

| PCCO SUMMARY | |
|--|--|
| Original Parcel ID Number(s): | 163-03-224, 163-03-238, 163-03-243, 163-03-245, 163-03-244, 163-03-223, 163-03-235, 163-03-228, 163-03-234 |
| Development Type: | Commercial |
| Subject to PCCO? Y/N | Y |
| If NO, why? | |
| Watershed: | Central Catawba |
| Disturbed Area (ac): | 18.77 |
| Site Area (ac): | 17.18 |
| | DA#1 |
| Total on-site Drainage Area (ac): | 17.18 |
| Existing Built-upon-area (SF): | 373309.20 |
| Existing BUA to be removed (SF): | 373309.20 |
| Existing BUA to remain (SF): | 0 |
| Proposed New BUA (SF): | 645611.00 |
| Proposed % BUA: | 86% |
| Density (High / Low) | High |
| Total Post-Project BUA for site: | 645611.00 |
| Development or Redevelopment? | Development |
| Natural Area Required (ac): | 1.718 |
| Natural Area provided, total (ac): | 1.718 |
| Undisturbed Treed Natural Area Preserved (ac): | N/A |
| Total stream buffer protected on-site (ac): | N/A |
| Transit Station Area? Y/N | N |
| Distressed Business District? Y/N | Y |
| Mitigation Type (if applicable) | 1-YR VOL / 10-YR Peak |
| Natural Area mitigation? Y/N | N |
| Buffer Mitigation? Y/N | N/A |
| Total Phosphorous Mitigation? Y/N | N/A |

CONTACT INFORMATION

REFERENCES

SURVEY:
 JAMES MAUNEY & ASSOCIATES, P.A. PROFESSIONAL SURVEYORS
 "READ TULL, JR. AND OTHERS EAST INDEPENDENCE BOULEVARD, IDLEWILD ROAD AND MONROE ROAD
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA"
 DATED: 11/28/16
 REVISED: 8/15/17
 JOB NUMBER: 6440

GEOTECHNICAL
 NOVA ENGINEERING AND ENVIRONMENTAL, INC.
 "GEOTECHNICAL ENGINEERING REPORT E, INDEPENDENCE SITE
 CHARLOTTE, NORTH CAROLINA"
 DATED: 6/16/17
 JOB NUMBER: 10705-2017014

EAST INDEPENDENCE OVERPASS INTERSECTION PLANS
 CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION
 TITLED "INDEPENDENCE BLVD. 08 RAMP D AND IDLEWILD ROAD"
 DATED: 12/22/2016
 NCDOT# 10-2148
 SIGNAL ID: 01681

FUTURE ROADWAY PLANS
 KIMLEY HORN
 TITLED "20170906_U-5805_RDY_DSN_DWG"
 DATED: 9/26/2017

MONROE ROAD IMPROVEMENT PLANS
 DESIGN RESOURCE GROUP
 TITLED "CONNECTION POINT, MONROE RD & LONG AVE, EASTSIDE CONNECTIONS JV, LLC
 4310 PARK ROAD, SUITE 101, CHARLOTTE, NC 28209, 704-343-2828"
 DATED: 11/27/17
 PROJECT #: 706-002

GOVERNING AGENCIES

CITY OF CHARLOTTE - LAND DEVELOPMENT
 800 E 4TH STREET, 1ST FLOOR
 CHARLOTTE, NC 28202
 PHONE: (704) 336-2205

CHARLOTTE WATER
 800 E TRADE ST
 CHARLOTTE, NC 28202
 PHONE: (704) 339-2221

CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT)
 800 E 4TH STREET
 CHARLOTTE, NC 28202
 PHONE: (704) 336-4119



FINAL APPROVAL

PROJECT NUMBER: **SDRU-2017-00010**

ENGINEERING
 PCSO / DETENTION / DRAINAGE PLAN

APPROVED
 By Brendan M. Smith at 10:18 am, Jan 30, 2018

EROSION CONTROL

APPROVED

URBAN FORESTRY
 TREE ORDINANCE

APPROVED

CDOT

APPROVED

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT <http://charlottenc.gov/ld>

APPROVED FOR CONSTRUCTION
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
 By: Joshua Weaver 1-30-2018 1 of 5

UTILITY SERVICE CONTACTS

| SERVICE | UTILITY / GOVERNING AGENCY |
|-------------|--|
| WATER/SEWER | CHAR-MECK UTILITY DEPARTMENT 800 E 4TH ST CHARLOTTE, NC 28202 (704) 336-7600 CONTACT: BARBARA GROSS PHONE: 704-433-5801 EMAIL: BGROSS@CI.CHARLOTTE.NC.US |
| NATURAL GAS | PIEDMONT NATURAL GAS 3901 CRAIG AVE CHARLOTTE, NC 28211 (800) 752-7504 |
| ELECTRIC | DUKE ENERGY 610 TODDVILLE RD CHARLOTTE, NC 28214 (800) 777-9858 CONTACT: JIM PASOUR OFFICE: 704-866-5096 EMAIL: JIM.PASOUR@DUKE-ENERGY.COM |

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR BECAUSE OF THE CONTRACTOR'S NEGLIGENCE OR FAILURE TO THE SPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.

