

GENERAL SITE NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL INTERSECTIONS AND SIDEWALKS SHALL MEET CURRENT ADA ACCESSIBLE GUIDELINES.
- CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WATER LINES, STORM DRAINAGE, LIGHT POLES, POWER POLES, ETC., WITH APPROPRIATE UTILITY COMPANIES.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR. FOR EXISTING BUILDING DEMOLISHING AND ANY OTHER STRUCTURES WHICH MAY BE ON PROJECT SITE.
- CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN R/W'S WITH N.C.D.O.T. AND CITY OF CHARLOTTE.
- ALL TRAFFIC SIGNS, STRIPE PAINTING ETC... TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- ALL ROAD IMPROVEMENTS AT YORD ROAD & STEELE CREEK ROAD SHALL BE COORDINATED WITH ENGINEERING DEPT. PRIOR TO CONST.
- NON-STANDARD ITEMS (ie. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT WITH THE CHAR. DEPT. OF TRANSPORTATION/NC DOT BEFORE INSTALLATION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CMDS#50.05(9) SIGNS ONLY)
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

- THE PROPOSED DEVELOPMENT MUST BE SERVED INTERNALLY WITH NO ADDITIONAL ACCESS TO SOUTH TRYON STREET.
- ESTIMATED PROJECT COMPLETION OF THE DEVELOPED AREA: SEPTEMBER OF 2006.
- ALL DRAINAGE FACILITIES, CURB CUTS AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT/NC DOT PRIOR TO CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- 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 COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO NC 49 YORK ROAD.
- THERE WILL BE NO DEMOLITION LANDFILLS ON SITE.

ZONING CODE SUMMARY

PROJECT NAME: STEELECROFT VILLAGE
OWNER: STEELECROFT OFFICE LLC
DEED REFERENCE (BOOK/PAGE): 19763/711
PLANS PREPARED BY GEOSCIENCE GROUP, INC.
PHONE: (704) 525-2003
TAX PARCEL #199-551-13
ZONING: CC
REZONING PETITION#: 1992-14(c) AND 2006-44
JURISDICTION: CITY OF CHARLOTTE ETJ
TOWNSHIP: STEELECREEK
PROPOSED USE: COMMERCIAL

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD
C1	45° 42' 31"	130.00	103.71	54.72	N 35° 07' 25" E	100.98
C2	18° 31' 58"	175.00	56.60	28.55	S 63° 42' 42" E	56.36
C3	44° 59' 32"	225.00	311.96	175.11	N 88° 55' 39" W	295.42
C4	85° 48' 39"	35.00	45.46	28.38	S 17° 01' 06" W	41.23
C5	42° 13' 36"	61.50	45.33	23.75	S 85° 44' 54" E	44.31
C6	14° 58' 29"	313.57	81.95	41.21	N 70° 25' 11" W	81.72
C7	55° 02' 25"	325.00	312.21	169.33	N 89° 32' 03" W	300.34
C8	5° 34' 08"	325.00	31.59	15.81	N 89° 12' 47" W	31.58
C9	18° 31' 58"	125.00	40.43	20.29	S 63° 42' 42" E	40.26
C10	27° 23' 07"	313.57	149.87	76.40	N 49° 14' 33" W	148.45
C11	30° 42' 41"	182.00	97.45	49.28	N 69° 38' 07" W	96.29
C12	15° 01' 50"	182.00	47.74	24.01	N 36° 47' 04" W	47.61
C13	18° 25' 45"	61.50	19.78	9.98	N 14° 10' 54" E	19.70
C14	13° 12' 20"	35.00	48.80	31.73	S 72° 58' 15" E	43.60
C15	48° 22' 59"	51.50	43.49	23.14	S 86° 37' 53" E	42.21
C16	23° 05' 48"	61.50	24.79	12.97	N 12° 39' 12" E	24.62

VICINITY MAP
N.E.S.

2/15/07
APPROVED FOR
SUBMITTAL
C. W. F. W.

DATE	BY	FOR	REVISION
11/15/06	GEOSCIENCE GROUP	1. PREPARED PLANS	1. PREPARED PLANS
11/15/06	GEOSCIENCE GROUP	2. REVISED PLANS	2. REVISED PLANS
11/15/06	GEOSCIENCE GROUP	3. REVISED PLANS	3. REVISED PLANS
11/15/06	GEOSCIENCE GROUP	4. REVISED PLANS	4. REVISED PLANS
11/15/06	GEOSCIENCE GROUP	5. REVISED PLANS	5. REVISED PLANS
11/15/06	GEOSCIENCE GROUP	6. REVISED PLANS	6. REVISED PLANS
11/15/06	GEOSCIENCE GROUP	7. REVISED PLANS	7. REVISED PLANS
11/15/06	GEOSCIENCE GROUP	8. REVISED PLANS	8. REVISED PLANS
11/15/06	GEOSCIENCE GROUP	9. REVISED PLANS	9. REVISED PLANS
11/15/06	GEOSCIENCE GROUP	10. REVISED PLANS	10. REVISED PLANS

