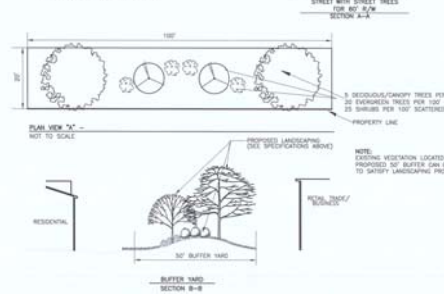


- PAVEMENT SCHEDULE***
- 1. 2 in. BIT. CONC. SURFACE COURSE, TYPE OF 9.5A
 - 2. 2.5 in. BIT. CONC. BINDER COURSE, TYPE 1.75/30
 - 3. 10 in. COMPACTED AGGREGATE BASE COURSE
 - 4. 2 ft. 4 in. CURB & GUTTER
 - 5. 4 in. CONCRETE SIDEWALKS, 5 ft. WIDE
- NOTES**
1. UTILITY LOCATIONS SHOWN EITHER FROM PLANS & CROSS SECTIONS FOR UTILITIES TYPED AND SCHEDULED IN THE CITY OF WARDEN. UTILITIES SHOWN ARE MINIMUM DEFLECTS.
 2. STORM SEWER SHALL BE ON ONE SIDE OF ROAD DEPENDING ON SUBDIVISION LAYOUT.
 3. STREET LIGHTS WILL BE ON ONE SIDE OF ROAD DEPENDING ON SUBDIVISION LAYOUT.