CONSTRUCTION DOCUMENTS

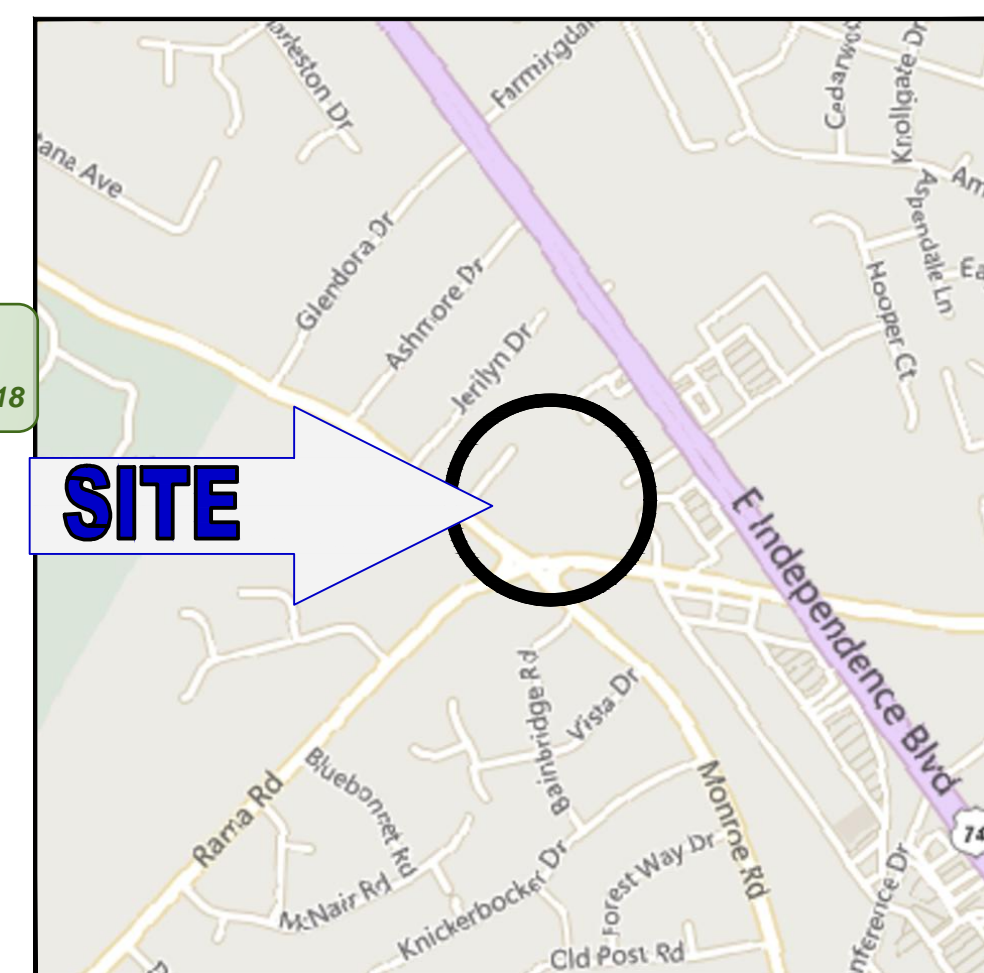
FOR

CONNECTION POINT EASTSIDE CONNECTIONS JV, LLC

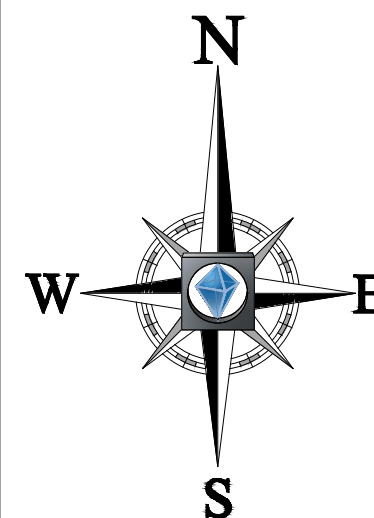
LOCATION OF SITE

MONROE ROAD AND LONG AVENUE
 CHARLOTTE, NORTH CAROLINA 28212
 MECKLENBURG COUNTY

PARCEL #: 163-03-224, 163-03-238, 163-03-243, 163-03-245, 163-03-244, 163-03-223, 163-03-235, 163-03-229, 163-03-234



LOCATION MAP
 SCALE: N.T.S



OWNER
 R. READ & CHARLES TULL
 7201 MASSEY ROAD
 WAXHAW, NC 28173

DEVELOPER
 EASTSIDE CONNECTIONS JV, LLC
 4310 PARK ROAD, SUITE 101
 CHARLOTTE, NC 28209
 (704) 343-2828

PREPARED BY



BOHLER
 ENGINEERING NC, PLLC
 NCBELS P-1132

1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (980) 272-3400
 Fax: (980) 272-3401
 NC@BohlerEng.com

