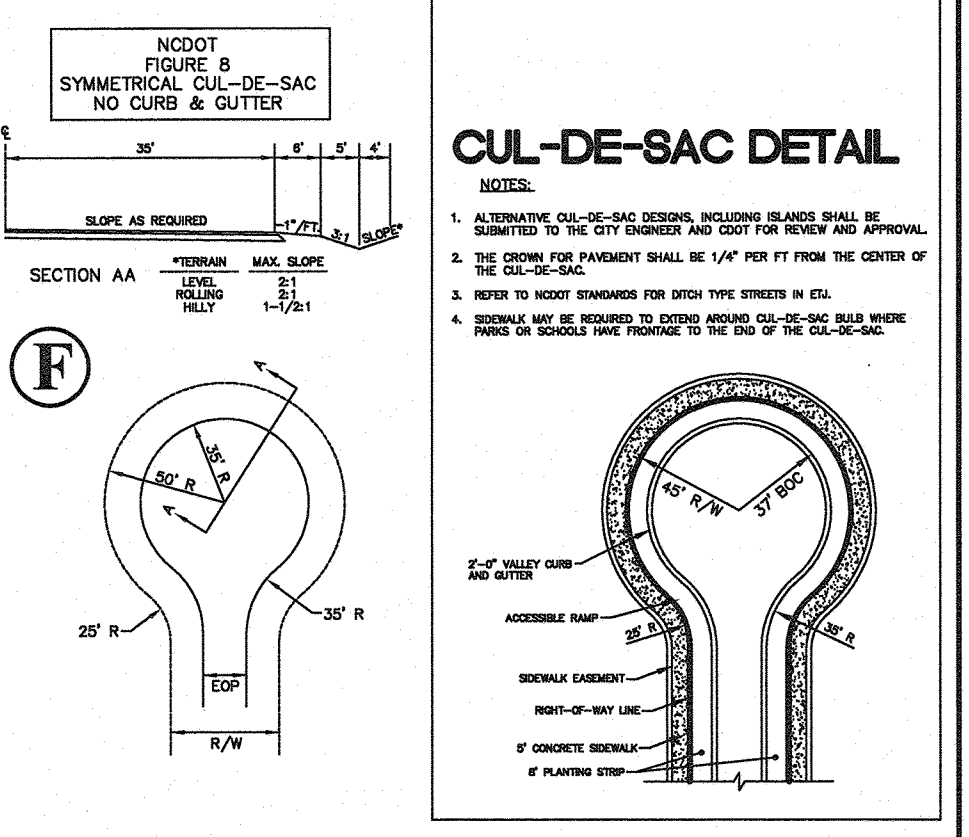
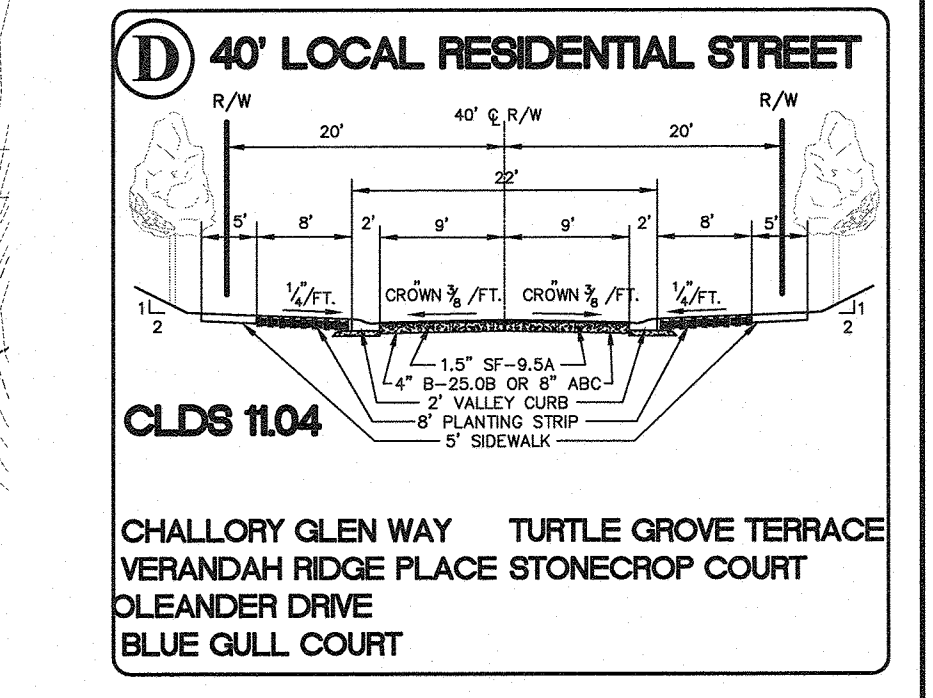
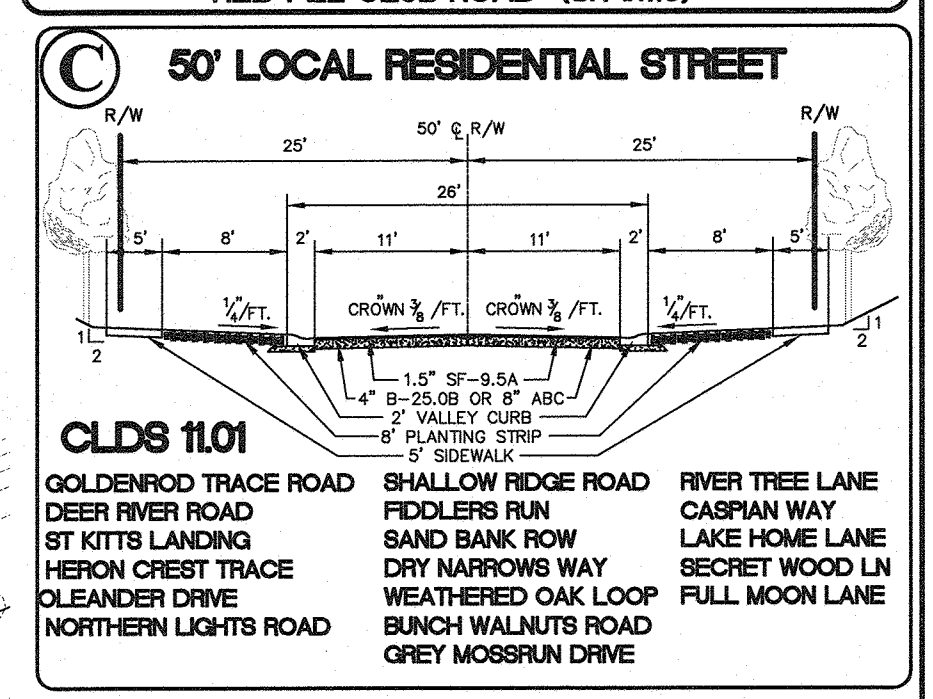
