

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

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

CHARLOTTE

FINAL APPROVAL

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 11:40 am, Jul 26, 2017

APPROVED

APPROVED

APPROVED

REVISION

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By Joshua Weaver 7-26-2017 1 of 4

THE PALISADES

AUDUBON INTERNATIONAL
Gold Signature Member

THIS PLAN IS A FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: [Signature] DATE: 1/26/17

SITE DEVELOPMENT DATA:

OVERALL PROJECT SUMMARY
ZONING - PETITION #2001-16(C); MX-3
TOTAL AREA: 1,480.09 AC.
TOTAL RESIDENTIAL UNITS: 4,145 UNITS

TOWN CENTER AREA:
RESIDENTIAL DEVELOPMENT: 288.29 AC.
SINGLE FAMILY: 87.9 AC. (375 UNITS) 5.6 DU/AC.
MULTI-FAMILY: 45.0 AC. (700 UNITS) 15.0 DU/AC.
TOWNSHIPS: 15.8 AC. (2,030 UNITS) 12.7 DU/AC.

RETAIL: 28.2 AC. (200,000 SF.)
OFFICE: 15.2 AC. (100,000 SF.)
CHURCH: 11.8 AC.
INSTITUTIONAL: 27.0 AC.
OPEN SPACE: 31.9 AC.
ROAD R/W: 18.9 AC.

RESIDENTIAL GOLF COURSE:
COMMUNITY AREA: 1,332.80 AC.
RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY: 769.2 AC. (2,030 UNITS) 2.6 DU/AC.
VILLAGE RESIDENTIAL: 175.4 AC. (890 UNITS) 5.1 DU/AC.
VILLAGE CENTER: 9.0 AC.
PASSIVE OPEN SPACE: 70.0 AC.
EQUESTRIAN CENTER: 6.8 AC.
GOLF COURSE: 205.4 AC.

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

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