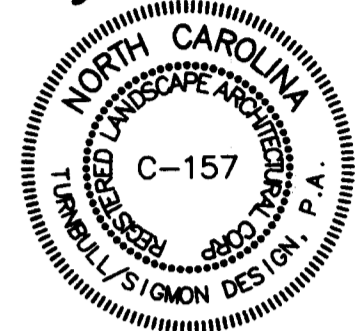
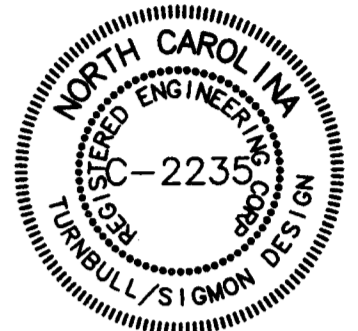




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LAND DEVELOPMENT DESIGN SERVICES



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## Rhein Palisades, LLC

5200 77 CENTER DRIVE  
SUITE 141  
CHARLOTTE, NC 28217

The Palisades  
Phase 5A  
APPROVED FOR  
CONSTRUCTION  
Charlotte E.T.J. CMPC  
STEELE CREEK TOWNSHIP

## Site Plan Tract 3-E9

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

7/26/07 EEB PER NCDOT REVIEW COMMENTS  
6/2/07 EEB PER CITY OF CHARLOTTE & CLIENT COMMENTS  
5/11/06 EEB PER CITY OF CHARLOTTE & CLIENT COMMENTS  
4/9/06 DBR PER CITY OF CHARLOTTE COMMENTS  
3/9/06 EEB PER CITY OF CHARLOTTE COMMENTS  
2/3/06 DBR PER CITY OF CHARLOTTE COMMENTS  
1/11/04 EEB PER CITY OF CHARLOTTE COMMENTS  
NO. DATE: BY: REVISIONS:

### Lake Access:

Tract 3P Lake Access Calculations

LOTS	AREA (SQFT)
1	5684
15-25	191253
53-56	50093
63-66	65390
42-43	5906

Tract 3-E9 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
	85867	

Note: See Tract 3-P for Lake Access Lot

### Legend:

SYMBOL

	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	-/-
	PROPOSED SIDEWALK	10/8.1.4
	PROPOSED ACCESSIBLE RAMP	1/8.1.2
	PROPOSED STOP SIGN	9/8.1.2
	PROPOSED STREET SIGN	8,9/8.1.2

