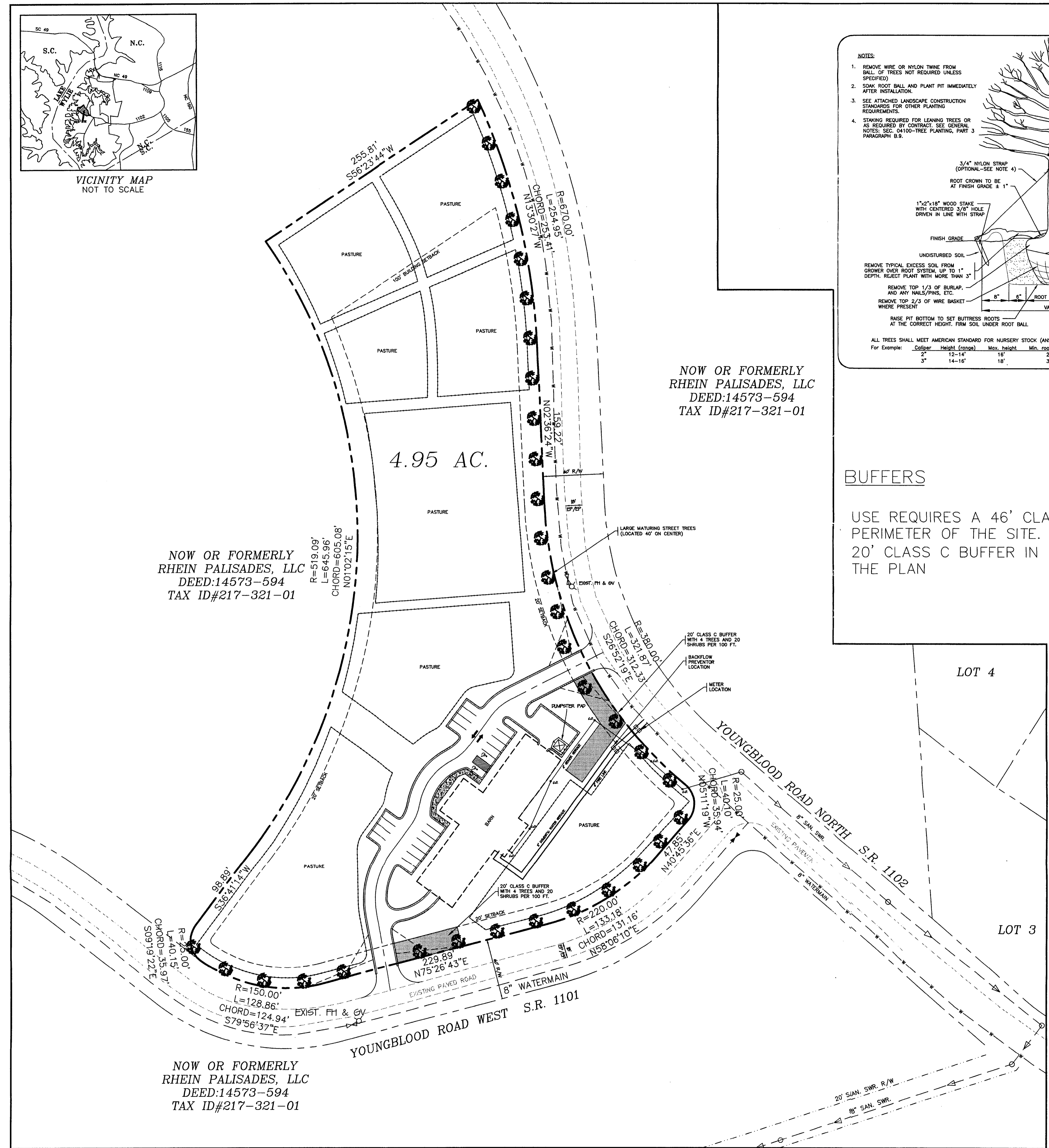


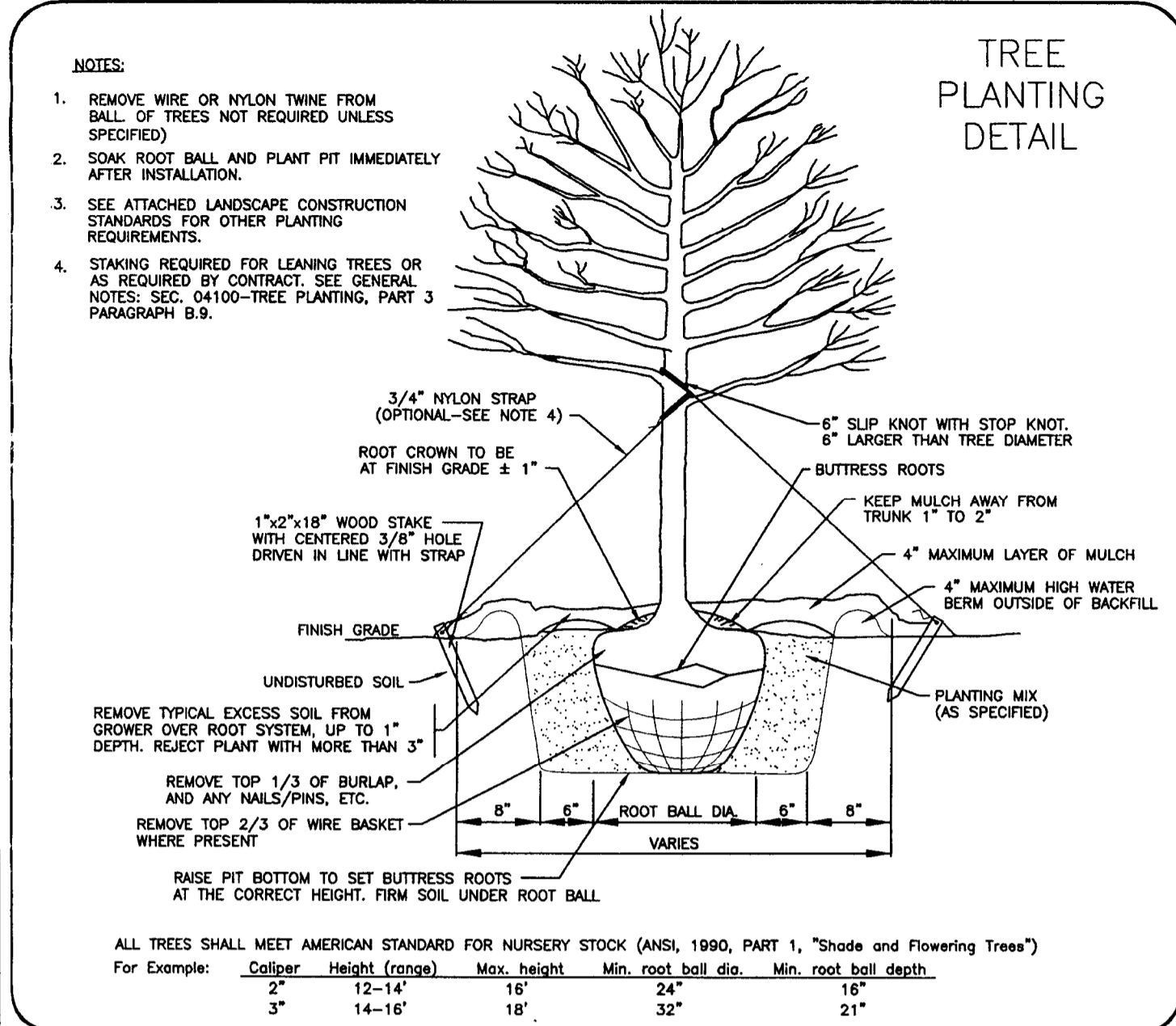
VICINITY MAP  
NOT TO SCALE



NOW OR FORMERLY  
RHEIN PALISADES, LLC  
DEED:14573-594  
TAX ID#217-321-01

NOW OR FORMERLY  
RHEIN PALISADES, LLC  
DEED:14573-594  
TAX ID#217-321-01

NOW OR FORMERLY  
RHEIN PALISADES, LLC  
DEED:14573-594  
TAX ID#217-321-01



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART 1, "Shade and Flowering Trees")

For Example:	Caliper	Height (range)	Max. height	Min. root ball dia.	Min. root ball depth
2"	12-14'	15'	24'	16"	16"
3"	14-16'	18'	32'	21"	21"

**BUFFERS**

USE REQUIRES A 46' CLASS B AROUND PERIMETER OF THE SITE. OWNER PROPOSES A 20' CLASS C BUFFER IN LOCATIONS SHOWN ON THE PLAN

**PROJECT SUMMARY**

TOTAL PALISADES ACREAGE +/- 1,500 ACRES  
TOTAL NUMBER OF PROPOSED UNITS +/- 2,500  
TOTAL NUMBER OF RESIDENTIAL LOTS RECORDED = 373  
MULTI-FAMILY PERMITS ISSUED = ZERO