- DEVELOPMENT NOTES:**
1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE GRADIS GROUP.
 2. THE PROPOSED SITE PLAN REPRESENTS A FIRM CONCEPT WITH RESPECT TO THE ARRANGEMENT OF LOTS, DRIVEWAYS, BUILDINGS, PARKING LOTS, STREETS, OPEN SPACES, AND PARCELS, ETC. MINOR CHANGES ARE PERMITTED TO LOTS, STREETS, BUILDINGS, PARKING LOTS, OPEN SPACES, DRIVEWAYS, ETC., DEPENDING UPON FINAL DESIGN AND SUBDIVISION PLANS. ANY SUCH CHANGES SHALL BE APPROVED BY THE CITY OF WARDEN STAFF. ANY CHANGES SHALL BE IN ACCORDANCE WITH THE CITY OF WARDEN LAND DEVELOPMENT CODE.
 3. PROPOSED IMPROVEMENTS MUST COMPLY WITH STANDARDS SET FORTH IN THE CITY OF WARDEN STANDARD SPECIFICATIONS AND TECHNICAL MANUAL, AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION POLICY ON STREET AND DRIVEWAY DESIGN AS TO NORTH CAROLINA HIGHWAYS.
 4. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION OF ALL PROPOSED IMPROVEMENTS AS SHOWN ON THIS PLAN. THE DEVELOPER UNDERSTANDS THAT SUBMITTALS MUST BE MADE TO AND APPROVALS OBTAINED FROM ALL APPLICABLE PLANNING AND DEVELOPMENT SERVICES DEPARTMENTS PRIOR TO GRADING OR CONSTRUCTION.
 5. FETTERER WILL SUBMIT EROSION CONTROL PLAN FOR SUBMITTAL AND APPROVAL.
 6. VERIFICATION OF R/W TO ACCOMMODATE THE HIGHWAY IMPROVEMENTS WILL BE REQUIRED PRIOR TO ISSUANCE OF THE DRIVEWAY PERMITS.
 7. THE DEVELOPER SHALL BE CONNECTED TO AND MEET THE CITY REQUIREMENTS FOR MUNICIPAL WATER AND SEWER SERVICES.
 8. THE DEVELOPER/OWNER SHALL DESIGNATE A DEDICATED RIGHT-OF-WAY DIMENSION AS MEASURED FROM THE CENTERLINE OF HIGHWAY 8A ALONG THE CITY'S FRONTAGE. SUCH DESIGNATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH PROPOSED SUBDIVISION.
 9. VERIFICATION OF R/W TO ACCOMMODATE THE HIGHWAY IMPROVEMENTS WILL BE REQUIRED PRIOR TO ISSUANCE OF THE DRIVEWAY PERMITS.
 10. DEVELOPER INTENDS TO SUBMIT VOLUNTARY AGREEMENT INTO THE CITY OF WARDEN.
 11. BASED ON VISUAL INSPECTION THESE APPEAR TO BE NO TREES OVER 24" DBH.
 12. A DRAINAGE PERMIT RESULT OF THE CITY OF WARDEN SHALL BE REQUIRED FOR THIS DEVELOPMENT. THE DEVELOPER SHALL PROVIDE 7 (SEVEN) COPIES OF THE EROSION AND SEDIMENTATION CONTROL PLANS AND 2 (TWO) COPIES OF THE SUPPORTING CALCULATIONS. A PLAN REVIEW FEE OF \$300 FOR THE FIRST ACRES PLUS \$50 PER ADDITIONAL ACRES OR FRACTION THEREOF IS REQUIRED.
 13. CONSTRUCTION OF THE PROPOSED PUBLIC ROAD SHALL CONFORM TO THE CITY OF WARDEN STANDARD SPECIFICATIONS AND TECHNICAL MANUAL. ANY DEVIATIONS FROM THE STANDARD DETAILS SHALL BE SUBMITTED IN WRITING SHOWING THE CHANGES REQUESTED AND WHY THE CHANGE IS BEING REQUESTED.
 14. REMOVAL OF EXISTING TREES WITH A CALIBER OF 8" OR GREATER IN THE STRATEGIC AND/OR FETTERER BUFFER SHALL REQUIRE AN APPROVED REMOVAL PERMIT FROM THE COMPANY APPEARANCE COMMISSION PRIOR TO THE ISSUANCE OF ANY TOWNSHIP OR GRADING PERMIT. EXISTING TREES WITH A CALIBER OF 8" OR GREATER LOCATED IN THE STRATEGIC AND/OR FETTERER BUFFER AND SAVED SHALL SUPPLEMENT THE REQUIREMENTS OF THE CITY OF WARDEN LANDSCAPE ORDINANCE.
 15. A COORDINATED SIGN SHALL BE REVIEWED AND APPROVED BY THE PLANNING BOARD.
 16. A DETAILED SEALED LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY THE COMPANY APPEARANCE COMMISSION PRIOR TO THE ISSUANCE OF ANY GRADING, BUILDING, OR CONCING PERMIT.
 17. ALL ELEVATION, PARCELS, OR OTHER SUPPLEMENTAL MATERIALS SUBMITTED TO STAFF, PLANNING BOARD AND/OR CITY COUNCIL IN REFERENCE TO ANY CONSTRUCTION SHALL BE RECORDED AS AN ORIGINAL ELEVATION OF THE APPROVED SITE PLAN. ANY COPIES OBTAINED FROM SUBMITTED MATERIALS SHALL ONLY BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR THE CITY OF WARDEN.
 18. THE APPLICANT AND/OR DEVELOPER SHALL COORDINATE WITH WARDEN COUNTY PUBLIC SCHOOLS AND THE CITY OF WARDEN WATER RESOURCES DEPARTMENT TO FORMALIZE HOW WATER AND SEWER MAIN EXTENSIONS WILL BE COORDINATED TO SERVE THIS PROPERTY.
 19. THE CITY OF WARDEN WISHES TO COMPLETE A WATER SYSTEM LOOP ALONG HIGHWAY 8A AND HIGHWAY 84. THIS PROJECT REQUESTS THAT THE CITY OF WARDEN PROVIDE THE BUILDING NETWORK ALSO NEED TO BE REVIEWED TO ENSURE THE PROJECT IS IN ACCORDANCE WITH THE CITY OF WARDEN STANDARDS AND REGULATIONS.
 20. ALL ON-SITE AND OFF-SITE WATER AND SEWER MAIN EXTENSIONS FOR THE PROPOSED DEVELOPMENT ARE TO BE DESIGNED, CONSTRUCTED AND FINANCED AT THE DEVELOPER'S EXPENSE PURSUANT TO THE CITY OF WARDEN STANDARDS AND REGULATIONS POLICY.
 21. ALL WATER MAINS SHALL BE PROVIDED IN A 30-FOOT GENERAL PUBLIC UTILITY (GAUT) (GAUT) AND ALL SEWER MAINS SHALL BE PROVIDED IN A 30-FOOT GENERAL PUBLIC UTILITY (GAUT) (GAUT) RIGHT-OF-WAY.
 22. ALL UTILITY EASEMENTS ARE TO BE OBTAINED BY THE DEVELOPER AT HIS EXPENSE.
 23. STORM WATER DETENTION WILL BE PROVIDED IN THE APPROPRIATE LOCATIONS INDICATED TO ACCOMMODATE THE ENTIRE COMMERCIAL DEVELOPMENT IN ACCORDANCE WITH THE CITY OF WARDEN ORDINANCES. THE DEVELOPER INTENDS TO FORM AN ASSOCIATION AS NECESSARY FOR PROVIDING MAINTENANCE OF COMMON OPEN SPACES AND STORM WATER DETENTION FACILITIES. EACH INDIVIDUAL PARCEL OWNER WILL BECOME A MEMBER OF LAND ASSOCIATION AND FINANCE ELEMENTS WILL BE PROVIDED FROM EACH PARCEL TO THE COMMON AREAS.
 24. ALL BUILDINGS FOR THIS DEVELOPMENT SHALL BE CONSTRUCTED OF BRICK, STUCCO OR GIPS AND BE OF SUBSTANTIAL MATERIALS AND APPEARANCE. COORDINATE VARIATIONS WILL BE LIMITED AND COMPLIANCE WILL BE DETERMINED BY THE PLANNING DIRECTOR.
 25. THE PROPOSED ENTRANCE ISLAND ALONG HIGHWAY 8A, IF FINISHED, MUST CONTAIN A SUB-DRAIN SYSTEM TIED INTO THE STREET DRAINAGE SYSTEM. THE ISLAND SHALL BE FINISHED WITH A DRAINAGE SYSTEM AND GRASS. THE ISLAND SHALL NOT EXCEED 2' IN HEIGHT FROM THE FRONT EDGE OF ISLAND. IT IS TO BE NO CLOSER THAN 1' FROM THE EDGE OF PAVEMENT, NO PORTION SHALL BE PLACED WITHIN THE CITY STREETS OR PARCELS. THE BUILDING NETWORKS WILL ALSO NEED TO BE REVIEWED TO ENSURE THE PROJECT IS IN ACCORDANCE WITH THE CITY OF WARDEN STANDARDS AND REGULATIONS.
 26. SANITARY SEWER SERVICE SHALL BE PROVIDED BY A PUBLIC GRAVITY SEWER EXTENSION FROM THE BEADON CREEK OUTFALL. PARCELS C, D, E, F, AND G ARE ANTICIPATED TO BE SERVED BY GRAVITY SEWER LATERALLY INTO THE PUBLIC SEWER MAIN. PARCELS H, I, J, K, AND L ARE ANTICIPATED TO BE SERVED BY ADDITIONAL PUMPS AND FORCE MAIN LATERALLY INTO THE PUBLIC SEWER MAIN.
 27. WATER SERVICE SHALL BE PROVIDED BY A 12" PUBLIC WATER MAIN EXTENSION ALONG ROCKY RIVER ROAD SOUTH, THEN ENTER THE PROPOSED RECREATION SUBDIVISION TO THE NORTH OF THE SUBJECT PROPERTY AND CONTINUE INTO THE SHOPPING AT ROCKY RIVER DEVELOPMENT ALONG THE PROPOSED PUBLIC ROADWAY SHOW.
 28. GAS SERVICES TO EACH BUILDING WILL REQUIRE A 10" SPILE THAT WILL NOT BE UNDER A LANDSCAPED AREA. GAS SERVICES CAN BE LOCATED UNDER THE PARKING.



