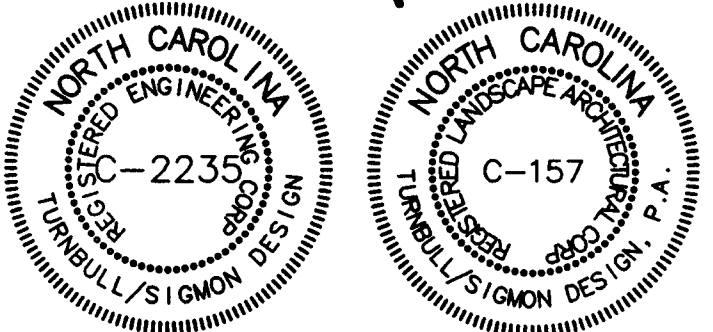
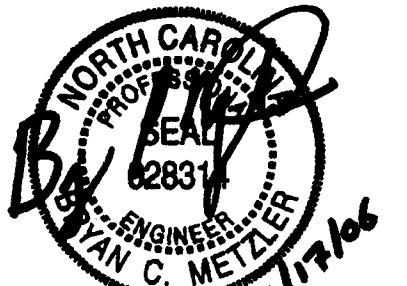


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LAND DEVELOPMENT DESIGN SERVICES



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Rhein Palisades, LLC

5200 77 CENTER DRIVE
SUITE 141
CHARLOTTE, NC 28217

The Palisades Phase 5A

CHARLOTTE E.T.J.
STEELE CREEK TOWNSHIP

Site Plan Tract T-3I

APPROVED FOR CONSTRUCTION
CMPC
8/5/2007

PROJECT NUMBER: 04-086

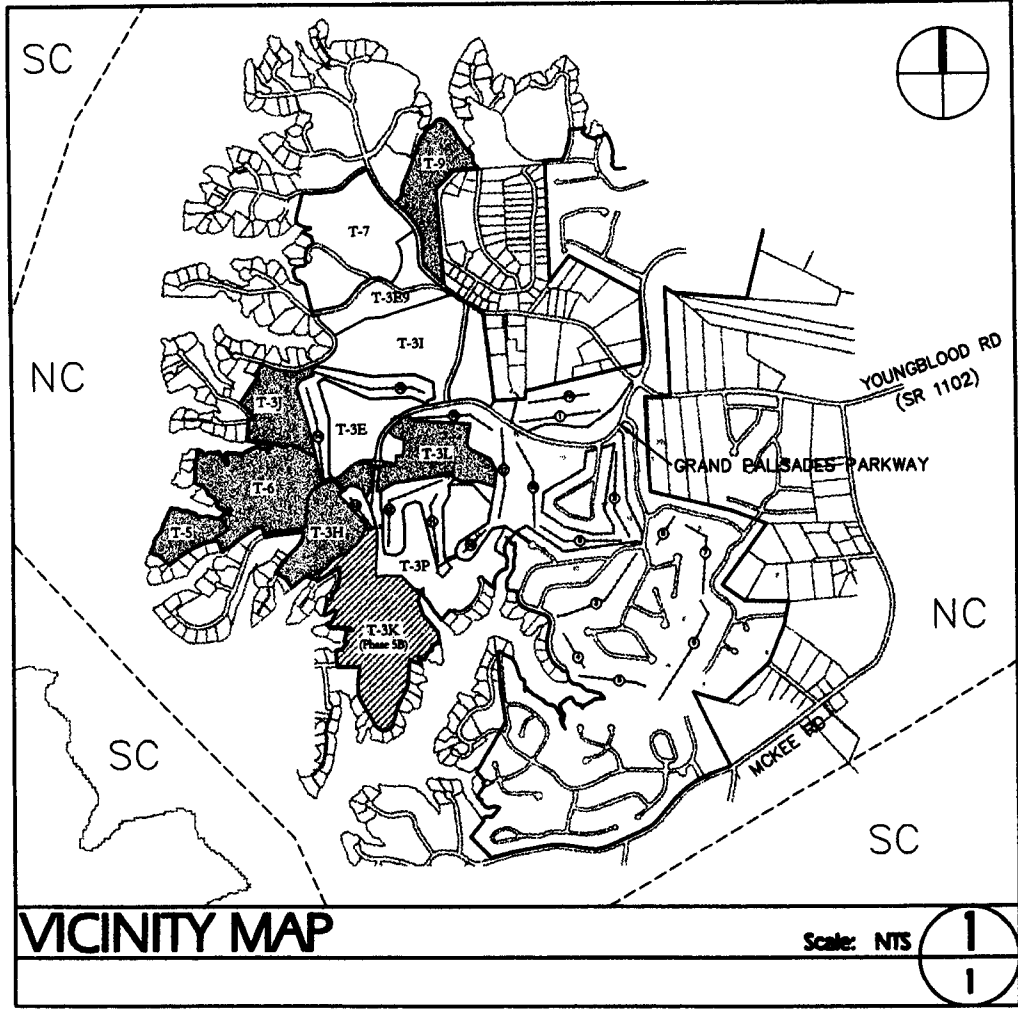
DRAWN BY: DBR

DESIGNED BY: BCM

ISSUE DATE: 6/10/05

11/17/06 EEB REVISED MAX. IMPERVIOUS PER LOT
5 09/12/06 EEB PER CITY OF CHARLOTTE COMMENTS
4 08/18/06 RLF PER NCDOT COMMENTS
3 06/02/06 RLF PER CITY COMMENTS
2 03/23/06 RLF PER CITY COMMENTS
1 11/04/05 RLF PER CITY COMMENTS
NO. DATE: BY: REVISIONS:

5.1.1



LINE TABLE		
LINE	LENGTH	BEARING
L1	196.50	S04°42'12"W
L2	240.57	S08°59'04"W
L3	308.56	N88°19'24"W
L4	179.61	S82°56'46"W
L5	297.21	N86°13'55"W
L6	248.80	N76°17'50"W
L7	355.47	N81°00'56"W
L8	398.47	S71°06'06"W
L9	270.24	S82°39'47"W
L10	145.62	S13°42'10"W
L11	118.81	N03°46'05"E
L12	131.08	N65°41'28"W
L13	161.14	N24°13'59"W
L14	83.79	S12°24'13"E
L15	60.74	S16°09'11"W
