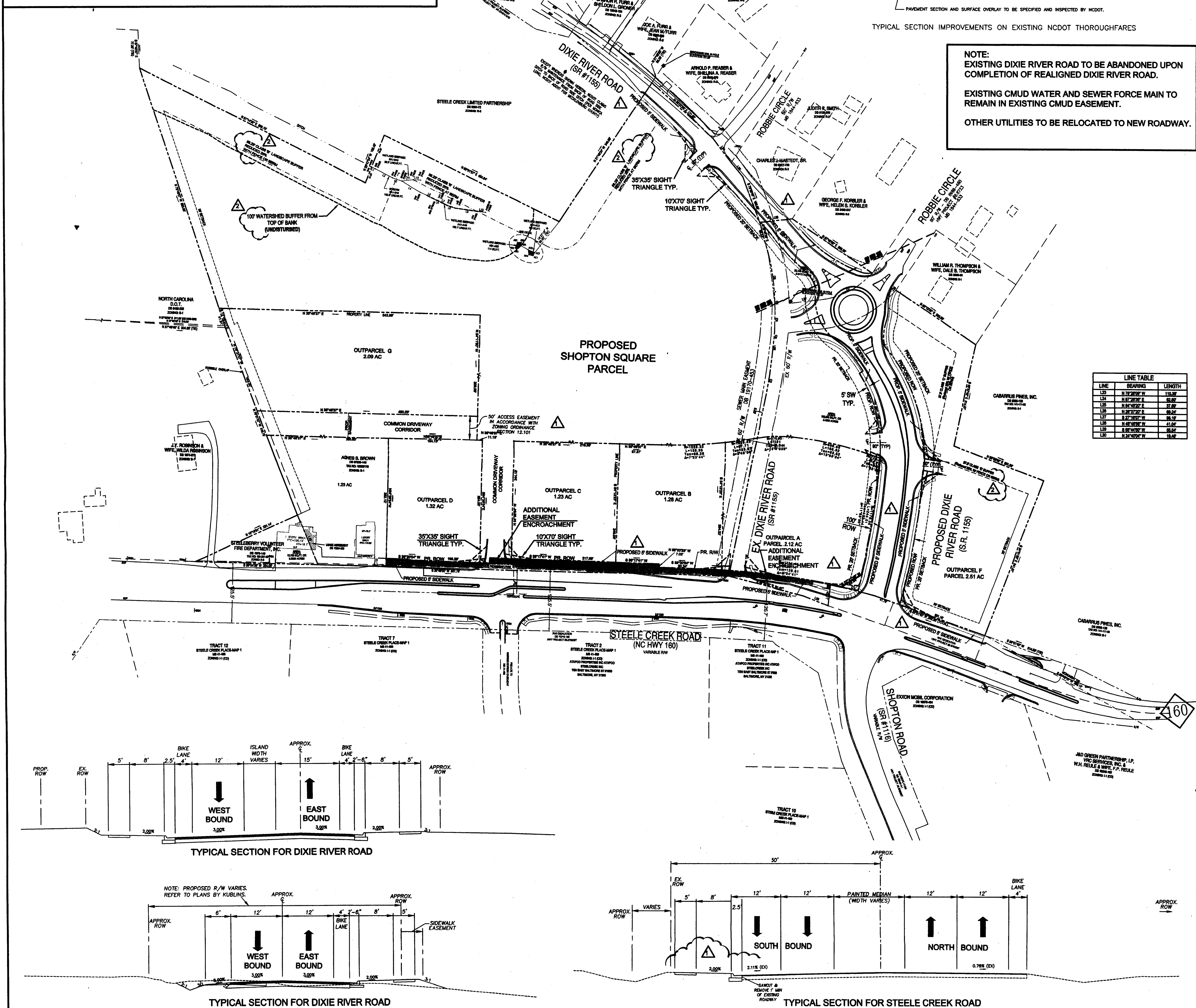
