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PCCO EASEMENT NOTES:

1. THE PURPOSE OF THE POST CONSTRUCTION CONTROLS EASEMENT (PCCE) IS TO PROVIDE STROMWATER CONVEYANCE AND FOR THE CONTROL AND TREATMENT OF STORMWATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WITCH IMPEDE STROMWATER FLOW, SYSTEM PERFORMANCE OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNLIMITED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE'S STORMWATER ORDINANCE POST CONSTRUCTION CONTROLS REGULATIONS.

CITY OF CHARLOTTE NOTES:

1. NON-STANDARD ITEMS(IE: PAVERS,IRRIGATION SYSTEMS,ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704)336-3888.
2. ANY WORK WITHIN THE CITY'S /W THAT REQUIRES CLOSURE OF A SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAT 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8648 AS SOON AS POSSIBLE FOR IMPACTS GREATER THEN 30 DAYS. EVERY E3FFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
3. 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 COORDINATED RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COSTAND.OR ANY REPAIR COST CAUSED BY THE CONTRACTOR.DEVELOPER.
4. DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ 704-336-4971) DURING STIE PLAN PREPARATIONS TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY. FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.
5. SPECIALTY SAW-CUT JOINTS ARE TO BE PERFORMED WITHIN THE 12' MULTI-USE PATH ALONG IDLEWILD ROAD AND MONROE ROAD.
6. THE RELOCATION OF GUY WIRES WILL BE REQUIRED FOR ALL EXISTING POLES TO NOT ALLOW CONFLICT WITH THE PROPOSED SIDEWALK/MULTI-USE PATH LOCATION.

GENERAL NOTES

1. DEVELOPER/APPLICANT:

   EASTSIDE CONNECTIONS JV, LLC
   4310 PARK ROAD, SUITE 101
   CHARLOTTE, NC 28209
   CONTACT: JENSIE TEAGUE
   PHONE: (704) 343-2828

2. THIS PLAN IS BASED UPON THE FOLLOWING:

   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: 11/28/16
   REVISED: 8/15/17
   JOB NUMBER: 6440

3. EX. SITE INFORMATION

   OWNER: TULL BROS LLC
   ADDRESS: 6031 MONROE RD
   CHARLOTTE, NORTH CAROLINA 28212
   PARCEL NUMBER: 163-03-224
   AREA: 0.41 ACRES

   OWNER: TULL R READ & CHARLES & TULL WIFE & C/0 READ TULL JR
   ADDRESS: 6113 IDLEWILD RD
   CHARLOTTE, NORTH CAROLINA 28212
   PARCEL NUMBER: 163-03-238
   AREA: 1.49 ACRES

   OWNER: TULL R READ & TULL CHARLES & C/0 READ TULL JR WIFE
   ADDRESS: 6103 IDLEWILD RD & 6105 IDLEWILD RD
   CHARLOTTE, NORTH CAROLINA 28212
   PARCEL NUMBER: 163-03-243
   AREA: 3.30 ACRES

   OWNER: R READ & CHAS TULL
   ADDRESS: 6103 IDLEWILD RD
   CHARLOTTE, NORTH CAROLINA 28212
   PARCEL NUMBER:163-03-245
   AREA: 4.17 ACRES

   OWNER: R READ & CHAS TULL
   ADDRESS: 6101 IDLEWILD RD
   CHARLOTTE, NORTH CAROLINA 28212
   PARCEL NUMBER: 163-03-244
   AREA: 1.32 ACRES

   OWNER:R READ TULL & PHYLLIS B TULL
   ADDRESS:
   CHARLOTTE, NORTH CAROLINA 28212
   PARCEL NUMBER: 163-03-223
   AREA: 0.85

   OWNER: R READ TULL
   ADDRESS: 5438 E INDEPENDENCE BV & 5340 E INDEPENDENCE BV
   CHARLOTTE, NORTH CAROLINA 28212
   PARCEL NUMBER: 163-03-235
   AREA: 4.15 ACRES

   OWNER:R READ TULL, CHARLES W TULL & PHYLLIS B TULL
   ADDRESS: 5226 E INDEPENDENCE BV
   CHARLOTTE, NORTH CAROLINA 28212
   PARCEL NUMBER: 163-03-229
   AREA: 1.16 ACRES

   OWNER: R R & CW & WS TULL
   ADDRESS: 5516 E INDEPENDENCE BV
   CHARLOTTE, NORTH CAROLINA 28212
   PARCEL NUMBER: 163-03-234
   AREA: 0.14 ACRES

4. PROPOSED SITE INFORMATION

   OWNER: EASTSIDE CONNECTIONS JV, LLC
   ADDRESS: MONROE ROAD AND LONG AVENUE
   CHARLOTTE, NORTH CAROLINA 28212
   MECKLENBURG COUNTY
   PARCEL NUMBER: 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
   AREA: 13.55 ACRES

   EXISTING ZONING: B-1(CD), B-2, O-1, O-2 AND R-4.

