



FINAL
APPROVAL

ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

URBAN FORESTRY
TREE ORDINANCE

CDOT

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM AT <http://development.charmeck.org>

APPROVED
By Emily Chien at 9:51 am, Oct 10, 2016

APPROVED

APPROVED
Carlos Alzate

APPROVED
Kelly Robertson

APPROVED FOR
CONSTRUCTION

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 10-10-2016



INFRASTRUCTURE IMPROVEMENT PACKAGE FOR

SHOPTON RIDGE BUSINESS PARK

PHASE 3

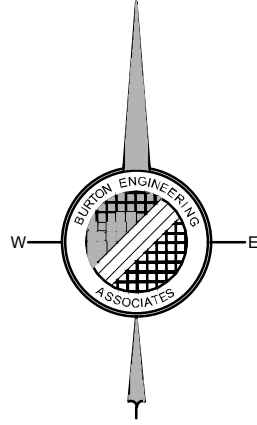
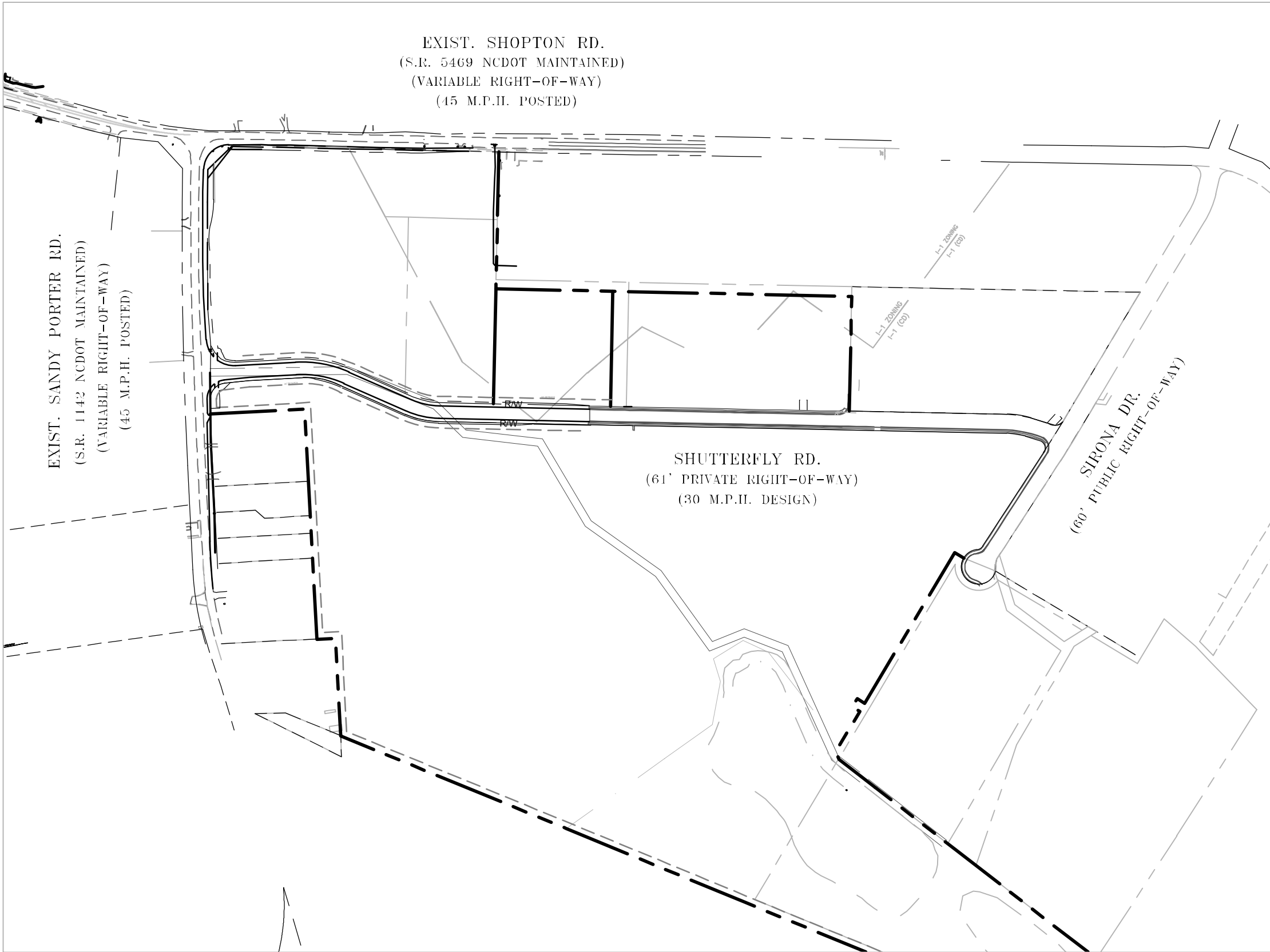
CHARLOTTE, NORTH CAROLINA

