

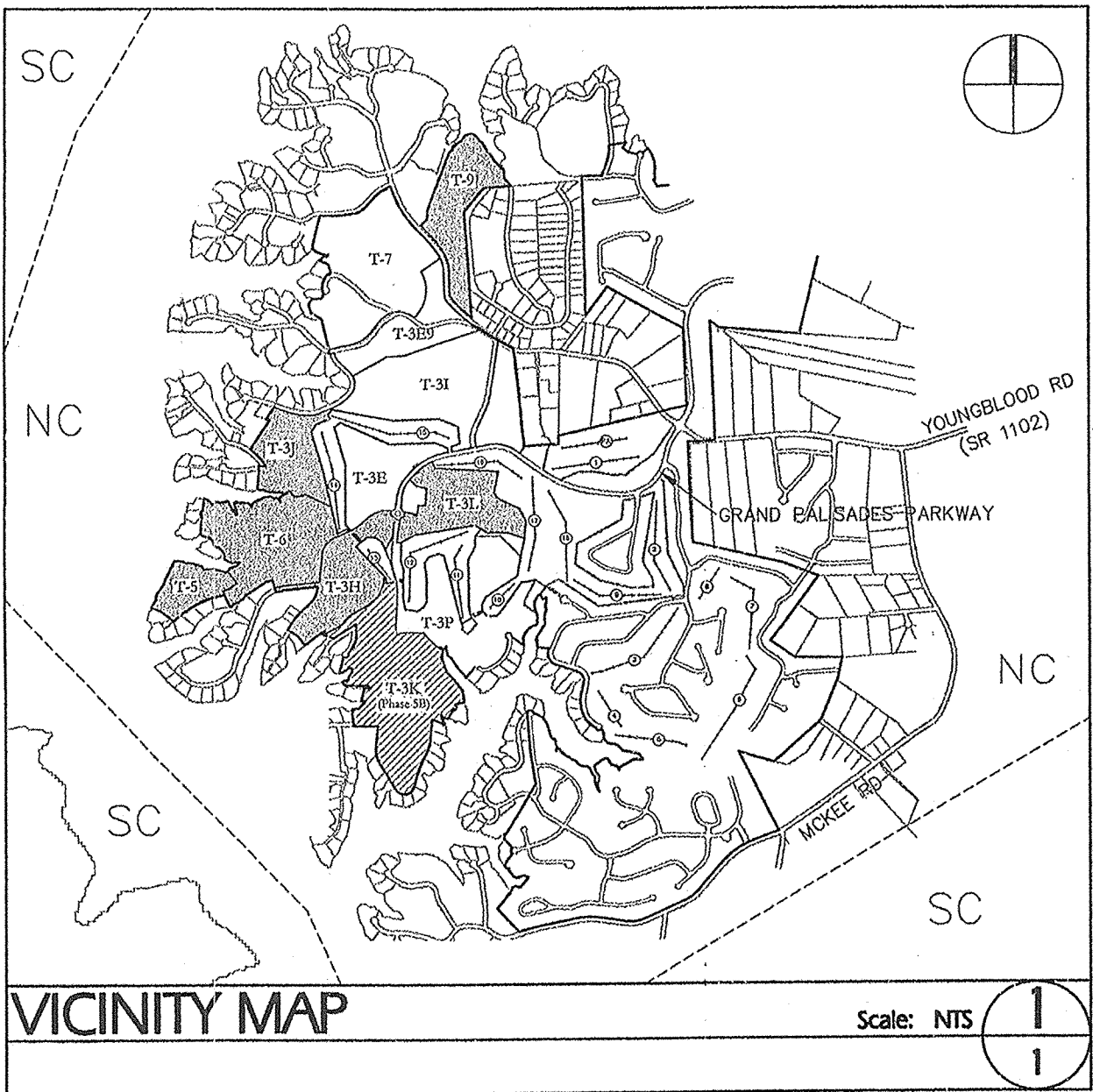
THE PALISADES - PHASE 5A TRACT-3I

CHARLOTTE E.T.J., NORTH CAROLINA

PREPARED FOR:

RHEIN PALISADES, LLC

APPROVED FOR CONSTRUCTION DATE: 1/16/07
APPROVED FOR CONSTRUCTION
APPROVED FOR CONSTRUCTION
APPROVED FOR CONSTRUCTION



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Other	Original Issue Date	Date Last Revised	Last Revision
10.1.3 House Fit Study - Tract 3E	11/4/05	-	-

DEVELOPMENT DATA

Project	MX-3 (Innovative)
Zoning	Lower Lake Wylie Watershed Overlay - Critical
Petition #:	2001-16(c)
Tax Parcel Numbers:	217-161-01 217-351-18 217-171-01 217-351-11 217-172-46 217-181-52 217-181-49
Deed Book / pg Number:	7606/475
Minimum Lot Area:	4,500 SF
Minimum Lot Width:	40'
Minimum Setback:	20'
Minimum Side Yard:	3' (10' Corner)
Minimum Rear Yard:	20'
Site Acreage:	200.46 ac
Total Lots:	273
Density:	1.36 d.u./ac.

Tract - 3I

Tract Acreage:	46.47 ac
Common Open Space:	2.42 ac
Number of Lots:	96
Density:	2.07 d.u./ac.
Maximum Impervious per Lot:	5,500 SF

SDRSFR-2013-00022



SWM / DETENTION
CITY ENGINEERING

DRAINAGE PLAN
CITY ENGINEERING

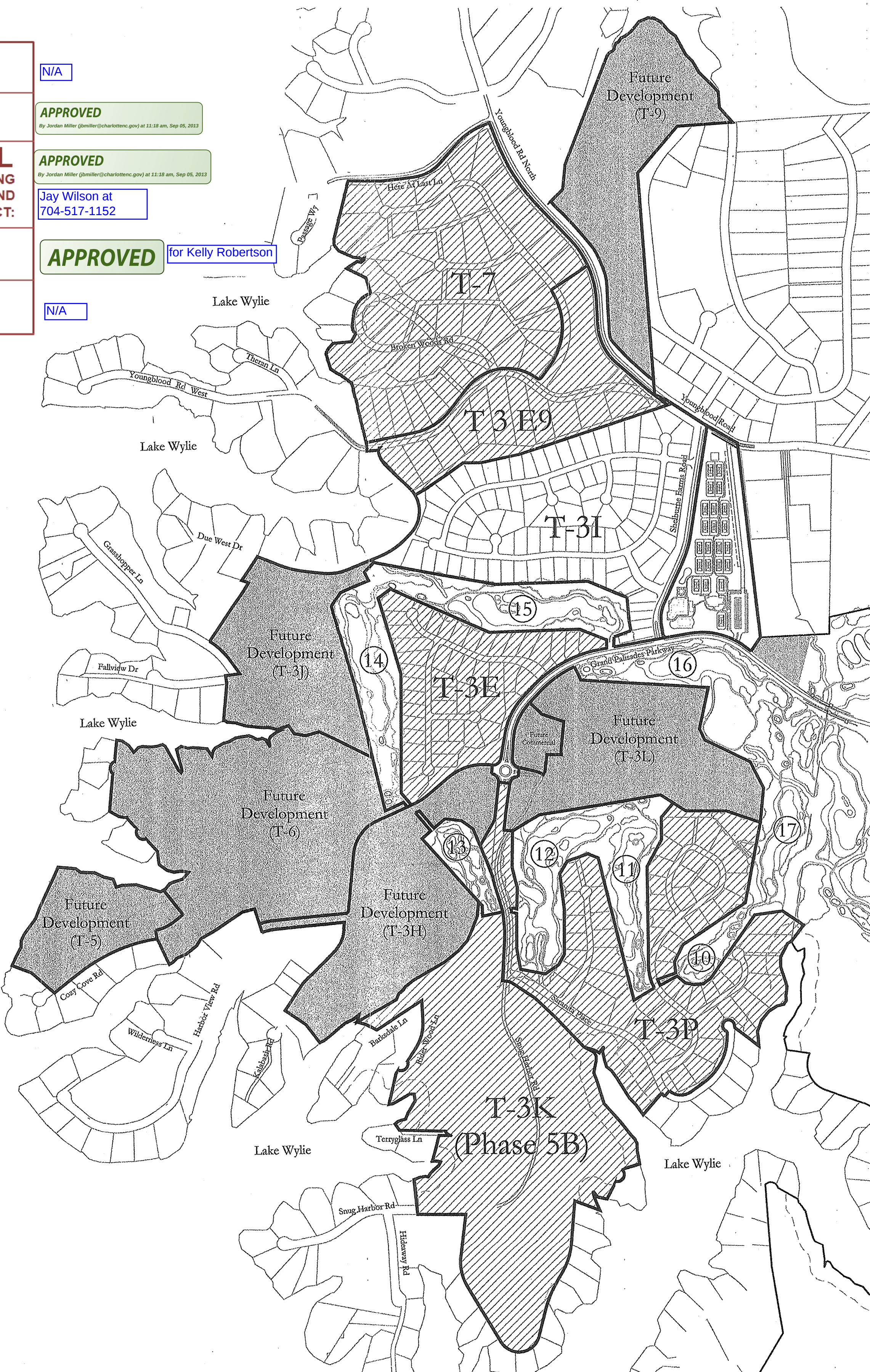
EROSION CONTROL
FOR A PRE-CONSTRUCTION MEETING
48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY, CONTACT:

TREE ORDINANCE
URBAN FORESTRY

CDOT
CHARLOTTE DEPT. OF TRANSPORTATION

APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 9-5-2013

N/A
APPROVED
By: Jordan Miller (jordanmiller@charlottesville.gov) at 11:18 am, Sep 05, 2013
APPROVED
By: Jay Wilson at 704-517-1152
APPROVED for Kelly Robertson
N/A



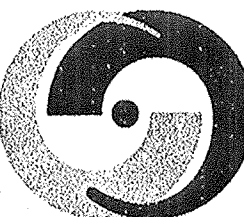
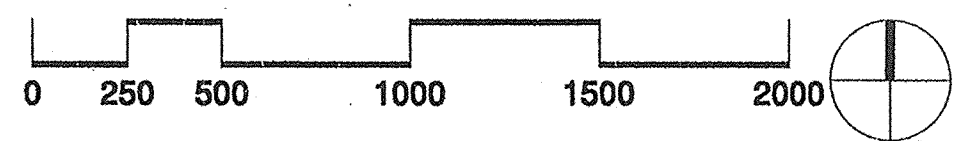
NOTE:
SEE ATTACHED PLANS TITLED "BEAR CREEK AT THE PALISADES LOT GRADING PLAN", PREPARED BY THE ISAACS GROUP FOR GRADING, STORM, AND EROSION CONTROL ASSOCIATED WITH LOT GRADING.

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C1.1 NOTES SHEET
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C3.3 EROSION CONTROL-PH2 HOUSE CONSTRUCTION
C3.4 EROSION CONTROL-PH2 HOUSE CONSTRUCTION
C3.5 EROSION CONTROL-PH2 HOUSE CONSTRUCTION
C4.0 DETAILS AND SPECIFICATIONS
C4.1 DETAILS AND SPECIFICATIONS
C4.2 DETAILS AND SPECIFICATIONS
C4.3 DETAILS AND SPECIFICATIONS

NOTE:
THE REQUIRED TREE SAVE AND PLANTING PLANS ARE LOCATED IN THE PREVIOUSLY APPROVED PLANS ON 1/16/07 TITLED "THE PALISADES - PHASE 5A TRACT 3I". TREE SAVE SHEET 3.2.1 AND PLANTING PLAN 5.6.1.