DEVELOPMENT DATA:

- TOTAL ACRES: 1 27.35 ACRES (INCLUDING R/W)
- TOTAL NET ACRES: 20.20 ACRES (EXCLUDING R/W)
- EXISTING ZONING: R-20
- PROPOSED ZONING: PD-COMMERCE/
- COUNTY: WARDEN COUNTY
- TAX PARCELS: 09348013

RETAIL/OFFICE DATA:

- TOTAL OFFICE/RETAIL BUILDINGS SHOWN: 117,145 S.F.
- MAXIMUM OFFICE/RETAIL BUILDINGS ALLOWED: 130,000 S.F.

RETAIL PARCELS (D):

- TOTAL SITE AREA: 1.71 ACRES
- APPROXIMATE BUILDING AREA: 3,000 S.F.
- PARKING PROVIDED: 38 SPACES (1:1 SPACES PER 1000 S.F.)

RETAIL PARCELS (E):

- TOTAL SITE AREA: 1.88 ACRES
- APPROXIMATE BUILDING AREA: 3,800 S.F.
- PARKING PROVIDED: 22 SPACES (0:3 SPACES PER 1000 S.F.)

OFFICE/RETAIL PARCELS (C):

- TOTAL SITE AREA: 8.78 ACRES
- APPROXIMATE BUILDING AREA: 88,000 S.F.
- PARKING PROVIDED: 368 SPACES (0.6:7 SPACES PER 1000 S.F.)

