

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



CDOT

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

APPROVED

Candice Leonard

AUDUBON
INTERNATIONAL

Gold Signature Member



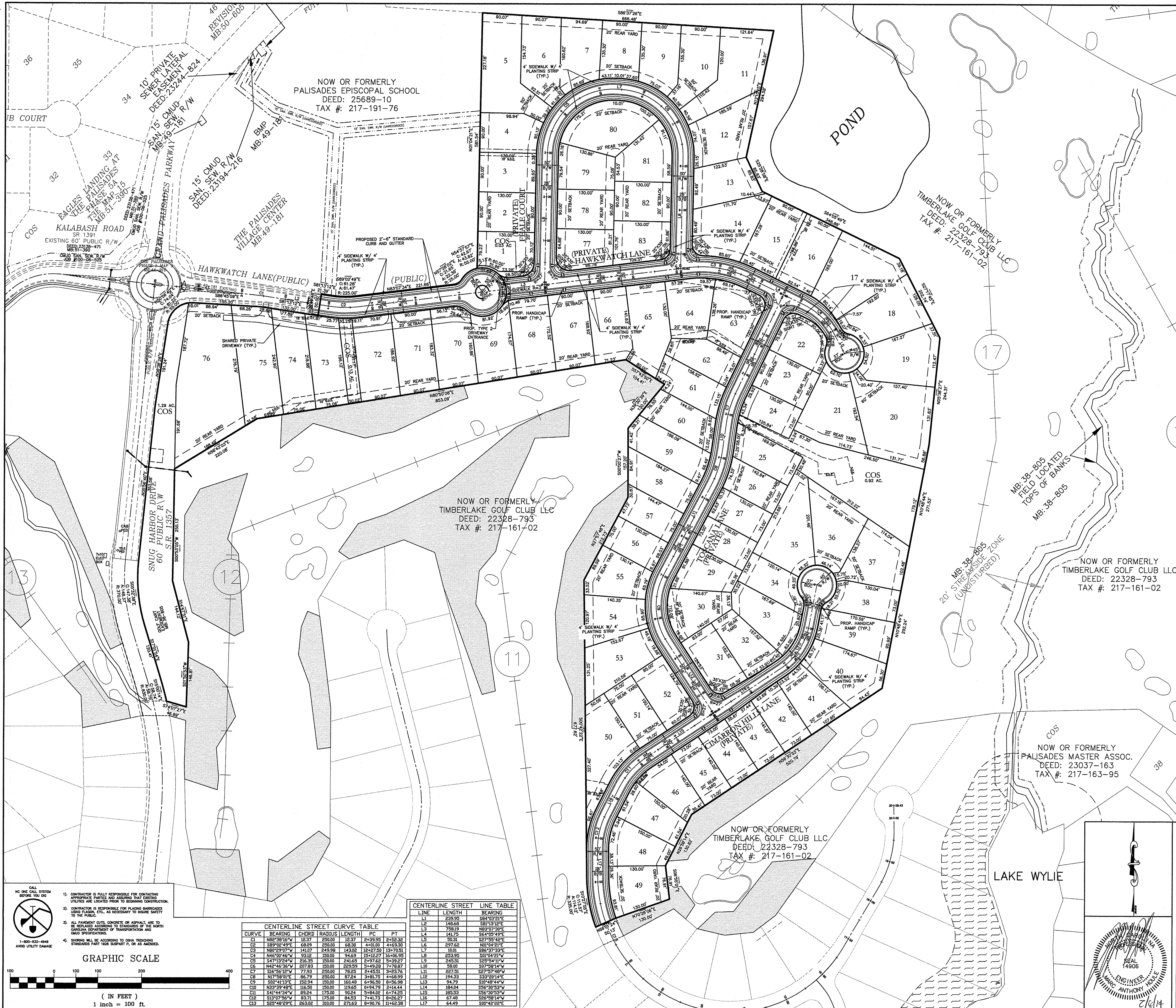
THIS PLAN IS A **FINAL DESIGN-NOT
RELEASED FOR CONSTRUCTION**
UNLESS INITIALED DATED AS APPROVED:
APPROVED:  1 2 6/12

BEARINGS BASED ON
WB: 25-276
RECORDED DECEMBER 23, 19

SEAL
14906

ENGINEER
MARC ANTHONY MOULE

3/3/16



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.

THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBTURATED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

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, GIS JORDI (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 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 GRADINGS, 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 ROADWAYS.