**DEVELOPMENT DATA**

TAX PARCEL NO.: 217-321-01  
ZONING : MX-3 PETITION NO. 2000-16(c)  
(B-2 NON-RESIDENTIAL)  
PROPOSED USE: RIDING ACADEMY AND BOARDING STABLE  
TOTAL SITE AREA: 4.95 AC.  
MIN. LOT AREA: 4,500 S.F.  
MIN. FRONT SETBACK: 20'  
MIN. SIDEYARD: 3'  
MIN. REARYARD: 10'  
SEE SECTION 12.512 FOR REQUIRED STANDARDS

**LOWER LAKE WYLIE WATERSHED AREA**

TOTAL SITE AREA: 4.95 AC.  
20% ALLOWABLE IMPERVIOUS AREA: 0.99 AC.  
TOTAL IMPERVIOUS AREA PROPOSED: 0.60 AC.

**HORSE BOARDING**

A MAXIMUM OF 9 HORSES TO BE BOARDED UNTIL SUCH TIME AS THE ZONING BOARD OF ADJUSTMENT HAS GRANTED A VARIANCE.

**TRASH COLLECTION**

TRASH COLLECTION WILL BE A DUMPSTER SERVICE PROVIDED BY A PRIVATE CONTRACTOR AND WILL BE THE RESPONSIBILITY OF THE OWNER

**PERIMETER TREE REQUIREMENTS:**

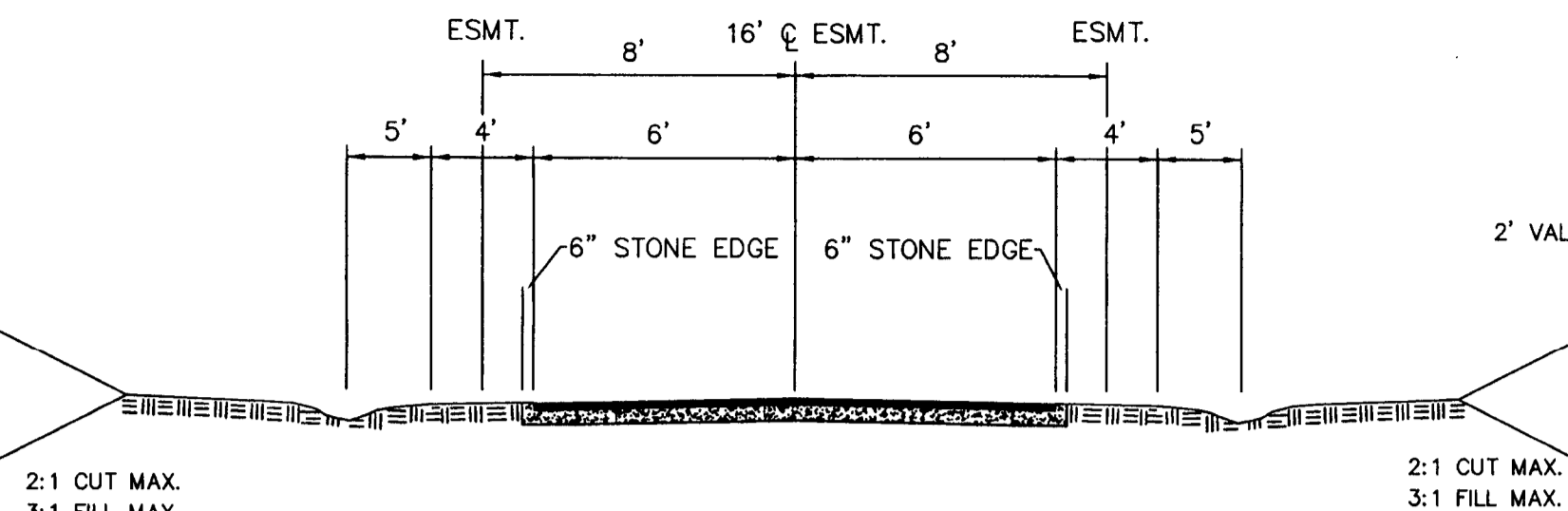
1300± L.F. = 33 TREES @ 40' O.C.  
33 TREES PROVIDED.