CONTACT: BRIAN ROSENFELD

SHEET INDEX

| SHEET TITLE | SHEET NUMBER |
|---|-----------------|
| COVER SHEET | C-1.0 |
| GENERAL NOTES | C-2.0 |
| GENERAL NOTES AND LEGEND | C-2.1 |
| ALTA SURVEY | C-3.0 - C-3.2 |
| TECHNICAL DATA SHEET | RZ-1 |
| DEVELOPMENT STANDARDS | RZ-2 |
| MUDD-O ZONING AREA | RZ-3 |
| NS ZONING AREA | RZ-4 |
| SCHEMATIC SITE PLAN | RZ-5 |
| CONCEPTUAL RENDERING | RZ-6 |
| OVERALL EXISTING & DEMOLITION PLAN | C-4.0 |
| EXISTING & DEMOLITION PLAN | C-4.1 - C-4.3 |
| OVERALL SITE PLAN | C-5.0 |
| SITE PLAN | C-5.1 - C-5.3 |
| PAVEMENT PLAN | C-5.4 |
| TRUCK ROUTING PLAN | C-5.5 |
| IDLEWILD ROAD AND CONNECTION POINT BLVD INTERSECTION | C-5.6 |
| FUTURE ROADWAY DESIGN OVERLAY | C-5.7 |
| OVERALL GRADING PLAN | C-6.0 |
| GRADING AND DRAINAGE PLAN | C-6.1 - C-6.3 |
| CONNECTION POINT BLVD PLAN AND PROFILE START TO 17+00 | C-6.4 |
| CONNECTION POINT BLVD PLAN AND PROFILE 17+00 TO END | C-6.5 |
| LONG AVENUE PLAN AND PROFILE START TO 18+50 | C-6.6 |
| LONG AVENUE PLAN AND PROFILE 18+50 TO END | C-6.7 |
| ZEUS STREET AND ZEPHYR WIND WAY PLAN AND PROFILE | C-6.8 |
| TYPICAL CROSS SECTION | C-6.9 |
| LONG AVENUE CROSS SECTIONS | C-6.10 - C-6.17 |
| CONNECTION POINT BLVD CROSS SECTIONS | C-6.18 - C-6.26 |
| PRE-DEVELOPMENT DRAINAGE MAP | C-6.27 |
| POST-DEVELOPMENT DRAINAGE MAP | C-6.28 |
| SIGHT DISTANCE PROFILES | C-6.29 - C-6.32 |
| OVERALL UTILITY PLAN | C-7.0 |
| UTILITY PLAN | C-7.1 - C-7.4 |
| OVERALL EROSION CONTROL PLAN PHASE I | C-8.0 |
| EROSION CONTROL PLAN PHASE I | C-8.1 - C-8.3 |
| OVERALL EROSION CONTROL PLAN PHASE II | C-8.4 |
| EROSION CONTROL PLAN PHASE II | C-8.5 - C-8.7 |
| EROSION CONTROL PLAN PHASE III | C-8.8 |
| SITE DETAILS | C-9.0 - C-9.4 |
| UTILITY DETAILS | C-10.0 - C-10.1 |
| STORMWATER DETAILS | C-11.0 - C-11.3 |
| EROSION DETAILS | C-12.0 - C-12.2 |
| PHOTOMETRIC PLAN | C-13.0 |
| PHOTOMETRIC DETAILS | C-13.1 |
| OVERALL LANDSCAPE PLAN | L-1.0 |
| LANDSCAPE PLAN | L-1.1 - L-1.3 |
| LANDSCAPE DETAILS | L-1.4 |
| AMENITY PLAN | L-1.5 |
| MONROE ROAD IMPROVEMENT PLAN | R-1.0 |
| LONG & MONROE TRAFFIC CONTROL PLAN | R-2.0 |
| ALDI CONCEPT EXTERIOR ELEVATIONS | A-1.0 |
| 12,600 SF CONCEPT EXTERIOR ELEVATIONS | A-2.0 |

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|----------|--|-----|
| 1 | 10/11/17 | PER CITY OF CLT & NCDOT COMMENTS | SRF |
| 2 | 11/28/17 | PER CITY OF CLT & NCDOT COMMENTS | SRF |
| 3 | 1/9/18 | PER MECKLENBURG COUNTY COMMENTS | SRF |
| 4 | 1/25/18 | PER CITY OF CLT, CDOT & NCDOT COMMENTS | SRF |

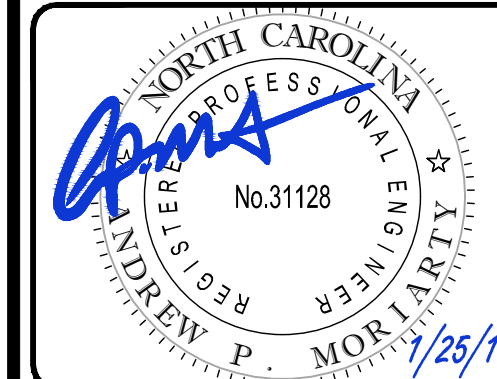


KNOW WHAT'S BELOW
 ALWAYS CALL 811
 BEFORE YOU DIG
 It's fast. It's free. It's the law.