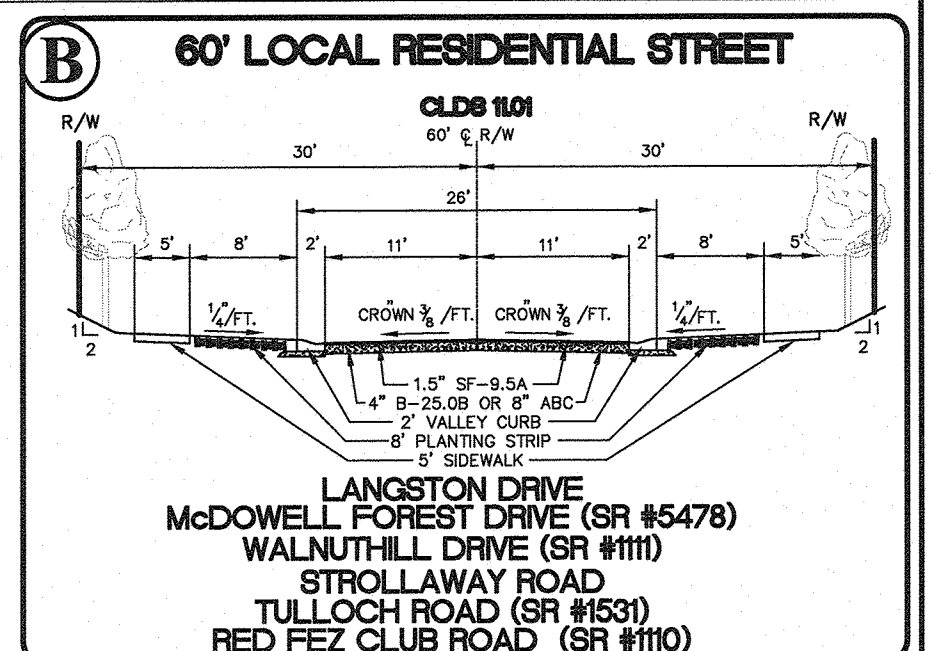
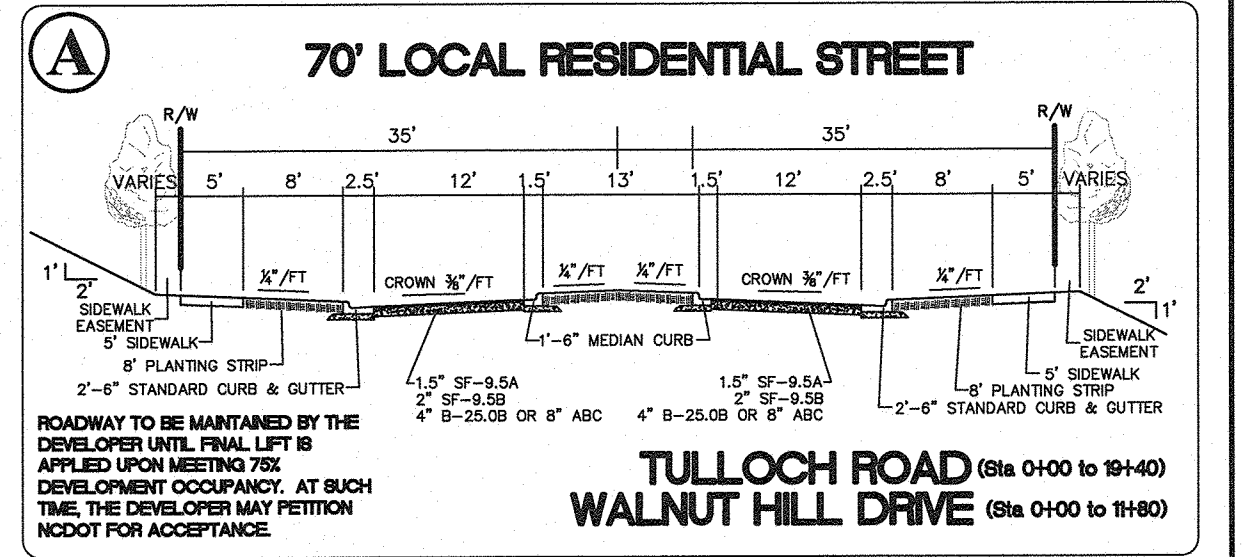
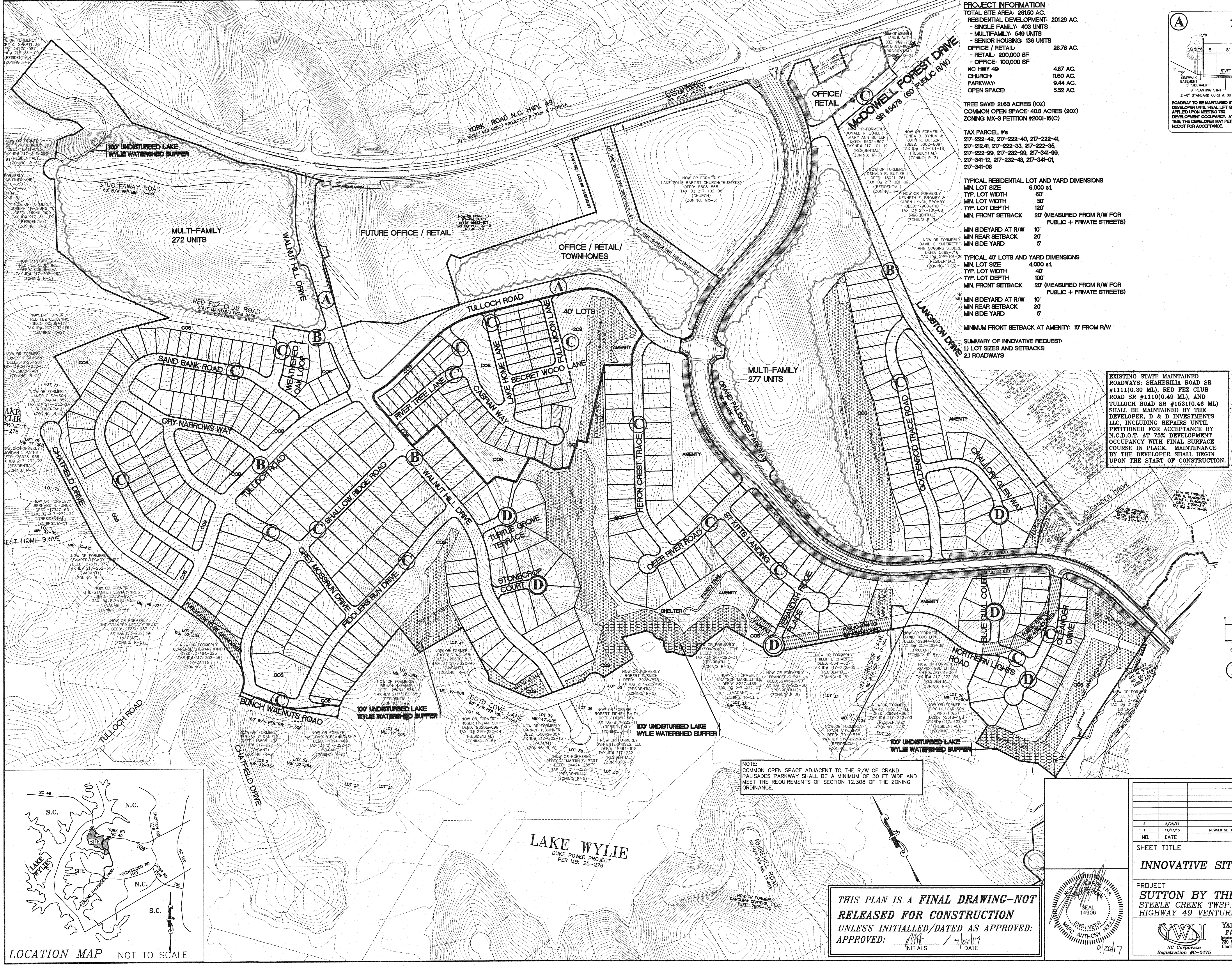


