

NOW OR FORMERLY
CLARENCE R. TIMMONS Jr. &
LINDA K. TIMMONS
DEED: 7163-933
TAX ID# 217-085-15

NOTES:
(1) CALCULATIONS:
GROSS TOTAL SITE AREA = 8.30 AC.
NET SITE AREA = 8.04 AC. (GROSS AREA LESS EXIST. DEDICATED R/W)
TOTAL TREE SAVE AREA REQUIRED = 0.804 AC. (10% NET AREA)
TOTAL TREE SAVE AREA PROVIDED = 0.840 AC. (10.45%)
(2) TREE SAVE AREA SHALL BE FLAGGED IN FIELD FOR URBAN FORESTRY VERIFICATION
(3) ALL PLANTED STREET TREES LARGE MATURING TREES SELECTED FROM THE CITY OF CHARLOTTE TREE PLANTING LIST.
(4) NUMBER OF STREET TREES PROVIDED = 9
AVERAGE SPACING BETWEEN TREES = 40 - 50 FT.
NOTE: STREET TREES ON PALISADES PARKWAY WERE PREVIOUSLY PLANTED.

LEGEND
LARGE MATURING TREES
EXISTING STREET TREES

NOW OR FORMERLY
JACK E. BUTLER &
DONNA B. BUTLER
DEED: 12191-671
TAX ID# 217-085-06

NOW OR FORMERLY
E. NELSON HUDGENS &
JENNIFER L. HUDGENS
DEED: 5266-941
TAX ID# 217-071-17

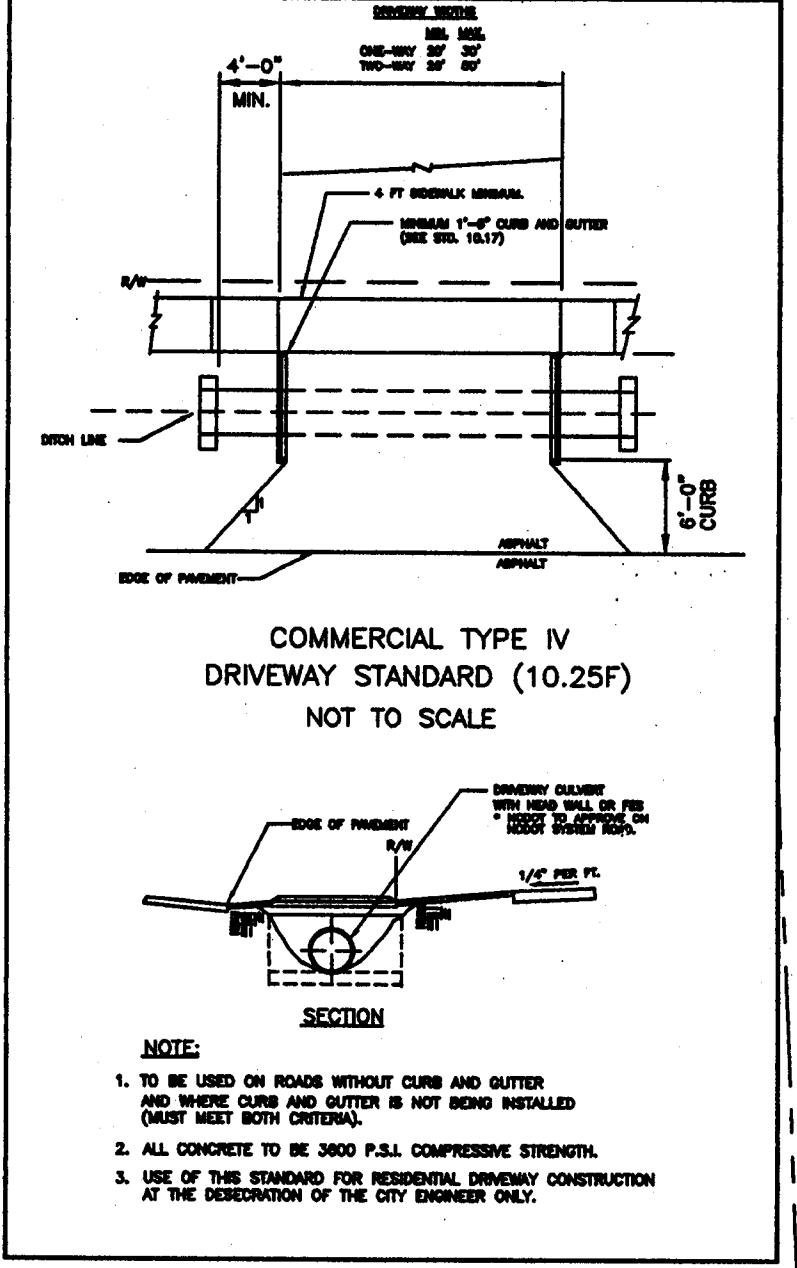
NOW OR FORMERLY
JEFF J. KARIGAN
LINDA K. KARIGAN
DEED: 5992-401
TAX ID# 217-071-14

