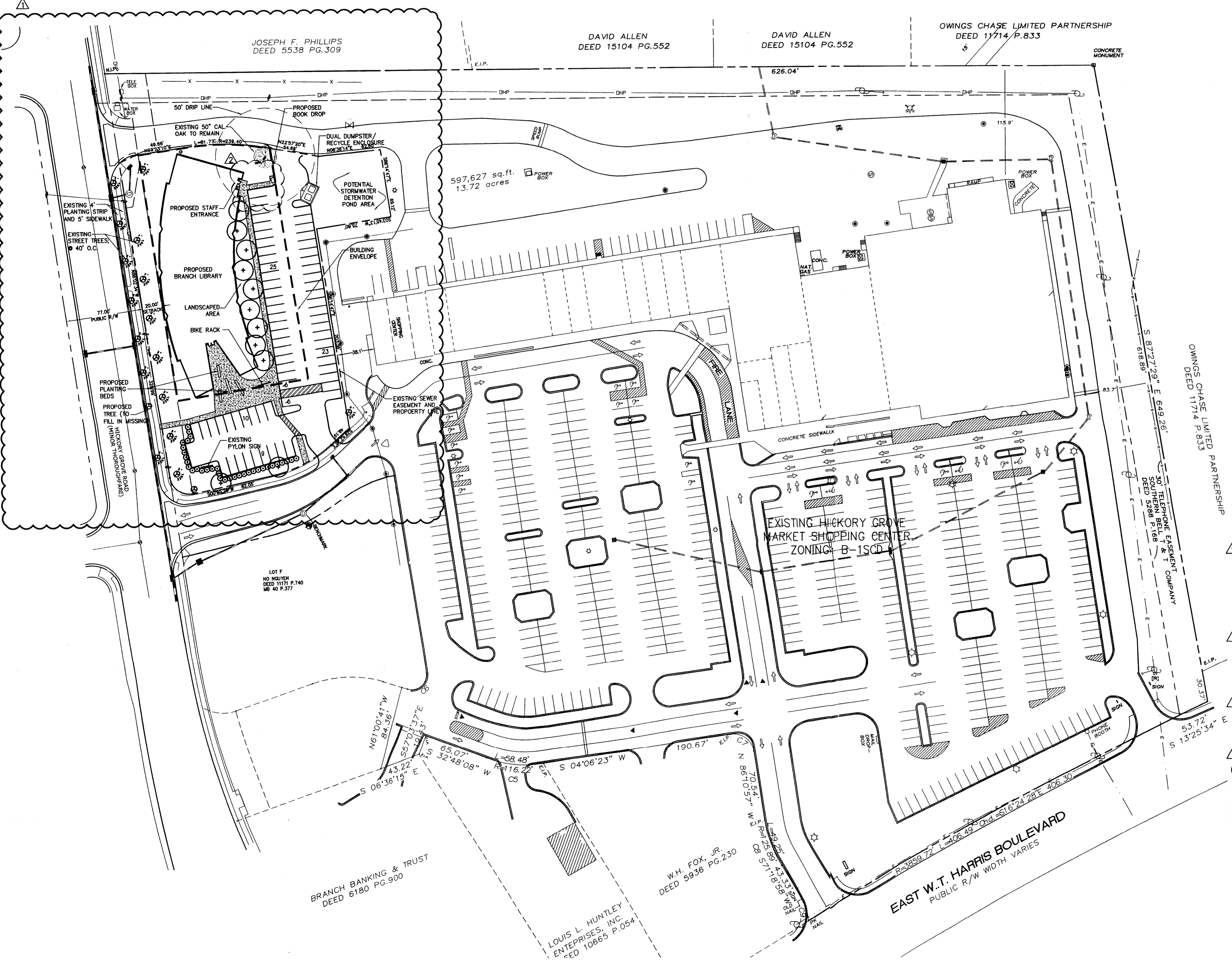