TRINITY CAPITAL

REVIEW/PERMIT STATUS (PERMITS BELOW FOR SITE ONLY)			
AGENCY/PERMIT	SUBMITTED	APPROVED	PERMIT No.

DRAWING RECORD			
ISSUED FOR	DATE	ISSUED FOR	DATE
NCDOT & CDOT	06/10/2016	NCDOT 2nd Submittal	08/29/2016
NCDOT 3rd Submittal	09/15/2016		

PCCO SUMMARY	
ORIGINAL PARCEL ID NUMBER(S):	PORTION OF 20146109
DEVELOPMENT TYPE:	INDUSTRIAL
SUBJECT TO PCCO? Y/N	NO
IF NO, WHY?	EXISTING NCDENR PERMITS (DWR#15-1177)
WATERSHED:	SUGAR WATERSHED
DISTURBED AREA (AC):	8 ACRES
SITE AREA (AC):	92.5 ± ACRES
	DA #1
TOTAL ON-SITE DRAINAGE AREA (AC):	2 ACRES
EXISTING BUILT-UPON-AREA (SF):	63,000 SF
EXISTING BUA TO BE REMOVED (SF):	0 SF
EXISTING BUA TO REMAIN (SF):	63,000 SF
PROPOSED % BUA:	4.2%
DENSITY (HIGH/LOW)	HIGH
TOTAL POST-PROJECT BUA FOR SITE:	3.8 ACRES
DEVELOPMENT OR REDEVELOPMENT:	DEVELOPMENT
NATURAL AREA REQUIRED (AC):	N/A
NATURAL AREA PROVIDED, TOTAL (AC):	N/A
UNDISTURBED TREED NATURAL AREA PRESERVED (AC):	0 ACRES
TOTAL STREAM BUFFER PROTECTED ON-SITE (AC):	N/A
TRANSIT STATION AREA? Y/N	NO
DISTRESSED BUSINESS DISTRICT? Y/N	NO
MITIGATION TYPE (IF APPLICABLE)	N/A
NATURAL AREA MITIGATION?	N/A
BUFFER MITIGATION? Y/N	NO
TOTAL PHOSPHOROUS MITIGATION? Y/N	NO



North Carolina One-Call Center
Call 811 Before You Dig

SCALE: 1" = 350'