L16	163.45	S18°53'54"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	56.04	750.00	28.03	41°16'51"
C2	541.22	375.00	329.98	82°41'32"
C3	53.33	350.00	26.72	8°43'50"
C4	66.11	350.00	33.15	10°49'19"
C5	60.69	350.00	30.42	9°56'05"
C6	364.99	750.00	186.18	27°52'58"
C7	75.67	375.00	37.96	11°33'41"
C8	451.34	375.00	257.54	68°57'37"
C9	120.55	150.00	63.74	46°02'43"
C10	149.52	300.00	76.35	28°33'24"

Lake Access:

Tract 3P Lake Access Calculations

LOTS	AREA (SQFT)
1	5664
15-25	191253
53-56	50083
63-66	65390
42-43	5906

Tract 3-E Lake Access Calculations

LOTS	AREA (SQFT)
1-2	68890

Tract 3-I Lake Access Calculations

LOTS	AREA (SQFT)
22-27	100063

Tract 3-E Lake Access Calculations

LOTS	AREA (SQFT)
15	12113

Tract 7 Lake Access Calculations

LOTS	AREA (SQFT)
40	101791
48-49	16763
21	17534
35	3299
13-20	117790
10	39578

REQUIRED 796127 Total
PROVIDE 79613 10% of Area
85887

Note: See Tract 3-P for Lake Access Lot

Lot Data:

Zoning	MX-2
Petition #	Lower Lake Wyle Watershed
Minimum Lot Size	Overlay - Critical
Minimum Front Setback	2000-16(c)
Minimum Side Yard (Internal)	4,500 SF
Minimum Side Yard (Corner)	20'
Minimum Rear Yard	3'/3'
Minimum Lot Width	10'
Maximum Impervious per Lot	20'
	40'
	5,500 SF