PROJECT No: NCC162120
 DRAWN BY: SRF/AJS
 CHECKED BY: BWR
 DATE: 8/8/17
 SCALE: AS NOTED
 CAD I.D.: SDO

PROJECT: **CONNECTION POINT**
 FOR **EASTSIDE CONNECTIONS JV, LLC**
 LOCATION OF SITE
 MONROE RD & LONG AVE
 CHARLOTTE, NC 28212
 MECKLENBURG COUNTY

BOHLER
 ENGINEERING NC, PLLC
 NCBELS P-1132
 1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (980) 272-3400
 Fax: (980) 272-3401
 NC@BohlerEng.com



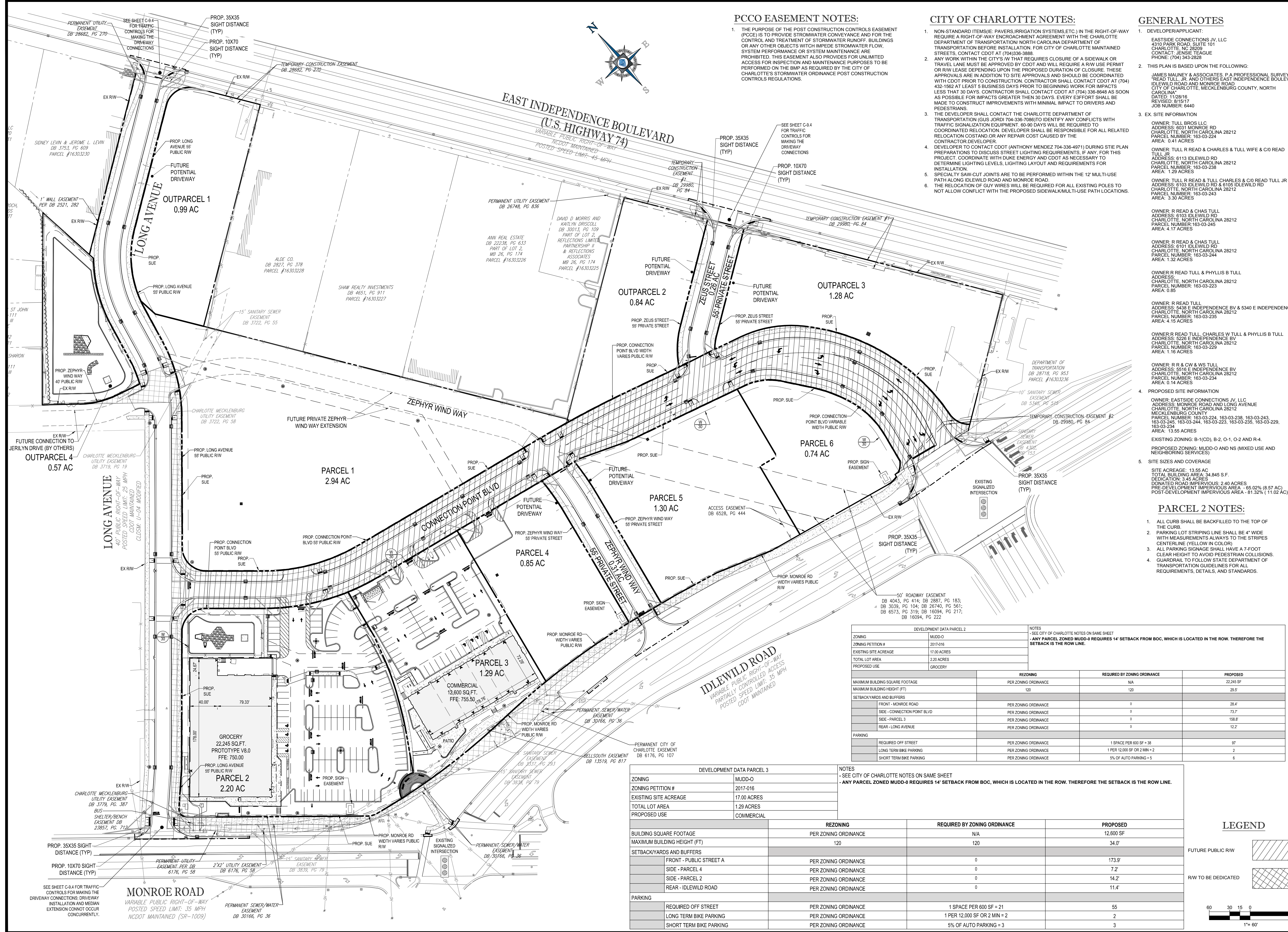
SHEET TITLE:
COVER SHEET
 SHEET NUMBER:
C-1.0

ISSUED FOR CONSTRUCTION

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____

THIS DOCUMENT IS NOT ISSUED BY BOHLER ENGINEERING FOR CONSTRUCTION WITHOUT THREE (3) SIGNATURES

PROJECT #: NCC162120
 REVISION DATE: _____



PCCO EASEMENT NOTES:

1. THE PURPOSE OF THE POST CONSTRUCTION CONTROLS EASEMENT (PCCO) IS TO PROVIDE STORMWATER CONVEYANCE AND FOR THE CONTROL AND TREATMENT OF STORMWATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW, SYSTEM PERFORMANCE OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNLIMITED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE'S STORMWATER ORDINANCE POST CONSTRUCTION CONTROLS REGULATIONS.