GEOSCIENCE GROUP
INCORPORATED
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STEELECROFT VILLAGE
MERRIFIELD PARTNERS
CITY OF CHARLOTTE ETJ, NORTH CAROLINA

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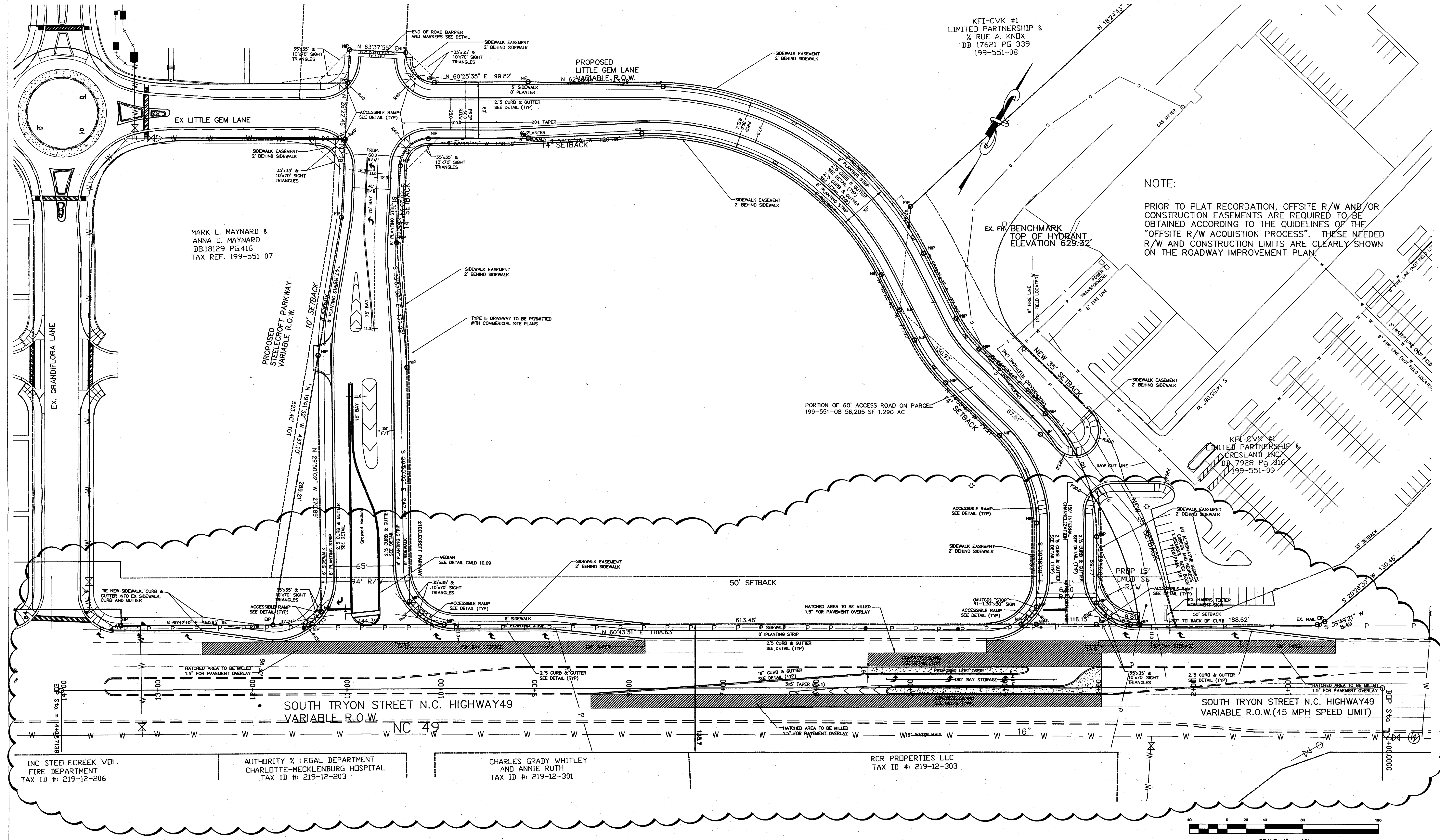
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NOTE:

PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.



INC STEELECREEK VOL.
FIRE DEPARTMENT
TAX ID #: 219-12-206

AUTHORITY & LEGAL DEPARTMENT
CHARLOTTE-MECKLENBURG HOSPITAL
TAX ID #: 219-12-203

CHARLES GRADY WHITLEY
AND ANNIE RUTH
TAX ID #: 219-12-301

RCR PROPERTIES LLC
TAX ID #: 219-12-303

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