DRAWING ISSUANCE RECORD			
SHEET	DRAWING TITLE	ORIG. DATE	LATEST REV/DATE
SUB1.0	COVER SHEET	06/10/2016	2-08/26/16
SUB1.1	GENERAL NOTES	06/10/2016	
SUB2.0	EXISTING CONDITIONS & DEMOLITION PLAN	06/10/2016	
SUB3.0	PHASE 3 SITE PLAN	06/10/2016	2-08/26/16
SUB3.1	SHUTTERFLY RD SITE PLAN	06/10/2016	2-08/26/16
SUB4.0	GRADING PLAN	06/10/2016	2-08/26/16
SUB5.0	SHUTTERFLY RD PROFILE	06/10/2016	2-08/26/16
SUB6.0	EROSION CONTROL PH I	06/10/2016	2-08/26/16
SUB6.1	EROSION CONTROL PH II	06/10/2016	2-08/26/16
SUB7.0	ROAD WIDENING SANDY PORTER RD	06/10/2016	3-09/15/16
SUB7.1	ROAD WIDENING SHOPTON RD	06/10/2016	3-09/15/16
SUB7.2	GRADING AND DRAINAGE SANDY PORTER RD	06/10/2016	3-09/15/16
SUB7.3	GRADING AND DRAINAGE SHOPTON RD	06/10/2016	3-09/15/16
SUB8.0	PAVEMENT MARKING PLAN SANDY PORTER RD	06/10/2016	3-09/15/16
SUB8.1	PAVEMENT MARKING PLAN SHOPTON RD	06/10/2016	3-09/15/16
SUB9.0	TRAFFIC CONTROL PHASE I	06/10/2016	2-08/26/16
SUB9.1	TRAFFIC CONTROL PHASE II	06/10/2016	2-08/26/16
SUB9.2	TRAFFIC CONTROL PHASE III	06/10/2016	2-08/26/16
SUB9.3	TRAFFIC CONTROL PHASE IV	06/10/2016	2-08/26/16
SUB10.0	TURNING MOVEMENTS	06/10/2016	3-09/15/16
SUB11.0	SIGHT DISTANCE	06/10/2016	2-08/26/16
SUB12.0	DRAINAGE AREAS	06/10/2016	2-08/26/16
SUB13.0	LANDSCAPING PLAN	06/10/2016	2-08/26/16
SUB14.0	SHUTTERFLY RD CROSS SECTIONS	06/10/2016	2-08/26/16
SUB15.0	SANDY PORTER RD CROSS SECTIONS	06/10/2016	3-09/15/16
SUB16.0	SHOPTON RD CROSS SECTIONS	06/10/2016	2-08/26/16
SUB17.0	GENERAL DETAILS	06/10/2016	2-08/26/16
SUB17.1	GENERAL DETAILS	06/10/2016	2-08/26/16
SUB17.2	GENERAL DETAILS	06/10/2016	2-08/26/16
SUB17.3	STORMWATER DETAILS	06/10/2016	2-08/26/16
SUB17.4	PAVEMENT MARKING DETAILS	06/10/2016	2-08/26/16
SUB17.5	EROSION CONTROL DETAILS	06/10/2016	2-08/26/16
SUB18.0	REZONING PLAN	06/10/2016	2-08/26/16