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 PLAY RECORDED, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE 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. 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 ITEMS (i.e. PAVES, 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.

CURB 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 50.05 (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.

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.

TURNAROUND AREA.

BEGIN CONSTRUCTION IN 2014. APPROXIMATELY 5 YEARS TO FULL BUILD OUT.

ALL RIGHT-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 LOT 76 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 WOULD STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE MANHOLE INSTALLATION WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR 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.

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 OUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-6225) OR VISIT <http://www.charmeck.org/Departments/Transportation/StreetMaintenance/Home.htm>

PROJECT INFORMATION

TOTAL SITE AREA - 35.25 ACRES
COS - 2.37 ACRES (6.72%)
LOTS PROPOSED - 83

ZONING: MX-3 PETITION #2001-16(C)
TAX PARCEL #217-16-108
MIN. LOT WIDTH 50'
MIN. LOT FRONTAGE (CUL-DE-SAC) 15'
MIN. LOT SIZE 6,000 SF
MIN. FRONT SETBACK 20'
MIN. SIDEYARD 5'
MIN. CORNER SIDEYARD 10'
MIN. REARYARD 20'

PROJECT BENCHMARK
#1458 GPS (REBAR FOUND)
NAD 83 GRID COORDINATES
E 1,392,145.0213
ELEV. 590.23

NOTE: PROJECT BENCHMARK USED FOR 100+1' FLOOD STUDY

LOWER LAKE WYLIE WATERSHED OVERLAY PROTECTED AREA

HIGH DENSITY IMPERVIOUS AREA CALCULATIONS

SUB BASIN 8A: NUMBER OF LOTS = 26 @ 3500 SF = 2.09 AC.
IMPERVIOUS AREA = 85,417.41 SF(STREETS & SIDEWALK)
TOTAL AREA = 14.25 AC.

SUB BASIN 8B: NUMBER OF LOTS = 48 @ 3500 SF = 3.86 AC.
IMPERVIOUS AREA = 60,726.93 SF(STREETS & SIDEWALK)
TOTAL AREA = 17.69 AC.

SUB BASIN 3: NUMBER OF LOTS = 9 @ 3500 SF = 0.72 AC.
IMPERVIOUS AREA = 18,355.05 SF(STREETS & SIDEWALK)
TOTAL AREA = 3.31 AC.

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APPROVED:  1/2/14
DATE

CENTERLINE STREET CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH	PC	PT
C1	N89°36'15"W	12.37	250.00	12.37	2+38.95	2+50.32
C2	S89°28'49"E	68.09	250.00	68.30	4+10.00	4+69.30
C3	N89°29'07"W	141.07	243.98	142.08	12+27.50	13+70.51
C4	N46°02'40"W	93.82	150.00	94.69	15+12.77	15+60.95
C5	S47°19'24"W	216.35	150.00	241.65	17+57.62	19+99.27
C6	N46°45'36"W	607.83	150.00	225.59	21+49.28	22+74.87
C7	S18°50'15"W	77.93	250.00	78.35	24+55.51	24+63.76
C8	N17°58'01"E	66.79	250.00	67.24	24+81.75	24+68.99
C9	S22°41'01"E	152.34	150.00	160.49	26+56.50	26+56.50
C10	N33°39'48"E	116.30	150.00	119.65	28+14.44	28+14.44
C11	S41°44'34"W	89.24	175.00	90.24	28+84.08	28+74.85
C12	S19°07'50"W	83.71	175.00	84.53	29+14.73	29+06.27
C13	S25°48'29"E	265.02	310.00	271.63	30+50.76	31+52.39

CENTERLINE STREET LINE TABLE

LINE	LENGTH	BEARING
L1	239.95	S84°03'21"E
L2	148.69	S81°13'11"E
L3	758.19	N89°57'39"E
L4	141.75	S64°59'49"E
L5	95.31	S27°30'42"E
L6	297.62	N01°04'21"E
L7	10.01	S88°12'33"E
L8	253.95	S01°00'21"W
L9	945.51	S25°54'11"W
L10	56.80	S07°38'14"W
L11	267.51	S27°57'46"W
L12	194.33	S33°20'14"E
L13	54.79	S10°44'44"W
L14	184.04	S56°30'53"W
L15	185.53	S56°30'53"W
L16	67.48	S56°58'14"W
L17	64.49	S00°42'22"E

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

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SHT 7 OF 32 SHTS

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