OWNER:  
KATANUMA FARMS  
17911 YOUNGBLOOD ROAD NORTH  
CHARLOTTE, NC 28278  
(704) 257-9159

ATTACHED TO ADMINISTRATIVE APPROVAL	
DATE: October 25, 2006	
NO.	DATE
REVISION	
BY: DEBRA D. CAMPBELL	
PROJECT NO.	
SHEET TITLE	
INNOVATIVE SITE PLAN	
PROJECT	
KATANUMA FARMS EQUESTRIAN CENTER	
STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, NC	
FOR: KATANUMA FARMS	
SCALE	1" = 50'
DATE	10/18/06
DRAWN BY	AC
CHECKED BY	MAH
DRAWING NO.	
YARBROUGH-WILLIAMS & HOULE, INC.	
Planning • Surveying • Engineering	
700 Windsor Oak Court (28273) P.O. Box 7007 (28241)	
Charlotte, North Carolina	
704.556.1990 704.556.0505(fax)	
SHT 1 OF 1 SHS	

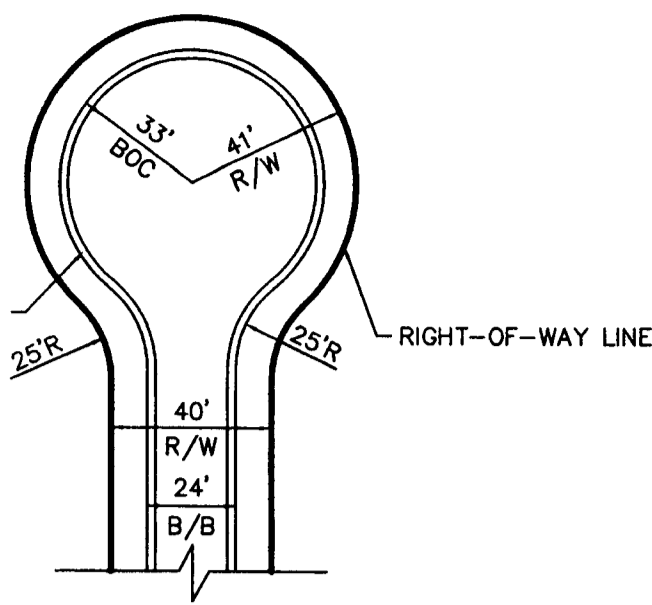
Before you dig STOP. Call the NC One-call Center at 1-800-632-4949. IT'S THE LAW

**SHARED DRIVEWAY**



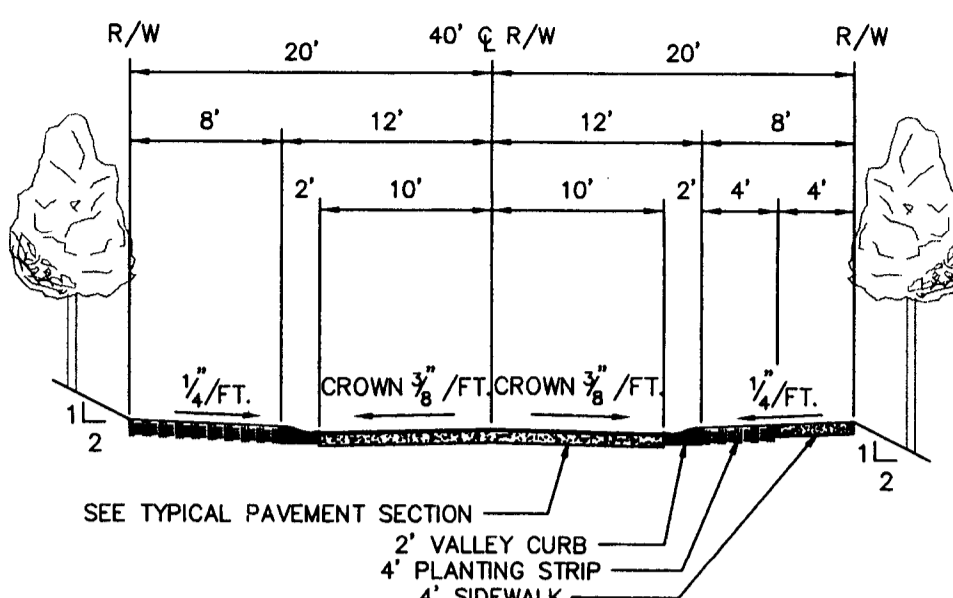
2:1 CUT MAX.  
3:1 FILL MAX.

2:1 CUT MAX.  
3:1 FILL MAX.