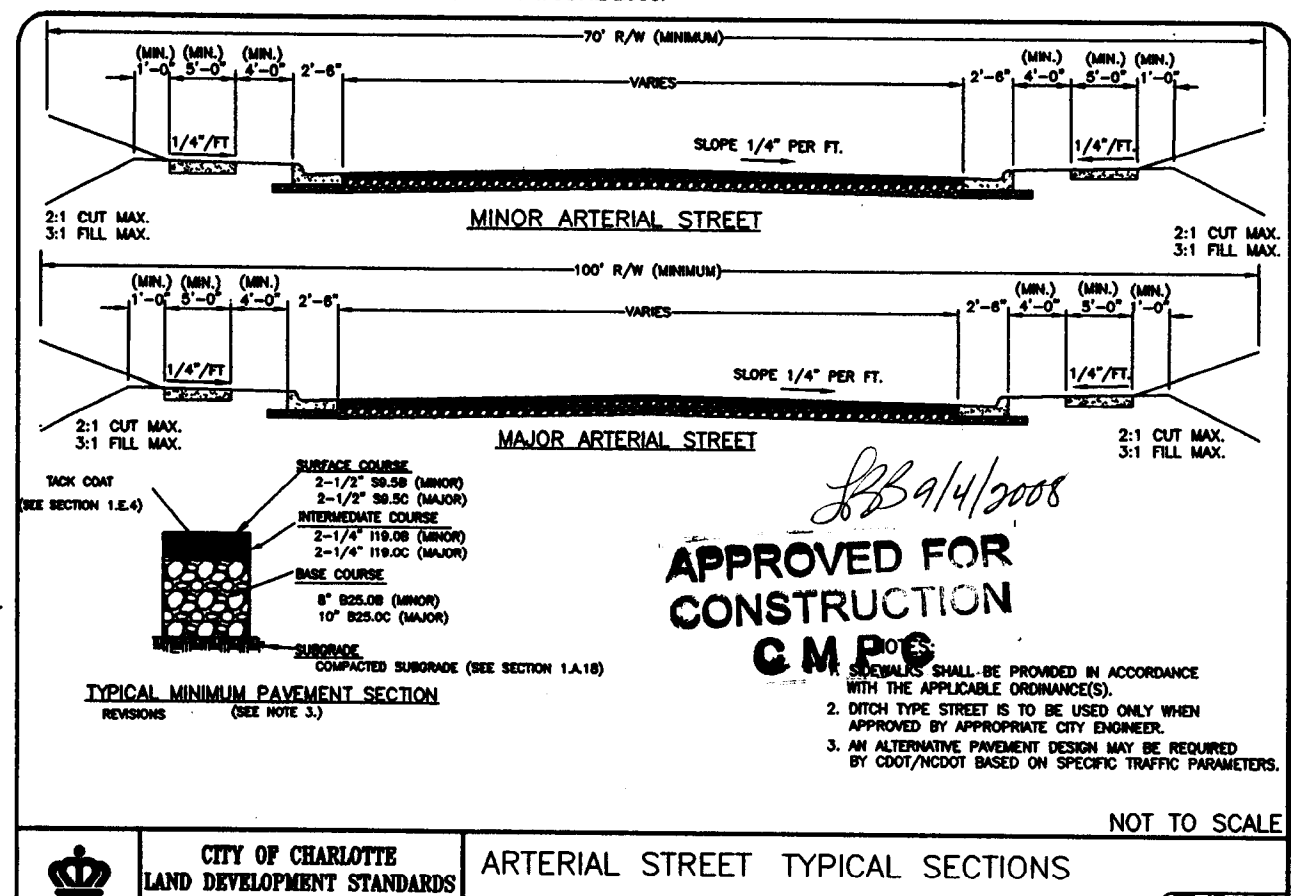


