



| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| 118  | 45.91  | N03°24'32"E |
| 119  | 47.83  | N24°38'32"E |
| 120  | 45.38  | S88°14'28"E |
| 121  | 60.65  | S87°14'28"E |
| 122  | 37.06  | S88°37'28"E |
| 123  | 72.01  | S88°12'28"E |
| 124  | 64.78  | S77°22'28"E |
| 125  | 43.42  | N72°59'32"E |
| 126  | 3.29   | S40°07'28"E |
| 127  | 45.30  | N58°31'32"E |
| 128  | 44.48  | N38°26'32"E |
| 129  | 26.12  | N58°13'32"E |
| 130  | 68.45  | N73°12'32"E |
| 131  | 62.57  | N41°13'32"E |
| 132  | 51.99  | S81°20'28"E |
| 133  | 50.28  | N81°17'32"E |
| 134  | 51.30  | S74°37'28"E |
| 135  | 63.88  | S54°58'28"E |
| 136  | 16.74  | S14°18'28"E |
| 137  | 30.38  | S77°05'18"E |
| 138  | 25.48  | N85°58'02"E |
| 139  | 13.19  | S81°13'34"E |
| 140  | 36.69  | S80°38'42"E |
| 141  | 53.59  | S86°14'42"E |
| 142  | 63.09  | S33°04'42"E |
| 143  | 49.82  | N44°57'18"E |
| 144  | 23.56  | N72°38'18"E |
| 145  | 63.57  | S88°37'42"E |
| 146  | 45.20  | N83°09'18"E |
| 147  | 36.81  | N72°28'18"E |
| 148  | 20.34  | S89°09'42"E |
| 149  | 141.77 | S28°48'42"E |
| 150  | 48.29  | S28°38'42"E |
| 151  | 25.57  | S45°44'42"E |
| 152  | 14.21  | N31°31'18"E |
| 153  | 89.41  | S13°32'42"E |
| 154  | 64.19  | S14°55'42"E |
| 155  | 38.19  | N56°47'18"E |
| 156  | 48.08  | S70°02'42"E |
| 157  | 38.89  | N83°58'18"E |
| 158  | 14.73  | S84°48'42"E |
| 159  | 6.40   | N48°53'18"E |
| 160  | 38.82  | N11°17'18"E |
| 161  | 28.40  | N38°38'18"E |
| 162  | 65.29  | N59°59'18"E |
| 163  | 35.23  | N75°31'18"E |
| 164  | 57.89  | N81°02'18"E |
| 165  | 82.18  | N79°09'42"E |
| 166  | 9.85   | N81°10'31"E |
| 167  | 29.44  | S89°02'42"E |
| 168  | 32.30  | S82°38'42"E |
| 169  | 28.42  | N83°23'18"E |
| 170  | 6.40   | N48°53'18"E |
| 171  | 29.45  | S89°00'42"E |
| 172  | 58.13  | S28°38'42"E |
| 173  | 51.87  | S06°48'42"E |
| 174  | 23.52  | N24°03'18"E |
| 175  | 56.08  | N53°04'18"E |
| 176  | 28.39  | N67°08'18"E |
| 177  | 74.29  | S75°53'42"E |
| 178  | 26.07  | S80°14'42"E |
| 179  | 24.51  | N86°58'18"E |
| 180  | 116.91 | S84°43'42"E |
| 181  | 77.24  | S23°37'42"E |
| 182  | 58.39  | S86°01'42"E |
| 183  | 13.88  | S43°01'42"E |
| 184  | 13.92  | S80°09'18"E |
| 185  | 30.98  | N59°29'37"E |
| 186  | 37.34  | N43°03'18"E |
| 187  | 69.22  | N67°23'22"E |
| 188  | 14.37  | S30°19'42"E |
| 189  | 24.81  | S89°00'42"E |
| 190  | 4.96   | S06°40'42"E |
| 191  | 11.20  | N83°47'42"E |
| 192  | 5.43   | S06°12'42"E |

NOW OR FORMERLY  
WILLIAM A &  
LINDA T HODGES  
MB:38-605  
DEED:25224-383

NOW OR FORMERLY  
D N COLLINS CONSTRUCTION INC.  
DEED: 20181-891  
MB:25-276  
MB:17-517

NOW OR FORMERLY  
GREGORY A LEONARD  
DEED: 7007-304  
MB:17-516

NOW OR FORMERLY  
TIMBERLAKE GOLF CLUB LLC  
DEED: 14573-586  
TAX # 217-181-81

10' PRIVATE  
SEWER LATERAL  
EASEMENT  
DEED: 2344-824  
MB:40-181

LAKE WYLIE

**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, THE DEVELOPER SHALL MAINTAIN THE STREAMBED OF EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED 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-DAY ADVANCE NOTICE IS 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 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 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 PLAT 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 NEED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.

IN ROLLING AND HILLY TERRAINS, SHEEPING 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. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A "RIGHT OF WAY ENCROACHMENT AGREEMENT" WITH THE (CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.

COORDINATE ALL CURB 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.

PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.