### Lot Data:

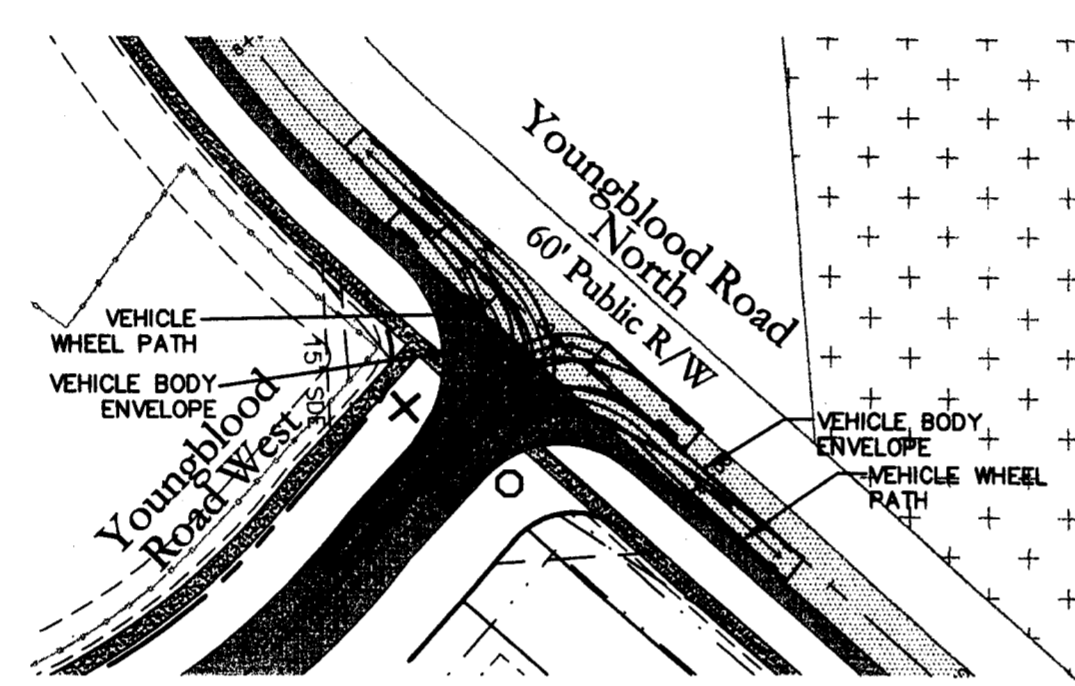
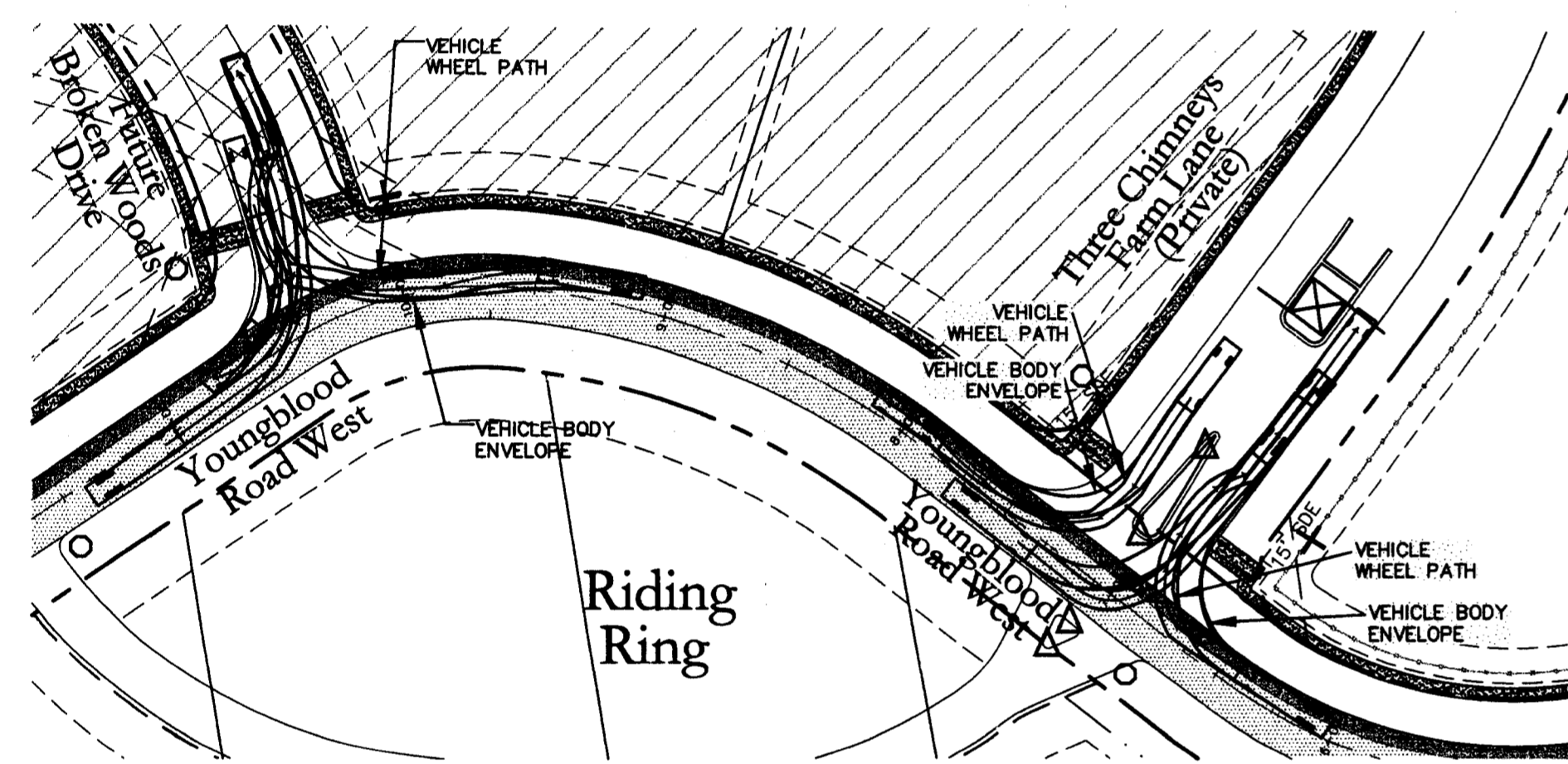
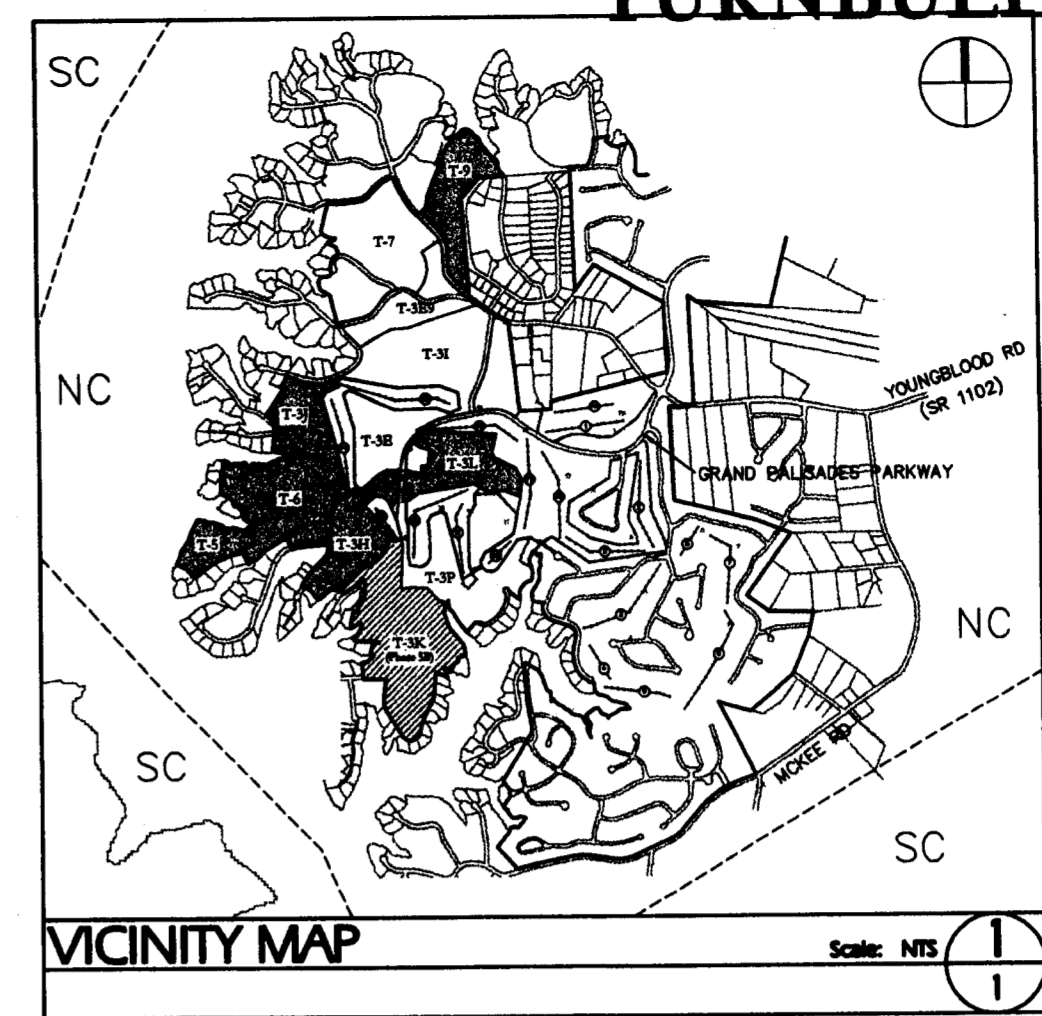
Zoning	MX-3 (Innovative) Lower Lake Wylie Watershed Overlay - Critical
Petition #	2000-16(c)
Minimum Lot Size	4,500 S.F.
Minimum Front Setback	20'
Minimum Side Yard (Internal)	3'/3'
Minimum Side Yard (Corner)	10'
Minimum Rear Yard	20'
Minimum Lot Width	40'
Maximum Impervious Per Lot (Lots 1-11)	12,000 sf
Maximum Impervious Per Lot (Lot 12)	30,500 sf
Tract acreage:	23.78 ac.
Common Open Space:	0.58 ac.

