

LEGEND:

- R/W - RIGHT OF WAY
- CP - CALCULATED POINT
- OHE - OVERHEAD ELECTRIC
- POWER POLE
- LIGHT POLE
- LIGHT
- GUYWIRE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION VALVE
- WATER FOUNTAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- DROP INLET
- GREASE TRAP
- HANDICAP PARKING SPACE
- FLAG POLE
- UNDERGROUND GAS LINE
- WATER MANHOLE
- GATE POST
- GUARDRAIL
- FENCE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED.
2. ALL CURVE RADII ARE 4 FT UNLESS OTHERWISE NOTED.
3. ALL PARKING SPACES SHALL BE 9' WIDE X 18' DEEP MIN.
4. ACCESSIBLE PARKING SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO CONCORD STANDARDS AND SPECIFICATIONS.
6. SOLID WASTE DUMPSTER AREAS MUST BE SCREENED WITH MATERIALS CONSISTENT WITH THE EXTERIOR MATERIALS OF THE PROPOSED STRUCTURES.
7. ALL HVAC AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
8. ALL ON-SITE PROPOSED CURB AND GUTTER SHALL BE 18" IN WIDTH.
9. ALL SIDEWALKS SHALL BE 5- FEET IN WIDTH, UNLESS OTHERWISE NOTED WITH MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL, AND MAXIMUM CROSS SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM 2% SLOPE IN ANY DIRECTION.
10. ADA RAMPS SHALL BE A MAXIMUM OF 6FT IN LENGTH AND SHALL HAVE A MAXIMUM SLOPE OF 8.33% IN THE DIRECTION OF TRAVEL WITH A MAXIMUM CROSS SLOPE OF 2%.
11. ALL PEDESTRIAN PATHS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN.
12. WHEN CONFLICTS EXIST BETWEEN APPLICABLE ACCESSIBILITY CODES STANDARDS AND GUIDELINES, THE CODES, STANDARDS AND GUIDELINES PROVIDING THE GREATER DEGREE OF ACCESSIBILITY SHALL TAKE PRECEDENCE.

SITE INFORMATION:

PARENT TRACK INFORMATION:
 PARCEL #1: 5622 65 8770, DB 4021, PG 0219
 *PARCEL #1 ZONED C-2, I-1
 *ADJACENT PROPERTY IS ZONED C-2, PID

TOTAL PARCEL AREA: 47.53 ACRES
 PHASE 1 DEVELOPMENT AREA: 10.16 ACRES
 BUILDING FOOTPRINT AREA: 34,600 SF
 DRIVE / PARKING AREA: 137,596 SF
 SIDEWALK AREA: 5,951 SF
 OTHER IMPERVIOUS: 5,507 SF
 TOTAL IMPERVIOUS = 4.22 ACRES (42%)
 MAX IMPERVIOUS (C-2) = 80%

MIN BUILDING SETBACKS:
 FRONT - 10FT (C2)

MAX BUILDING HEIGHT: 45FT (C2)
 PROPOSED BUILDING HEIGHT: 28FT

MIN LANDSCAPE BUFFER:
 BUFFER - 8FT (TYPE A)
 BUILDING - 12FT (CATEGORY 3)
 PARKING - 9FT (ARTICLE 11.6.2)
 STREET - 8FT (CLASS 3)

PARKING CALCULATIONS:

PARKING REQUIRED:
 1-1.5 PER 375SF SALES AREA
 + 1 PER EMPLOYEE
 1 PER 375-500SF SERVICE AREA
 + 1 PER EMPLOYEE

TOTAL BUILDING AREA = 36,700SF
 SALES AREA = 15,100SF
 SERVICE AREA = 21,600SF
 EMPLOYEES = 52
 SPACES REQUIRED = 136MIN, 170MAX
 SALES = 40MIN
 SERVICE = 44MIN
 EMPLOYEE = 52MIN