Palisades Development Summary										Steep/Scholar/Paths Impervious Area (ac.)										Lots Impervious Area (ac.)										Total Cumulative Watershed Impervious Area (ac.)										Total Cumulative Watershed Impervious % Per Basin										Total Daily Trip Generation																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Phase	Acres	Total Area	No. Lots	Total Lots	Density	Tree Save Area (ac.)	Total Tree Save Area (ac.)	% Tree Save	Common Open Space (ac.)	Total Common Open Space	Open Space	1A	1B	1C	1D	USA1	2	3	4	5	6	7	8A	8B	8C	8D	USA2	1A	1B	1C	1D	USA1	2	3	4	5	6	7	8A	8B	8C	8D	USA2	1A/103.46	1B/117.10	1C/108.65	1D/28.0	19/184.04	20/84.3	21/183.6	22/49.4	23/51.5	24/51.5	25/51.5	26/51.5	27/51.5	28/51.5	29/51.5	30/51.5	31/51.5	32/51.5	33/51.5	34/51.5	35/51.5	36/51.5	37/51.5	38/51.5	39/51.5	40/51.5	41/51.5	42/51.5	43/51.5	44/51.5	45/51.5	46/51.5	47/51.5	48/51.5	49/51.5	50/51.5	51/51.5	52/51.5	53/51.5	54/51.5	55/51.5	56/51.5	57/51.5	58/51.5	59/51.5	60/51.5	61/51.5	62/51.5	63/51.5	64/51.5	65/51.5	66/51.5	67/51.5	68/51.5	69/51.5	70/51.5	71/51.5	72/51.5	73/51.5	74/51.5	75/51.5	76/51.5	77/51.5	78/51.5	79/51.5	80/51.5	81/51.5	82/51.5	83/51.5	84/51.5	85/51.5	86/51.5	87/51.5	88/51.5	89/51.5	90/51.5	91/51.5	92/51.5	93/51.5	94/51.5	95/51.5	96/51.5	97/51.5	98/51.5	99/51.5	100/51.5	101/51.5	102/51.5	103/51.5	104/51.5	105/51.5	106/51.5	107/51.5	108/51.5	109/51.5	110/51.5	111/51.5	112/51.5	113/51.5	114/51.5	115/51.5	116/51.5	117/51.5	118/51.5	119/51.5	120/51.5	121/51.5	122/51.5	123/51.5	124/51.5	125/51.5	126/51.5	127/51.5	128/51.5	129/51.5	130/51.5	131/51.5	132/51.5	133/51.5	134/51.5	135/51.5	136/51.5	137/51.5	138/51.5	139/51.5	140/51.5	141/51.5	142/51.5	143/51.5	144/51.5	145/51.5	146/51.5	147/51.5	148/51.5	149/51.5	150/51.5	151/51.5	152/51.5	153/51.5	154/51.5	155/51.5	156/51.5	157/51.5	158/51.5	159/51.5	160/51.5	161/51.5	162/51.5	163/51.5	164/51.5	165/51.5	166/51.5	167/51.5	168/51.5	169/51.5	170/51.5	171/51.5	172/51.5	173/51.5	174/51.5	175/51.5	176/51.5	177/51.5	178/51.5	179/51.5	180/51.5	181/51.5	182/51.5	183/51.5	184/51.5	185/51.5	186/51.5	187/51.5	188/51.5	189/51.5	190/51.5	191/51.5	192/51.5	193/51.5	194/51.5	195/51.5	196/51.5	197/51.5	198/51.5	199/51.5	200/51.5	201/51.5	202/51.5	203/51.5	204/51.5	205/51.5	206/51.5	207/51.5	208/51.5	209/51.5	210/51.5	211/51.5	212/51.5	213/51.5	214/51.5	215/51.5	216/51.5	217/51.5	218/51.5	219/51.5	220/51.5	221/51.5	222/51.5	223/51.5	224/51.5	225/51.5	226/51.5	227/51.5	228/51.5	229/51.5	230/51.5	231/51.5	232/51.5	233/51.5	234/51.5	235/51.5	236/51.5	237/51.5	238/51.5	239/51.5	240/51.5	241/51.5	242/51.5	243/51.5	244/51.5	245/51.5	246/51.5	247/51.5	248/51.5	249/51.5	250/51.5	251/51.5	252/51.5	253/51.5	254/51.5	255/51.5	256/51.5	257/51.5	258/51.5	259/51.5	260/51.5	261/51.5	262/51.5	263/51.5	264/51.5	265/51.5	266/51.5	267/51.5	268/51.5	269/51.5	270/51.5	271/51.5	272/51.5	273/51.5	274/51.5	275/51.5	276/51.5	277/51.5	278/51.5	279/51.5	280/51.5	281/51.5	282/51.5	283/51.5	284/51.5	285/51.5	286/51.5	287/51.5	288/51.5	289/51.5	290/51.5	291/51.5	292/51.5	293/51.5	294/51.5	295/51.5	296/51.5	297/51.5	298/51.5	299/51.5	300/51.5	301/51.5	302/51.5	303/51.5	304/51.5	305/51.5	306/51.5	307/51.5	308/51.5	309/51.5	310/51.5	311/51.5	312/51.5	313/51.5	314/51.5	315/51.5	316/51.5	317/51.5	318/51.5	319/51.5	320/51.5	321/51.5	322/51.5	323/51.5	324/51.5	325/51.5	326/51.5	327/51.5	328/51.5	329/51.5	330/51.5	331/51.5	332/51.5	333/51.5	334/51.5	335/51.5	336/51.5	337/51.5	338/51.5	339/51.5	340/51.5	341/51.5	342/51.5	343/51.5	344/51.5	345/51.5	346/51.5	347/51.5	348/51.5	349/51.5	350/51.5	351/51.5	352/51.5	353/51.5	354/51.5	355/51.5	356/51.5	357/51.5	358/51.5	359/51.5	360/51.5	361/51.5	362/51.5	363/51.5	364/51.5	365/51.5	366/51.5	367/51.5	368/51.5	369/51.5	370/51.5	371/51.5	372/51.5	373/51.5	374/51.5	375/51.5	376/51.5	377/51.5	378/51.5	379/51.5	380/51.5	381/51.5	382/51.5	383/51.5	384/51.5	385/51.5	386/51.5	387/51.5	388/51.5	389/51.5	390/51.5	391/51.5	392/51.5	393/51.5	394/51.5	395/51.5	396/51.5	397/51.5	398/51.5	399/51.5	400/51.5	401/51.5	402/51.5	403/51.5	404/51.5	405/51.5	406/51.5	407/51.5	408/51.5	409/51.5	410/51.5	411/51.5	412/51.5	413/51.5	414/51.5	415/51.5	416/51.5	417/51.5	418/51.5	419/51.5	420/51.5	421/51.5	422/51.5	423/51.5	424/51.5	425/51.5	426/51.5	427/51.5	428/51.5	429/51.5	430/51.5	431/51.5	432/51.5	433/51.5	434/51.5	435/51.5	436/51.5	437/51.5	438/51.5	439/51.5	440/51.5	441/51.5	442/51.5	443/51.5	444/51.5	445/51.5	446/51.5	447/51.5	448/51.5	