

VICINITY MAP
SCALE: NTS

AYER DESIGN GROUP
PROFESSIONAL ENGINEERING SERVICES
215 Johnston Street
Rock Hill, SC 29730
Phone: 803-328-5858



PROJECT:
CAPSTONE COMMONS
16051 LANCASTER HWY
U.S. HIGHWAY 521 &
OLD U.S. HIGHWAY 521
CHARLOTTE, N.C.
MECKLENBURG COUNTY

FOR:
CAPSTONE PROPERTIES
1928 RANDOLPH ROAD
SUITE 217
CHARLOTTE, NC 28207

REVISIONS

1	1.12.11	CITY COMMENTS
2	2.14.11	CITY COMMENTS
3	2.22.11	NCDOT COMMENTS
4	6.2.11	ARCH. COMMENTS

DWG. NAME : 2007165C
DRAWN BY : ASW
DATE : 08.06.07
SCALE: 1" = 30'

SITE PLAN

C.1A

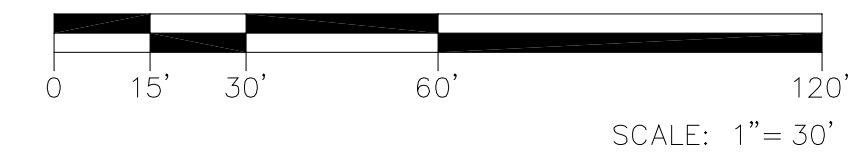
PAVING LEGEND

	CONCRETE PAVEMENT ITEM 710 6" PORTLAND CEMENT CONCRETE PAVEMENT WELDED WIRE MESH 6 X 6 W2.9 X W2.9 ITEM 520 6" GRADED AGGREGATE BASE
	LIGHT DUTY PAVEMENT ITEM 610 1.5" TYPE 5 9.5A ASPHALTIC CONCRETE SURFACE COURSE ITEM 610 2" TYPE 1 19.0B ASPHALTIC CONCRETE ITEM 520 6" GRADED AGGREGATE BASE COURSE (ABC)
	HEAVY DUTY PAVEMENT ITEM 610 2" TYPE 5 9.5A ASPHALTIC CONCRETE SURFACE COURSE ITEM 610 2" TYPE 1 19.0B ASPHALTIC CONCRETE ITEM 520 8" GRADED AGGREGATE BASE COURSE (ABC)
	NCDOT R/W PAVEMENT 3" ACSC TYPE 59.5B 4" ACSC TYPE 119.0B 4" ACSC TYPE 825.0B
	NCDOT 1.5" OVERLAY 1.5" ACSC TYPE 59.5B

SITE ANALYSIS

PROPOSED BUILDING AREA (TOTAL)	33,815 S.F.
ZONING	NS
PARKING REQUIRED @ 1/600 S.F. (NS ZONING)	64 SPACES
PARKING PROVIDED	168 SPACES
TOTAL PROJECT AREA (INCLUDING FUTURE DEVELOPMENT & MINUS R/W)	7.31 ACRES
CURRENT PROJECT AREA	3.91 ACRES
GOODWILL	
PROPOSED BUILDING AREA	12,000 S.F.
PARKING PROVIDED	59 SPACES
PARCEL/SITE AREA	1.80 ACRES
FUTURE RETAIL	
PROPOSED BUILDING AREA (TOTAL)	21,815 S.F.
PARKING PROVIDED	109 SPACES
PARCEL/SITE AREA	2.11 ACRES

SITE PLAN



24 HR EMERGENCY CONTACT
MR. JOHN RUDOLPH
(704) 372-8000

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LANCASTER HIGHWAY
OLD HIGHWAY U.S. 521