

NOW OR FORMERLY  
CAROLINA CENTERS LLC  
DEED: 7606-475  
TAX ID# 217-212-41

100' WATERSHED  
BUFFER

NOW OR FORMERLY  
CITY OF CHARLOTTE  
DEED: 14573-498  
TAX ID# 217-301-03

A BOND WILL BE POSTED WITH THE  
RECORDATION OF THE FIRST RECORD PLAT  
GUARANTEEING THE CONSTRUCTION OF A  
NCDOT PUBLIC ROADWAY CONNECTION FROM  
COVES EDGE LANE IN PHASE 1 TO RHINEHILL  
ROAD, SR#1492.

LAKE ACCESS LOT CALCULATIONS  
AREA OF INTERNAL LOTS WITHIN 450' OF LAKE: 56,848 SQ. FT.  
56,848 SQ. FT. X 10% = 5,684 SQ. FT.  
5,684 SQ. FT. X 20,000 SQ. FT.  
THEREFORE NO LAKE ACCESS IS REQUIRED.

FUTURE PHASE  
PALISADES SUBDIVISION

CURVE	BEARING	CHORD	RADIUS	LENGTH	PC	PT
C1	S87°50'08"E	202.24	300.00	208.28	4+97.45	7+03.74
C2	S87°50'08"E	119.89	220.00	117.37	12+00.22	13+17.96
C3	N33°50'08"E	97.73	220.00	98.38	3+27.14	4+28.90
C4	N18°18'19"E	33.97	175.00	33.95	8+19.82	8+53.97
C5	N45°00'00"E	145.27	150.00	151.05	8+58.36	11+36.03
C6	S23°50'08"E	71.07	350.00	71.12	10+43.33	11+43.41
C7	S87°50'08"E	134.83	200.00	137.52	4+00.28	5+37.81

CURVE	BEARING	DIST
L1	N72°22'58"E	487.45
L2	S89°08'14"E	488.48
L3	S37°54'08"E	148.90
L4	N44°52'02"E	371.14
L5	N21°51'48"E	384.12
L6	N10°44'52"E	132.81
L7	S17°30'42"E	1091.30
L8	S28°09'21"E	337.83
L9	N72°22'58"E	400.29
L10	S89°08'14"E	488.57

NOTE:  
COMMON OPEN SPACE ADJACENT TO THE R/W OF GRAND PALISADES  
PARKWAY SHALL MEET THE REQUIREMENTS OF A 30' WIDE CLASS  
"C" BUFFER PER SECTION 12.308 OF THE ZONING ORDINANCE UNLESS  
THE 30' COS IS TREESAVE OF EXISTING CANOPY. IN AREAS WHERE  
EXISTING VEGETATION DOES NOT MEET THIS ORDINANCE, A 4'-6"  
BERM OR A 4' WALL WILL BE REQUIRED.

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.