449/51.5	450/51.5	451/51.5	452/51.5	453/51.5	454/51.5	455/51.5	456/51.5	457/51.5	458/51.5	459/51.5	460/51.5	461/51.5	462/51.5	463/51.5	464/51.5	465/51.5	466/51.5	467/51.5	468/51.5	469/51.5	470/51.5	471/51.5	472/51.5	473/51.5	474/51.5	475/51.5	476/51.5	477/51.5	478/51.5	479/51.5	480/51.5	481/51.5	482/51.5	483/51.5	484/51.5	485/51.5	486/51.5	487/51.5	488/51.5	489/51.5	490/51.5	491/51.5	492/51.5	493/51.5	494/51.5	495/51.5	496/51.5	497/51.5	498/51.5	499/51.5	500/51.5	501/51.5	502/51.5	503/51.5	504/51.5	505/51.5	506/51.5	507/51.5	508/51.5	509/51.5	510/51.5	511/51.5	512/51.5	513/51.5	514/51.5	515/51.5	516/51.5	517/51.5	518/51.5	519/51.5	520/51.5	521/51.5	522/51.5	523/51.5	524/51.5	525/51.5	526/51.5	527/51.5	528/51.5	529/51.5	530/51.5	531/51.5	532/51.5	533/51.5	534/51.5	535/51.5	536/51.5	537/51.5	538/51.5	539/51.5	540/51.5	541/51.5	542/51.5	543/51.5	544/51.5	545/51.5	546/51.5	547/51.5	548/51.5	549/51.5	550/51.5	551/51.5	552/51.5	553/51.5	554/51.5	555/51.5	556/51.5	557/51.5	558/51.5	559/51.5	560/51.5	561/51.5	562/51.5	563/51.5	564/51.5	565/51.5	566/51.5	567/51.5	568/51.5	569/51.5	570/51.5	571/51.5	572/51.5	573/51.5	574/51.5	575/51.5	576/51.5	577/51.5	578/51.5	579/51.5	580/51.5	581/51.5	582/51.5	583/51.5	584/51.5	585/51.5	586/51.5	587/51.5	588/51.5	589/51.5	590/51.5	591/51.5	592/51.5	593/51.5	594/51.5	595/51.5	596/51.5	597/51.5	598/51.5	599/51.5	600/51.5	601/51.5	602/51.5	603/51.5	604/51.5	605/51.5	606/51.5	607/51.5	608/51.5	609/51.5	610/51.5	611/51.5	612/51.5	613/51.5	614/51.5	615/51.5	616/51.5	617/51.5	618/51.5	619/51.5	620/51.5	621/51.5	622/51.5	623/51.5	624/51.5	625/51.5	626/51.5	627/51.5	628/51.5	629/51.5	630/51.5	631/51.5	632/51.5	633/51.5	634/51.5	635/51.5	636/51.5	637/51.5	638/51.5	639/51.5	640/51.5	641/51.5	642/51.5	643/51.5	644/51.5	645/51.5	646/51.5	647/51.5	648/51.5	649/51.5	650/51.5	651/51.5	652/51.5	653/51.5	654/51.5	655/51.5	656/51.5	657/51.5	658/51.5	659/51.5	660/51.5	661/51.5	662/51.5	663/51.5	664/51.5	665/51.5	666/51.5	667/51.5	668/51.5	669/51.5	670/51.5	671/51.5	672/51.5	673/51.5	674/51.5	675/51.5	676/51.5	677/51.5	678/51.5	679/51.5	680/51.5	681/51.5	682/51.5	683/51.5	684/51.5	685/51.5	686/51.5	687/51.5	688/51.5	689/51.5	690/51.5	691/51.5	692/51.5	693/51.5	694/51.5	695/51.5	696/51.5	697/51.5	698/51.5	699/51.5	700/51.5	701/51.5	702/51.5	703/51.5	704/51.5	705/51.5	706/51.5	707/51.5	708/51.5	709/51.5	710/51.5	711/51.5	712/51.5	713/51.5	714/51.5	715/51.5	716/51.5	717/51.5	718/51.5	719/51.5	720/51.5	721/51.5	722/51.5	723/51.5	724/51.5	725/51.5	726/51.5	727/51.5	728/51.5	729/51.5	730/51.5	731/51.5	732/51.5	733/51.5	734/51.5	735/51.5	736/51.5	737/51.5	738/51.5	739/51.5	740/51.5	741/51.5	742/51.5	743/51.5	744/51.5	745/51.5	746/51.5	747/51.5	748/51.5	749/51.5	750/51.5	751/51.5	752/51.5	753/51.5	754/51.5	755/51.5	756/51.5	757/51.5	758/51.5	759/51.5	760/51.5	761/51.5	762/51.5	763/51.5	764/51.5	765/51.5	766/51.5	767/51.5	768/51.5	769/51.5	770/51.5	771/51.5	772/51.5	773/51.5	774/51.5	775/51.5	776/51.5	777/51.5	778/51.5	779/51.5	780/51.5	781/51.5	782/51.5	783/51.5	784/51.5	785/51.5	786/51.5	787/51.5	788/51.5	789/51.5	790/51.5	791/51.5	792/51.5	793/51.5	794/51.5	795/51.5	796/51.5	797/51.5	798/51.5	799/51.5	800/51.5	801/51.5	802/51.5	803/51.5	804/51.5	805/51.5	806/51.5	807/51.5	808/51.5	809/51.5	810/51.5	811/51.5	812/51.5	813/51.5	814/51.5	815/51.5	816/51.5	817/51.5	818/51.5	819/51.5	820/51.5	821/51.5	822/51.5	823/51.5	824/51.5	825/51.5	826/51.5	827/51.5	828/51.5	829/51.5	830/51.5	831/51.5	832/51.5	833/51.5	834/51.5	835/51.5	836/51.5	837/51.5	838/51.5	839/51.5	840/51.5	841/51.5	842/51.5	843/51.5	844/51.5	845/51.5	846/51.5	847/51.5	848/51.5	849/51.5	850/51.5	851/51.5	852/51.5	853/51.5	854/51.5	855/51.5	856/51.5	857/51.5	858/51.5	859/51.5	860/51.5	861/51.5	862/51.5	863/51.5	864/51.5	865/51.5	866/51.5	867/51.5	868/51.5	869/51.5	870/51.5	871/51.5	872/51.5	873/51.5	874/51.5	875/51.5	876/51.5	877/51.5	878/51.5	879/51.5	880/51.5	881/51.5	882/51.5	883/51.5	884/51.5	885/51.5	886/51.5	887/51.5	888/51.5	889/51.5	890/51.5	891/51.5	892/51.5	893/51.5	894/51.5	895/51.5	896/51.5	897/51.5	898/51.5	899/51.5	900/51.5	901/51.5	902/51.5	903/51.5	904/51.5	905/51.5	906/51.5	907/51.5	908/51.5	909/51.5	910/51.5	911/51.5	912/51.5	913/51.5	914/51.5	915/51.5	916/51.5	917/51.5	918/51.5	919/51.5	920/51.5	921/51.5	922/51.5	923/51.5	924/51.5	925/51.5	926/51.5	927/51.5	928/51.5	929/51.5	930/51.5	931/51.5	932/51.5	933/51.5	934/51.5	935/51.5	936/51.5	937/51.5	938/51.5	939/51.5	940/51.5	