### Staking Notes:

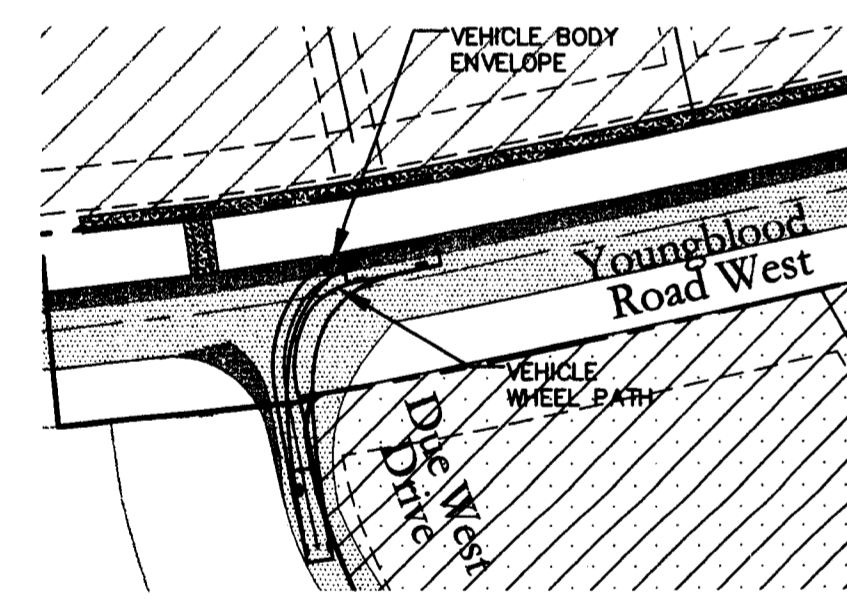
- 20' RADIUS AT R/W FOR PRIVATE AND LOCAL STREETS.
- 20' RADIUS AT B/C FOR PRIVATE AND LOCAL STREETS.
- HANDICAP RAMP, SEE DETAIL 1/8.1.2
- SIGHT TRIANGLE, 35'x35' AT ALL INTERSECTIONS.
- LOCAL RESIDENTIAL STREET, SEE DETAIL 9/8.1.1
- CUL-DE-SAC, SEE DETAIL 12/8.1.1
- PRIVATE STREET, DETAIL 6/8.1.1
- STAKING INFORMATION IS AVAILABLE ON DISC (R-14 OR 2000) UPON REQUEST.