NOW OR FORMERLY  
REAL PROPERTY HOLDINGS-  
PALISADES NC LLC  
DEED: 26177-935  
TAX ID# 217-301-05

NOW OR FORMERLY  
REAL PROPERTY HOLDINGS-  
PALISADES NC, LLC  
DEED: 26177-935 & 2617-977  
TAX ID# 217-331-03

FUTURE PHASE  
PALISADES SUBDIVISION

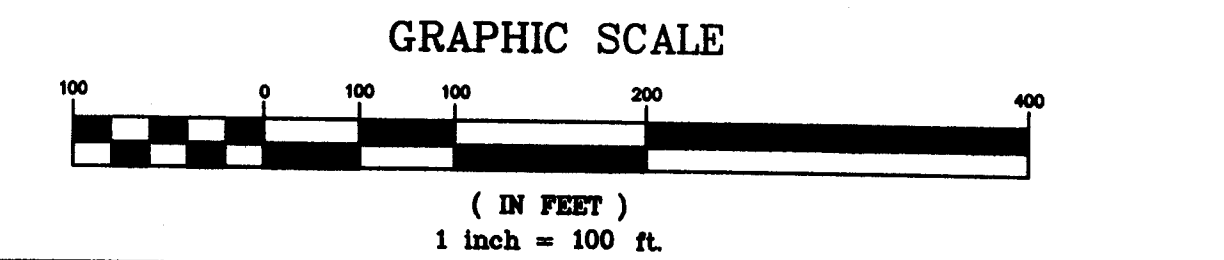
GENERAL NOTES:  
A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION  
ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS, FOR SUCH APPROVAL  
TO REMAIN VALID BEYOND THREE YEARS, WORK ON THE SITE IN FURTHERANCE OF THE  
PLAN IS REQUIRED.  
THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE. PLACE TREE BARRICADES  
AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION  
ACTIVITY BEGINS.  
THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF EACH STREAM, CREEK, OR BACKWASH  
CHANNEL IN AN UNDISTURBED STATE AND SHALL REMOVE FROM THE CHANNEL AND  
BANKS OF THE STREAM ALL DEBRIS, LOGS, TWIGS, LIMB AND OTHER ACCUMULATED  
SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT OF WAY IF  
DEEMED NECESSARY BY THE INSPECTOR.  
THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, CLS JORDI  
JORDI@CDOT.ORG TO NOTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT, 60-90 DAYS  
BEFORE CONSTRUCTION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED  
RELOCATION COSTS AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.  
APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN  
FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE  
AFFECTED PROPERTY OWNER.  
ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE CONSTRUCTED TO NCDOT/CITY OF CHARLOTTE  
STANDARDS IN ORDER TO BE DEDICATED PUBLIC ROADS.  
ALL STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.  
"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGN DITCHES,  
MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING  
DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.  
PRIOR TO PLANT REVEGETATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO  
BE OBTAINED ACCORDING TO THE SUBDIVISION OF THE "OFFSITE R/W AND/OR CONSTRUCTION  
EASEMENTS" REQUIREMENTS. THESE REQUIREMENTS WILL BE  
NEED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.  
IN ROLLING AND HILLY TERRAINS, SWEEPING OF STONE BASE AND/OR APPLICATION OF A  
TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS AND NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE  
ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.  
ALL CONSTRUCTION SHALL CONFORM TO CITY OF CHARLOTTE STANDARDS. IN ORDER TO ENSURE  
PROPER DRAINAGE, KEEP A MINIMUM OF 0.50% SLOPE ON CURBS.  
NON-STANDARD IRRIGATION (PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRES  
A "RIGHT OF WAY ENCROACHMENT AGREEMENT" WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/  
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.  
COORDINATE ALL CURBS AND STREET GRADES IN INTERSECTION WITH INSPECTOR.  
CURBS AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING.  
ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.  
DEVELOPER WILL PROVIDE STREET SIGNS PER CLDS 50.08 (9" SIGNS ONLY).  
SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE  
CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.  
PORTIONS OF THE PROPERTY LIE WITHIN THE FLOODPLAIN AS SHOWN ON THE FEMA MAP COMMUNITY PANEL# 371034900J DATED:  
3-2-2008.  
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 2012, APPROXIMATELY 5 YEARS TO FULL BUILD OUT.  
ALL ON SITE-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED.  
ALL ON SITE TOPOGRAPHY IS FROM FIELD SURVEY.  
ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER CLDS #10.31 THRU 10.35.  
SANITARY SEWER WILL BE PROVIDED BY CHARLOTTE MECKLENBURG UTILITIES.  
ALL ROAD IMPROVEMENTS AT GRAND PALISADES PARKWAY ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING  
DEPARTMENT PRIOR TO CONSTRUCTION.  
DIRECT VEHICULAR ACCESS TO GRAND PALISADES PARKWAY FROM LOTS 1-10 AND 83-106 IS PROHIBITED.  
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 IMPED 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 THE CITY ENGINEER PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY  
THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.  
ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #S 15, 16, 17, 18, 19, 21, 22, 31, 32, 48, 49 SHOULD  
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-YEAR FLOOD ANALYSIS).  
S.W.E.L. - 100 YEAR STORM WATER ELEVATION LINE.  
THERE SHALL BE NO GRADING INSIDE 100+1 S.W.E.L.  
((XXX)) - STORMWATER PROTECTION ELEVATION (100 YEAR FLOOD ELEVATION PLUS ONE FOOT)(SNPE)  
((XXX)) - FLOOD PROTECTION ELEVATION (100 YEAR FLOOD ELEVATION PLUS TWO FEET) (FPE)  
ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE  
RESTRICTIONS OF THE CITY OF CHARLOTTE/MECKLENBURG COUNTY SUBDIVISION ORDINANCE,  
SECTION 20-25(f).  
CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR  
PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT  
HTTP://WWW.CHARLOTTE-NC.ORG/Department/Transportation/StreetMaintenance/Permits