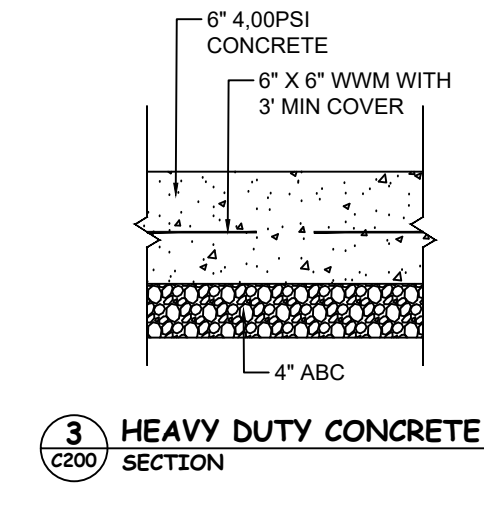
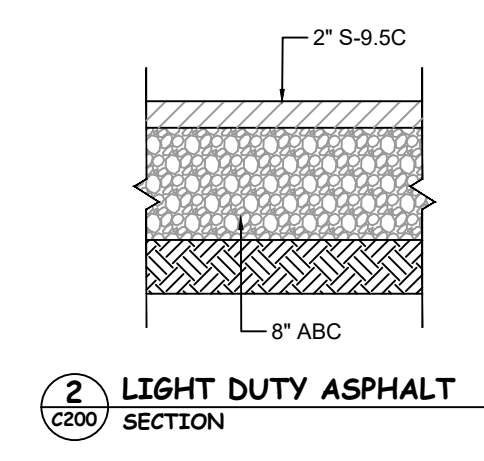
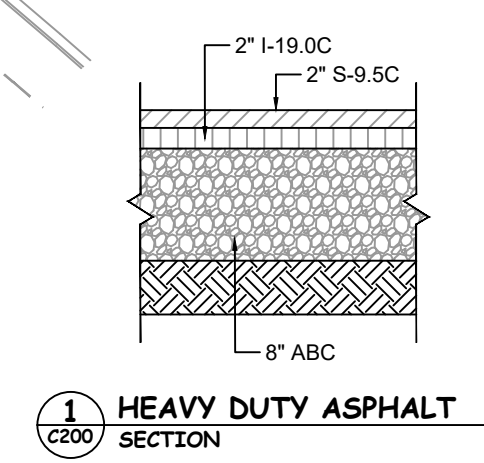
HANDICAP REQUIRED = 5MIN, 6MAX
 VAN REQUIRED 1MIN, 2MAX

PARKING PROVIDED: 141 SPACES
 (EMPLOYEE AND CUSTOMER PARKING)
 HANDICAP PROVIDED = 5
 VAN ACCESSIBLE PROVIDED = 5

TOTAL NEW CAR PARKING = 152 SPACES
 TOTAL PARKING PROVIDED = 293 SPACES*
 *NOT COUNTING CAR DISPLAYS

BICYCLE PARKING
 REQUIRED = 4 + 1:7500SF
 TOTAL REQUIRED = 9 SPACES
 TOTAL PROVIDED = 9 SPACES

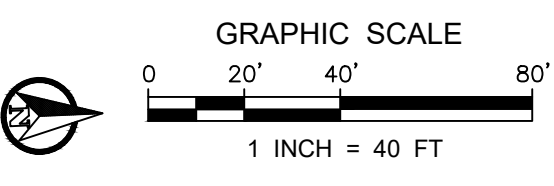
TOTAL CAR DISPLAY PARKING = 22 SPACES
 (9,751 SQFT)