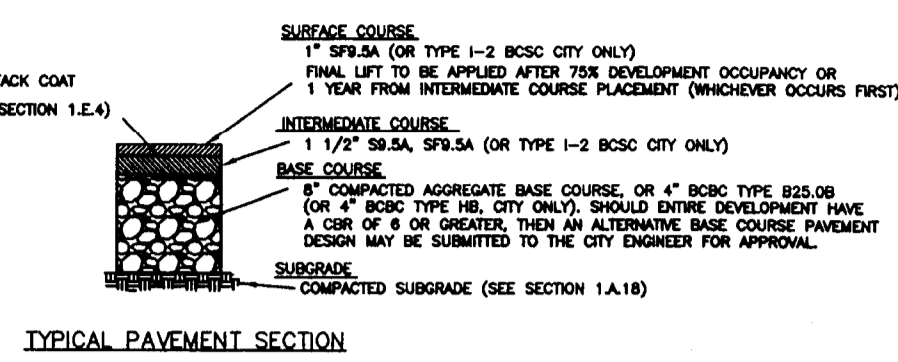


**PRIVATE CUL-DE-SAC DETAIL**

**40' PRIVATE STREET**

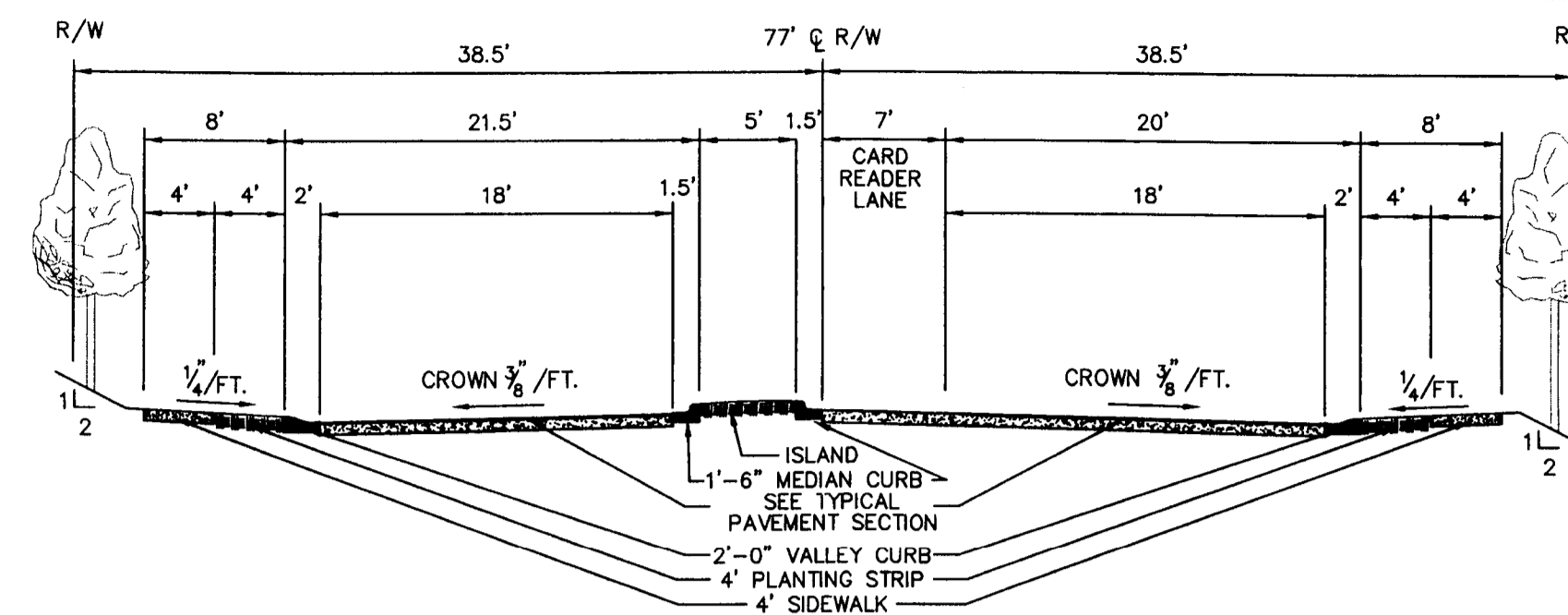


SEE TYPICAL PAVEMENT SECTION



TYPICAL PAVEMENT SECTION

**77' PRIVATE STREET**



CURVE TABLE				
CURVE	BEARING	CHORD	LENGTH	RADIUS
C1	S73°52'39"E	6.40'	6.42'	25.00'
C2	S82°38'54"E	12.37'	12.37'	250.00'
C3	S89°03'27"E	40.95'	40.98'	150.00'
C4	S80°29'46"E	141.07'	143.02'	250.00'
C5	S51°17'46"E	66.52'	67.08'	150.00'
C6	S00°20'17"E	78.94'	79.22'	273.51'
C7	S02°11'14"E	24.57'	24.59'	150.00'
C8	S67°48'55"E	106.85'	108.80'	165.62'

**PHASE 1 PALISADES SUBDIVISION**

**PROJECT INFORMATION**

TOTAL SITE AREA - 26.60 ACRES  
 COS - 0.79 ACRES (2.96%)  
 TREESAVE - 0.00 ACRES  
 LOTS PROPOSED - 42  
 ZONING: MX-3 PETITION #2001-16(C)  
 TAX PARCEL #217-161-08, #217-191-98  
 MIN. LOT WIDTH 70'  
 MIN. LOT FRONTAGE (CUL-DE-SAC) 15'  
 MIN. LOT SIZE 9,100 SF  
 MIN. FRONT SETBACK 20'  
 MIN. SIDEYARD 3'  
 MIN. CORNER SIDEYARD 10'  
 MIN. REARYARD 20'