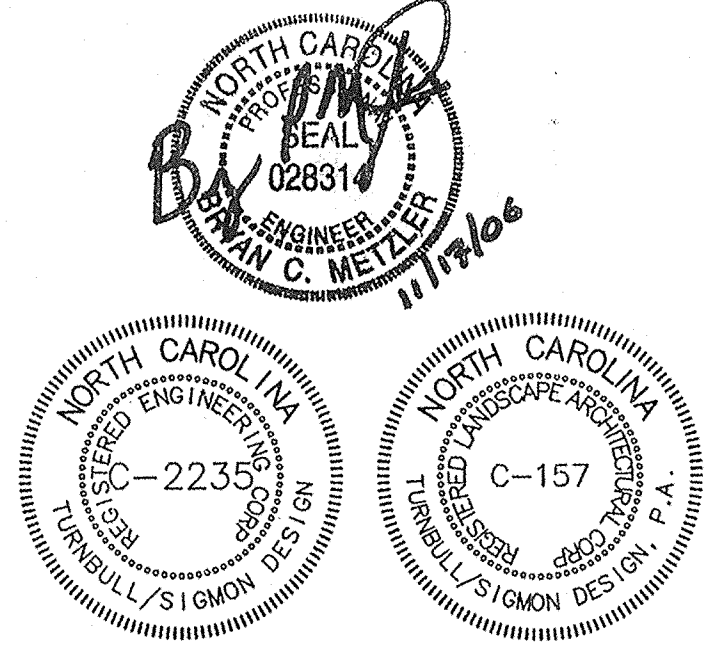
North Carolina Department of Transportation (NCDOT)
APPROVED FOR CONSTRUCTION
Date: 1/16/07
By: [Signature]
Telephone: [Blank]

1/16/07 North Carolina Department of Transportation approved structures are to be constructed on public right of way.



Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704-539-6500
Fax: 704-522-0882