   PROPOSED ZONING: MUDD-O AND NS (MIXED USE AND NEIGHBORING SERVICES)

5. SITE SIZES AND COVERAGE

   SITE ACREAGE: 13.55 AC
   TOTAL BUILDING AREA: 34,845 S.F.
   DEDICATION: 3.45 ACRES
   DONATED ROAD IMPERVIOUS: 2.40 ACRES
   PRE-DEVELOPMENT IMPERVIOUS AREA - 65.02% (8.57 AC)
   POST-DEVELOPMENT IMPERVIOUS AREA - 81.32% (11.02 AC)

PARCEL 2 NOTES:

1. ALL CURB SHALL BE BACKFILLED TO THE TOP OF THE CURB.
2. PARKING LOT STRIPING LINE SHALL BE 4" WIDE WITH MEASUREMENTS ALWAYS TO THE STRIPES CENTERLINE (YELLOW IN COLOR)
3. ALL PARKING SIGNAGE SHALL HAVE A 7-FOOT CLEAR HEIGHT TO AVOID PEDESTRIAN COLLISIONS.
4. GUARDRAIL TO FOLLOW STATE DEPARTMENT OF TRANSPORTATION GUIDELINES FOR ALL REQUIREMENTS, DETAILS, AND STANDARDS.

3

DEVELOPMENT DATA PARCEL 2				
ZONING		MUDD-O		
ZONING PETITION #		2017-016		
EXISTING SITE ACREAGE		17.00 ACRES		
TOTAL LOT AREA		2.20 ACRES		
PROPOSED USE		GROCERY		
		REZONING	REQUIRED BY ZONING ORDINANCE	PROPOSED
MAXIMUM BUILDING SQUARE FOOTAGE		PER ZONING ORDINANCE	N/A	22,245 SF
MAXIMUM BUILDING HEIGHT (FT)		120	120	29.5'
SETBACK/YARDS AND BUFFERS				
	FRONT - MONROE ROAD	PER ZONING ORDINANCE	0	28.4'
	SIDE - CONNECTION POINT BLVD	PER ZONING ORDINANCE	0	73.7'
	SIDE - PARCEL 3	PER ZONING ORDINANCE	0	158.6'
	REAR - LONG AVENUE	PER ZONING ORDINANCE	0	12.2'
PARKING				
	REQUIRED OFF STREET	PER ZONING ORDINANCE	1 SPACE PER 600 SF = 38	97
	LONG TERM BIKE PARKING	PER ZONING ORDINANCE	1 PER 12,000 SF OR 2 MIN = 2	2
	SHORT TERM BIKE PARKING	PER ZONING ORDINANCE	5% OF AUTO PARKING = 5	6

NOTES
- SEE CITY OF CHARLOTTE NOTES ON SAME SHEET
- ANY PARCEL ZONED MUDD-0 REQUIRES 14' SETBACK FROM BOC, WHICH IS LOCATED IN THE ROW. THEREFORE THE SETBACK IS THE ROW LINE.

DEVELOPMENT DATA PARCEL 3				
ZONING		MUDD-O		
ZONING PETITION #		2017-016		
EXISTING SITE ACREAGE		17.00 ACRES		
TOTAL LOT AREA		1.29 ACRES		
PROPOSED USE		COMMERCIAL		
		REZONING	REQUIRED BY ZONING ORDINANCE	PROPOSED
BUILDING SQUARE FOOTAGE		PER ZONING ORDINANCE	N/A	12,600 SF
MAXIMUM BUILDING HEIGHT (FT)		120	120	34.0'
SETBACK/YARDS AND BUFFERS				
	FRONT - PUBLIC STREET A	PER ZONING ORDINANCE	0	173.9'
	SIDE - PARCEL 4	PER ZONING ORDINANCE	0	7.2'
	SIDE - PARCEL 2	PER ZONING ORDINANCE	0	14.2'
	REAR - IDLEWILD ROAD	PER ZONING ORDINANCE	0	11.4'
PARKING				
	REQUIRED OFF STREET	PER ZONING ORDINANCE	1 SPACE PER 600 SF = 21	55
	LONG TERM BIKE PARKING	PER ZONING ORDINANCE	1 PER 12,000 SF OR 2 MIN = 2	2
	SHORT TERM BIKE PARKING	PER ZONING ORDINANCE	5% OF AUTO PARKING = 3	3

NOTES
- SEE CITY OF CHARLOTTE NOTES ON SAME SHEET
- ANY PARCEL ZONED MUDD-0 REQUIRES 14' SETBACK FROM BOC, WHICH IS LOCATED IN THE ROW. THEREFORE THE SETBACK IS THE ROW LINE.

3

LEGEND

FUTURE PUBLIC R/W

R/W TO BE DEDICATED

60 30 15 0 60
1"= 60'

BOHLER ENGINEERING NC, PLLC
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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

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PROJECT No.:	NCC162120
DRAWN BY:	SRF/AJS
CHECKED BY:	BWR
DATE:	8/9/17
SCALE:	1"=60'
CAD I.D.:	SS0

PROJECT:

CONNECTION POINT

FOR

EASTSIDE CONNECTIONS JV, LLC

LOCATION OF SITE
MONROE RD & LONG AVE
CHARLOTTE, NC 28212
MECKLENBURG COUNTY

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

NORTH CAROLINA PROFESSIONAL ENGINEER REGISTERED No.31128 ANDREW P. MORIARTY 1/9/18

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:
C-5.0