NOW OR FORMERLY
LYNN R. WILDING
LORRAINE WILDING
DEED: 5789-612
TAX ID# 217-071-28

NOW OR FORMERLY
ROBERT E. PRICE &
JO ANN H. PRICE
DEED: 3808-81
TAX ID# 217-071-12

NOW OR FORMERLY
DAVID C. LOCKWOOD &
TEDDY B. LOCKWOOD
DEED: 3633-01
TAX ID# 217-085-04

NOW OR FORMERLY
RHEIN PALISADES, L.L.C.
DEED: 14537-594
TAX ID# 217-331-01

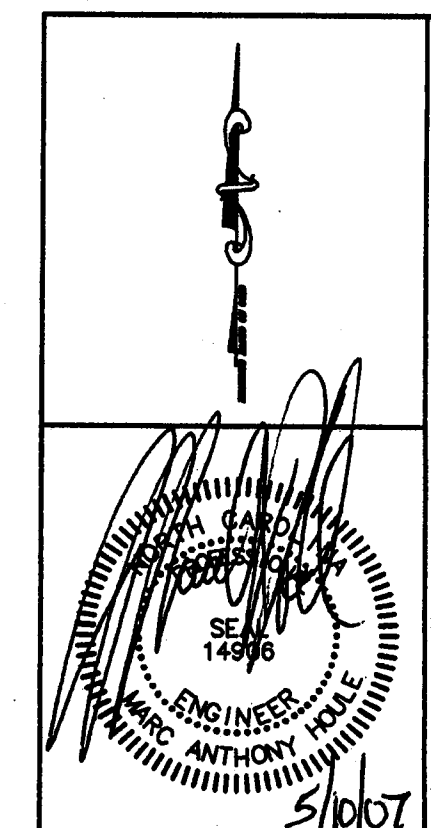


GENERAL NOTES
A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS. FOR SUCH APPROVAL TO REMAIN VALID BEYOND THREE, WORK ON THE SITE IN FURTHERANCE OF THE PLAN IS REQUIRED.
THE OWNER WISHES TO SAVE CERTAIN TREES ON THE SITE. PLACE TREE BARRICADES AS SHOWN ON THE PLAN OR AS SPECIFIED BY THE OWNER BEFORE CONSTRUCTION ACTIVITY BEGINS.
ALL OPENINGS (E.G. DOORS, WINDOWS, VENTILATORS) BUILT ON LOTS # 2 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).
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.
ALL ROAD IMPROVEMENTS AT YOUNGBLOOD ROAD AND GRAND PALISADES PARKWAY TO BE COORDINATED WITH NCDOT AND THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-336-7080) 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 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 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, SHEETING 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 0.5% SLOPE ON CURBS.
NON-STANDARD ITEMS (I.E. 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 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.
THE PURPOSE OF THE STORM DRAINAGE EASEMENT (S.D.E.) IS TO PROVIDE STORMWATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTIONS TO STORMWATER FLOW IS PROHIBITED.
SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.
PE SEAL SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
SLOPES SHALL GRADE 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 THE BUTLER HOMEOWNERS ASSOCIATION.
SIDEWALKS ARE TO MEET ALL A.D.A. REQUIREMENTS FOR SLOPE AND SPACING BETWEEN TURNAROUND AREA.