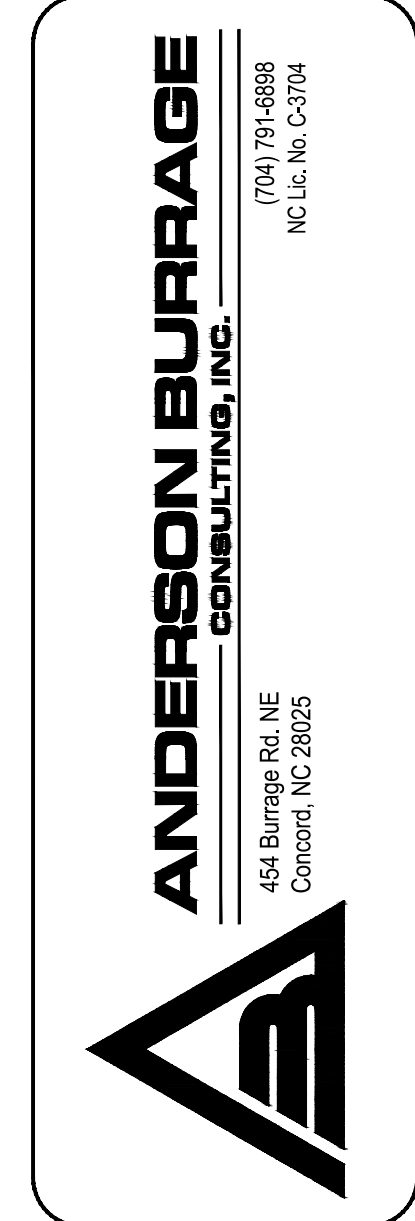
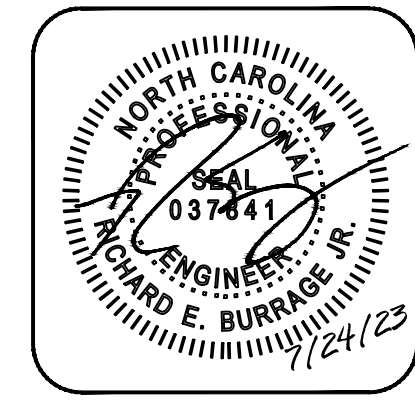
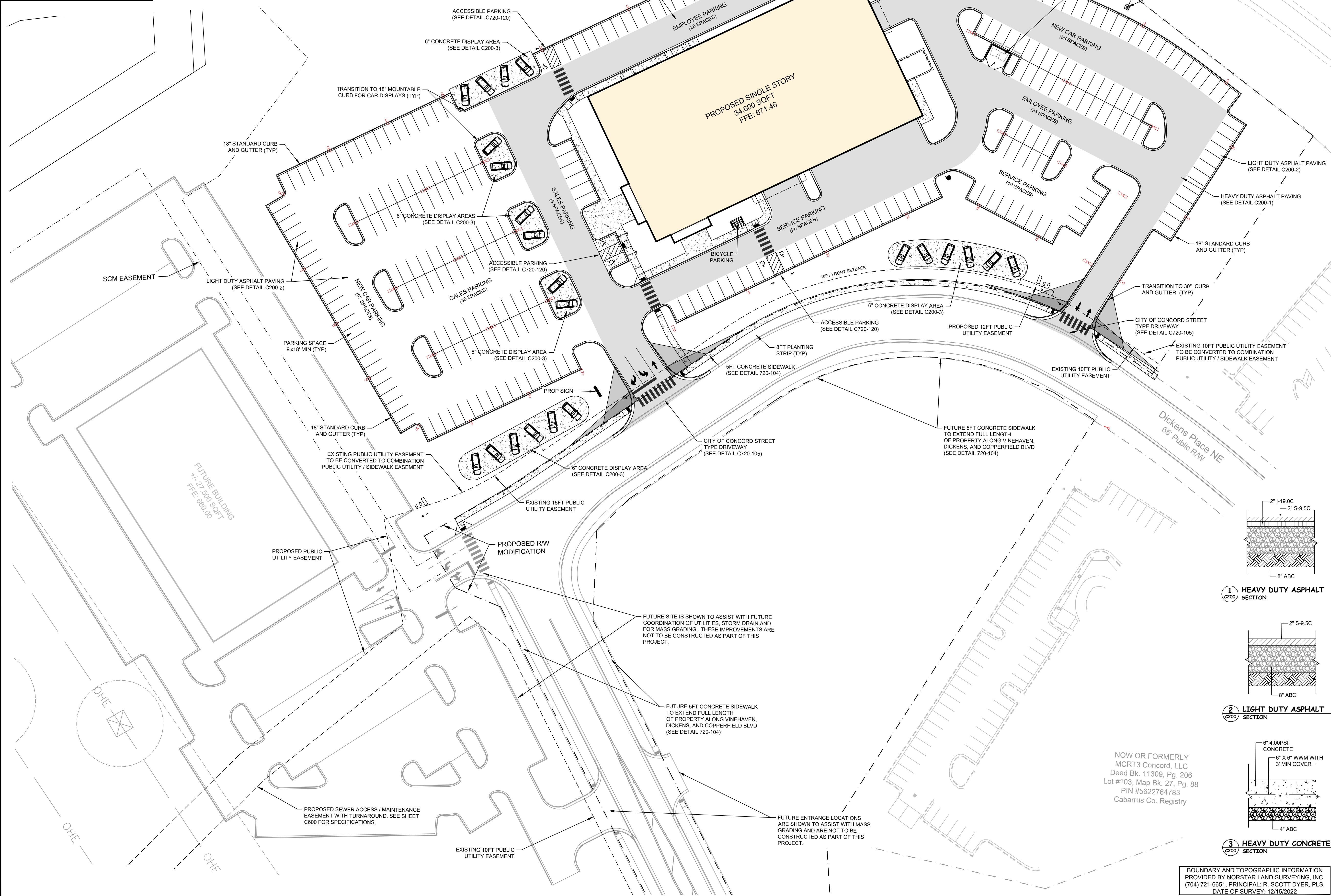
NOW OR FORMERLY
 MCRT3 Concord, LLC
 Deed Bk. 11309, Pg. 206
 Lot #103, Map Bk. 27, Pg. 88
 PIN #5622764783
 Cabarrus Co. Registry



