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AMERICAN ASSET CORPORATION
3700 ARCO CORPORATE DRIVE
SUITE 350
CHARLOTTE, N.C.

BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
5950 Fairview Rd. - Suite 100 Charlotte, NC 28210
(704) 553-8881 Fax (704) 553-8880

SHOPTON RIDGE BUSINESS PARK
PHASE 4
CITY OF CHARLOTTE E.T.J. STEELE CREEK TOWNSHIP
SITE PLAN

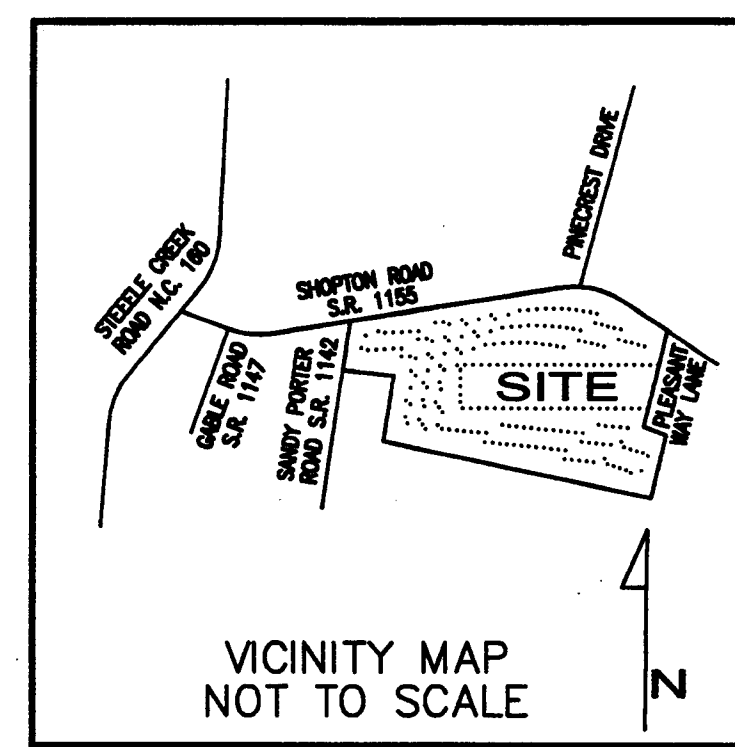
Project: CTB
Engineer: GDM
Drawn By: 9/05/06
Date: 9/05/06
Revisions:
1. 01/19/07 CITY COMMENTS
2. 02/08/07 CITY COMMENTS
3. 04/28/07 CITY COMMENTS
Project Number: 245-019
Sheet: 1 of 10

SITE TABULATION

TOTAL ACREAGE 69.71 AC.
TAX PARCEL # 201-461-108
PROPOSED LOTS 2
ZONING (1 & 11-(CD) PETITION # 99-35C APPROVED 7-13-09 (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'

GENERAL NOTES

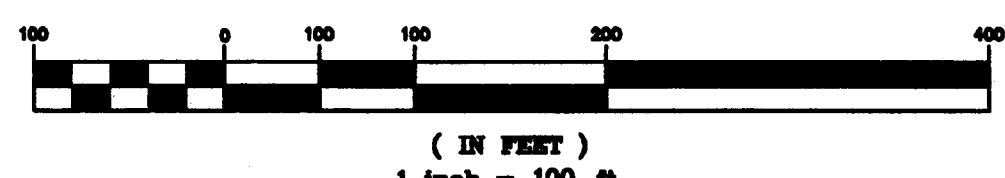
- OWNER: SHOPTON RIDGE BUSINESS PARK, C/O AMERICAN ASSET CORPORATION, 3700 ARCO CORPORATE DRIVE, SUITE 350, CHARLOTTE, NC 28210, CONTACT: MR. BARRY JAMES (704) 553-4000
- ENGINEER: BURTON ENGINEERING ASSOCIATES, 5950 FAIRVIEW ROAD SUITE 100, CHARLOTTE, NC 28210, (704) 553-8881, FAX (704) 553-8880
- ALL ACCESSIBLE RAMP TO BE DEPRESSURED CURB TYPE, IN ACCORDANCE WITH N.C. ACCESSIBILITY CODE, ADA AND MECK. CO. REQUIREMENTS AND SPECIFICATIONS. SEE C.M.P.D. DETAIL 10.31A-4 & 10.32A-5.
 - BOUNDARY TIES FROM A MAP BY E.B. PHARR & ASSOC. DATED JAN. 8, 2001.
 - PUBLIC SEWER TO BE PROVIDED FROM AN EXISTING MAIN THAT LIES SOUTH OF PROPOSED SHOPTON RIDGE ROAD.
 - PUBLIC WATER TO BE EXTENDED FROM AN EXISTING MAIN THAT LIES WITHIN SIRONA DR.
 - BEFORE GRADING CONSTRUCTION BEGINS, CONTACT JEFF PARRISH AT 338-4789 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - DRIVEWAYS TO BE CONSTRUCTED TO STATE AND LOCAL CODES.
 - 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.
 - EDITION AND AMENDMENTS THEREOF. IF AN ITEM IS NOT COVERED BY THE ABOVE STANDARDS, REFER TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS AND THE CHARLOTTE 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 CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF CONSTRUCTION.
 - THE PROPOSED GRADES AS SHOWN ARE THE FINISH GRADES UNLESS OTHERWISE SHOWN.
 - THE CONTRACTOR SHALL SUPPLY AND ESTABLISH SURVEY CONTROL, INCLUDING THE HORIZONTAL AND VERTICAL CONTROL POINTS. THE CONTRACTOR SHALL MAINTAIN THIS CONTROL AND PROVIDE ALL BENCHMARKS, STAKES, GRADES, LEVELS, AND LINES NECESSARY FOR CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN PERMISSION FROM THE CITY OF CHARLOTTE OR THE N.C.D.O.T. FOR ALL WORK IN AND ADJACENT TO THE PUBLIC RIGHT-OF-WAY.
 - LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE CITY INSPECTOR BASED ON FIELD CONDITIONS.
 - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
 - CONTRACTOR WILL PROVIDE STREET SIGNS PER CHADS 10.05.
 - IN ROLLING AND HILLS TERRAINS, SHEDDING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR 21. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.3% SLOPE ON THE CURB.
 - 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.