SITE TABULATION

TAX PARCEL NUMBER		PROJECT LOCATED IN LOWER LAKE WYLIE WATERSHED	
199-591-06, 199-591-07, 199-591-07		PROJECT WILL CONFORM TO LOWER LAKE WYLIE WATERSHED OVERLAY DISTRICT - HIGH DENSITY OPTION.	
SITE AREA		BOUNDARY SURVEY BY:	
28.88 AC		R.B. PHARR	
EXISTING ZONING		OWNER:	
B-1		SHOPTON SQUARE RETAIL INVESTORS #1, LLC	
MIN. SETBACK		3735 BEAM ROAD, SUITE "B"	
20'		CHARLOTTE, NORTH CAROLINA 28217	
MIN. SIDE YARD		704-357-1220 OFFICE	
10'			
MIN. REAR YARD			
20'			
MAX. BLDG. HEIGHT			
40'			



- NOTES:**
- CURB LOCATIONS ON STATE ROADS TO BE DETERMINED BY CDOT.
 - ALL WORK TO BE DONE ON EXISTING NC DOT MAINTAINED STREETS SHALL REQUIRE NC DOT ENCROACHMENT/ACCESS APPLICATIONS, SUBMITTED TO THE CITY ENGINEER.
 - SEWERAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE ORDINANCES.
- OWNER:**
SHOPTON SQUARE RETAIL INVESTORS #1, LLC
3735 BEAM ROAD, SUITE "B"
CHARLOTTE NC 28217
- ALL ACCESSIBLE RAMPS TO BE DEEPENED CURB TYPE, IN ACCORDANCE WITH N.C. ACCESSIBILITY CODE, ADA AND MECK. CO. REQUIREMENTS AND SPECIFICATIONS. SEE CLDS DETAIL 10.31 A-B & 10.32 A-B.
 - BOUNDARY TAKEN FROM A MAP BY R.B. PHARR & ASSOC. DATE 10-9-07
 - PUBLIC SEWER TO BE PROVIDED FROM AN EXISTING CMUD OUTFALL.
 - PUBLIC WATER TO BE EXTENDED FROM AN EXISTING MAIN ALONG STEELE CREEK RD.
 - BEFORE GRADING/CONSTRUCTION BEGINS, CONTACT KELLY ROBERTSON AT 336-6789 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
 - ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR.
 - THE SPECIFIC LOCATION OF ON-SITE DEMOLITION LANDFILLS WILL BE DETERMINED BY THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATOR THROUGH THE PERMITTING PROCESS.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "CHARLOTTE LAND DEVELOPMENT STANDARDS" LATEST EDITION AND AMENDMENTS THERETO. IF AN ITEM IS NOT COVERED BY THE ABOVE STANDARDS, REFER TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION, IN CASE OF CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATION MAY BE MADE PRIOR TO THE START OF CONSTRUCTION.
 - LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START.
 - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
 - CONTRACTOR WILL PROVIDE STREET SIGNS PER CLDS 50.05.
 - SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. FURTHER REQUIREMENTS MAY BE MADE BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH CITY CODE.
 - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
 - THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
 - A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IE: BRICK PAVEMENT, IRRIGATION SYSTEM, DECORATIVE CONCRETE, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS' BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED MUST BE APPROVED BY CDOT/NC DOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT/NC DOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL INSURANCE COVERAGE REQUIREMENTS. IT IS POSSIBLE THAT CDOT/NC DOT MAY NOT APPROVE ALL ITEMS SOUGHT UNDER AN ENCROACHMENT AGREEMENT.
 - ALL "STD." NUMBERS REFER TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
 - "AS BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPT. IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.
 - ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET ROW REQUIRES A CERTIFICATE ISSUED BY CDOT.
 - PIPE SYSTEM AND/OR CHANNELS LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
 - PIPE SYSTEM & CHANNELS LOCATED WITHIN PERMANENT DETENTION EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
 - ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CITY ENGINEERING FOR REVIEW AND APPROVAL.
 - ALL ROAD IMPROVEMENTS AT STEELE CREEK RD AND DIXIE RIVER ROAD TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT AND NC DOT PRIOR TO CONSTRUCTION.
 - ESTIMATED PROJECT COMPLETION DATE: JUNE 2008.



DRAWING INFORMATION

TRUE NORTH

PLAN NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE STD.

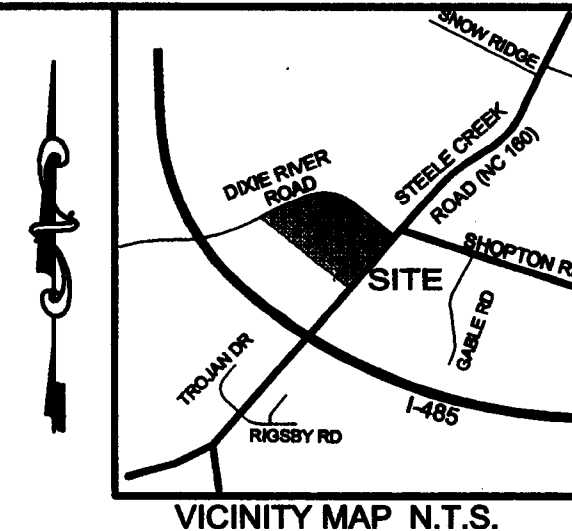
ARTERIAL STREET TYPICAL SECTIONS
COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASSES II, III AND IV)