BEFORE YOU DIG!
 CALL NC 811
 1-800-632-4949
 www.nc811.org



BOUNDARY AND TOPOGRAPHIC INFORMATION
 PROVIDED BY NORSTAR LAND SURVEYING, INC.
 (704) 721-8651, PRINCIPAL: R. SCOTT DYER, PLS.
 DATE OF SURVEY: 12/15/2022

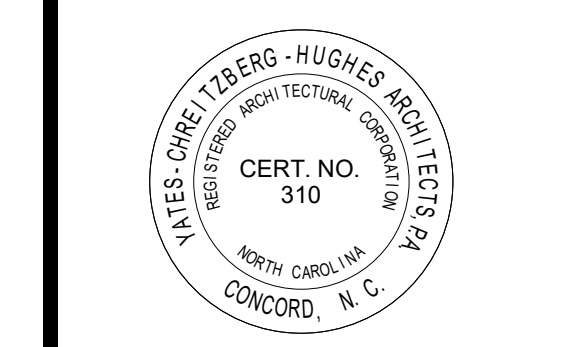


#	Date	Revision	PER CITY OF CONCORD COMMENTS
1	7/3/23		
2	7/24/23		

PROJECT: **TIM MARBURGER CHEVROLET**
 COMMERCIAL DEVELOPMENT
 1085 Copperfield Blvd. NE Concord, NC 28025
 Cabarrus County