C.O.S. - COMMON OPEN SPACE

C.M. - CONCRETE MONUMENT

ALL CURB AND R/W RADII DIMENSIONS ARE 25' UNLESS SHOWN OTHERWISE.

COMMON OPEN SPACE TO BE MAINTAINED BY PALISADES HOMEOWNERS ASSOCIATION.

SEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN 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 KALABASH ROAD AND COZY COVE ROAD ARE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

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 EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY 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 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.org/Departments/Transportation/Street/Maintenance/Home.htm>

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

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

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

XXXX - FLOOD PROTECTION ELEVATION (100 YEAR FEMA FLOOD ELEVATION PLUS TWO FEET) (FPE)

**PROJECT INFORMATION**

TOTAL SITE AREA - 75.25 ACRES  
COS - 5.00 ACRES (6.64%)  
LOTS PROPOSED - 134  
TREE SAVE: 11.95 AC.

NOTE: PROJECT BENCHMARK USED FOR 100+1 FLOOD STUDY

**PROJECT BENCHMARK**  
#1488 GPS (BEARER FOUND)  
NAD 83 GRID COORDINATES  
N 492,669.130  
E 1,392,146.023  
ELEV: 590.23

ZONING: MX-3 PETITION #2001-16(C)  
TAX PARCEL #217-16-106  
MIN. LOT WIDTH 50'  
MIN. LOT FRONTAGE (COS-DE-SAC) 15'  
MIN. LOT SIZE 6,000 SF  
MIN. FRONT SETBACK 20'  
MIN. SIDEYARD 5'  
MIN. CORNER SIDEYARD 10'  
MIN. REARYARD 20'

**LAKE ACCESS LOT CALCULATIONS:**  
AREA OF INTERNAL LOTS WITHIN 450' OF LAKE: 648,644 SQ. FT.  
648,644 SQ. FT. X 10% = 64,865 SQ. FT.  
64,865 SQ. FT. > 20,000 SQ. FT.  
LAKE ACCESS REQUIRED (64,865 / 43,560 = 1.49 AC.)  
LAKE ACCESS PROVIDED: 1.81 AC.

**LOWER LAKE WYLIE WATERSHED OVERLAY PROTECTED AREA**

HIGH DENSITY IMPERVIOUS AREA CALCULATIONS

SUB BASIN 3: NUMBER OF LOTS = 8 @ 3500 SF = 0.24 AC.  
IMPERVIOUS AREA = 26,234 SF (STREETS & SIDEWALK)  
TOTAL AREA = 4.52 AC. (LOTS: 16-23)