DIRECT VEHICULAR ACCESS TO YOUNGBLOOD ROAD AND GRAND PALISADES PARKWAY FROM LOTS 1-11 IS PROHIBITED.
BEGIN CONSTRUCTION IN 2007. APPROXIMATELY 3 YEARS TO FULL BUILD OUT.
ALL RIGHT-OF-WAY AND CURB TAPERS ARE 20:1 UNLESS OTHERWISE NOTED.
ALL TOPOGRAPHY IS FROM AERIAL SURVEY.
ACCESSIBLE RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER C.M.D.S. #10.31 THRU 10.35.
PER NCDOT IN ALLEGABLE RIGHT-OF-WAY OF YOUNGBLOOD ROAD IS THAT WHICH IS BY THE STATE FROM BACK OF DITCH TO BACK OF DITCH. AN ASSUMED RIGHT-OF-WAY OF 60' IS SHOWN FOR PICTORIAL PURPOSES ONLY.
TRASH SERVICE WILL BE ROLL-OUT PROVIDED BY A PRIVATE CONTRACTOR.
LOWER LAKE WYLIE WATERSHED OVERLAY CRITICAL AREA LOW DENSITY-IMPERVIOUS AREA CALCULATIONS:
SITE AREA 8.04 AC.
IMPERVIOUS AREA OF 14' DRIVEWAY AND SIDEWALK 25,149 S.F.
IMPERVIOUS AREA UNDER LOW DENSITY OPTION (20%) 70,044 S.F.
REMAINING IMPERVIOUS AREA ALLOWED FOR LOTS 44,895 S.F.
NUMBER OF LOTS 11
IMPERVIOUS AREA ALLOWED:
LOTS 1 THRU 3, 8 THRU 11 - 4,096 SF.
LOTS 5 & 6 - 4,042 SF.
LOTS 4 & 7 - 4,069 SF.

DEVELOPMENT DATA

ZONING: R-5
MIN. LOT AREA: 6,000 S.F.
MIN. LOT WIDTH: 50'
MIN. FRONT SETBACK: 20'
MIN. SIDEYARD: 3'(INTERIOR) 5'(EXTERIOR) 34'(EXTERIOR)
MIN. REARYARD: 20'(INTERIOR)
SITE DATA
TAX PARCEL NO.: 217-085-25
TOTAL TRACT AC: 8.30 AC
DEDICATED R/W: 0.26 AC
NET SITE AC: 8.04 AC
TREESAVE AREA: 0.83 AC.(10.32%)

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



NO.	DATE	REVISION	BY
1	03/28/07	REVISED SITE FOR CLIENTS STORM CHANGES	RAH
2	03/28/07	PER NCDOT COMMENTS	AWW
3	03/28/07	CMP & BLD. REVISIONS	AWW
4	03/28/07	REVISION	AWW

SHEET TITLE: SITE PLAN
PROJECT: BUTLER SUBDIVISION
STEELE CREEK TOWNSHIP, MECKLENBURG CO., NC
FOR: RHEIN PALISADES LLC
APPROVED FOR: [Signature]
DATE: 8/15/2007
SCALE: 1"=60'
DATE: 8/10/06
DRAWN BY: DEM
CHECKED BY: MAH
DRAWING NO.: 187-73
SHT 1 OF 11 SHTS

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704.656.1190 704.656.0000(hq)