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2006@

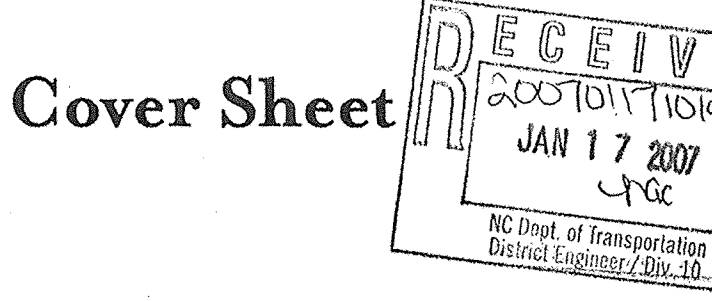
Rhein Palisades, LLC

5200 77 CENTER DRIVE
SUITE 141
CHARLOTTE, NC 28217

THE
PALISADES

The Palisades
Phase 5A

CHARLOTTE E.T.J.
STEELE CREEK TOWNSHIP



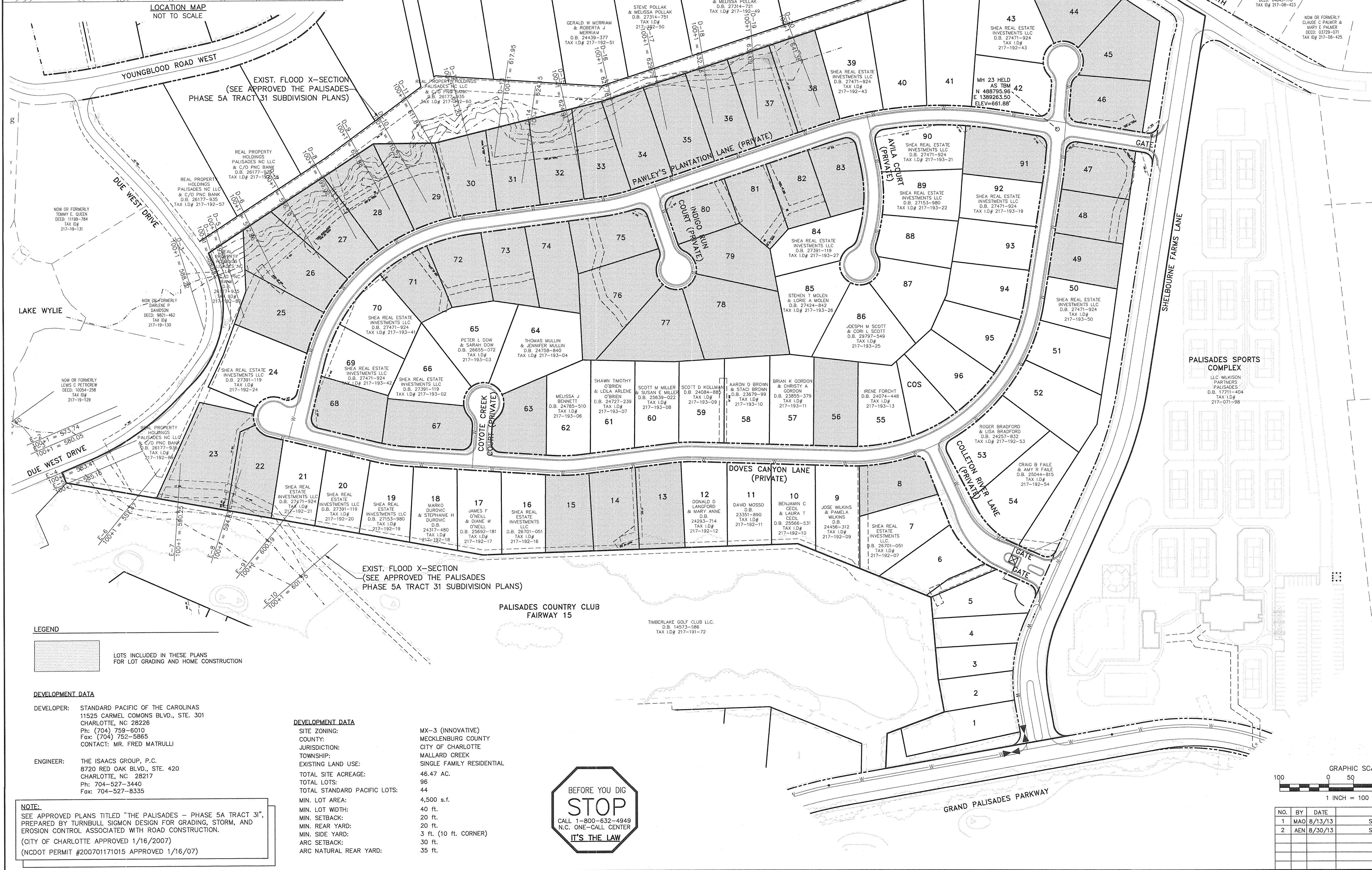
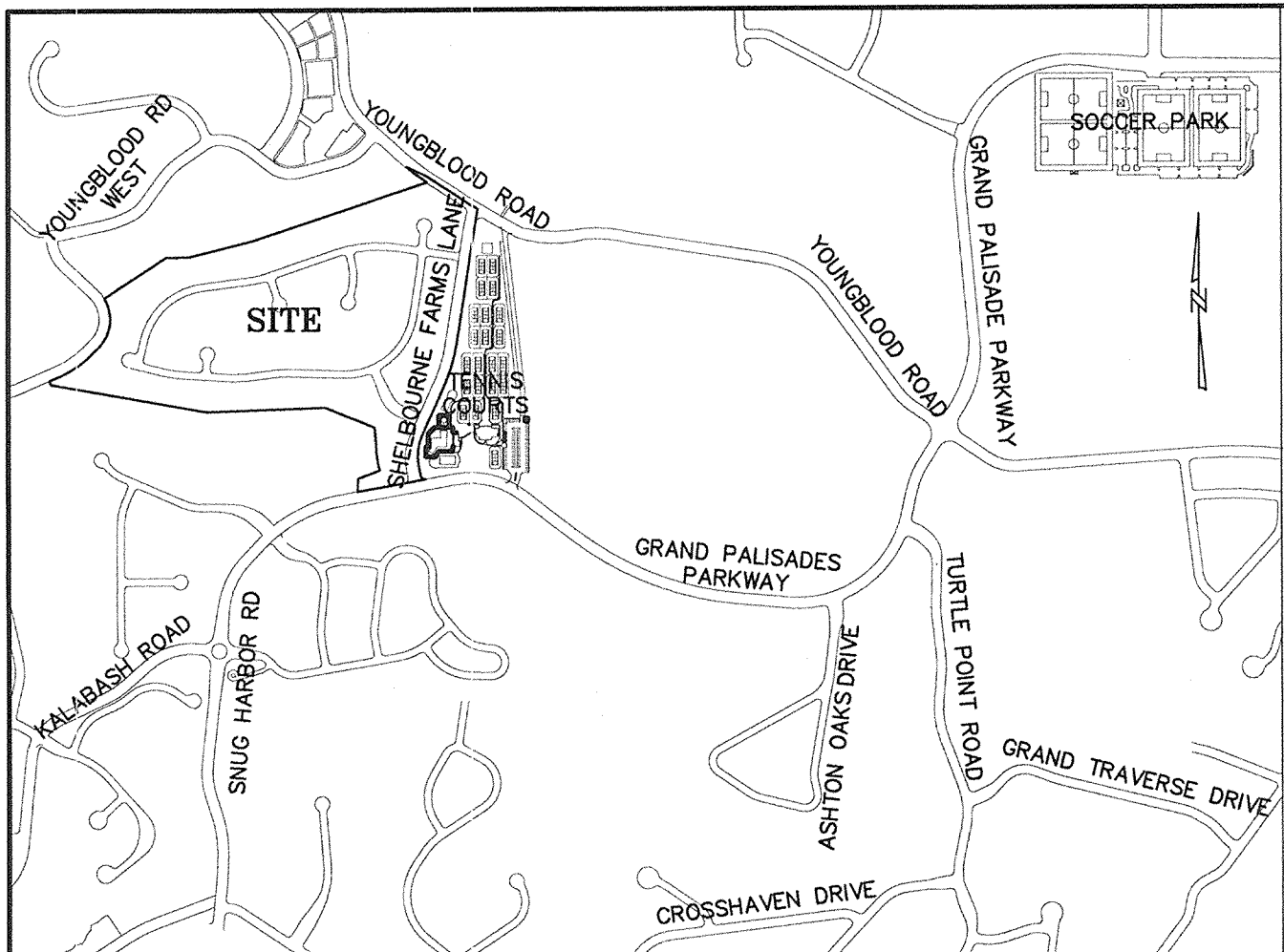
PROJECT NUMBER: 04-086
DRAWN BY: BCM
DESIGNED BY: BCM
ISSUE DATE: 6/10/05

