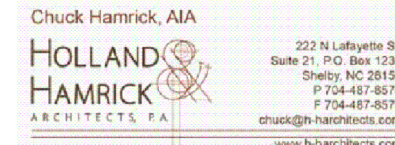


- A. TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY PREPARED BY RB PHARR
- B. OWNER(SEE BELOW)
- C. ARCHITECT

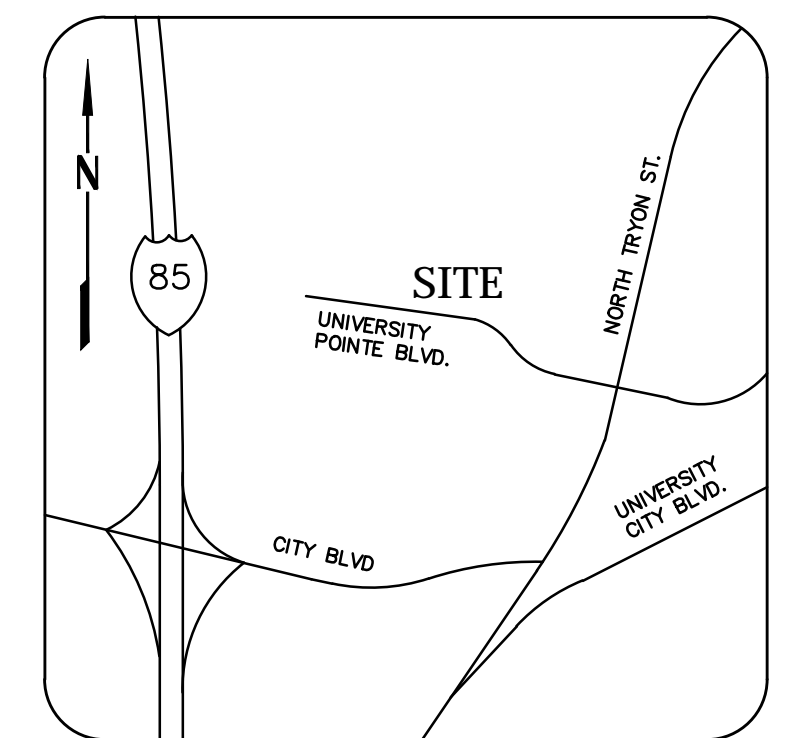


- D. ALL CONCRETE SIDEWALKS SHALL BE FULL 4" THICK 3600 PSI CONCRETE WITH 1" DEEP GROOVE CONTROL JOINTS AT INTERVALS INCLUDING ON SITE PLAN. PROVIDE EXPANSION JOINTS ADJACENT TO ALL RIGID STRUCTURES. EXPANSION JOINT SPACING SHALL NOT EXCEED 30'.
- E. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- F. CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO COMMENCEMENT OF WORK.
- G. ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF CONSTRUCTION.
- H. THE PROPOSED GRADES, AS SHOWN ARE THE FINISH GRADES UNLESS OTHERWISE SHOWN.
- I. THE CONTRACTOR SHALL SUPPLY AND ESTABLISH SURVEY CONTROL, INCLUDING THE HORIZONTAL AND VERTICAL CONTROL POINTS. THE CONTRACTOR SHALL MAINTAIN THIS CONTROL AND PROVIDE ALL BENCHMARKS, STAKES, GRADES, LEVELS, AND LINES NECESSARY FOR CONSTRUCTION.

- J. ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
- K. SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER
- L. SEE ARCHITECTURAL PLAN FOR EXACT LOCATION AND SIZE OF WATER, SEWER, AND ROOF DOWNSPOUTS.
- M. SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS, FEATURES, STAIRS AND HANDRAILS, ETC.