APPROVED FOR CONSTRUCTION
G.M.P.C.



GRAPHIC SCALE



SCHEDULE OF DRAWINGS

- OVERALL SITE PLAN
- PHASE 4 SITE PLAN
- OVERALL GRADING PLAN
- GRADING AND DRAINAGE PLAN PHASE 4
- INITIAL EROSION CONTROL PLAN
- EROSION CONTROL PLAN PHASE 4
- SHUTTLEFLY ROAD PROFILE STA. 12+50.00 - 27+96
- SHUTTLEFLY ROAD PROFILE STA. 0+00 - 9+00
- DETAILS
- DETAILS

EXIST. SHOPTON ROAD (S.R. 1155)
(VARIABLE R/W)

PHASE 3 (N.I.C.)
FUTURE SHUTTLEFLY ROAD
(61' PUBLIC R/W)

PHASE 4
PROP. SHUTTLEFLY ROAD
(61' PUBLIC R/W)

FUTURE PHASE 5
(BRIDGE OR CULVERT)
DEVELOPER REQUESTS TO ACQUIRE APPLICABLE PERMITS WITHIN 3 MONTHS & SHALL SUBMIT PLANS FOR APPROVAL TO CITY OF CHARLOTTE WITHIN 6 MONTHS.
DRIVEWAY PERMITS TO LOTS 8 & TRACT 3 TO BE HELD UNTIL PHASE 5 IS CONSTRUCTED

PROPOSED LOT 2
20.10 ACRES
EXISTING LOT 2
SHOPTON RIDGE BUSINESS PARK, PHASE 1, MAP 2
AAC-SHOPTON ROAD LIMITED PARTNERSHIP (OWNER)
MB 39-948
TAX PARCEL 201-461-06
69.6 ACRES

PROPOSED TRACT 3
47.50 ACRES

C.H. PORTER, JR.
DEED 2132, PAGE 97
TAX NUMBER: 201-461-23

T.J. LOGAN
DEED 9037, PAGE 133, 180,217
TAX NUMBER: 201-461-13

T.J. LOGAN
DEED 9037, PAGE 133, 180,217
TAX NUMBER: 201-461-14

T.J. LOGAN
DEED 9037, PAGE 133, 180,217
TAX NUMBER: 201-461-14

V.J. MATTHEWS
DEED 5662, PAGE 236
TAX NUMBER: 201-461-08

C.C. EPPLER
DEED 10469, PAGE 425
TAX NUMBER: 201-461-16

- NOTES:
- DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN TO CITY ENGINEER.
 - IF SECTION 1.7, SUBURBANS AND DRIVEWAYS.
 - AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY CDD/NCDDT BASED ON SPECIFIC TRAFFIC PARAMETERS.

TYPICAL MINIMUM PAVEMENT SECTION (SEE NOTE 3)

KEY:
① 2'-4" CURB AND GUTTER
② 4" CONCRETE SIDEWALK

NOT TO SCALE

PROPOSED SHUTTLEFLY ROAD