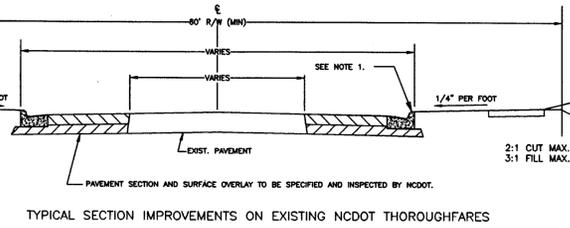
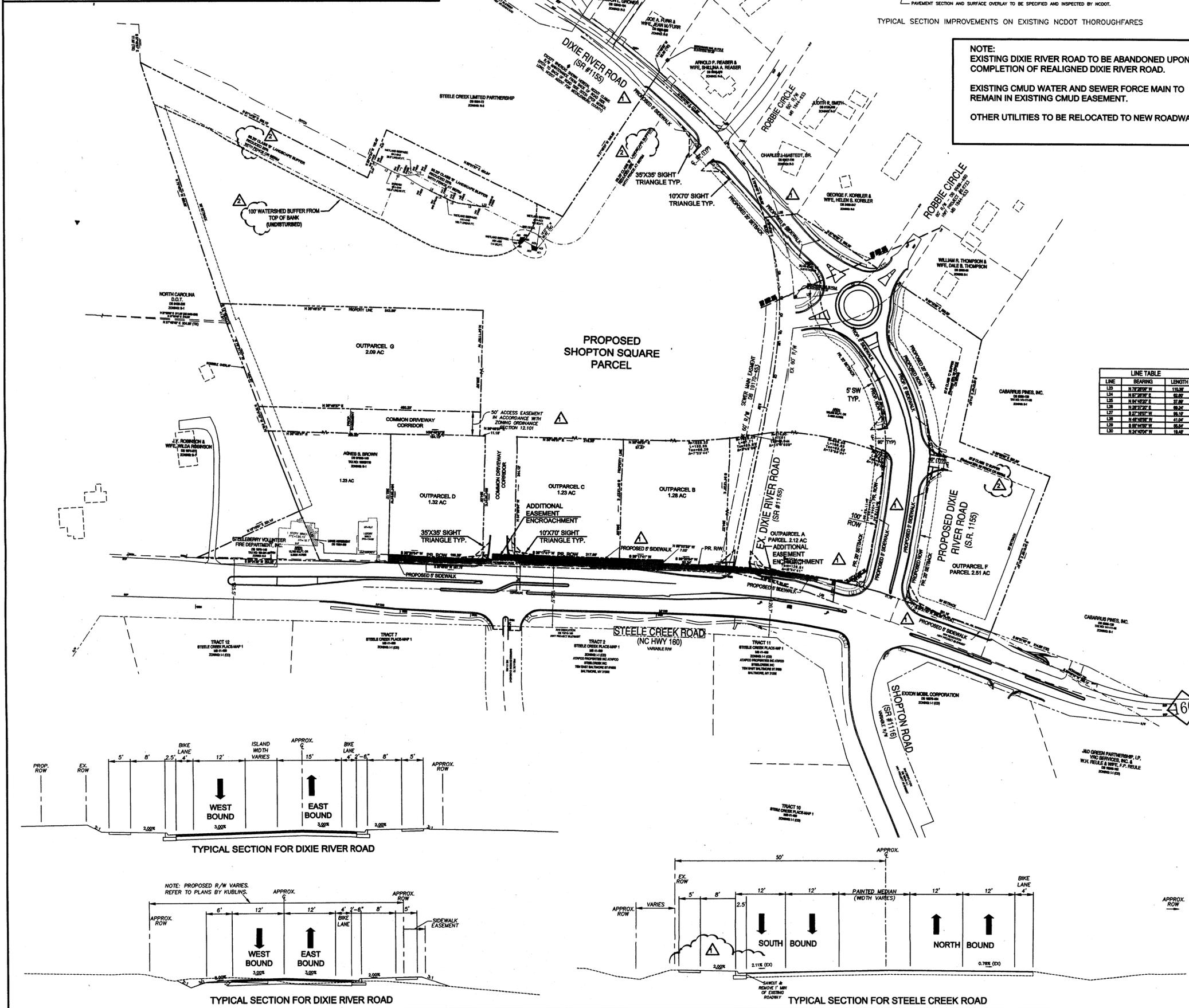