7 9/10/13 ABL APPROVED LOT GRADING (ISAACS GROUP)
6 11/17/06 EEB PER NCDOT COMMENTS
5 9/12/06 EEB PER CITY OF CHARLOTTE COMMENTS
4 8/18/06 RLF PER CITY OF CHARLOTTE COMMENTS
3 6/02/06 RLF PER CITY OF CHARLOTTE COMMENTS
2 3/23/06 RLF PER CITY OF CHARLOTTE COMMENTS
1 11/4/05 EEB PER CITY OF CHARLOTTE COMMENTS
NO. DATE: BY: REVISIONS:

BEAR CREEK AT THE PALISADES

STANDARD PACIFIC LOT GRADING PLAN

CHARLOTTE, NORTH CAROLINA



NOTE:
THE REQUIRED TREE SAVE AND PLANTING PLANS ARE
LOCATED IN THE PREVIOUSLY APPROVED PLANS ON
1/16/07 TITLED "THE PALISADES - PHASE 5A TRACT 31".
TREE SAVE SHEET 3.2.1 AND PLANTING PLAN 5.6.1.

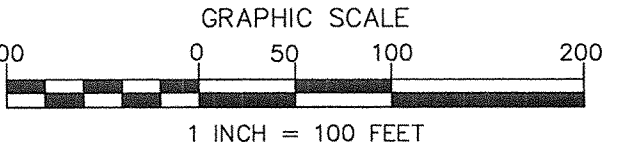
LOT #	TAX PARCEL ID	ADDRESS
8	21719208	17739 Colleton River Ln.
13	21719213	16607 Doves Canyon Ln.
14	21719214	16615 Doves Canyon Ln.
15	21719215	16621 Doves Canyon Ln.
22	21719222	16725 Doves Canyon Ln.
23	21719223	16729 Doves Canyon Ln.
25	21719225	18028 Pawley's Plantation Ln.
26	21719226	18022 Pawley's Plantation Ln.
27	21719227	18016 Pawley's Plantation Ln.
28	21719228	18010 Pawley's Plantation Ln.
29	21719229	18004 Pawley's Plantation Ln.
30	21719230	17924 Pawley's Plantation Ln.
31	21719231	17918 Pawley's Plantation Ln.
32	21719232	17912 Pawley's Plantation Ln.
33	21719233	17906 Pawley's Plantation Ln.
34	21719234	17828 Pawley's Plantation Ln.
35	21719235	17822 Pawley's Plantation Ln.
36	21719236	17816 Pawley's Plantation Ln.
37	21719237	17810 Pawley's Plantation Ln.
38	21719238	17804 Pawley's Plantation Ln.
44	21719244	16300 Doves Canyon Ln.
45	21719245	16305 Doves Canyon Ln.
46	21719246	16309 Doves Canyon Ln.
47	21719347	16403 Doves Canyon Ln.
48	21719348	16411 Doves Canyon Ln.
49	21719349	16419 Doves Canyon Ln.
56	21719312	16512 Doves Canyon Ln.
63	21719305	16628 Doves Canyon Ln.
67	21719301	13214 Coyote Creek Ct.
68	21719343	18035 Pawley's Plantation Ln.
71	21719340	18011 Pawley's Plantation Ln.
72	21719339	18001 Pawley's Plantation Ln.
73	21719338	17921 Pawley's Plantation Ln.
74	21719337	17915 Pawley's Plantation Ln.
75	21719336	13102 Indigo Run Ct.
76	21719335	13108 Indigo Run Ct.
77	21719334	13112 Indigo Run Ct.
78	21719333	13115 Indigo Run Ct.
79	21719332	13109 Indigo Run Ct.
80	21719331	13103 Indigo Run Ct.
81	21719330	17815 Pawley's Plantation Ln.
82	21719329	17809 Pawley's Plantation Ln.
83	21719328	17803 Pawley's Plantation Ln.
91	21719320	16402 Doves Canyon Ln.

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C4.3	DETAILS AND SPECIFICATIONS

LEGEND
LOTS INCLUDED IN THESE PLANS
FOR LOT GRADING AND HOME CONSTRUCTION

DEVELOPMENT DATA
DEVELOPER: STANDARD PACIFIC OF THE CAROLINAS
11525 CARMEL COMMONS BLVD., STE. 301
CHARLOTTE, NC 28226
Ph: (704) 759-6010
Fax: (704) 752-5865
CONTACT: MR. FRED MATRULLI
ENGINEER: THE ISAACS GROUP, P.C.
8720 RED OAK BLVD., STE. 420
CHARLOTTE, NC 28217
Ph: 704-527-3440
Fax: 704-527-8335

DEVELOPMENT DATA
SITE ZONING: MX-3 (INNOVATIVE)
COUNTY: MECKLENBURG COUNTY
JURISDICTION: CITY OF CHARLOTTE
TOWNSHIP: MALLARD CREEK
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
TOTAL SITE ACREAGE: 46.47 AC.
TOTAL LOTS: 96
TOTAL STANDARD PACIFIC LOTS: 44
MIN. LOT AREA: 4,500 s.f.
MIN. LOT WIDTH: 40 ft.
MIN. SETBACK: 20 ft.
MIN. REAR YARD: 20 ft.
MIN. SIDE YARD: 3 ft. (10 ft. CORNER)
ARC SETBACK: 30 ft.
ARC NATURAL REAR YARD: 35 ft.



NO.	BY	DATE	REVISION
1	MAO	8/13/13	SHEET LEGEND
2	AEN	8/30/13	SHEET LEGEND

Project: BEAR CREEK AT THE PALISADES
STANDARD PACIFIC HOMES-LOT GRADING
CHARLOTTE, NORTH CAROLINA
Title: EXHIBIT MAP
File # 12282-PB-DWG Date: 4/22/13
Project Eng: ABC
Design By: ABC
Drawn By: AEN
Scale: 1"=100'
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335
C1.0