OFFICE/RETAIL PARCELS (G):

- TOTAL SITE AREA: 0.82 ACRES
- APPROXIMATE BUILDING AREA: 8,000 S.F.
- PARKING PROVIDED: 28 SPACES (0.8 SPACES PER 1000 S.F.)

OFFICE/RETAIL PARCELS (H):

- TOTAL SITE AREA: 0.70 ACRES
- APPROXIMATE BUILDING AREA: 8,000 S.F.
- PARKING PROVIDED: 23 SPACES (0.2 SPACES PER 1000 S.F.)

OFFICE/RETAIL PARCELS (I):

- TOTAL SITE AREA: 1.68 ACRES
- APPROXIMATE BUILDING AREA: 13,800 S.F.
- PARKING PROVIDED: 82 SPACES (3.04 SPACES PER 1000 S.F.)

OFFICE/RETAIL PARCELS (J):

- TOTAL SITE AREA: 1.58 ACRES
- APPROXIMATE BUILDING AREA: 8,000 S.F.
- PARKING PROVIDED: 28 SPACES (0.8 SPACES PER 1000 S.F.)

RETAIL PARCELS (K):

- TOTAL SITE AREA: 2.25 ACRES
- APPROXIMATE BUILDING AREA: 13,800 S.F.
- PARKING PROVIDED: 84 SPACES (1:0 SPACES PER 1000 S.F.)

PUBLIC ROAD R/W PARCELS (L):

- TOTAL R/W AREA: 1.38 ACRES

LEGEND

- PROPOSED LANDSCAPE TREES
- 100' BUFFER OR SIMILAR APPROVED TREE
- PROPOSED EVERGREEN
- 40' BUFFER OR SIMILAR APPROVED TREE
- PROPOSED SHURB
- 10' BUFFER OR SIMILAR APPROVED SHURB
- PROPOSED BUFFER
- SCHEMATIC IN ACCORDANCE W/ CITY OF WARDEN ORDINANCE, SECTION 16A.218 (B)

UTILITIES: CITY OF WARDEN PUBLIC WATER AND SEWER ENGINEER/SURVEYOR/PLANNER

PH: (704) 782-4066 / Fax: (704) 782-4885
 8700 OLD GEE ROAD, STE. 430
 CHARLOTTE, NC 28217
 PH: (704) 527-3444 / Fax: (704) 527-0335

OWNER: RALEY MILLER PROPERTIES, INC.
 6300 SHILOH HILLS PLACE, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28217

LINE TABLE

LINE	BEARING	LENGTH
1.00	N 80°50'00" E	348.81
1.01	N 88°12'24" W	368.80
1.02	S 89°56'00" E	168.80
1.03	N 88°28'28" E	188.80
1.04	N 88°18'00" E	108.80
1.05	N 88°18'00" E	108.80
1.06	N 88°18'00" E	108.80
1.07	N 88°18'00" E	108.80
1.08	N 88°18'00" E	108.80
1.09	N 88°18'00" E	108.80
1.10	N 88°18'00" E	108.80
1.11	N 88°18'00" E	108.80
1.12	N 88°18'00" E	108.80
1.13	N 88°18'00" E	108.80
1.14	N 88°18'00" E	108.80
1.15	N 88°18'00" E	108.80
1.16	N 88°18'00" E	108.80
1.17	N 88°18'00" E	108.80
1.18	N 88°18'00" E	108.80
1.19	N 88°18'00" E	108.80
1.20	N 88°18'00" E	108.80

CURVE DATA

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
1	1358.47	306.19	N 12°28'24" E	308.69	17.9298

PRELIMINARY DO NOT USE FOR CONSTRUCTION

NO. OF LOTS

NO.	DATE	REVISION
1	12/14/22	ISSUED PER CITY OF WARDEN ORDINANCE
2	12/14/22	REVISED PER CITY OF WARDEN ORDINANCE
3	01/15/23	REVISED PER CITY OF WARDEN ORDINANCE

ISAAC'S
 8759 RED OAK BOULEVARD, SUITE 402
 CHARLOTTE, N.C. 28217
 PHONE: (704) 527-4848 FAX: (704) 527-0335

RALEY MILLER PROPERTIES, INC.
SHOPPES AT ROCKY RIVER
 WARDEN COUNTY, NORTH CAROLINA
SITE PLAN

Scale: 1" = 50' FEET

C.1.0