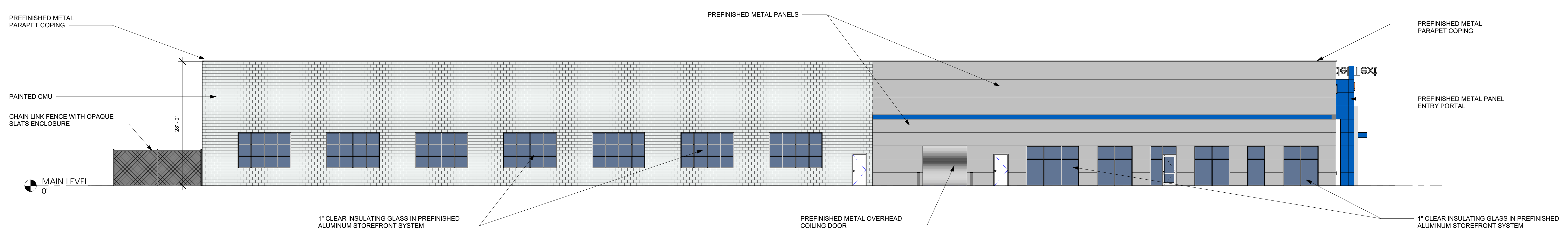
SITE PLAN
 SHEET TITLE: **C200**

Project #2023-06
 DATE: 4/6/2023
 SHEET NO. **C200**
 DRAWN BY: REB

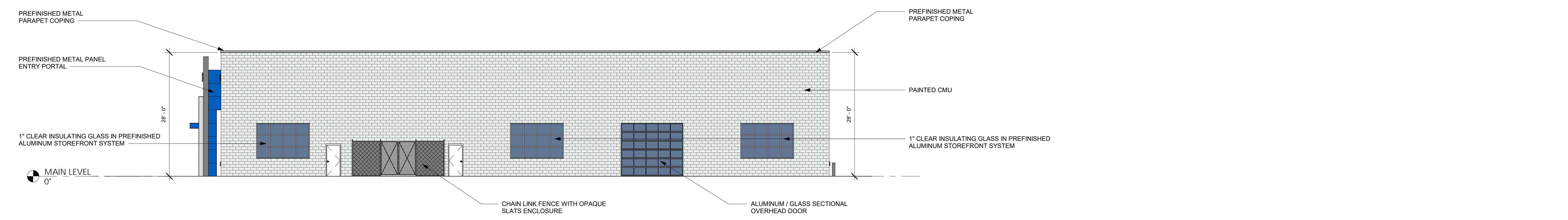


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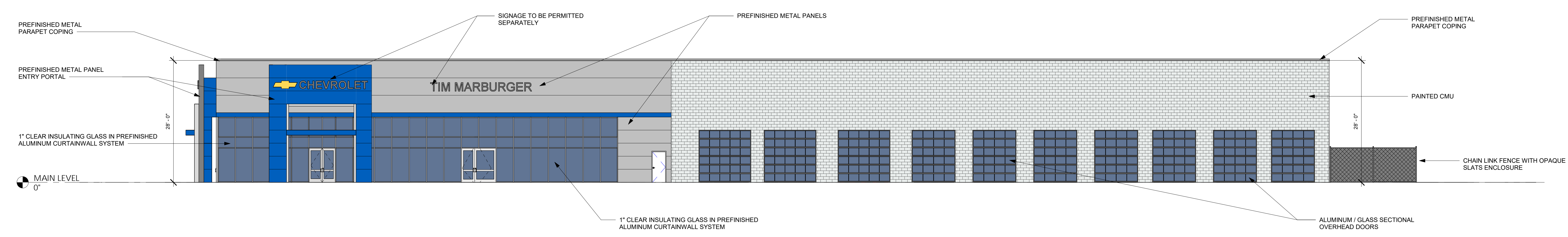
**TIM MARBURGER
CHEVROLET**
Concord, NC



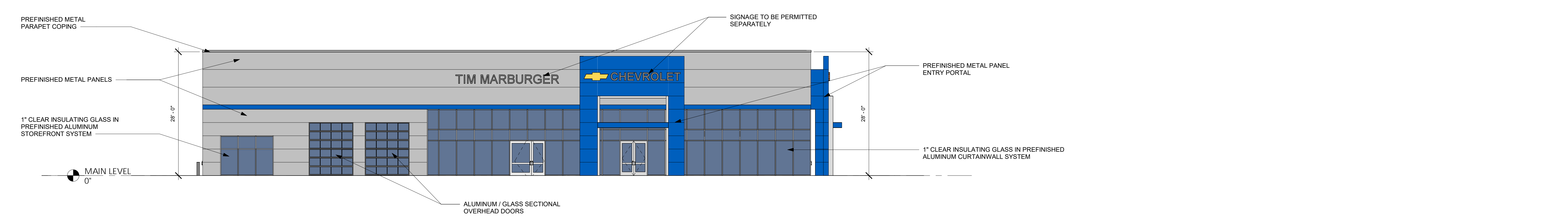
1 NORTH ELEVATION
A301 3/32" = 1'-0"



2 EAST ELEVATION
A301 3/32" = 1'-0"



3 SOUTH ELEVATION
A301 3/32" = 1'-0"



4 WEST ELEVATION
A301 3/32" = 1'-0"

7/11/2023 9:21:54 AM

S:\Revit Local Files\20202.00 Marburger Chevrolet_bill@ycharch.com.rvt