SHOPTON RIDGE BUSINESS PARK
PHASE 3
CHARLOTTE, NORTH CAROLINA

COVER SHEET

GTW
Engineer

MBDG
Drawn By

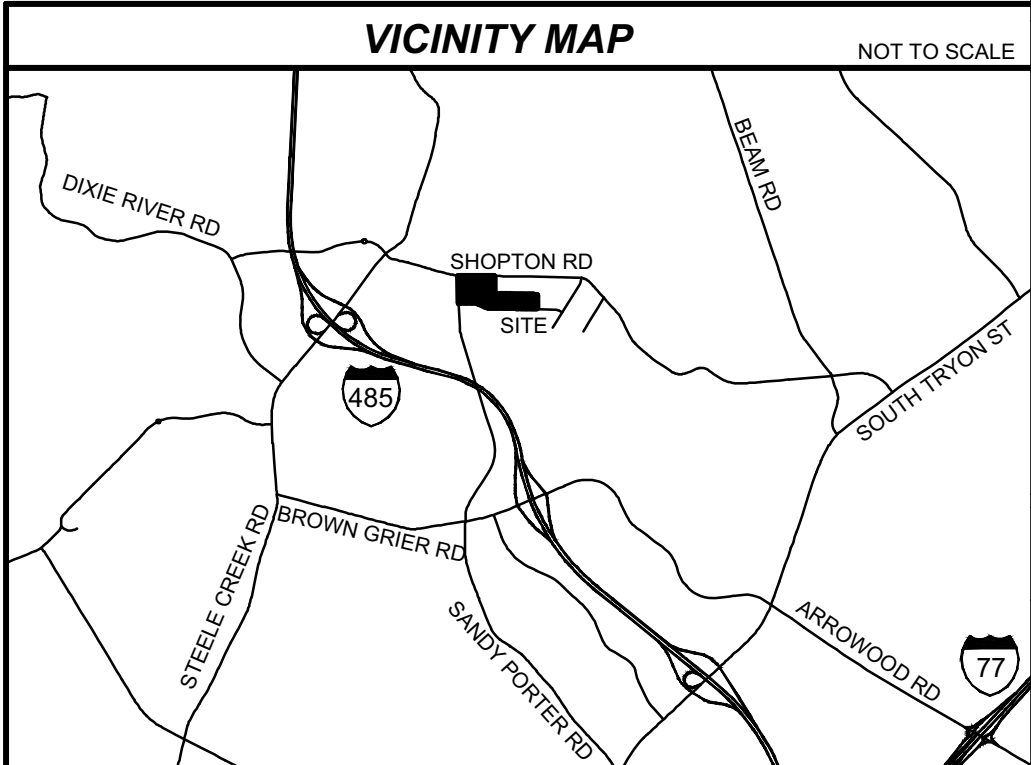
06/10/2016
Date

Revisions
2-08/29/16-NCDOT COMMENTS

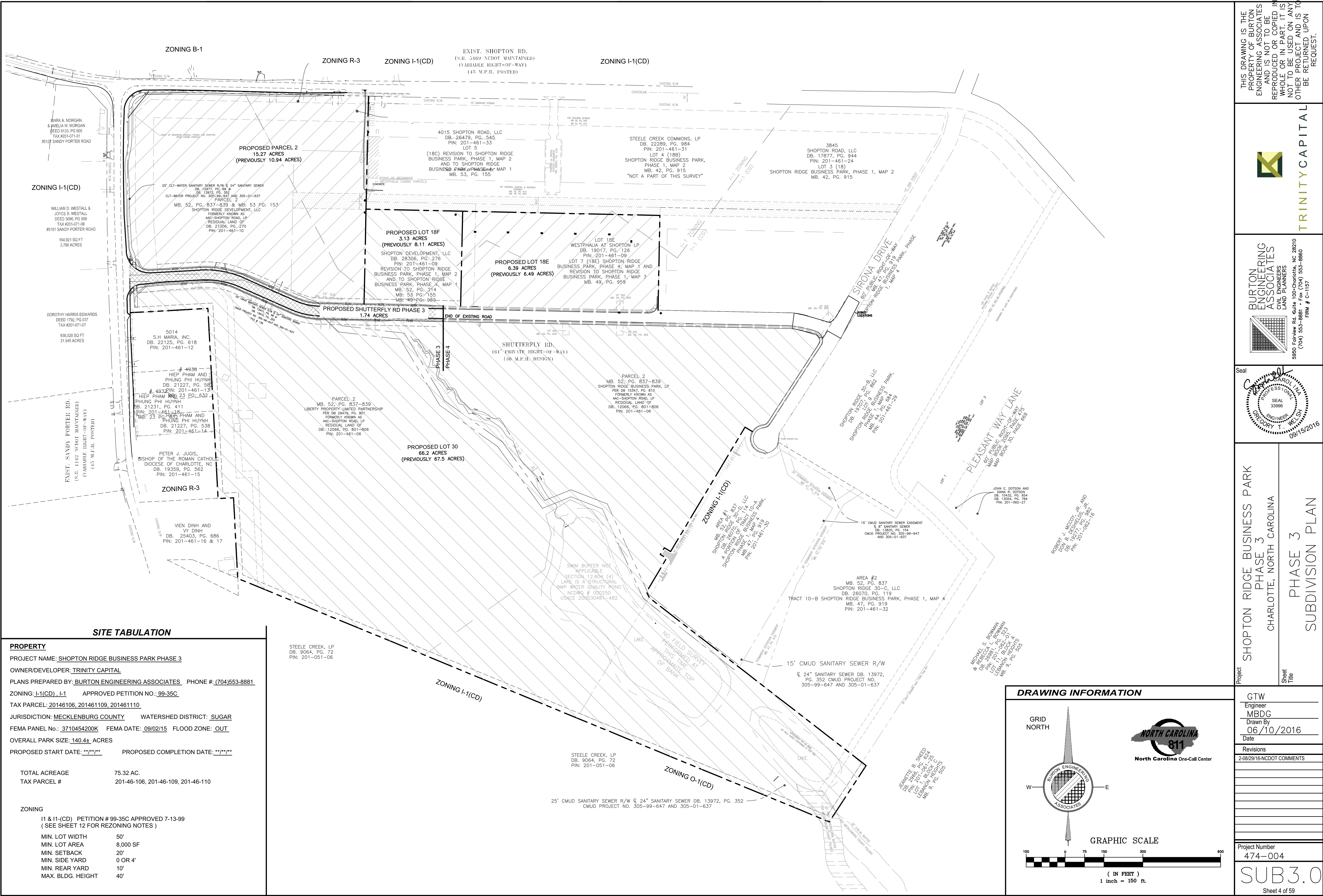
Project Number
474-004

SUB1.0

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P:\DWG\474-004 SHUTTERFLY ROAD PHASE III\474-004.DWG 9/28/2016 12:42:08 PM HP02.CTB MCRHAM