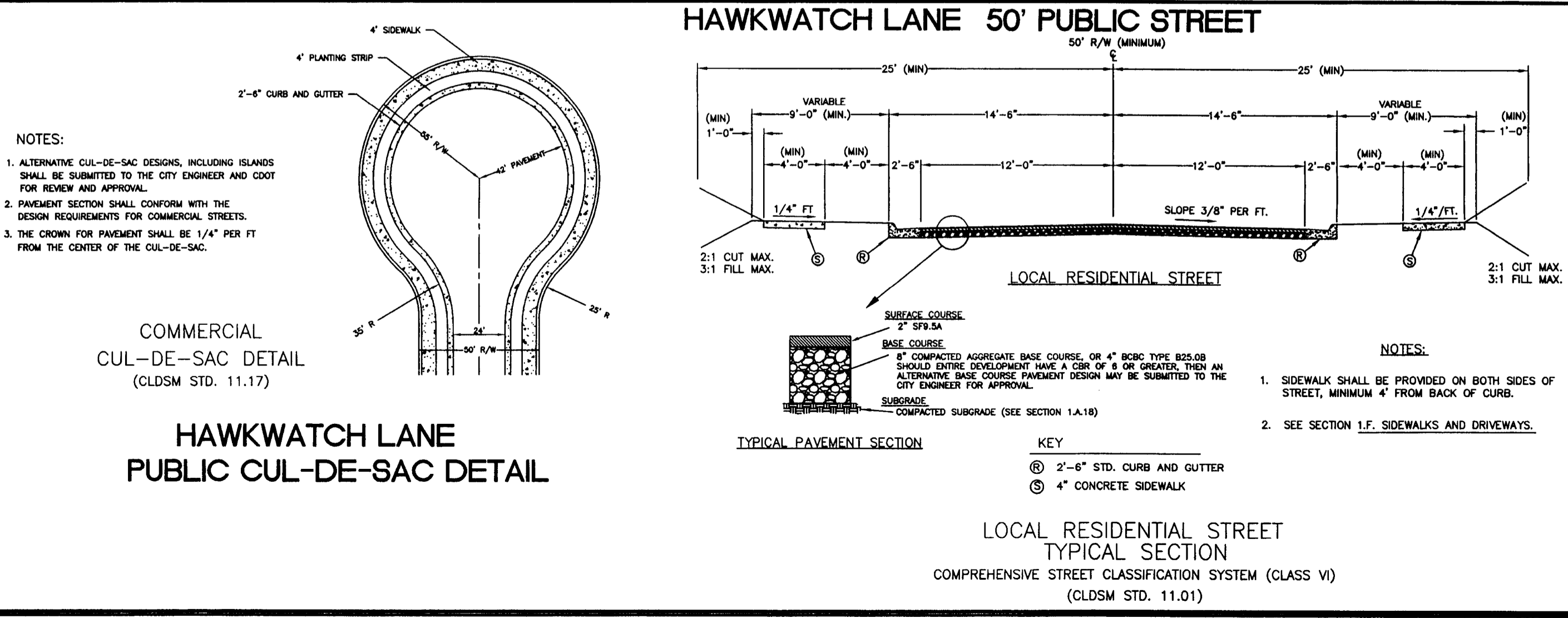
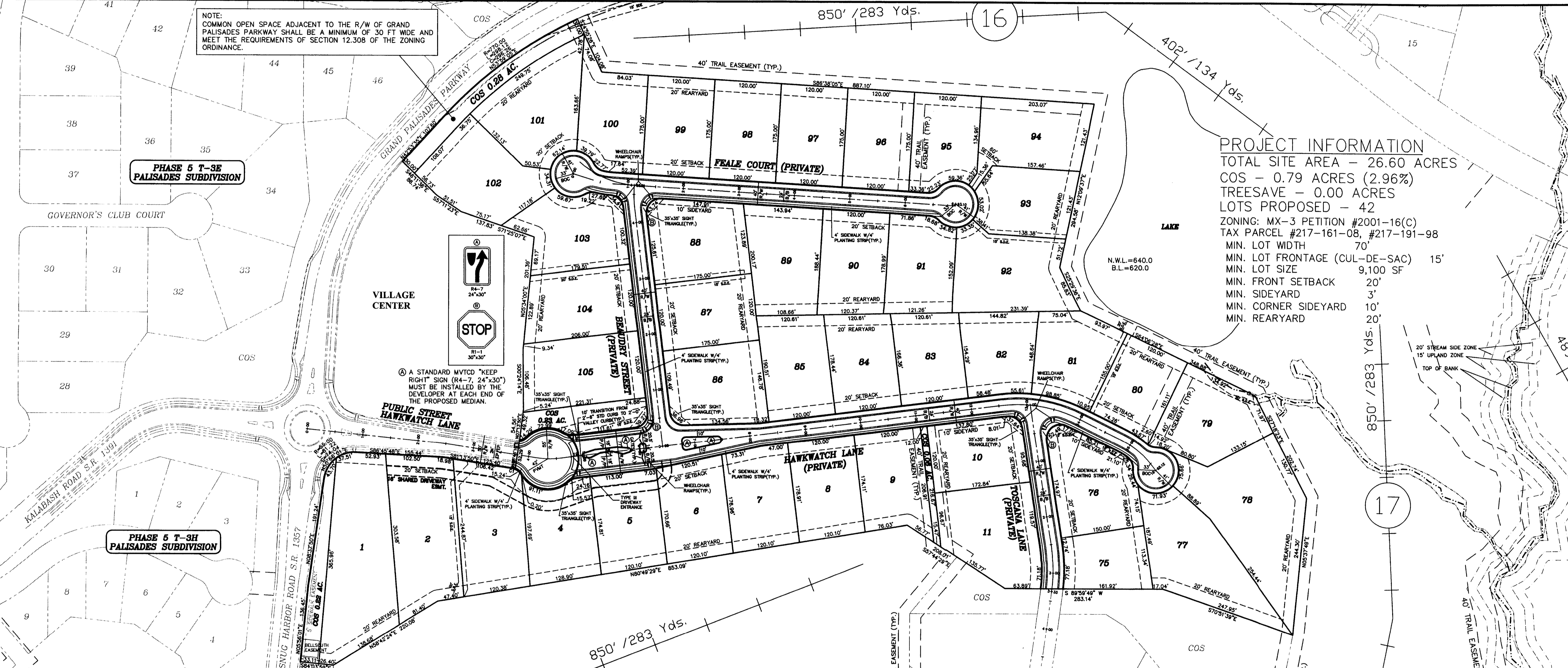
**GENERAL NOTES**  
 DIRECT VEHICULAR ACCESS TO GRAND PALISADES PARKWAY FROM LOTS 101 & 102 IS PROHIBITED.  
 DIRECT VEHICULAR ACCESS TO HAWKWATCH LANE FROM LOTS 1, 2, 3, 4, 5, & 6 IS PROHIBITED.  
 DIRECT VEHICULAR ACCESS TO SNUG HARBOR ROAD FROM LOT 1 IS PROHIBITED.