CITY OF CHARLOTTE NOTES:

1. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704)336-3888.
2. ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A RW USE PERMIT OR RW LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1582 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8648 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
3. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI 704-336-7086) 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.
4. DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ 704-336-4971) DURING SITE PLAN PREPARATIONS TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY. FOR THIS PROJECT COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.
5. SPECIALTY SAW-CUT JOINTS ARE TO BE PERFORMED WITHIN THE 12' MULTI-USE PATH ALONG IDELWILD ROAD AND MONROE ROAD.
6. THE RELOCATION OF GUY WIRES WILL BE REQUIRED FOR ALL EXISTING POLES TO NOT ALLOW CONFLICT WITH THE PROPOSED SIDEWALK/MULTI-USE PATH LOCATIONS.

GENERAL NOTES:

1. DEVELOPER/APPLICANT: EASTSIDE CONNECTIONS JV, LLC 4310 PARK ROAD, SUITE 101 CHARLOTTE, NC 28209 CONTACT: JENISE TEAGUE PHONE: (704) 343-2828
2. THIS PLAN IS BASED UPON THE FOLLOWING: JAMES MAUNEY & ASSOCIATES, P.A. PROFESSIONAL SURVEYORS 'READ TULL, JR. AND OTHERS EAST INDEPENDENCE BOULEVARD IDELWILD ROAD AND MONROE ROAD CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA' DATED: 11/29/16 REVISED: 8/16/17 JOB NUMBER: 6440
3. EX. SITE INFORMATION: OWNER: TULL BROS LLC ADDRESS: 6031 MONROE RD CHARLOTTE, NORTH CAROLINA 28212 PARCEL NUMBER: 163-03-224 AREA: 0.41 ACRES OWNER: TULL R READ & CHARLES & TULL WIFE & C/O READ TULL JR ADDRESS: 6113 IDELWILD RD CHARLOTTE, NORTH CAROLINA 28212 PARCEL NUMBER: 163-03-238 AREA: 1.29 ACRES OWNER: TULL R READ & TULL CHARLES & C/O READ TULL JR WIFE ADDRESS: 6103 IDELWILD RD & 6105 IDELWILD RD CHARLOTTE, NORTH CAROLINA 28212 PARCEL NUMBER: 163-03-243 AREA: 3.30 ACRES OWNER: R READ & CHAS TULL ADDRESS: 6103 IDELWILD RD CHARLOTTE, NORTH CAROLINA 28212 PARCEL NUMBER: 163-03-245 AREA: 4.17 ACRES OWNER: R READ & CHAS TULL ADDRESS: 6101 IDELWILD RD CHARLOTTE, NORTH CAROLINA 28212 PARCEL NUMBER: 163-03-244 AREA: 1.32 ACRES OWNER: R READ TULL & PHYLLIS B TULL ADDRESS: CHARLOTTE, NORTH CAROLINA 28212 PARCEL NUMBER: 163-03-223 AREA: 0.85 OWNER: R READ TULL ADDRESS: 5438 E INDEPENDENCE BV & 5340 E INDEPENDENCE BV CHARLOTTE, NORTH CAROLINA 28212 PARCEL NUMBER: 163-03-235 AREA: 4.15 ACRES OWNER: R READ TULL, CHARLES W TULL & PHYLLIS B TULL ADDRESS: 5226 E INDEPENDENCE BV CHARLOTTE, NORTH CAROLINA 28212 PARCEL NUMBER: 163-03-229 AREA: 1.16 ACRES OWNER: R R & CW & WS TULL ADDRESS: 5916 E INDEPENDENCE BV CHARLOTTE, NORTH CAROLINA 28212 PARCEL NUMBER: 163-03-234 AREA: 0.14 ACRES
4. PROPOSED SITE INFORMATION: OWNER: EASTSIDE CONNECTIONS JV, LLC ADDRESS: MONROE ROAD AND LONG AVENUE CHARLOTTE, NORTH CAROLINA 28212 MECKLENBURG COUNTY PARCEL NUMBER: 163-03-224, 163-03-238, 163-03-243, 163-03-245, 163-03-244, 163-03-223, 163-03-235, 163-03-229, 163-03-234 AREA: 13.55 ACRES EXISTING ZONING: B-1(CD), B-2, O-1, O-2 AND R-4. PROPOSED ZONING: MUDD-O AND NS (MIXED USE AND NEIGHBORING SERVICES)
5. SITE SIZES AND COVERAGE: SITE ACREAGE: 13.55 AC TOTAL BUILDING AREA: 34,845 S.F. DEDICATION: 3.45 ACRES DONATED ROAD IMPERVIOUS: 2.40 ACRES PRE-DEVELOPMENT IMPERVIOUS AREA: 85.02% (8.57 AC) POST-DEVELOPMENT IMPERVIOUS AREA: 81.32% (11.02 AC)

PARCEL 2 NOTES:

1. ALL CURB SHALL BE BACKFILLED TO THE TOP OF THE CURB.
2. PARKING LOT STRIPING LINE SHALL BE 4" WIDE WITH MEASUREMENTS ALWAYS TO THE STRIPES CENTERLINE (YELLOW IN COLOR).
3. ALL PARKING SIGNAGE SHALL HAVE A 7-FOOT CLEAR HEIGHT TO AVOID PEDESTRIAN COLLISIONS.
4. GUARDRAIL TO FOLLOW STATE DEPARTMENT OF TRANSPORTATION GUIDELINES FOR ALL REQUIREMENTS, DETAILS, AND STANDARDS.