PROJECT INFORMATION:  
TOTAL SITE AREA = 49.53 ACRES  
COS = 19.19 ACRES (38.74%)  
TREESAVE = 6.36 ACRES (12.8%)  
LOTS PROPOSED = 106  
CONDOMINIUMS = 106  
TAX PARCEL: 2017-912-53.3  
MIN. LOT WIDTH: 50'  
MIN. LOT FRONTAGE (COS-DE-SAC): 15'  
MIN. LOT AREA: 6,000 SF  
MIN. FRONT SETBACK: 30'  
MIN. SIDEYARD: 3'  
MIN. CORNER SETBACK: 10'  
MIN. REAR YARD: 20'  
NOTE: PROJECT BENCHMARK USED FOR 100+1 FLOOD STUDY

LOWER LAKE WYLIE WATERSHED  
OVERLAY PROTECTED AREA

HIGH DENSITY IMPERVIOUS AREA CALCULATIONS  
SUB BASIN 1B: NUMBER OF LOTS = 43 @ 3500 SF = 3.46 AC.  
IMPERVIOUS AREA = 107,170 SF(STREETS & SIDEWALK)  
TOTAL AREA = 20.29 AC.  
SUB BASIN 1C: NUMBER OF LOTS = 63 @ 3500 SF = 5.06  
IMPERVIOUS AREA = 74,606 SF(STREETS & SIDEWALK)  
TOTAL AREA = 29.24 AC.

- NO CALL  
BEFORE YOU DIG  
1-800-488-6848  
AND UTILITY DAMAGE
1. CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING RESIDENTS WHILE  
CONSTRUCTING IMPROVEMENTS ALONG AND THROUGH EXISTING  
UNMAINTAINED DRIVEWAYS
  2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES  
TO BE PLACED, ETC. AS NECESSARY TO INSURE SAFETY  
TO THE PUBLIC.
  3. ALL PAVED CUTS, CONCRETE OR ASPHALT, ARE TO  
BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE  
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND  
CITY OF CHARLOTTE/MECKLENBURG COUNTY SUBDIVISION ORDINANCE,  
SECTION 20-25(f).
  4. SIGNING SHALL BE ACCORDING TO CDOT TRAFFIC  
SIGNING MANUAL PART 108 SUBPART P, OR AS AMENDED.



2	9/7/12	PER REVIEW COMMENTS	WFO
1	9/7/12	PER REVIEW COMMENTS	WFO
NEL	DATE	APPROVED FOR CONSTRUCTION CMPC 10/7/12	BY
SHEET TITLE			
SITE PLAN			
PROJECT			
PALISADES TRACT 2 PHASE 1			
STEELE CREEK TWSP., MECK. CO., N.C.(CHARLOTTE ETJ)			
FOR: TOLL NC, LP			
DRAWING NO.		224-83	
SHEET		6 of 32	