CTB
Engineer
SLB
Drawn By:
10/15/07
Date

Revisions
ADD COMMENTS
PER REVIEWER 2/2008
ADD COMMENTS
PER REVIEWER 3/2008

Project Number
487-002

Sheet
1 of 3

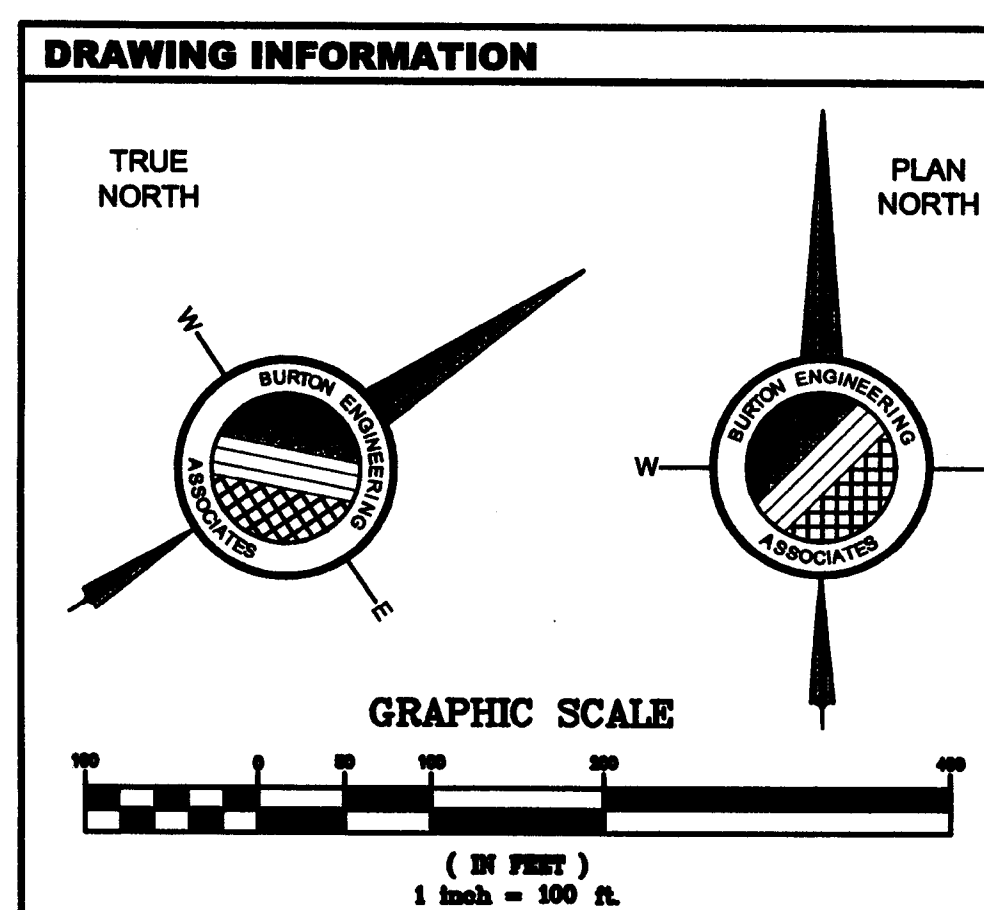


THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF BURTON ENGINEERING ASSOCIATES. IT IS TO BE RETURNED UPON REQUEST.

BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5850 Fairview Road, Suite 100, Charlotte, NC 28210
(704) 533-5661 Fax (704) 533-5660

SHOPTON SQUARE
8500 STEELE CREEK ROAD
CHARLOTTE, NORTH CAROLINA (ETJ.)
EXISTING CONDITIONS PLAN

Project: CTB
Engineer: SLB
Drawn By: 10/15/07
Date: 10/15/07
Revisions: _____
Project Number: 487-002
Sheet: 3 of 3



THIS DRAWING, PROVIDED BY, IS FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY. ORIGINAL SURVEY COMPANY WAS R.B. PHARR & ASSOCIATES. THIS DRAWING DOES NOT REPRESENT A LEGAL DOCUMENT, AND BURTON ENGINEERING ASSOCIATES DOES NOT ASSUME RESPONSIBILITY FOR INFORMATION SHOWN ON THIS PLAN.