DEVELOPMENT DATA PARCEL 2

| | |
|-----------------------|-------------|
| ZONING | MUDD-O |
| ZONING PETITION # | 2017-016 |
| EXISTING SITE ACREAGE | 17.00 ACRES |
| TOTAL LOT AREA | 2.20 ACRES |
| PROPOSED USE | GROCERY |

REZONING

| PER ZONING ORDINANCE | REQUIRED BY ZONING ORDINANCE | PROPOSED |
|------------------------------|------------------------------|-----------|
| 120 | N/A | 22,245 SF |
| 120 | 120 | 29.5' |
| 0 | 0 | 26.4' |
| 0 | 0 | 73.7' |
| 0 | 0 | 154.8' |
| 0 | 0 | 12.2' |
| 1 SPACE PER 600 SF = 38 | 1 SPACE PER 600 SF = 38 | 97 |
| 1 PER 12,000 SF OR 2 MIN = 2 | 1 PER 12,000 SF OR 2 MIN = 2 | 2 |
| 5% OF AUTO PARKING = 5 | 5% OF AUTO PARKING = 5 | 6 |

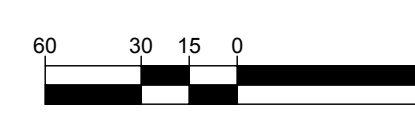
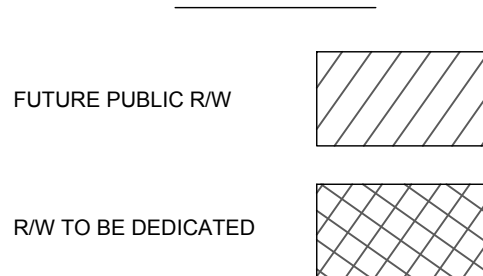
DEVELOPMENT DATA PARCEL 3

| | |
|-----------------------|-------------|
| ZONING | MUDD-O |
| ZONING PETITION # | 2017-016 |
| EXISTING SITE ACREAGE | 17.00 ACRES |
| TOTAL LOT AREA | 1.29 ACRES |
| PROPOSED USE | COMMERCIAL |

REZONING

| PER ZONING ORDINANCE | REQUIRED BY ZONING ORDINANCE | PROPOSED |
|------------------------------|------------------------------|-----------|
| N/A | N/A | 12,600 SF |
| 120 | 120 | 34.0' |
| 0 | 0 | 173.9' |
| 0 | 0 | 7.2' |
| 0 | 0 | 14.2' |
| 0 | 0 | 11.4' |
| 1 SPACE PER 600 SF = 21 | 1 SPACE PER 600 SF = 21 | 55 |
| 1 PER 12,000 SF OR 2 MIN = 2 | 1 PER 12,000 SF OR 2 MIN = 2 | 2 |
| 5% OF AUTO PARKING = 3 | 5% OF AUTO PARKING = 3 | 3 |

LEGEND



BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES SUSTAINABLE DESIGN

CHARLOTTE, NC
ATLANTA, GA
BALTIMORE, MD
BETHESDA, MD
BIRMINGHAM, AL
CHICAGO, IL
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
INDIANAPOLIS, IN
JACKSONVILLE, FL
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN ANTONIO, TX
WASHINGTON, DC

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|----------|--|-----|
| 1 | 10/11/17 | PER CITY OF CLT & NCDOT COMMENTS | SRF |
| 2 | 11/28/17 | PER CITY OF CLT & NCDOT COMMENTS | SRF |
| 3 | 1/9/18 | PER MECKLENBURG COUNTY COMMENTS | SRF |
| 4 | 1/25/18 | PER CITY OF CLT, CDOT & NCDOT COMMENTS | SRF |

811

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast. It's free. It's the law.

PROJECT: NOC162120

DRAWN BY: SRF/AJS

CHECKED BY: BWR

DATE: 8/16/17

SCALE: 1"=60'

CAD I.D.: SSD

CONNECTION POINT

FOR

EASTSIDE CONNECTIONS JV, LLC

LOCATION OF SITE
MONROE RD & LONG AVE
CHARLOTTE, NC 28212
MECKLENBURG COUNTY

BOHLER ENGINEERING NC, PLLC

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

PROFESSIONAL ENGINEER

REG. NO. 13128

1/25/18

SHEET TITLE:

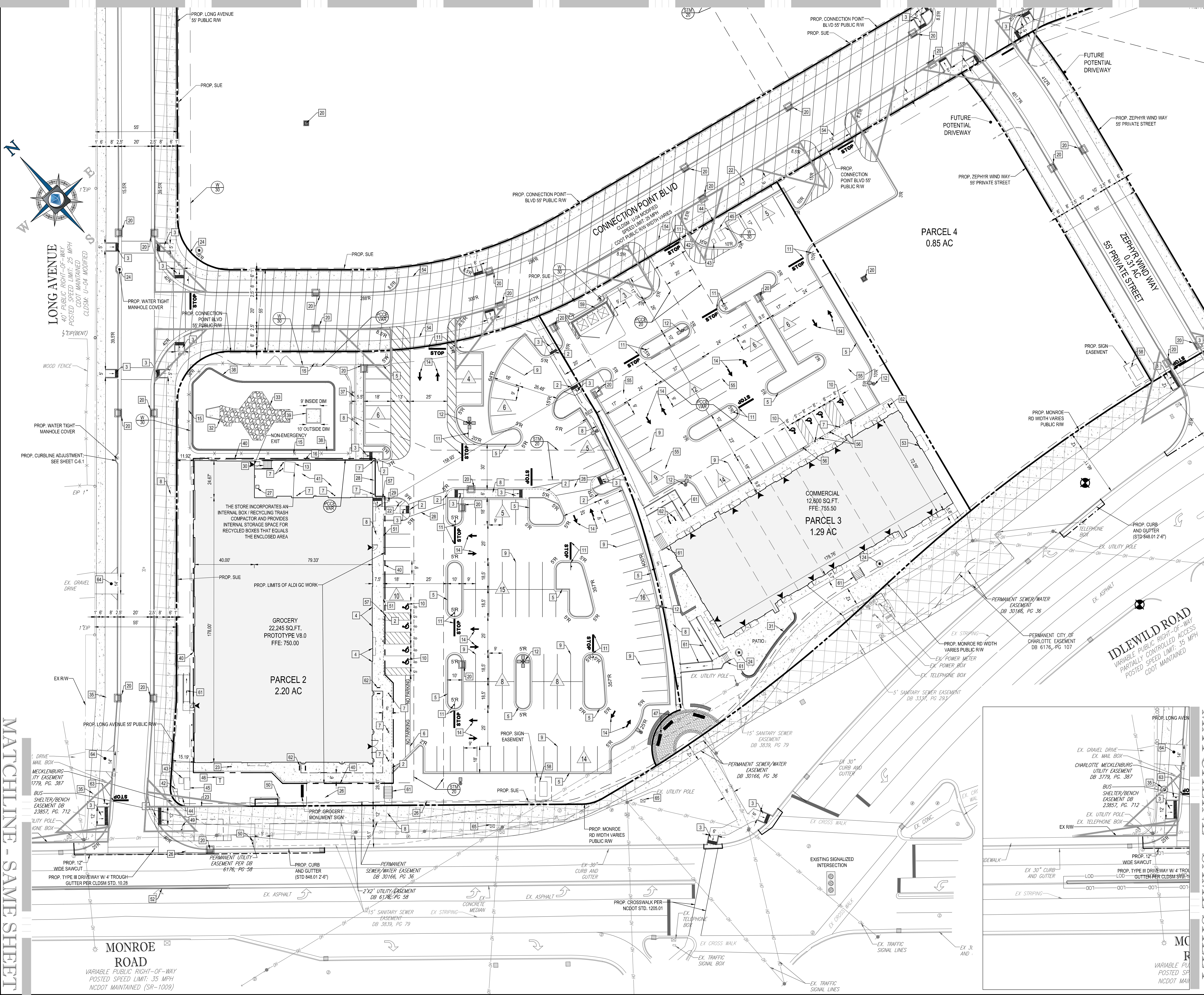
OVERALL SITE PLAN

SHEET NUMBER:

C-5.0

H:\2016\1612\DRRAWING\PLAN SET\CONSTRUCTION DOCUMENTS\16120550.DWG PRINTED BY: ASCHLINGER 1:26 18 @ 9:46 AM LAST SAVED BY: ASCHLINGER