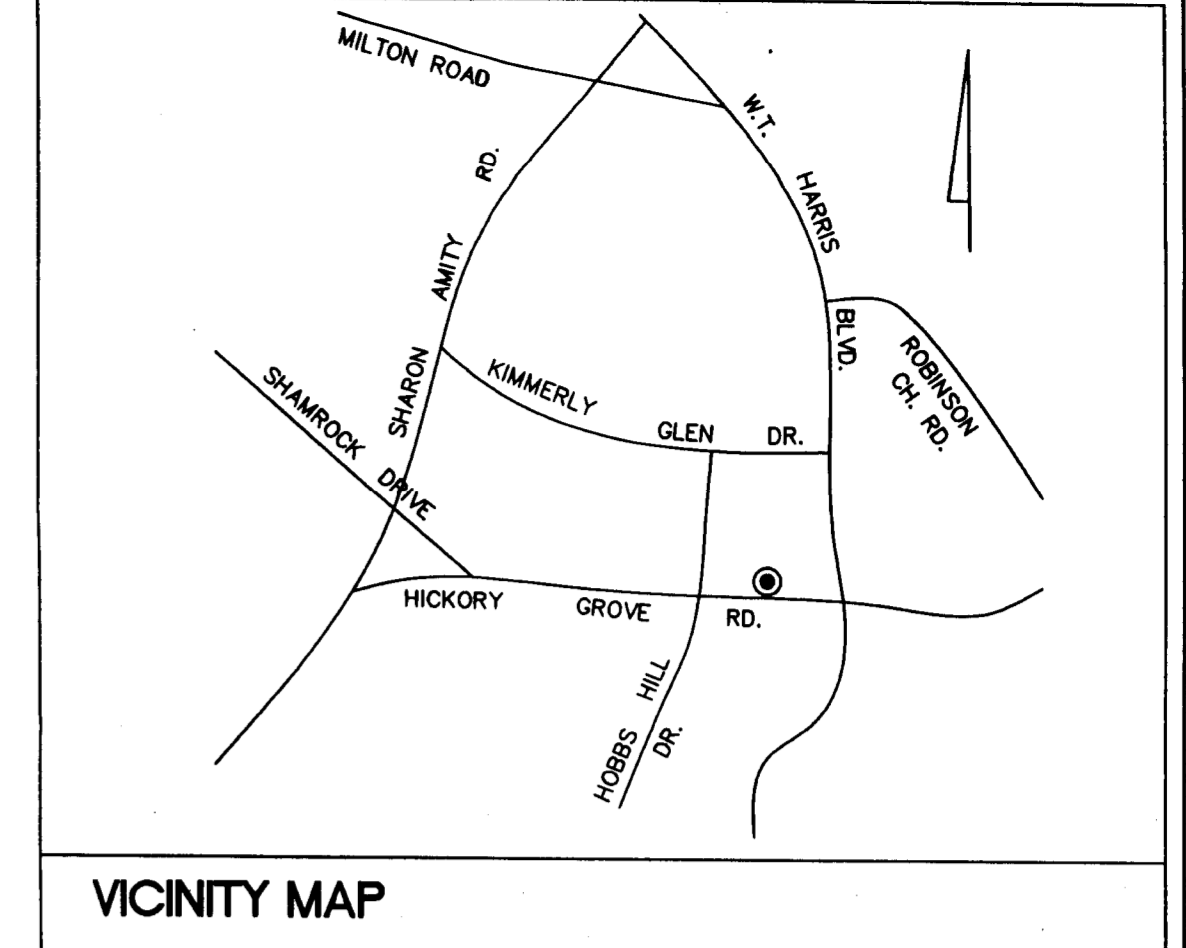