**SUMMARY OF INNOVATIVE REQUEST:**  
 1.) PRIVATE STREETS WITHIN A GATED COMMUNITY  
 2.) LOT SIZES AND SETBACKS

**THE PALISADES**

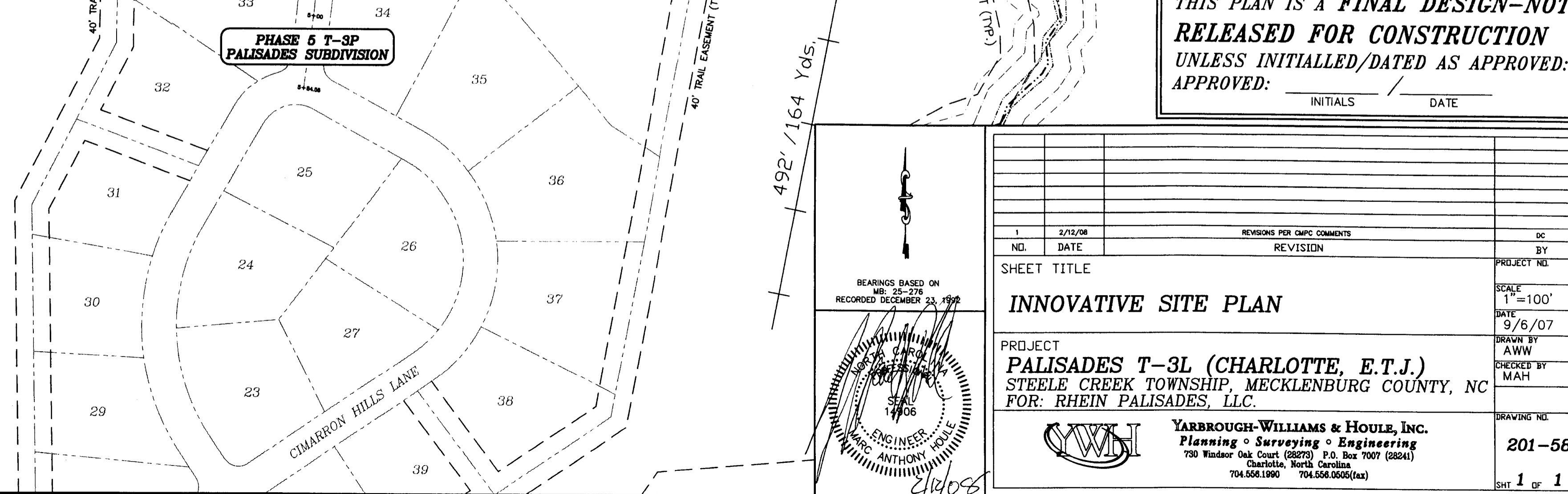
**AUDUBON INTERNATIONAL**  
 Gold Signature Member

**THIS PLAN IS A FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALLED/DATED AS APPROVED:**  
 APPROVED: \_\_\_\_\_ INITIALS / DATE \_\_\_\_\_



**NOTES:**  
 1. ALTERNATIVE CUL-DE-SAC DESIGNS, INCLUDING ISLANDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND COOT FOR REVIEW AND APPROVAL.  
 2. PAVEMENT SECTION SHALL CONFORM WITH THE DESIGN REQUIREMENTS FOR COMMERCIAL STREETS.  
 3. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL-DE-SAC.

**COMMERCIAL CUL-DE-SAC DETAIL (CLDSM STD. 11.17)**  
**HAWKWATCH LANE PUBLIC CUL-DE-SAC DETAIL**  
 LOCAL RESIDENTIAL STREET TYPICAL SECTION  
 COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS V) (CLDSM STD. 11.01)



**PHASE 5 T-3P PALISADES SUBDIVISION**

BEARINGS BASED ON MBL 25-236 RECORDED DECEMBER 23, 1998

**YARBROUGH-WILLIAMS & HOULE, INC.**  
 Planning • Surveying • Engineering  
 730 Windsor Oak Court (28270) P.O. Box 7007 (28241)  
 Charlotte, North Carolina 704.558.1890 704.558.0655(fax)

**INNOVATIVE SITE PLAN**  
 SCALE: 1"=100'  
 DATE: 9/6/07  
 DRAWN BY: AWW  
 CHECKED BY: MAH  
 DRAWING NO: 201-58  
 SHEET 1 OF 1 SH13



## Charlotte-Mecklenburg Planning Department

**DATE:** May 26, 2016

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Ed McKinney  
Interim, Planning  
Director

**SUBJECT:** Administrative Approval for Petition No. 2001-016C Palisades Development

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Master development plan with proposed number of residential units and retail/office square footage for the town center.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

**Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, approved development standards and conditional note requirements still apply.**