**SITE PLAN KEYED NOTES(SEE DETAIL SHEETS)**

- 1 NEW 1-6" CONC. CURB AND GUTTER(TYP) CMLDS # 10.17A
- 2 NEW ADA COMPLIANT DEPRESSED CURB/ACCESSIBLE RAMP. ACCESSIBLE CURBS RAMP(S) WITHIN NCDOT RIGHT OF WAY MUST BE CONSTRUCTED PER NCDOT DETAIL B48D05 INCLUDING THE ADDITION OF TRUNCATED DOME DETECTABLE WARNING AREA (DEPRESSED CURB SHALL BE USED AT THE ACCESSIBLE PARKING SPACES/USE ACCESSIBLE RAMP AT THE OTHER RAMP LOCATION)
- 3 HEAVY DUTY PAVEMENT
- 4 LIGHT DUTY ASPHALT PAVEMENT SEE DETAIL
- 5 4" WIDE WHITE PAINTED PARKING STRIPE. (TYP.)
- 7 ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH APPLICABLE CODES PER CMLDS. 50.01A,B,C SEE DETAIL
- 8 NEW 7" CONC. SIDEWALK. CLDS 50.09-B
- 9 NEW 5" CONC. SIDEWALK. CLDS 50.09-B
- 10 6" REINFORCED CONCRETE SEE DETAIL
- 11 5" WIDE PAINTED CROSSWALK
- 12 BICYCLE RACK(FOR 2 SHORT TERM)
- 13 CURB TERMINATION
- 14 CURB PAINTED YELLOW



**GEOSCIENCE GROUP**  
CONSULTANT  
5000 K. Clinton Road  
Charlotte, NC 28210  
Phone: 704.532.2031  
Fax: 704.532.2031  
www.geosciencegroup.com

**SITE PLAN**  
5808 University Pointe Blvd.



**UNIVERSITY CENTER, LLC**  
D.B. 22390, PG. 781  
LOT 2  
UNIVERSITY CENTER, LLC PROPERTY  
M.B. 53, PG. 302  
PIN: 047-222-24(ZONE B-1S(CD))

- Tree Save and Preservation**
17. Tree protection must be installed and verified by Urban Forestry prior to starting ANY construction activity.
  18. Show tree protection and tree save areas on erosion control, grading and landscape plan sheets.
  19. Commercial tree save areas must be recorded on a final site with the Mecklenburg County Register of Deeds before Urban Forestry holds can be released. A 10' no build zone around tree save areas must be referenced on the plan.
  20. The area of any easements (water, sewer, utility, etc.) can NOT be counted toward the tree save requirement.
  21. Any alterations to tree save areas must be accomplished without mechanized equipment.
  22. No structure will be allowed within 10' of tree save areas unless approved by Urban Forestry.
  23. All trees on public property are protected and removal must be permitted by the city arborist (704)336-4262.
- General**
24. Call (704) 336-3622 for an inspection of tree protection/planing areas, a minimum of 5 days before a CO is needed.
  25. Visit City of Charlotte's Land Development website for additional information and urban forestry requirements: <http://landpermits.charmeck.org> then click Trees.