### General Notes:

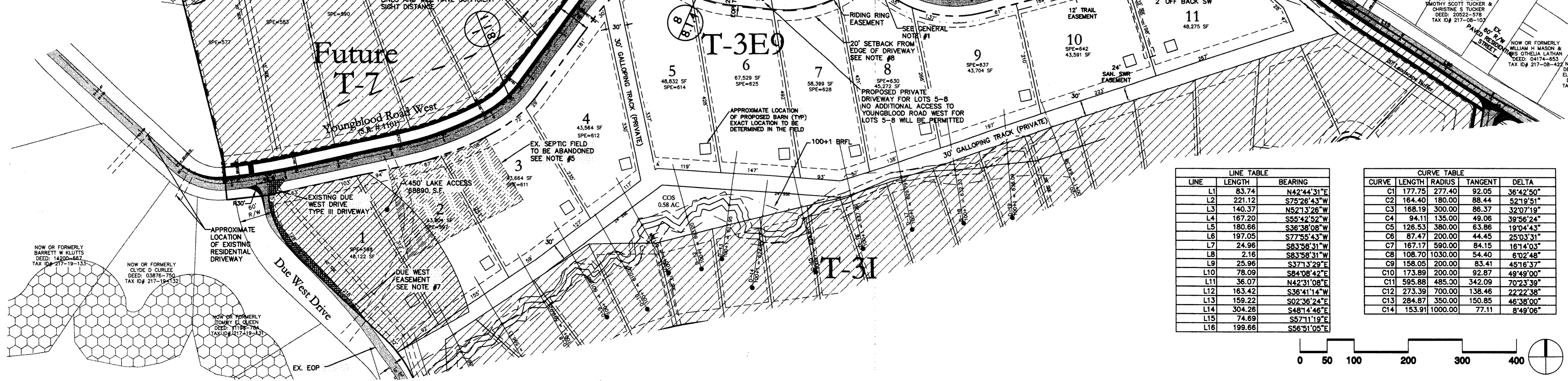
- A STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) "STOP" (R1-1, 30"x30") SIGN WILL BE INSTALLED BY THE DEVELOPER AT PROPOSED DRIVEWAY/ PRIVATE STREET CONNECTIONS TO ANY PUBLIC R/W.
- A STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) "STOP" (R1-1, 24"x24") SIGN WILL BE INSTALLED BY THE DEVELOPER AT THE MINOR LEGS OF ALL PRIVATE INTERNAL INTERSECTIONS.
- 30' TRAIL EASEMENTS ARE PRIVATE RECREATIONAL SPACE.
- TRAILS TO BE SELECTIVELY CLEARED. ENTIRE WIDTH OF TRAIL WILL NOT BE DENIED.
- DOCUMENTATION OF SEPTIC FIELD ABANDONMENT TO BE PROVIDED TO CITY PRIOR TO PLATTING OF LOTS 1-3.
- PROJECT BENCHMARK:  
GPS #1049  
REBAR FOUND  
NAD 83 GRID COORDINATES  
N 485,183.6720  
E 1,393,922.5795  
ELEV: 650.42
- 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.
- LOTS 5-8 TO BE DEED RESTRICTED TO HAVE 20' SETBACK MEASURED FROM EDGE OF PAVEMENT OF SHARED PRIVATE DRIVEWAY.
- A STANDARD MUTCD "KEEP RIGHT" SIGN (R4-7, 24"x30") TO BE INSTALLED AT EACH END OF PROPOSED MEDIAN BY DEVELOPER.



B-40 Turning Template  
1"=60'



SU-30 Turning Template  
1"=60'



LINE	LENGTH	BEARING
L1	83.74	N42°44'31"E
L2	221.12	S75°26'43"W
L3	140.37	N52°13'26"W
L4	187.20	S55°42'52"W
L5	180.68	S36°38'08"W
L6	197.05	S77°35'43"W
L7	24.96	S83°56'31"W
L8	2.16	S83°56'31"W
L9	25.96	S37°13'29"E
L10	78.09	S84°08'42"E
L11	36.07	N42°31'08"E
L12	163.42	S36°41'14"W
L13	159.22	S02°36'24"E
L14	304.28	S48°14'46"E
L15	74.69	S57°11'19"E
L16	199.66	S56°51'05"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	177.75	277.40	92.05	36°42'50"
C2	164.40	180.00	88.44	52°19'51"
C3	168.19	300.00	86.37	32°07'19"
C4	94.11	135.00	49.06	39°56'24"
C5	126.53	380.00	63.86	19°04'43"
C6	87.47	200.00	44.45	25°03'31"
C7	167.17	590.00	84.15	16°14'03"
C8	108.70	1030.00	54.40	6°02'48"
C9	158.05	200.00	83.41	45°18'37"
C10	173.89	200.00	92.87	49°48'00"
C11	595.88	485.00	342.09	70°23'39"
C12	273.39	700.00	138.46	22°22'38"
C13	284.87	350.00	150.85	46°38'00"
C14	153.91	1000.00	77.11	8°49'06"