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

BASIN	Impervious Area (ac.)	Basin Area (ac.)
1A	29.69	103.48
1B	19.34	117.16
1C	26.24	188.65
1D	0.07	28
USA1	13.85	64.04
2	0.29	64.9
3	34.43	130.6
4	11.60	46.4
5	4.74	19
6	3.60	15
7	17.67	65.2
8A	25.43	92.2
8B	56.36	230.8
8C	32.70	274.11
8D		60.70
USA2		22.00
Total:	276.21	1522.24
	% impervious	18.14%

[illegible]



PROJECT INFORMATION
TOTAL SITE AREA: 261.50 AC.
RESIDENTIAL DEVELOPMENT: 201.29 AC.
- SINGLE FAMILY: 403 UNITS
- MULTIFAMILY: 549 UNITS
- SENIOR HOUSING: 136 UNITS
OFFICE / RETAIL: 2878 AC.
- RETAIL: 200,000 SF
- OFFICE: 100,000 SF
NC HWY 49: 4.87 AC.
CHURCH: 11.60 AC.
PARKWAY: 9.44 AC.
OPEN SPACE: 5.52 AC.

TREE SAVE: 21.63 ACRES (10%)
COMMON OPEN SPACE: 40.3 ACRES (20%)
ZONING: MX-3 PETITION #2001-16(C)

TAX PARCEL #s
217-222-42, 217-222-40, 217-222-41,
217-212-41, 217-222-33, 217-222-35,
217-222-99, 217-232-99, 217-341-99,
217-341-12, 217-232-48, 217-341-01,
217-341-08

TYPICAL RESIDENTIAL LOT AND YARD DIMENSIONS
MIN. LOT SIZE: 6,000 s.f.
TYP. LOT WIDTH: 60'
MIN. LOT WIDTH: 50'
TYP. LOT DEPTH: 120'
MIN. FRONT SETBACK: 20' (MEASURED FROM R/W FOR PUBLIC + PRIVATE STREETS)
MIN. SIDEYARD AT R/W: 10'
MIN. REAR SETBACK: 20'
MIN. SIDE YARD: 5'

