DESCRIPTION		L2 M50-994
LAND USE		SINGLE FAMILY RESIDENTIAL
FEMA FLOOD PANEL		3710349900J
ZONING DATA:		
ZONING DISTRICT		R5
MIN. LOT SIZE		6000 SF
MIN. LOT WIDTH		50'
WATERSHED		LOWER LAKE WYLIE CRITICAL AREA
DENSITY	76 LOTS / 31.6 ACRES = 2.4 (5.0 ALLOWED)	

NOTE: SEE SHEET C-3 FOR MAXIMUM ALLOWED BUA PER LOT.



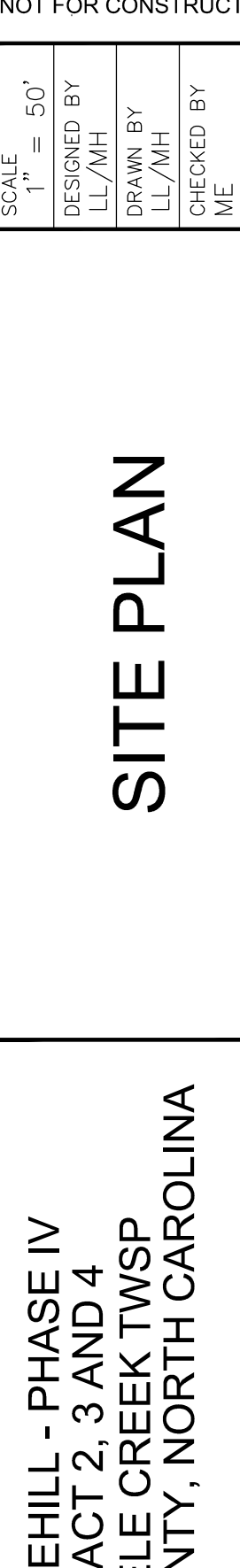
SCALE 1" = 50'	DATE 11-22-2016		Kimley»Horn © 2016 KIMLEY—HORN AND ASSOCIATES, INC. 200 SOUTH TRYON, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM F#-0102
DESIGNED BY LL/AMH	PROJECT NO. 012826016		
DRAWN BY LL/AMH	SHEET NUMBER C-5		
CHECKED BY ME			
RHINEHILL - PHASE IV TRACT 2, 3 AND 4 STEELE CREEK TWP MECK COUNTY, NORTH CAROLINA CHARLOTTE, ETJ		NOT FOR CONSTRUCTION	
SITE PLAN			

STRIPING LEGEND	
(TC)	PAINT (4" WHITE, 120 MILS) 4" X 10" MINISKIP
(T2)	PAINT (24" WHITE, 120 MILS) STOP BAR

SITE ANALYSIS TABLE		
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DENSITY		76 LOTS / 31.6 ACRES = 2.4 (5.0 ALLOWED)

NOTE: SEE SHEET C-3 FOR MAXIMUM ALLOWED BUA PER LOT.



SHEET NUMBER	DATE	PROJECT NO.	Rhinehill - Phase IV Tract 2, 3 and 4 Steel Creek Twp Meck County, North Carolina		<p>SCALE 1" = 50'</p> <p>DESIGNED BY LL/AH</p> <p>DRAWN BY LL/AH</p> <p>CHECKED BY ME</p>	<p>SITE PLAN</p>	<p>Kimley»Horn</p> <p>© 2016 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON, SUITE 200, CHARLOTTE, NC 28402 PHONE: 704-533-5131 WWW.KIMLEY-HORN.COM F#-0102</p>	<p>No.</p> <p>REVISIONS</p> <p>DATE</p>