**Signage was not reviewed as part of this request.**

Attached to Administrative

Approval

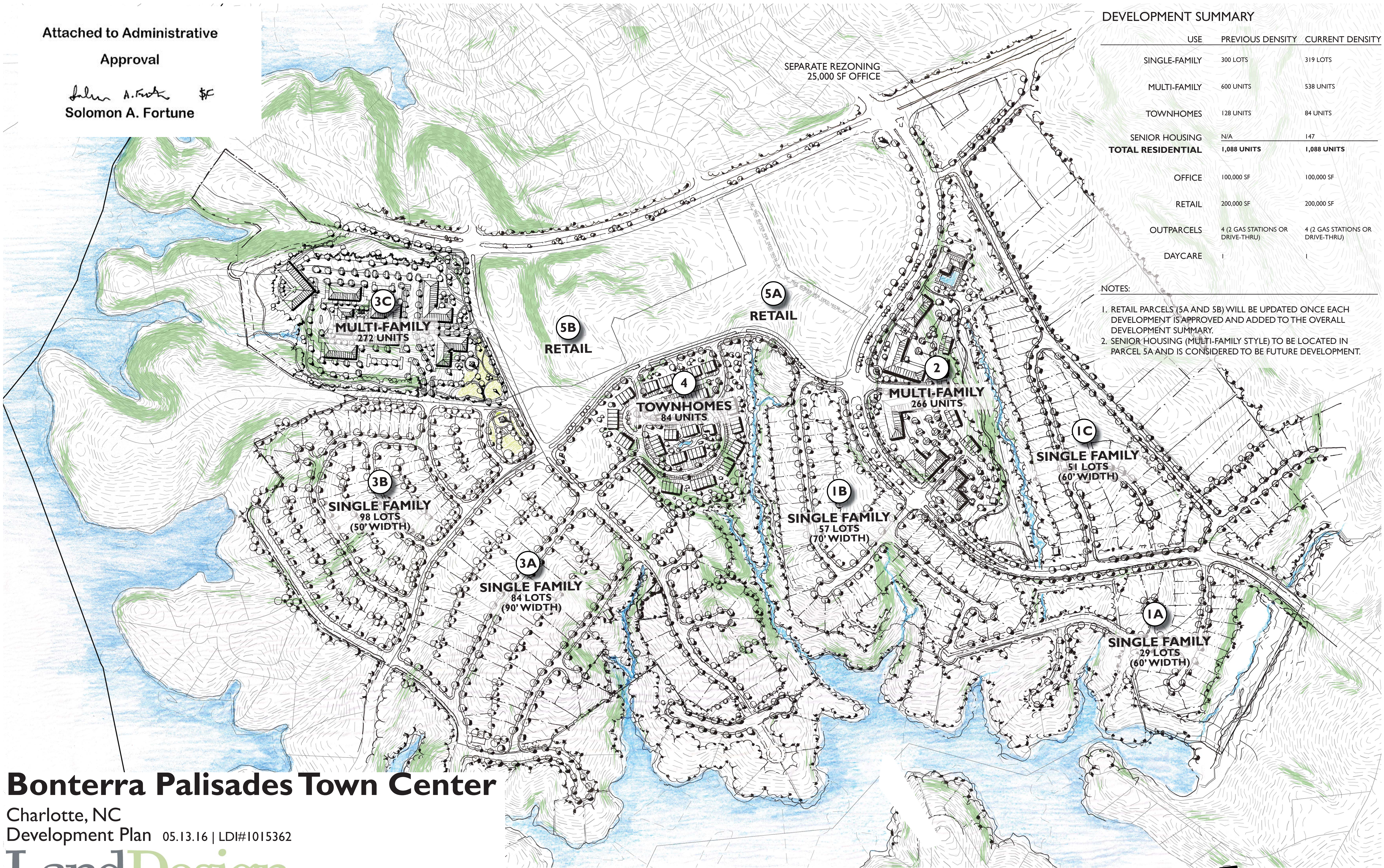
*Solomon A. Fortune* \$F  
Solomon A. Fortune

### DEVELOPMENT SUMMARY

USE	PREVIOUS DENSITY	CURRENT DENSITY
SINGLE-FAMILY	300 LOTS	319 LOTS
MULTI-FAMILY	600 UNITS	538 UNITS
TOWNHOMES	128 UNITS	84 UNITS
SENIOR HOUSING	N/A	147
<b>TOTAL RESIDENTIAL</b>	<b>1,088 UNITS</b>	<b>1,088 UNITS</b>
OFFICE	100,000 SF	100,000 SF
RETAIL	200,000 SF	200,000 SF
OUTPARCELS	4 (2 GAS STATIONS OR DRIVE-THRU)	4 (2 GAS STATIONS OR DRIVE-THRU)
DAYCARE	1	1

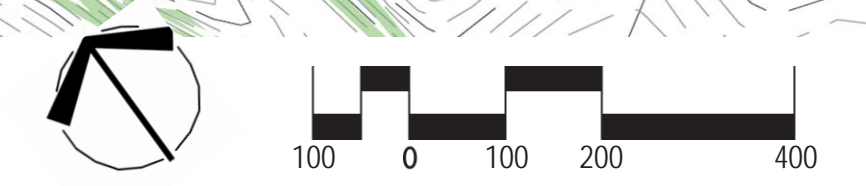
#### NOTES:

1. RETAIL PARCELS (5A AND 5B) WILL BE UPDATED ONCE EACH DEVELOPMENT IS APPROVED AND ADDED TO THE OVERALL DEVELOPMENT SUMMARY.
2. SENIOR HOUSING (MULTI-FAMILY STYLE) TO BE LOCATED IN PARCEL 5A AND IS CONSIDERED TO BE FUTURE DEVELOPMENT.