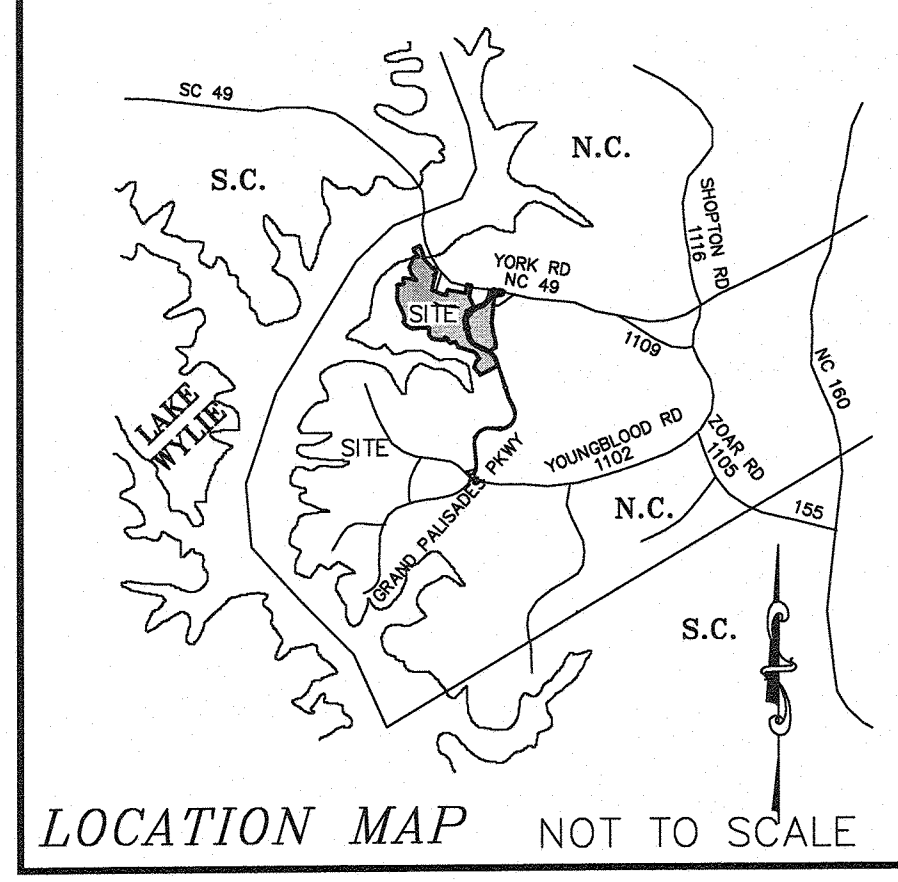
TYPICAL 40' LOTS AND YARD DIMENSIONS
MIN. LOT SIZE: 4,000 s.f.
TYP. LOT WIDTH: 40'
MIN. LOT WIDTH: 30'
TYP. LOT DEPTH: 100'
MIN. FRONT SETBACK: 20' (MEASURED FROM R/W FOR PUBLIC + PRIVATE STREETS)
MIN. SIDEYARD AT R/W: 10'
MIN. REAR SETBACK: 20'
MIN. SIDE YARD: 5'

MINIMUM FRONT SETBACK AT AMENITY: 10' FROM R/W

SUMMARY OF INNOVATIVE REQUEST:
1) LOT SIZES AND SETBACKS
2) ROADWAYS

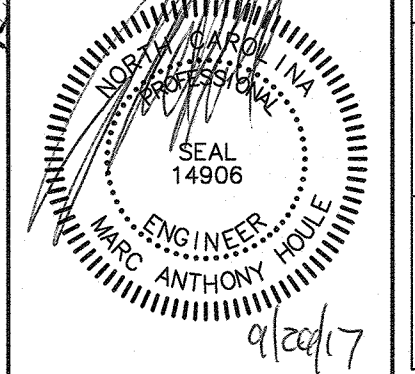
EXISTING STATE MAINTAINED ROADWAYS: SHAHERILLA ROAD SR #1111(0.20 ML), RED FEZ CLUB ROAD SR #1110(0.49 ML), AND TULLOCH ROAD SR #1531(0.48 ML) SHALL BE MAINTAINED BY THE DEVELOPER, D & D INVESTMENTS LLC, INCLUDING REPAIRS UNTIL PETITIONED FOR ACCEPTANCE BY N.C.D.O.T. AT 75% DEVELOPMENT OCCUPANCY WITH FINAL SURFACE COURSE IN PLACE. MAINTENANCE BY THE DEVELOPER SHALL BEGIN UPON THE START OF CONSTRUCTION.

NOTE:
COMMON OPEN SPACE ADJACENT TO THE R/W OF GRAND FAIRLAKES PARKWAY SHALL BE A MINIMUM OF 30 FT WIDE AND MEET THE REQUIREMENTS OF SECTION 12.308 OF THE ZONING ORDINANCE.



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

APPROVED: INITIALS: DATE: 9/24/17



REVISION				BY	DATE	REVISION	COMMENTS
NO.	DATE	DESCRIPTION	REVISION				
2	8/25/17	UPDATED TREE SAVE AREAS		BTG			
1	11/17/15	REVISED SETBACK NOTE AND SECTION "A", "B", "C", & "D" DETAIL PER CMPC COMMENTS		BTG			
ND.							

SHEET TITLE
INNOVATIVE SITE PLAN

PROJECT
SUTTON BY THE LAKE PHASE 3
STEELE CREEK TWP., MECK. CO., NC.(CHARLOTTE ETJ)
HIGHWAY 49 VENTURES, LLC

SCALE
1"=200'

DATE
10/07/15

DESIGNED BY
BTG

CHECKED BY
MAH

DRAWING NO.
256-30

SHEET
2 OF 28 SHEETS

YARBROUGH-WILLIAMS & HOULS, INC.
Planning • Surveying • Engineering
700 Windsor Oak Court
Charlotte, North Carolina, 28273
704.556.1900 704.556.0500(tax)