General Notes:

- LOTS 44-54 AND 23-26 ARE PART OF THE PRIVATE GATED COMMUNITY. DIRECT VEHICULAR ACCESS TO SHELBOURNE FARMS ROAD, YOUNGBLOOD ROAD NORTH AND DUE WEST DRIVE SHALL BE DEED RESTRICTED.
- A STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) "STOP" (R1-1, 30"x30") SIGN WILL BE INSTALLED BY THE DEVELOPER AT PROPOSED DRIVEWAY/PRIVATE STREET CONNECTIONS TO ANY PUBLIC R/W.
- A STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) "STOP" (R1-1, 30"x30") SIGN WILL BE INSTALLED BY THE DEVELOPER AT THE MINOR LEGS OF ALL PRIVATE INTERNAL INTERSECTIONS.
- GATES TO DUPLICATE FUNCTIONALITY OF APPROVED PHASE 4 PLANS.
- DOCUMENTATION OF SEPTIC FIELD ABANDONMENT TO BE PROVIDED TO CITY PRIOR TO PLATTING OF LOTS 75, 76 & 77.
- PROJECT BENCHMARK: GPS #1049 REBAR FOUND NAD 83 GRID COORDINATES N 485,163.6720 E 1,393,922.5795 ELEV: 650.42
- A STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) "DO NOT ENTER" (R5-1, 30"x30") SIGN WILL BE INSTALLED BY THE DEVELOPER AT THE PROPOSED DRIVEWAY/PRIVATE STREET CONNECTION TO SHELBOURNE FARMS ROAD.
- THE PAVED IMPROVEMENTS TO DUE WEST ARE LOCATED PARTIALLY IN A RIGHT-OF-WAY OFFERED FOR PUBLIC DEDICATION (MAP BOOK 17, PAGE 517) AND PARTIALLY WITHIN A PRIVATE EASEMENT THAT PROVIDES ACCESS FROM THOSE LOTS SERVED BY THIS EASEMENT TO A STATE-MAINTAINED ROAD, IN ACCORDANCE WITH THE RIGHTS GRANTED BY CRESCENT LAND & TIMBER CORP. IN THE DEEDS CONVEYING SUCH LOTS TO THE CURRENT OWNERS THEIR PREDECESSORS. CRESCENT LAND & TIMBER CORP. RETAINED FOR ITSELF AND ITS SUCCESSORS THE RIGHT TO CHANGE THE LOCATION OF THIS ROAD, OR TO TERMINATE SUCH EASEMENT RIGHTS IF SUCH LOTS ARE LATER SERVED BY A PUBLIC STREET.
- NO CLEARING OR GRADING ALLOWED IN TRAIL EASEMENTS WHICH ARE LOCATED IN TREESAVE AREAS.

Staking Notes:

- 20' RADIUS AT R/W FOR PRIVATE AND LOCAL STREETS.
- 20' RADIUS AT 8/2 FOR PRIVATE AND LOCAL STREETS.
- HANDICAP RAMP, SEE DETAIL 1/8.1.2
- SIGHT TRIANGLE, 35'x35' AT ALL INTERSECTIONS, 10'x70' AT SHELBOURNE FARMS ROAD.
- PRIVATE STREET, DETAIL 6/8.1.1
- STAKING INFORMATION IS AVAILABLE ON DISC (R-14 OR 2000) UPON REQUEST.

Legend:

SYMBOL	DETAIL
	LANDSCAPE BUFFER
	450' SHORELINE OFFSET SEE SHEET 7.3.1 FOR LAKE ACCESS CALCULATIONS
	100' UNDISTURBED WATERSHED BUFFER
	DUKE POWER ENVIRONMENTAL SHORELINE AND TREESAVE AREA
	DUE WEST EASEMENT
	PROPOSED SIDEWALK
	PROPOSED ACCESSIBLE RAMP
	PROPOSED STOP SIGN
	PROPOSED STREET SIGN
	PROPOSED "DO NOT ENTER" SIGN