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHD BEARING
C1	17.90	32.29	17.67	S12°28'33"E
C2	32.65	20.00	28.14	N47°11'28"E



**DEVELOPMENT SUMMARY:**

- TAX PARCEL#: 099-311-16 (A PORTION OF)
- 154 ACRES OF VACANT OUTPARCEL
- EXISTING ZONING: B1 SCD (PETITION #85-31(C))
- PROPOSED ZONING: B-1 (CD)
- PROPOSED LAND USES ALLOWED: BRANCH LIBRARY
- MAXIMUM BUILDING AREA NOT TO EXCEED 16,000 SF
- TOTAL PARKING SPACES: 68 SPACES (ON THE BRANCH LIBRARY PARCEL)
- ± 2,000 SF TREE SAVE AREA PROVIDED WITH ONE EXISTING SPECIMEN TREE TO BE SAVED

- GENERAL NOTES**
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE AND THE PROVISIONS OF THIS SITE PLAN, AS WELL AS OTHER APPLICABLE CODES AND ORDINANCES. THE BUILDINGS, PARKING, AND LANDSCAPING CONFIGURATION SHOWN ON THE SITE PLAN REPRESENTS A FIRM PLAN FOR THE DEVELOPMENT OF THE SITE, BUT MAY BE ALTERED OR MODIFIED AS ALLOWED UNDER CHAPTER 6 OF THE ZONING ORDINANCE, DURING THE DESIGN AND DEVELOPMENT OF THE SITE WITHIN THE MAXIMUM BUILDING AND PARKING ENVELOPES INDICATED.
  - SCREENING WILL CONFORM TO THE PROVISIONS OF SECTION 12.303. LANDSCAPED AREAS WITHIN THE SITE WILL BE IMPROVED AS PART OF THE OVERALL SITE DEVELOPMENT. ALL GARBAGE/TRASH DISPOSAL AREAS, DUMPSTERS, ETC., WILL BE SCREENED WITH A SOLID ENCLOSURE AND GATES.
  - ANY DETACHED LIGHTING ON THE SITE WILL NOT EXCEED 20' IN HEIGHT AND WILL BE AIMED INTO THE SITE AWAY FROM ADJOINING PROPERTIES AND PUBLIC STREETS. LIGHTING TO BE 80' ON CENTER SHOE BOX DOWNCAST LIGHTING.
  - SIGNAGE ON THE SITE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ORDINANCE PROVISIONS.
  - NO "WAL-PAK" LIGHTING ALLOWED ON BUILDINGS. ALL LIGHTING LEVELS SHALL BE FULLY SHIELDED WITH FULL CUT-OFF FIXTURES.
  - MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 26 FEET.
  - AN EASEMENT WILL BE PROVIDED FOR ANY SIDEWALK OR STREET TREES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY OF HICKORY GROVE ROAD.
  - THE SIDEWALK BETWEEN THE PARKING LOT AND THE BUILDINGS SHALL BE A MINIMUM OF SEVEN (7) FEET IN WIDTH OR WHEEL STOPS MUST BE INSTALLED TO PREVENT BUMPER OVERHANG.
  - DUMPSTER/RECYCLE ENCLOSURE SHALL BE CONSTRUCTED WITH MASONRY WALLS, TO MATCH STRUCTURE, WITH SOLID GATE.
  - THE DEVELOPMENT OF THIS PARCEL SHALL COMPLY WITH THE ADOPTED CITY OF CHARLOTTE POST CONSTRUCTION CONTROL ORDINANCE.
  - IF APPLICABLE, THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS: SECTION 401 PERMIT NCDENR - RALEIGH OFFICE (919) 733-1786 SECTION 401 PERMIT US ARMY CORPS OF ENGINEERS (704) 271-4854
  - THE BUILDING ENVELOPE LIMITS WILL NOT EXTEND EASTWARDLY BEYOND THE FACE OF THE EXISTING SHOPPING CENTER.

APPROVED BY CITY COUNCIL JUN 16 2008

GRAPHIC SCALE 1 inch = 50 ft

NO.	DATE	DESCRIPTION
04/18/08	05/23/08	REVISED PER CITY/CITY. PUBLIC HEARING COMMENTS REVISED PER STAFF PRE-HEARING ANALYSIS

200 S COLLEGE ST  
SUITE 720  
CHARLOTTE, NC 28202  
T 704.334.7925  
F 704.334.7926  
www.stewart-eng.com

HICKORY GROVE  
BRANCH LIBRARY  
REZONING  
CHARLOTTE, NORTH CAROLINA

PRELIMINARY  
SITE PLAN

DATE:	02-20-08
SCALE:	HORIZ: 1" = 60'
JOB NO.:	X8006
SHEET:	1 OF 1

REVISED FOR PUBLIC HEARING: REZONING PETITION NUMBER 2008-074