MATCHLINE - SHEET C-5.3



SITE KEYNOTES

- PROPOSED CART CORRALS
- PROPOSED DEPRESSED CURB
- PROPOSED ADA COMPLIANT CURB RAMP (TYP.)
- PROPOSED ADA PARKING SIGN MOUNTED ON THE BUILDING
- PROPOSED 18" CURB AND GUTTER
- PROPOSED PICK UP AND DROP OFF STRIPING
- PROPOSED CONCRETE BOLLARD (TYP.)
- PROPOSED CONCRETE SIDEWALK (WIDTH VARIES)
- PROPOSED STRIPING (TYP.)
- PROPOSED ADA SYMBOL (TYP.)
- PROPOSED STOP SIGN AND STOP BAR
- PROPOSED SITE LIGHT
- PROPOSED DUMPSTER PAD
- PROPOSED DIRECTIONAL MARKINGS
- PROPOSED 4" BLACK CHAIN LINK FENCE
- PROPOSED RETAINING WALL WITH SAFETY RAIL (BY OTHERS)
- PROPOSED STOP SIGN AND BAR
- LIMITS OF BURIED FOUNDATION
- LIMITS OF EXPOSED FOUNDATION
- PROPOSED CURB INLET
- PROPOSED PAD MOUNTED TRANSFORMER PAD
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY CLEAN OUT
- PROPOSED SANITARY MANHOLE
- PROPOSED GREASE TRAP
- PROPOSED STORMWATER MANHOLE
- PROPOSED GRATE INLET
- PROPOSED PEDESTRIAN CROSSING STRIPING
- PROPOSED FDC (SEE ARCHITECTURAL PLANS)
- PROPOSED GROCERY EXIT DOOR AND STEPS (NUMBER OF STEPS TO BE VERIFIED BY CONTRACTOR)
- PROPOSED RETAINING WALL W/ HANDRAIL
- PROPOSED HEADWALL
- PROPOSED RIP RAP
- PROPOSED OFFSET CATCH BASIN
- PROPOSED 6"x6" STORMWATER JUNCTION BOX
- PROPOSED RELOCATED TELEPHONE STRUCTURE
- PROPOSED GUARDRAIL
- PROPOSED LIMITS OF DRY DETENTION BASIN
- PROPOSED STORMWATER OUTLET STRUCTURE
- LIMITS OF GROCERY GENERAL CONTRACTOR WORK
- PROPOSED CONCRETE IN TRUCK DOCK BY GROCERY (PROPOSED METER BOX (SEE SHEET C-7.4 FOR MORE INFORMATION))
- PROPOSED ABOVE GROUND DOMESTIC BACKFLOW (SEE SHEET C-7.4 FOR MORE INFORMATION)
- PROPOSED DETECTOR ASSEMBLY (SEE SHEET C-7.4 FOR MORE INFORMATION)
- PROPOSED ABOVE GROUND FIRE BACKFLOW (SEE SHEET C-7.4 FOR MORE INFORMATION)
- PROPOSED TRANSFORMER PAD
- PROPOSED COMMUNITY PARKLET (SEE SHEET L-1.5)
- PROPOSED LOADING ZONE STRIPING
- PROPOSED RELOCATED STREET SIGN
- PROPOSED RELOCATED BUS STOP AND BUS SIGN (60.04A)
- PROPOSED MONOLITHIC SIDEWALK
- PROPOSED MEDIAN (BY DRG, SEE SHEET R-1.0)
- PROPOSED POTENTIAL DRIVE-THRU PICK UP WINDOW
- PROPOSED TYPE II MODIFIED DRIVEWAY
- PROPOSED 36" RISER FOR MAINTENANCE ACCESS (SEE SHEET C-11.3)
- PROPOSED BOLLARD MOUNTED ADA PARKING SIGN
- PROPOSED LIMITS OF MONOLITHIC CURB
- PROPOSED CENTER MONUMENT SIGN
- PROPOSED TRASH ENCLOSURE
- PROPOSED INLET CONVERTED TO TRAFFIC RATED INLET
- PROPOSED STEPS/RAMP WITH HANDRAIL
- PROPOSED SHORT TERM AND LONG TERM BIKE PARKING
- PROPOSED STOP SIGN (R1-1) AND 24" WHITE STOP BAR
- PROPOSED RESIDENTIAL TYPE I DRIVEWAY
- RELOCATED UTILITY FEATURE
- RELOCATED PEDESTRIAN SIGNAL
- CONCRETE MEDIAN (NCDOT STD. 852.01)

BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC
ATLANTA, GA
BALTIMORE, MD
BIRMINGHAM, AL
CHICAGO, IL
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
INDIANAPOLIS, IN
JACKSONVILLE, FL
KANSAS CITY, MO
LONG BEACH, CA
LOS ANGELES, CA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
RICHMOND, VA
SAN ANTONIO, TX
SAN JOSE, CA
WASHINGTON, DC

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|----------|--|-----|
| 1 | 10/11/17 | PER CITY OF CLT & NCDOT COMMENTS | SRF |
| 2 | 11/28/17 | PER CITY OF CLT & NCDOT COMMENTS | SRF |
| 3 | 1/9/18 | PER MECKLENBURG COUNTY COMMENTS | SRF |
| 4 | 1/25/18 | PER CITY OF CLT, CDOT & NCDOT COMMENTS | SRF |

811

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast. It's free. It's the law.

PROJECT No: NCC162120
DRAWN BY: SRF/ASJ
CHECKED BY: BWR
DATE: 8/8/17
SCALE: 1"=30'
CAD I.D.: SSD

PROJECT: **CONNECTION POINT**

FOR **EASTSIDE CONNECTIONS JV, LLC**

LOCATION OF SITE
MONROE RD & LONG AVE
CHARLOTTE, NC 28212
MECKLENBURG COUNTY

BOHLER ENGINEERING NC, PLLC
NCEBLS P-1122

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

BOHLER ENGINEERING NC, PLLC
REGISTERED PROFESSIONAL ENGINEER
No. 31128
1/25/18

PROPOSED EASEMENT LEGEND *

| Symbol | Description |
|--------|----------------------------|
| (---) | SIGHT DISTANCE |
| (---) | STORM DRAIN |
| (---) | SANITARY SEWER |
| (---) | WATER |
| (---) | PUBLIC ACCESS |
| (---) | COMMON SHARED |
| (---) | INGRESS-EGRESS |
| (---) | PUBLIC UTILITY |
| (---) | VARIABLE WIDTH S |
| (---) | POST-CONSTRUCTION EASEMENT |

NOTE:
1. SEE SHEET C-6.9 FOR ALL TYPICAL CROSS-SECTIONS.

LEGEND

| | |
|-------|---------------------|
| (---) | FUTURE PUBLIC RW |
| (---) | R/W TO BE DEDICATED |

* DIM IS THE TOTAL WIDTH OF THE EASEMENT

1"=30'

MATCHLINE - SAME SHEET

MATCHLINE - SAME SHEET