**SITE SUMMARY**

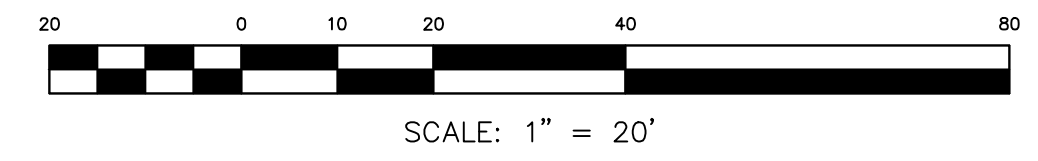
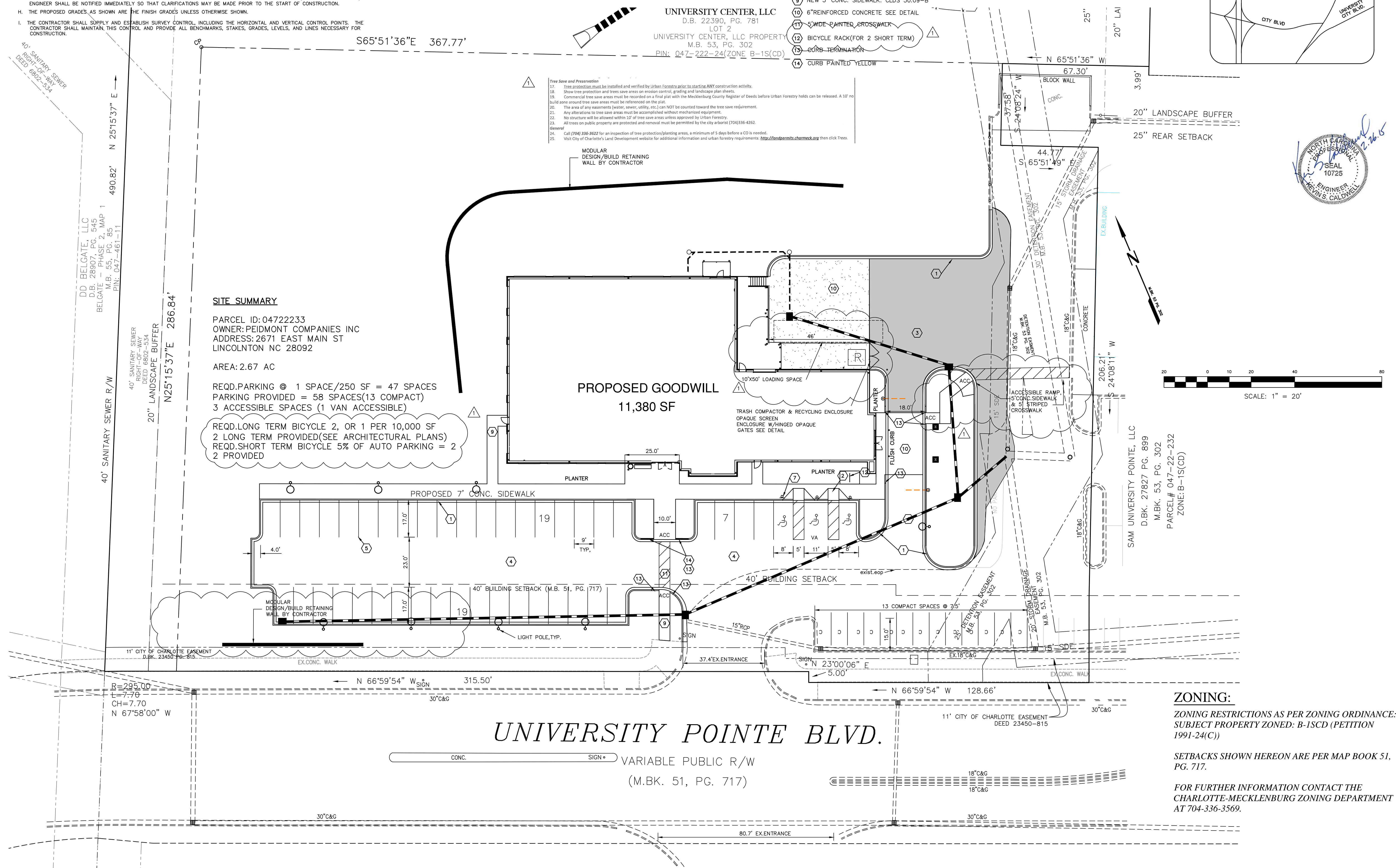
PARCEL ID: 04722233  
OWNER: PEIDMONT COMPANIES INC  
ADDRESS: 2671 EAST MAIN ST  
LINCOLNTON NC 28092

AREA: 2.67 AC

REQD. PARKING @ 1 SPACE/250 SF = 47 SPACES  
PARKING PROVIDED = 58 SPACES(13 COMPACT)  
3 ACCESSIBLE SPACES (1 VAN ACCESSIBLE)

REQD. LONG TERM BICYCLE 2, OR 1 PER 10,000 SF  
2 LONG TERM PROVIDED(SEE ARCHITECTURAL PLANS)  
REQD. SHORT TERM BICYCLE 5% OF AUTO PARKING = 2  
2 PROVIDED

**PROPOSED GOODWILL**  
11,380 SF



**UNIVERSITY POINTE BLVD.**

CONC. SIGN VARIABLE PUBLIC R/W  
(M.BK. 51, PG. 717)

**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: B-1SCD (PETITION  
1991-24(C))

SETBACKS SHOWN HEREON ARE PER MAP BOOK 51,  
PG. 717.

FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
AT 704-336-3569.

**HOLLAND HAMRICK ARCHITECTS, P.A.**  
222 N. LAFAYETTE ST., SUITE 21  
SHELBY, NORTH CAROLINA 28150  
PH. (704) 487-8578  
FAX (704) 487-8579  
WWW.H-H-ARCHITECTS.COM

**PROJECT TITLE**  
GOODWILL RETAIL STORE (IKEA)  
Charlotte, North Carolina

**COMPL. NO.**  
2235  
**DATE**  
11-1-14  
**REVISION**  
1/22/14  
2/26/15

**SHEET**  
C1.1