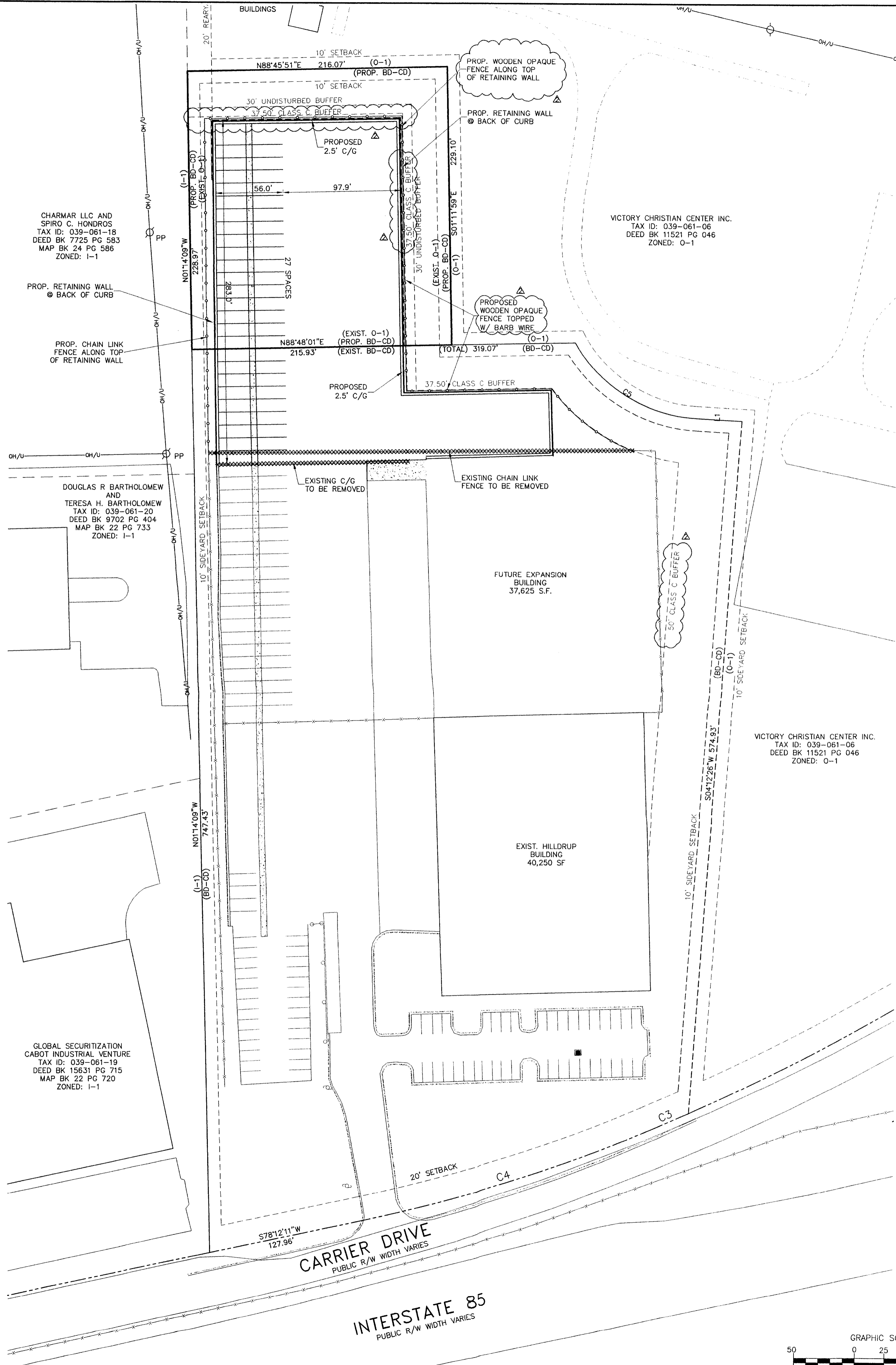


LOCATION MAP



**DEVELOPMENT DATA:**  
 EXISTING LOT SIZE=6.76 ACRES  
 PROPOSED ADDITIONAL LOT=1.14 ACRES  
 TOTAL LOT AREA= 7.9 ACRES  
 (AREA TO BE REZONED)  
 EXISTING ZONING=O-1  
 PROPOSED ZONING=B-D(CD)  
 EXISTING USE=VACANT  
 PROPOSED USE=TRUCK PARKING

APPROVED BY CITY COUNCIL  
 DATE 1/22/05

- CONDITIONAL NOTES:**
1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THE PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF ADDITIONAL TRUCK PARKING SPACES.
  2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF PARKING SPACES, SINGLE YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
  3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF THE CONSTRUCTION OF A PARKING LOT.
  4. AS SHOWN ON THE SITE PLAN, REQUIRED BUFFERS SHALL BE ESTABLISHED. BUFFERS SHALL CONFORM TO THE PROVISIONS OF THE ZONING ORDINANCE.
  5. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE CAPPED AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE AND BE COMPATIBLE WITH EXISTING SITE LIGHTING.
  6. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN.
  7. THE ONLY USE WILL BE PARKING FOR VEHICLES ASSOCIATED WITH THE EXISTING MOVING AND STORAGE COMPANY.
  8. ALL LIGHTING SHALL BE FULLY SHIELDED WITH A MAXIMUM HEIGHT OF 35 FEET.
  9. NO WALL PAK LIGHTING SHALL BE ALLOWED.
  10. NO STORM WATER DETENTION WILL BE PERMITTED IN THE BUFFERS OR SETBACKS.
  11. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
  12. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NONSTANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY NCDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT NCDOT FOR ADDITIONAL INFORMATION CONCERNING COST, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	914.91'	562.04'	553.24'	N29°31'33"E
C2	1869.79'	743.60'	738.71'	N54°31'03"E
C3	1869.79'	34.93'	34.92'	N88°26'44"E
C4	1297.51'	254.14'	253.73'	N72°35'31"E
C5	123.00'	124.12'	118.92'	S88°18'33"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°51'51" E	37.55'
L2	S 12°36'55" W	5.00'
L3	S 36°48'40" E	52.76'
L4	S 69°50'00" W	29.46'

- NOTES:**
1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY INFORMATION PROVIDED BY THE ISAACS GROUP.
  2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
  4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
  5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
  6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
  7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

FOR PUBLIC HEARING  
 PETITION # 2005-75

PRELIMINARY  
 DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	4/11/05	PER CITY OF CHARLOTTE COMMENTS
2	WDF	7/15/05	PER CITY OF CHARLOTTE COMMENTS

**HILLDRUP MOVING AND STORAGE**  
 1325 N. I-85 SERVICE ROAD CHARLOTTE, NORTH CAROLINA

**SITE PLAN**

File # 04210.040 Date: 1/21/05 Project Eq: bfu  
 Design By: bfu  
 Drawn By: cjh/260P  
 Scale: 1"=50'

**ISAACS**  
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

**C1.0**