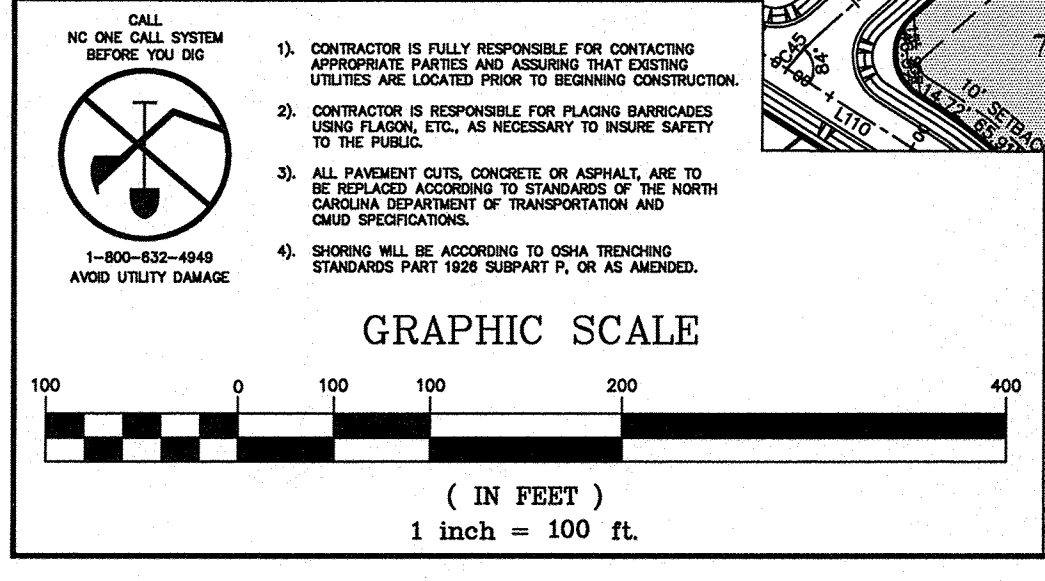
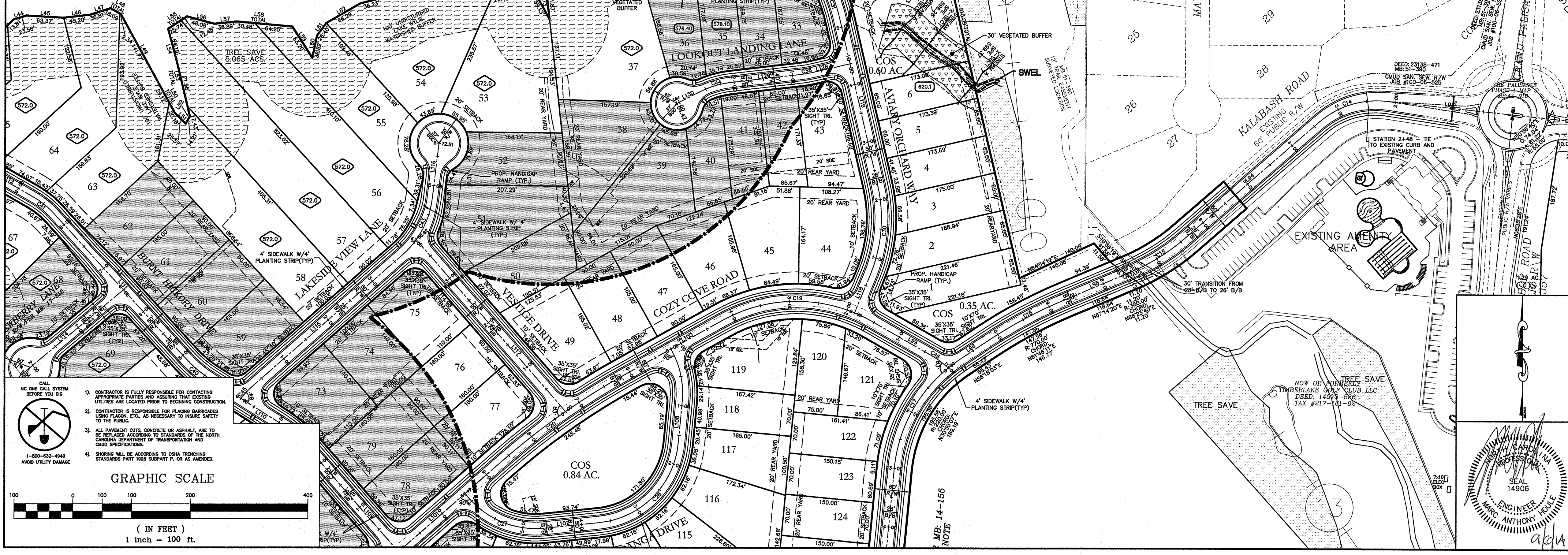
SUB BASIN 4: NUMBER OF LOTS = 30 @ 3500 SF/34 @ 5000 SF = 6.31 AC.  
IMPERVIOUS AREA = 153,256 SF (STREETS & SIDEWALK)  
TOTAL AREA = 35.83 AC. (LOTS: 1-15, 29-43 @ 3500 SF)  
(LOTS: 24-28, 49-65, 73-79 @ 5000 SF)

SUB BASIN 5: NUMBER OF LOTS = 28 @ 5000 SF = 3.21 AC.  
IMPERVIOUS AREA = 72,810 SF (STREETS & SIDEWALK)  
TOTAL AREA = 17.33 AC. (LOTS: 66-72, 80-100)

SUB BASIN 6: NUMBER OF LOTS = 33 @ 3500 SF / 1 @ 5000 = 2.77 AC.  
IMPERVIOUS AREA = 91,041 SF (STREETS & SIDEWALK)  
TOTAL AREA = 15.00 AC. (LOTS: 102-134 @ 3500 SF)  
(LOT: 101 @ 5000 SF)

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

APPROVED: *[Signature]* 1/9/14  
INITIALS / DATE



| NO.                                              | DATE     | REVISION                                         | PROJECT | PROJECT NO. |
|--------------------------------------------------|----------|--------------------------------------------------|---------|-------------|
| 1                                                | 8/05/14  | PER NCDOT AND CITY ENGINEERING COMMENTS          | BTG     |             |
| 2                                                | 7/14/14  | REVISED PER CITY OF CHARLOTTE AND NCDOT COMMENTS | WMO     |             |
| 3                                                | 06/10/14 | REVISED PER NCDOT AND CITY OF CHARLOTTE COMMENTS | YMH     |             |
| 4                                                | 4/2/14   | REVISED PER CITY COMMENTS                        | BY      |             |
| NO.                                              | DATE     | REVISION                                         | PROJECT | PROJECT NO. |
| SHEET TITLE                                      |          |                                                  |         |             |
| SITE PLAN #1                                     |          |                                                  |         |             |
| PROJECT                                          |          |                                                  |         |             |
| PALISADES TRACTS 5 & 6                           |          |                                                  |         |             |
| STEELE CREEK TWP, MECK. CO., N.C.(CHARLOTTE ETJ) |          |                                                  |         |             |
| FOR: STANDARD PACIFIC OF THE CAROLINAS, LLC      |          |                                                  |         |             |
| DRAWN BY                                         |          |                                                  |         |             |
| BTG                                              |          |                                                  |         |             |
| CHECKED BY                                       |          |                                                  |         |             |
| MAH                                              |          |                                                  |         |             |
| DRAWING NO.                                      |          |                                                  |         |             |
| 235-53                                           |          |                                                  |         |             |
| SHT 7 OF 47 SHTS                                 |          |                                                  |         |             |