GENERAL NOTES

- A preliminary plan approved under the provisions of the subdivision ordinance will be valid for a period of three years, for such approval to remain valid beyond three, work on the site in furtherance of the plan is required.
- The owner wishes to save certain trees on the site. Place tree barricades as shown on the plan or as specified by the owner before construction activity begins.
- Coordinate all curb and street grades in intersection with Inspector.
- All road improvements are to be coordinated with NCDOT/The City of Charlotte Engineering Department prior to construction in order to be dedicated as Public Roadways.
- Developer will provide street signs per CDOT/MS 50.05 (9" signs only).
- Signs and/or other items are the minimum required.
- In cutting and filling, sweeping of the stone base and/or application of a top coat may be required near intersections. These requirements will be established by the Inspector and based on field conditions.
- Approval of this plan is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from the affected property owners.
- All construction shall conform to NCDOT/The City of Charlotte standards. In order to ensure proper drainage, keep a minimum of 0.5% slope on the curb.
- Subsurface drainage facilities may be required in the street right-of-way if deemed necessary by the Inspector.
- Curb and gutter shown on plans may be adjusted based upon field staking by NCDOT/City Engineering. Associated storm drainage may also require modification based upon field conditions.
- All storm pipe to be Class III pipe unless otherwise noted.
- The purpose of the storm drainage easement (SDE) is to provide storm water conveyance. Buildings are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also prohibited.
- High-density polyethylene (HDPE) storm drainage pipe installed within existing or proposed public street right-of-way must be approved by NCDOT/The City of Charlotte prior to any backfill being placed. Backfill material must be approved by NCDOT/The City of Charlotte prior to placement of the material within the public street right-of-way.
- The developer shall maintain all streams, creeks, or backwater channels in an unobstructed state and shall remove from the channel and banks of the stream all debris, logs, timber, junk and other obstructions.
- Any building within the 100+1 Stormwater Elevation Line is subject to the restrictions of the (City of Charlotte/Mecklenburg County) Subdivision Ordinance, Section 22.008.
- Any construction or use within the Future Conditions Flood Fringe Line is subject to the restrictions imposed by the Floodway Regulations of the City of Charlotte and Mecklenburg County.
- All openings (e.g., doors, windows, vents) in structures built on lot #s adjacent to the flood plain shall be located a minimum of one foot above the adjacent finished ground surface (Applies to lots which may experience significant overland flow not considered in the 100+1 flood analysis).
- PE sealed shop drawings for retaining wall must be submitted to City Engineer prior to construction.
- "As-built" drawings and plans of the storm drainage system, including designed ditches, must be submitted prior to subdivision final inspection to the City/County Engineering Department in accordance with City/County Subdivision Ordinance.
- Prior to installation, PE sealed shop drawings for underground detention systems must be furnished to City of Charlotte Engineering for approval.
- Prior to CD, surveyor sealed as-built drawings of all water quality BMP's and detention systems must be provided.
- Prior to final recordation, Offsite R/W and/or construction easements are required to be obtained according to the guidelines of the "Offsite R/W Acquisition Process". These needed R/W and construction limits are clear shown on the roadway improvement plan.
- Per Section 18-175(e) of City Code and Section 10.0 of the City's Post Construction Controls Administrative Manual, all required Natural Areas and/or Post Construction Controls easements (PCCAs) must be recorded prior to the issuance of the Certificate of Occupancy.
- The Developer shall contact the Charlotte Department of Transportation (Sus. Jords, 704-336-7086) to identify any conflicts with traffic signalization equipment. 60-90 days will be required to coordinate relocation Developer shall be responsible for all related relocation cost and/or any repair cost caused by in contractor/developer.
- Certification and Street cut permits are required for utility cuts on City streets. Allow 7 days processing to permit. For information contact Charlotte Department of Transportation (704-336-4025) or visit <http://charlotte.gov/departments/Transportation/Street-Maintenance/home.htm>
- Non-standard items (i.e. powers, irrigation systems, etc.) in the right-of-way require a Right-of-Way Encroachment Agreement with NCDOT(North Carolina Department of Transportation) before installation. For City of Charlotte maintained streets, contact CDOT at (704) 336-3888.
- Sidewalk within the City's R/W that requires replacement as part of the development and/or street improvements should be phased in such a way as to minimize the duration of the sidewalk closure to the extent feasible. The developer should make every attempt to have sidewalks repaired and reopened for public use within 30 days of removal.
- Any work within the City's R/W that requires closure of the sidewalk or travel lane for less than 30 days requires a R/W use permit. Traffic control plans for any sidewalk or travel lane closure must be submitted a part of the R/W use permit request. Traffic control plans must be in accordance with CDOT's Work Area Traffic Control Handbook (WATCH) and must be reviewed and approved. Contractor shall contact CDOT at least 5 business days in advance of beginning of work at (704) 432-1562.
- Right-of-way closures more than 30 days requires a R/W Lease agreement which will include the submitted a traffic control plan. Traffic control plans required through a lease agreement may be different from the one required during the Land Development plan review and are subject to revisions. The revised traffic control plans must be submitted as part of the lease agreement process for approval prior to start of R/W closures. Contractor shall contact CDOT at (704) 336-8346.
- Construction staging within City R/W lasting more than 30 days requires a R/W Lease agreement. Contractor shall contact CDOT at (704) 336-8346.
- SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.
- C.O.S. - COMMON OPEN SPACE
- C.M. - CONCRETE MONUMENT
- ALL CURB AND R/W RADIUS DIMENSIONS ARE 25' UNLESS SHOWN OTHERWISE.
- COMMON OPEN SPACE TO BE MAINTAINED BY PALISADES HOMEOWNERS ASSOCIATION.
- SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.
- BEGIN CONSTRUCTION IN 2017, APPROXIMATELY 5 YEARS TO FULL BUILD OUT.
- ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20' UNLESS OTHERWISE NOTED.
- ALL ON SITE TOPOGRAPHY IS FROM FIELD SURVEY.
- ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER NCDOT/CLDS #0.31 THRU 10.35.
- SANITARY SEWER WILL BE PROVIDED BY CHARLOTTE WATER.
- ALL ROAD IMPROVEMENTS AT TULLOCH ROAD ARE TO BE COORDINATED WITH NCDOT/ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

S.W.E.L. - 100 YEAR+1 STORM WATER ELEVATION LINE.

THESE SHALL BE NO GRADING INSIDE 100+1 S.W.E.L.

XXX - STORMWATER PROTECTION ELEVATION (100 YEAR FLOOD ELEVATION PLUS ONE FOOT)(SWPE)

XXX - FLOOD PROTECTION ELEVATION (100 YEAR FEMA FLOOD ELEVATION PLUS TWO FEET) (PFPE)

PROJECT INFORMATION

TOTAL PROJECT SITE AREA - 165.63 ACRES
PROJECT TREE SAVE AREA REQUIRED - 16.57 AC.(10%)
PROJECT TREE SAVE AREA PROVIDED - 17.01 AC.(10.27%)
EXISTING PALISADES PARKWAY - 6.83 AC.
PHASE 1 SITE AREA - 10.18 AC.
PHASE 2 SITE AREA - 132.45 AC.
PHASE 3 TOTAL SITE AREA - 16.17 ACRES
TREE SAVE AREA REQUIRED - 1.62 AC. (10%)
TREE SAVE AREA PROVIDED - 1.62 AC.(10.02%)
COMMON OPEN SPACE - 6.82 AC. (42.80%)
LOTS PROPOSED: 56
ZONING: MX-3 PETITION #2001-16(C)

MIN. LOT WIDTH 40'
MIN. LOT FRONTAGE (CUL-DE-SAC) 15'
MIN. LOT SIZE 4,000 SF
MIN. FRONT SETBACK 20'(MEASURED FROM R/W (PUBLIC AND PRIVATE))
MIN. SIDEYARD 5'
MIN. CORNER SIDEYARD 15'
MIN. INTERIOR REARYARD 20'
MIN. EXTERIOR REARYARD 30'