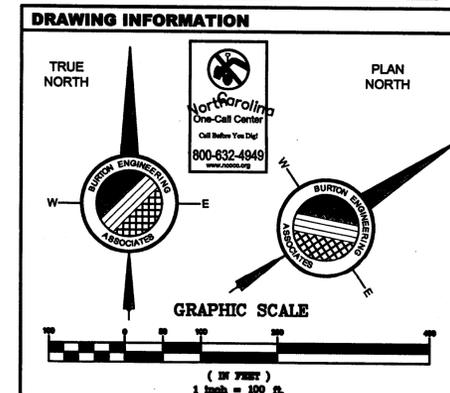
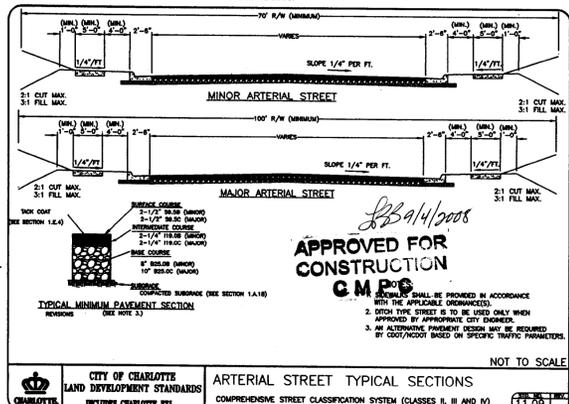
SITE TABULATION	
TAX PARCEL NUMBER 199-591-06, 199-591-07, 199-591-07 141-111-95, 141-111-96, 141-111-97	PROJECT LOCATED IN LOWER LAKE WYLIE WATERSHED PROJECT WILL CONFORM TO LOWER LAKE WYLIE WATERSHED OVERLAY DISTRICT - HIGH DENSITY OPTION.
SITE AREA 28.88 AC	BOUNDARY SURVEY BY: R.B. PHARR 231 POST OFFICE DRIVE UNIT B-8 INDIAN TRAIL, NC 28079
EXISTING ZONING B-1	OWNER: SHOPTON SQUARE RETAIL INVESTORS #1, LLC 3735 BEAM ROAD, SUITE 10 CHARLOTTE, NORTH CAROLINA 28217 704-357-1220 OFFICE
MIN. SETBACK 20'	
MIN. SIDE YARD 10'	
MIN. REAR YARD 20'	
MAX. BLDG. HEIGHT 40'	



LINE	BEARING	LENGTH
L1	N 72°00'00" W	110.00'
L2	N 72°00'00" W	110.00'
L3	N 72°00'00" W	110.00'
L4	N 72°00'00" W	110.00'
L5	N 72°00'00" W	110.00'
L6	N 72°00'00" W	110.00'
L7	N 72°00'00" W	110.00'
L8	N 72°00'00" W	110.00'
L9	N 72°00'00" W	110.00'
L10	N 72°00'00" W	110.00'

- NOTES:**
- CURB LOCATIONS ON STATE ROADS TO BE DETERMINED BY CDOT.
 - ALL WORK TO BE DONE ON EXISTING NCDOT MAINTAINED STREETS SHALL REQUIRE NCDOT ENFORCEMENT/ACCESS APPLICATIONS, SUBMITTED TO THE CITY ENGINEER.
 - SIDEWALK SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE ORDINANCES.
- OWNER:**
SHOPTON SQUARE RETAIL INVESTORS #1, LLC
3735 BEAM ROAD, SUITE 10
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 & 10.32A-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 336-4789 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 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 DOT/NCDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT/NCDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL INSURANCE COVERAGE REQUIREMENTS. IT IS POSSIBLE THAT CDOT/NCDOT 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 NCDOT PRIOR TO CONSTRUCTION.
- ESTIMATED PROJECT COMPLETION DATE: JUNE 2008.



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BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS

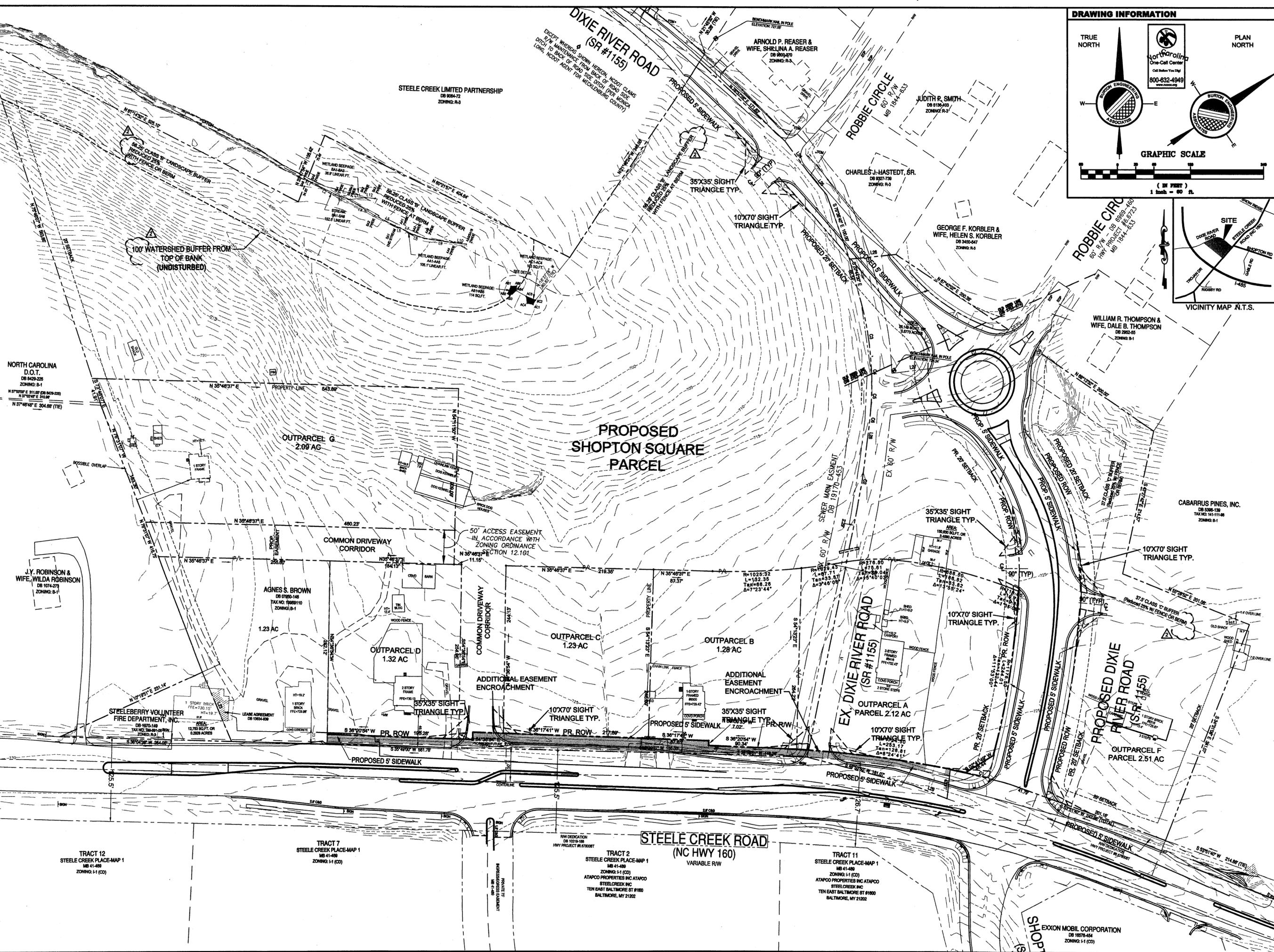
5860 Fishhawk Road, Suite 105, Charlotte, NC 28210
(704) 553-8881 Fax: (704) 553-8880

SHOPTON SQUARE
8500 STEELE CREEK ROAD
CHARLOTTE, NORTH CAROLINA (ETJ)

SUBDIVISION PLAN

Engineer
SLB
Drawn By:
10/15/07
Date

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



DRAWING INFORMATION

TRUE NORTH
PLAN NORTH

North Carolina One-Call Center
800-632-4949

BURTON ENGINEERS ASSOCIATES

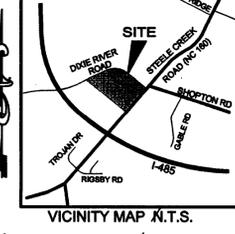
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND SURVEYORS

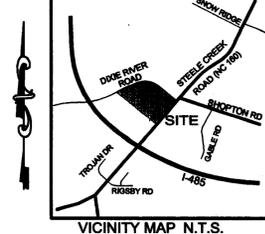
5660 Fairview Road, Suite 100, Charlotte, NC 28210
(704) 552-6681 Fax (704) 552-6680



SHOPTON SQUARE
8500 STEELE CREEK ROAD
CHARLOTTE, NORTH CAROLINA (ETJ)

SUBDIVISION PLAN

Project	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	2 of 3



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BURTON ENGINEERING ASSOCIATES
 CIVIL ENGINEERS
 LAND PLANNERS

6850 Fairview Road, Suite 100, Charlotte, NC 28210
 (704) 532-5861 Fax (704) 532-5860

SHOPTON SQUARE
 8500 STEELE CREEK ROAD
 CHARLOTTE, NORTH CAROLINA (ETJ)

EXISTING CONDITIONS PLAN



DRAWING INFORMATION

TRUE NORTH PLAN NORTH

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

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

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