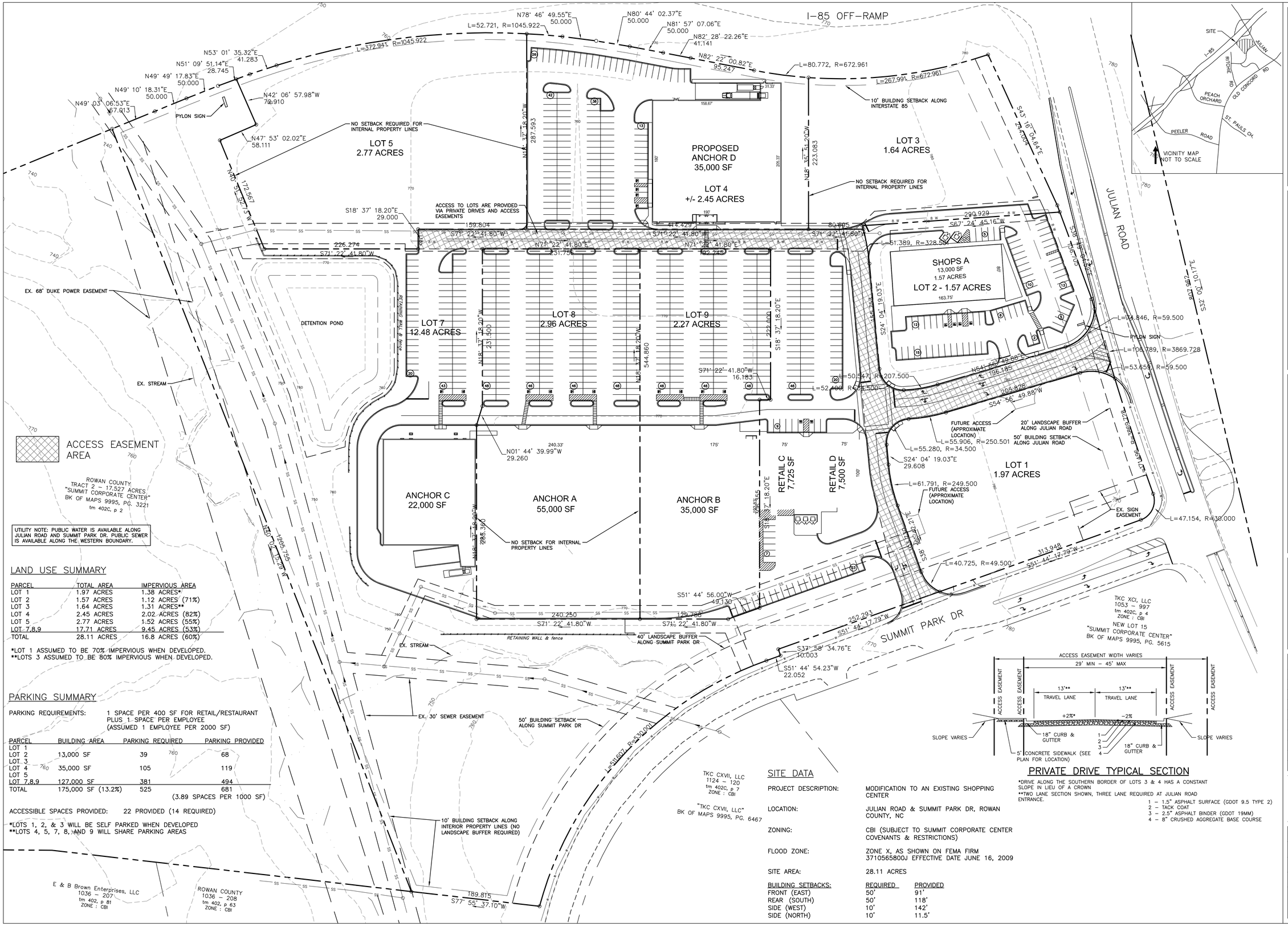

UTILITY NOTE: PUBLIC WATER IS AVAILABLE ALONG JULIAN ROAD AND SUMMIT PARK DR. PUBLIC SEWER IS AVAILABLE ALONG THE WESTERN BOUNDARY.

