

CONSTRUCTION DOCUMENTS

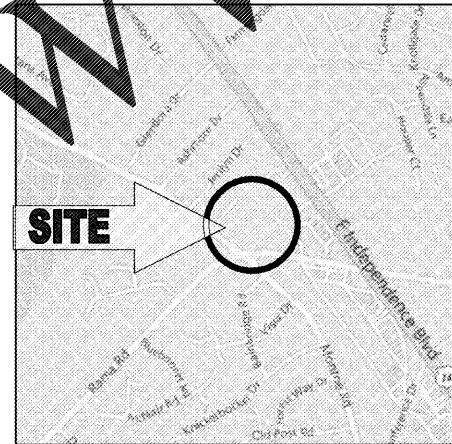
FOR

CONNECTION POINT EASTSIDE CONNECTIONS JV, LLC

LOCATION OF SITE

MONROE ROAD AND LONG AVENUE
CHARLOTTE, NORTH CAROLINA 28212
MECKLENBURG COUNTY

PARCEL #: 163-03-224, 163-03-238, 163-03-243, 163-03-245,
163-03-244, 163-03-223, 163-03-235, 163-03-229, 163-03-234



LOCATION MAP
SCALE: N.T.S

OWNER
R. HEAD & CHARLES TULL
7201 MASSEY ROAD
WASHAW, NC 28173

DEVELOPER
EASTSIDE CONNECTIONS JV, LLC
4310 PARK ROAD, SUITE 101
CHARLOTTE, NC 28209
(704)343-2828

PREPARED BY



BOHLER
ENGINEERING NC, PLLC
NCBELS P-1132

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

CONTACT: BRIAN ROSENFELD

SHEET INDEX

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REVISIONS

REV	DATE	COMMENT	BY
1	10/11/17	PER CITY OF CLT & NCDOT COMMENTS	SRF
2	11/28/17	PER CITY OF CLT & NCDOT COMMENTS	SRF
3	1/9/18	PER MECKLENBURG COUNTY COMMENTS	SRF

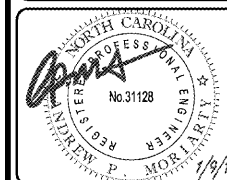


KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

PROJECT NO.: NCC162120
DRAWN BY: SRF/AJS
CHECKED BY: BWR
DATE: 8/9/17
SCALE: AS NOTED
CAD I.D.: SDD

PROJECT:
CONNECTION POINT
FOR
EASTSIDE CONNECTIONS JV, LLC
LOCATION OF SITE
MONROE RD & LONG AVE
CHARLOTTE, NC 28212
MECKLENBURG COUNTY

BOHLER
ENGINEERING NC, PLLC
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (880) 272-3400
Fax: (880) 272-3401
NC@BohlerEng.com



SHEET TITLE
COVER SHEET
SHEET NUMBER:
C-1.0

PCCO SUMMARY

Original Parcel ID Number(s):	163-03-224; 163-03-238; 163-03-243; 163-03-245; 163-03-244; 163-03-223; 163-03-235; 163-03-229; 163-03-234
Development Type:	Commercial
Subject to PCCO? Y/N	Y
# NO, why?	
Watershed:	Central Catawba
Disturbed Area (ac):	18.77
Site Area (ac):	17.18
	DAW#
Total on-site Drainage Area (ac):	17.18
Existing Built-upon-area (SF):	373309.20
Existing BUA to be removed (SF):	373309.20
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	645611.00
Proposed % BUA:	86%
Density (High/Low):	High
Total Post-Project BUA for site:	645611.00
Development or Redevelopment?	Development
Natural Area Required (ac):	1.718
Natural Area provided, total (ac):	1.718
Undisturbed/Treed Natural Area Preserved (ac):	N/A
Total stream buffer protected on-site (ac):	N/A
Transfer Station Area? Y/N	N
Distressed Business District? Y/N	Y
Mitigation Type (if applicable):	1-YR VOL / 10-YR Peak
Natural Area mitigation? Y/N	N/A
Buffer Mitigation? Y/N	N/A
Total Phosphorus Mitigation? Y/N	N/A

CONTACT INFORMATION

REFERENCES

SURVEY
JAMES MAUNEY & ASSOCIATES, P.A. PROFESSIONAL SURVEYORS
"READ TULL, JR AND OTHERS EAST INDEPENDENCE BOULEVARD, IDLEWILD ROAD AND MONROE ROAD CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA"
DATED: 11/29/16
REVISED: 8/15/17
JOB NUMBER: 8440

GEOTECHNICAL
NOVA ENGINEERING AND ENVIRONMENTAL, INC.
"GEOTECHNICAL ENGINEERING REPORT E, INDEPENDENCE SITE CHARLOTTE, NORTH CAROLINA"
DATED: 6/16/17
JOB NUMBER: 10705-2017014

EAST INDEPENDENCE OVERPASS INTERSECTION PLANS
CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION
TITLED "INDEPENDENCE BLVD. OB RAMP D AND IDLEWILD ROAD"
DATED: 12/12/2016
NCDOT# 10-2148
SIGNAL ID: 01681

FUTURE ROADWAY PLANS
KIMLEY HORN
TITLED "20170906_UJ-6805_ROD_DSN.DWG"
DATED: 9/29/2017

MONROE ROAD IMPROVEMENT PLANS
DESIGN RESOURCE GROUP
TITLED "CONNECTION POINT, MONROE RD & LONG AVE, EASTSIDE CONNECTIONS JV, LLC, 4310 PARK ROAD, SUITE 101, CHARLOTTE, NC 28209, 704-343-2828"
DATED: 11/27/17
PROJECT #: 708-002

GOVERNING AGENCIES

CITY OF CHARLOTTE - LAND DEVELOPMENT
600 E 4TH STREET, 1ST FLOOR
CHARLOTTE, NC 28202
PHONE: (704) 336-2205

CHARLOTTE WATER
600 E TRADE ST
CHARLOTTE, NC 28202
PHONE: (704) 339-2221

CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT)
600 E 4TH STREET,
CHARLOTTE, NC 28202
PHONE: (704) 336-4119

UTILITY SERVICE CONTACTS

SERVICE	UTILITY / GOVERNMENT AGENCY
WATER/SEWER	CHAR-MECK UTILITY DEPT 600 E 4TH ST CHARLOTTE, NC 28202 (704)336-2205 CONTACT: BARBARA BROSS PHONE: 770-332-2300 EMAIL: BBROSS@CHARLOTTE.WATER.COM
NATURAL GAS	DUKE ENERGY 7701 NATURAL GAS AVE CHARLOTTE, NC 28221 (888) 868-8688
ELECTRICITY	DUKE ENERGY 7701 NATURAL GAS AVE CHARLOTTE, NC 28221 (888) 868-8688 CONTACT: JIM PASCIOR EMAIL: JIM.PASCIOR@DUKE-ENERGY.COM

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS AND COORDINATE WITH THIS PROJECT BEFORE PROCEEDING TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF ANY DISCREPANCIES OR AMBIGUITIES TO THE INFORMATION PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR AMBIGUITIES TO THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF ANY DISCREPANCIES OR AMBIGUITIES TO THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF ANY DISCREPANCIES OR AMBIGUITIES TO THE INFORMATION PROVIDED.