TAX PARCEL #217-222-42, 217-222-40, 217-222-41, 217-222-43, 217-222-33, 217-222-34, 217-222-35, 217-222-36, 217-222-37, 217-222-38, 217-222-39, 217-241-99, 217-241-100, 217-222-48, 217-241-01, 217-241-08

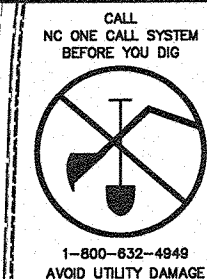
TRAFFIC CONTROL NOTES:

- CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING RESIDENTS WHILE CONSTRUCTING IMPROVEMENTS ALONG AND THROUGH EXISTING UNMAINTAINED DRIVEWAYS
- FLAGMEN AND "ROAD WORK AHEAD" SIGNS SHALL BE PLACED 100 IF FROM EACH DIRECTION OF THE ACTIVE CONSTRUCTION WORK AREA.
- IF THE GRADES OF THE EXISTING UNMAINTAINED DRIVEWAYS ARE ALTERED DURING THE CONSTRUCTION, THE PROPOSED GRADES MUST BE CONSTRUCTED IN A MANNER TO PROVIDE SAFE ACCESS TO THE EXISTING RESIDENTS.
- ALL EXISTING UNMAINTAINED DRIVEWAYS MUST BE KEPT OPEN ON A CONTINUOUS BASIS DURING CONSTRUCTION.
- ALL EXISTING UNMAINTAINED DRIVEWAYS ARE TO BE LEFT IN A SAFE MANNER AT THE END OF EACH WORK DAY.

LOWER LAKE WYLIE WATERSHED OVERLAY CRITICAL AREA

HIGH DENSITY LOT IMPERVIOUS AREAS
SUB BASIN 1A: NUMBER OF LOTS = 56 @ 2500 SF = 3.21 AC.
STREETS & SIDEWALKS = 95,407 SF = 2.19 AC.
TOTAL IMPERVIOUS AREA = 5.40 AC.

*NOTE:
EMERGENCY ACCESS TO EXISTING PROPERTY OWNERS SHALL BE MAINTAINED AT ALL TIMES.



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRIERS (CONC. FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC AND TO THE CONSTRUCTION.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND A.D.A. SPECIFICATIONS.
4. BIDDING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

30' CLASS "C" BUFFER

30' CLASS "C" BUFFER

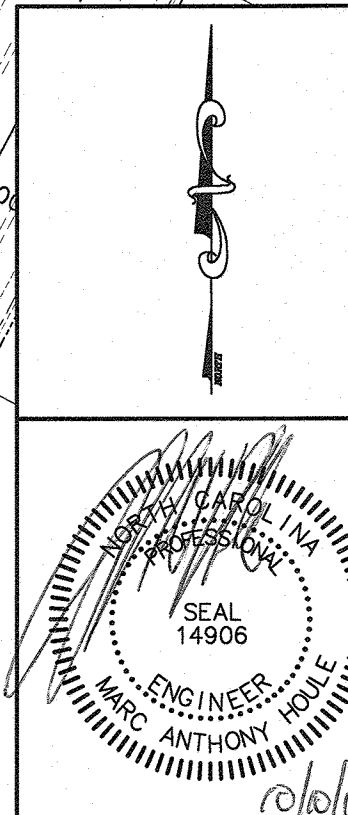
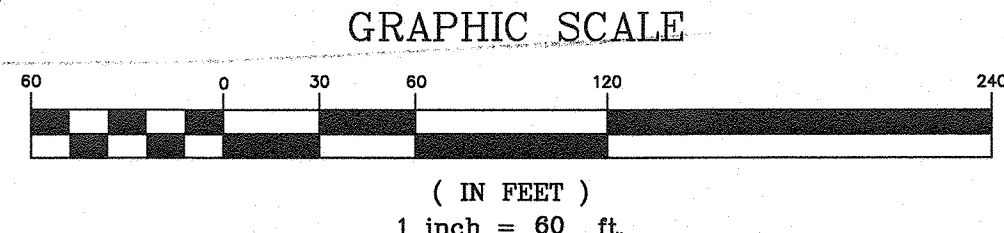
XXX - MINIMUM FIRST FLOOR FINISHED FLOOR ELEVATION (THE FINISHED FLOOR ELEVATION ADJACENT TO THE STREET SHALL BE CONSTRUCTED ONE FOOT ABOVE THE LOW POINT OF THE STREET TO PROVIDE OVERLAND RELIEF).

NOTE:
A 30' MINIMUM COMMON OPEN SPACE ADJACENT TO THE R/W OF TULLOCH ROAD SHALL MEET THE REQUIREMENTS OF SECTION 12.308 OF THE ZONING ORDINANCE. THE COMMON OPEN SPACE SHALL CONTAIN A MINIMUM 4' HIGH BERM OR WALL/FENCE AND PLANTINGS CONSISTING OF 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET. AREAS QUALIFIED AS TREE SAVE, SHALL REQUIRE ONLY 20 SHRUBS PER 100 LINEAR FEET.

PROVIDE ONE WAY ONLY SIGNAGE (R6-2R)

PROVIDE ONE WAY ONLY SIGNAGE (R6-2R)

PROJECT BENCHMARK
#1458 GPS (REBAR FOUND)
NAD 83 GRID COORDINATES
E 482,509.9130
E 1,362,146.0213
ELEV. 580.23



THIS PLAN IS A FINAL DRAWING-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALLED/DATED AS APPROVED:
APPROVED: [Signature] / 10/10/17 DATE

PER CITY COMMENTS		WFO
2	10/10/17	
REVISED PER COMMENTS		WFO
1	8/2/17	
NO.	DATE	REVISION
SHEET TITLE		
SITE PLAN		
PROJECT		
SUTTON BY THE LAKE PHASE 3		
STEELE CREEK TWSP., MECK. CO., NC,(CHARLOTTE ETJ)		
FOR: HIGHWAY 49 VENTURES, LLC		
DRAWN BY		PROJECT NEL
CHECKED BY		SCALE 1"=60'
DATE		DATE 4/12/17
BY		DRAWN BY BTG
DATE		CHECKED BY MAH
BY		DRAWING NEL
DATE		256-25
BY		SHT 7 OF 28

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