LAND USE SUMMARY

PARCEL	TOTAL AREA	IMPERVIOUS AREA
LOT 1	1.97 ACRES	1.38 ACRES*
LOT 2	1.57 ACRES	1.12 ACRES (71%)
LOT 3	1.64 ACRES	1.31 ACRES**
LOT 4	2.45 ACRES	2.02 ACRES (82%)
LOT 5	2.77 ACRES	1.52 ACRES (55%)
LOT 7,8,9	17.71 ACRES	9.45 ACRES (53%)
TOTAL	28.11 ACRES	16.8 ACRES (60%)

*LOT 1 ASSUMED TO BE 70% IMPERVIOUS WHEN DEVELOPED.
**LOTS 3 ASSUMED TO BE 80% IMPERVIOUS WHEN DEVELOPED.

PARKING SUMMARY

PARKING REQUIREMENTS: 1 SPACE PER 400 SF FOR RETAIL/RESTAURANT PLUS 1 SPACE PER EMPLOYEE (ASSUMED 1 EMPLOYEE PER 2000 SF)

PARCEL	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
LOT 1			
LOT 2	13,000 SF	39	68
LOT 3			
LOT 4	35,000 SF	105	119
LOT 5			
LOT 7,8,9	127,000 SF	381	494
TOTAL	175,000 SF (13.2%)	525	681 (3.89 SPACES PER 1000 SF)

ACCESSIBLE SPACES PROVIDED: 22 PROVIDED (14 REQUIRED)

*LOTS 1, 2, & 3 WILL BE SELF PARKED WHEN DEVELOPED
**LOTS 4, 5, 7, 8, AND 9 WILL SHARE PARKING AREAS

SITE DATA

PROJECT DESCRIPTION:	MODIFICATION TO AN EXISTING SHOPPING CENTER
LOCATION:	JULIAN ROAD & SUMMIT PARK DR, ROWAN COUNTY, NC
ZONING:	CBI (SUBJECT TO SUMMIT CORPORATE CENTER COVENANTS & RESTRICTIONS)
FLOOD ZONE:	ZONE X, AS SHOWN ON FEMA FIRM 3710565800J EFFECTIVE DATE JUNE 16, 2009
SITE AREA:	28.11 ACRES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (EAST)	50'	91'
REAR (SOUTH)	50'	118'
SIDE (WEST)	10'	142'
SIDE (NORTH)	10'	11.5'

PRIVATE DRIVE TYPICAL SECTION

*DRIVE ALONG THE SOUTHERN BORDER OF LOTS 3 & 4 HAS A CONSTANT SLOPE IN LIEU OF A CROWN
**TWO LANE SECTION SHOWN, THREE LANE REQUIRED AT JULIAN ROAD ENTRANCE.

1 – 1.5" ASPHALT SURFACE (GDOT 9.5 TYPE 2)
2 – TACK COAT
3 – 2.5" ASPHALT BINDER (GDOT 19MM)
4 – 8" CRUSHED AGGREGATE BASE COURSE

CIVIL ENGINEER:
BERRY ENGINEERS LLC
3355 KEITH ST NW, SUITE 109
CLEVELAND, TN 37312
TEL: (423) 790-5880
DBA BERRY ENGINEERS, PLLC; FIRM LICENSE: P-1188

DEVELOPER:
SITE Hutton REAL ESTATE DEVELOPMENT CONSTRUCTION
736 CHERRY STREET
CHATTANOOGA, TN 37402

PROJECT:
ROWAN SUMMIT SHOPPING CENTER
I-85 & JULIAN ROAD
ROWAN COUNTY, NC

NORTH CAROLINA PROFESSIONAL SEAL 39998 ENGINEER CHRISTOPHER M BERRY

REVISIONS		
1		
2		
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SHEET NAME: PLANNED DEVELOPMENT SUBDIVISION

DATE:	01/07/2019
DRAWN BY:	BMB
CHECKED BY:	CMB
PROJECT NO.:	14005

SHEET NUMBER: EX-A