SITE TABULATION

PROPERTY

PROJECT NAME: SHOPTON RIDGE BUSINESS PARK PHASE 3
OWNER/DEVELOPER: TRINITY CAPITAL
PLANS PREPARED BY: BURTON ENGINEERING ASSOCIATES PHONE #: (704)553-8881
ZONING: I-1(CD), I-1 APPROVED PETITION NO.: 99-35C
TAX PARCEL: 20146106, 201461109, 201461110
JURISDICTION: MECKLENBURG COUNTY WATERSHED DISTRICT: SUGAR
FEMA PANEL No.: 3710454200K FEMA DATE: 09/02/15 FLOOD ZONE: OUT
OVERALL PARK SIZE: 140.4± ACRES
PROPOSED START DATE: **/**/** PROPOSED COMPLETION DATE: **/**/**

TOTAL ACREAGE 75.32 AC.
TAX PARCEL # 201-46-106, 201-46-109, 201-46-110

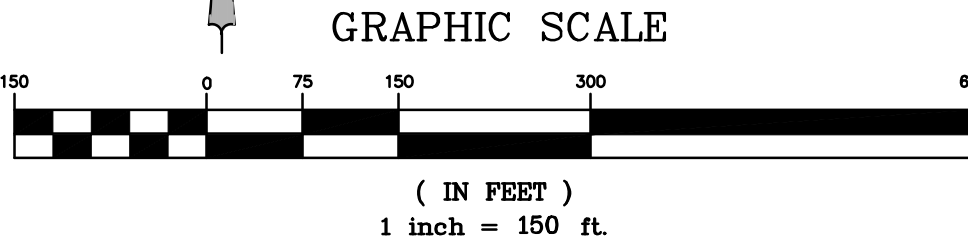
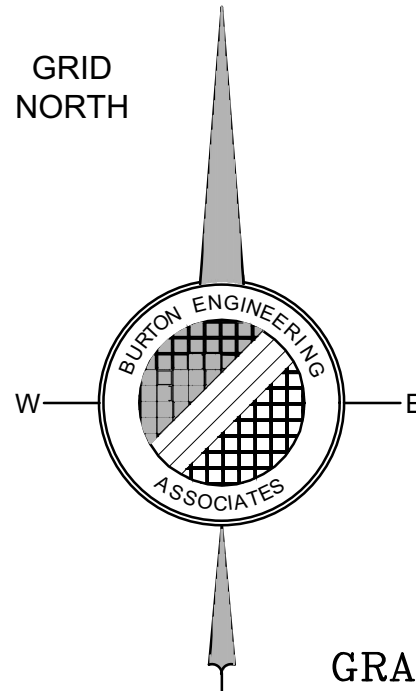
ZONING

I-1 & I-1(CD) PETITION # 99-35C APPROVED 7-13-99
(SEE SHEET 12 FOR REZONING NOTES)

MIN. LOT WIDTH 50'
MIN. LOT AREA 8,000 SF
MIN. SETBACK 20'
MIN. SIDE YARD 0 OR 4'
MIN. REAR YARD 10'
MAX. BLDG. HEIGHT 40'

STEELE CREEK, LP
DB: 9064, PG. 72
PIN: 201-051-06

DRAWING INFORMATION



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TRINITY CAPITAL

BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS

5950 Fairview Rd., Suite 100-Charlotte, NC 28210
(704) 553-8881 • Fax: (704) 553-8860
PIN # C-1157

Seal

Project
SHOPTON RIDGE BUSINESS PARK PHASE 3
CHARLOTTE, NORTH CAROLINA

Sheet
PHASE 3
SUBDIVISION PLAN

GTW
Engineer
MBDG
Drawn By
06/10/2016
Date
Revisions
2-08/29/16-NC DOT COMMENTS
Project Number
474-004
SUB3.0
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