# Bonterra Palisades Town Center

Charlotte, NC  
Development Plan 05.13.16 | LDI#1015362



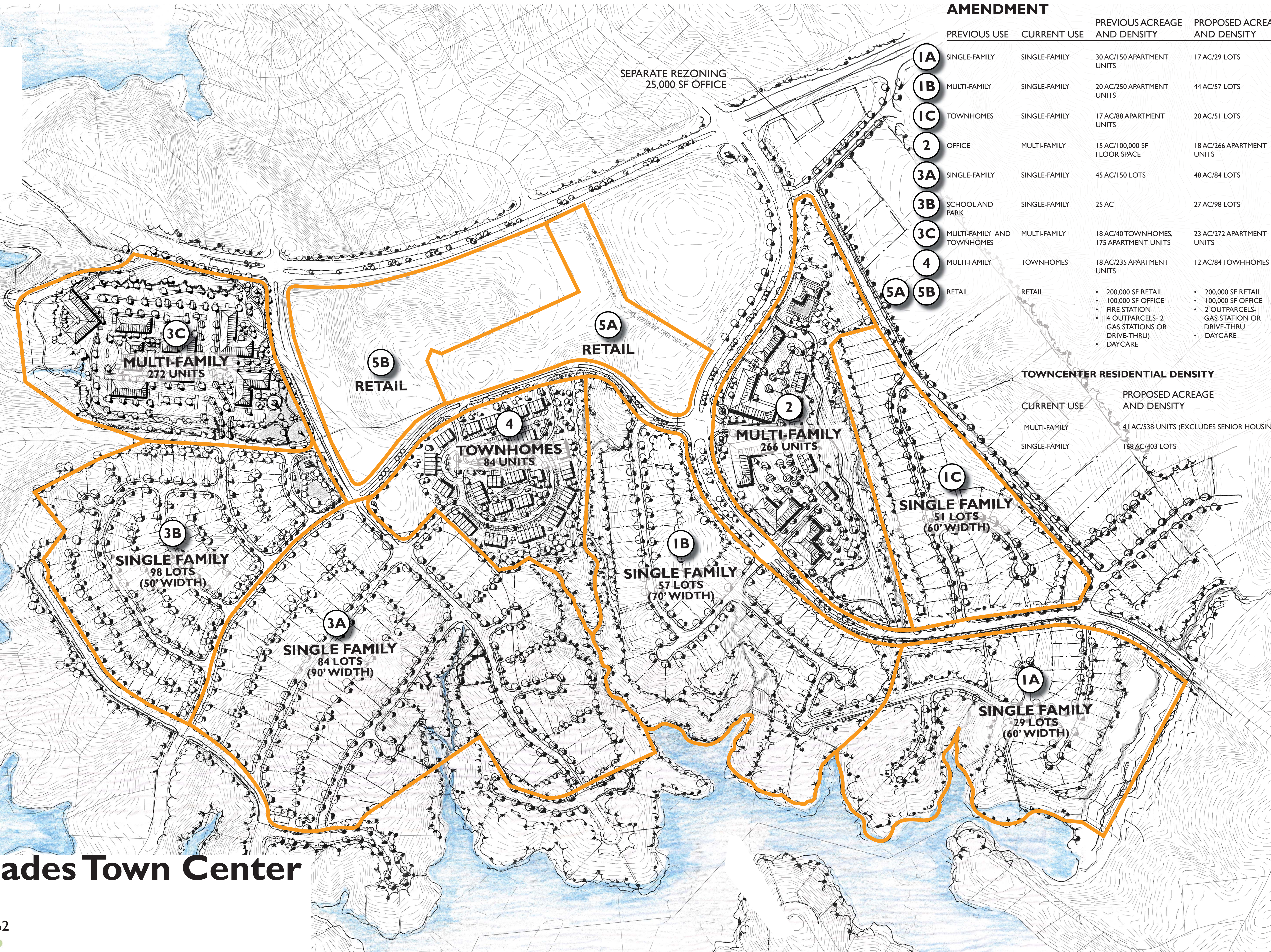
Attached to Administrative  
Approval

*Solomon A. Fortune* **Solomon A. Fortune**

SEPARATE REZONING  
25,000 SF OFFICE

**AMENDMENT**

PREVIOUS USE	CURRENT USE	PREVIOUS ACREAGE AND DENSITY	PROPOSED ACREAGE AND DENSITY	
1A	SINGLE-FAMILY	SINGLE-FAMILY	30 AC/150 APARTMENT UNITS	17 AC/29 LOTS
1B	MULTI-FAMILY	SINGLE-FAMILY	20 AC/250 APARTMENT UNITS	44 AC/57 LOTS
1C	TOWNHOMES	SINGLE-FAMILY	17 AC/88 APARTMENT UNITS	20 AC/51 LOTS
2	OFFICE	MULTI-FAMILY	15 AC/100,000 SF FLOOR SPACE	18 AC/266 APARTMENT UNITS
3A	SINGLE-FAMILY	SINGLE-FAMILY	45 AC/150 LOTS	48 AC/84 LOTS
3B	SCHOOL AND PARK	SINGLE-FAMILY	25 AC	27 AC/98 LOTS
3C	MULTI-FAMILY AND TOWNHOMES	MULTI-FAMILY	18 AC/40 TOWNHOMES, 175 APARTMENT UNITS	23 AC/272 APARTMENT UNITS
4	MULTI-FAMILY	TOWNHOMES	18 AC/235 APARTMENT UNITS	12 AC/84 TOWNHOMES
5A	RETAIL	RETAIL	<ul style="list-style-type: none"> <li>200,000 SF RETAIL</li> <li>100,000 SF OFFICE</li> <li>FIRE STATION</li> <li>4 OUTPARCELS- 2 GAS STATIONS OR DRIVE-THRU</li> <li>DAYCARE</li> </ul>	<ul style="list-style-type: none"> <li>200,000 SF RETAIL</li> <li>100,000 SF OFFICE</li> <li>2 OUTPARCELS- GAS STATION OR DRIVE-THRU</li> <li>DAYCARE</li> </ul>



**TOWNCENTER RESIDENTIAL DENSITY**

CURRENT USE	PROPOSED ACREAGE AND DENSITY
MULTI-FAMILY	41 AC/538 UNITS (EXCLUDES SENIOR HOUSING)
SINGLE-FAMILY	168 AC/403 LOTS

**Bonterra Palisades Town Center**

Charlotte, NC  
Parcel Plan 05.13.16 | LDI#1015362

