

SITE LEGEND

	LIGHT DUTY PAVEMENT (LDP) (SEE SPECIFICATIONS ON C0.1)
	HEAVY DUTY ASPHALT PAVEMENT (HDP) (SEE SPECIFICATIONS ON C0.1)
	WOODHAVEN PLACE FULL DEPTH PAVEMENT (SEE SPECIFICATIONS ON C0.1)
	CONCRETE SIDEWALK (SEE SPECIFICATIONS ON C0.1)
	HEAVY DUTY CONCRETE PAVEMENT (HDC) (SEE SPECIFICATIONS ON C0.1)
	PROPOSED ADA PARKING STALL
	PROPOSED ADA SIGN
	PROPOSED BOLLARD
	PROPOSED PARKING ROW COUNT
	STANDARD CURB AND GUTTER (SEE SHEET C5.2 FOR DETAIL)
	REVERSE CURB AND GUTTER (SEE SHEET C5.2 FOR DETAIL)

- SITE PLAN KEYED NOTES:**
- (A) PROP. 18" STD. CURB & GUTTER (SEE DET. ON C5.2)
 - (B) PROP. 18" REVERSE CURB & GUTTER (SEE DET. ON C5.2)
 - (C) PROP. 30" STD. CURB & GUTTER (SEE DET. MI-101 ON C5.2)
 - (D) PROP. CURB TRANSITION (30" C&G TO 18" C&G; SEE DET. MI-103 ON C5.2)
 - (E) PROP. 5' CURB TRANSITION AT CATCH BASIN (SEE DET. ON C5.3)
 - (F) PROP. DIRECTIONAL ADA CURB RAMP (SEE DETS. MI-113/MI-114 ON C5.2)
 - (G) PROP. PARALLEL ADA CURB RAMP (SEE DET. ON C5.2)
 - (H) PROP. ADA PARKING SIGNS (SEE ADA SIGN SCHEDULE THIS SHEET AND DET. DRV-120 ON C5.2)
 - (I) PROP. CONC. SIDEWALK (SEE DET. MI-104 ON C5.2)
 - (J) PROP. CONC. TRANSFORMER PAD (SEE C2.0; COORD. WITH CITY OF CONCORD ELEC. AND MEP PLANS)
 - (K) PROP. LIGHT POLE (DESIGNED BY OTHERS)
 - (L) PROP. MONUMENT SIGN (PERMITTED SEPARATELY)
 - (M) PROP. BICYCLE RACKS (SEE DET. ON C5.2)
 - (N) PROP. 5'-WIDE CONCRETE CHANNEL (SEE DET. ON C5.2)
 - (O) PROP. 6'-WIDE PAINTED CROSSWALK
 - (P) PROP. FULL DEPTH ASPHALT PAVEMENT PER CITY OF CONCORD SPECIFICATIONS. WIDTH/WIDENING VARIES (SAWCUT 1.0" MIN. WIDTH OF EX. EDGE OF ASPHALT PAVEMENT. SEE C0.2 FOR PAVEMENT SPECIFICATIONS; SEE CITY OF CONCORD STD. DET. MESH-201 FOR MILL/OVERLAY AND KEY-IN TO EX. ASPHALT PAVEMENT)
 - (Q) PROP. FLARED ADA CURB RAMP (SEE DET. ON C5.3)
 - (R) PROP. TRANSFORMER PAD (SEE C2.0; COORDINATE WITH CITY OF CONCORD AND MEP PLANS)
 - (S) REPAIR EX. CONC. SIDEWALK, 30" C&G, AND ASPHALT PAVEMENT FOR UTILITY SERVICE INSTALLATION. (SEE DETS. ON C5.2-C5.4)
 - (T) RELOCATE EX. MAILBOXES (SEE C0.2)
 - (U) PROP. DEPRESSED 30" CURB AND GUTTER ACROSS DRIVEWAY AND PROP. 23"X6" CONC. DRIVEWAY APRON
 - (V) PROP. 4' CURB TRANSITION FROM 30" C&G TO DEPRESSED 30" C&G
 - (W) RECONSTRUCT ASPHALT DRIVEWAY AS SHOWN
 - (X) PROP. SITE LIGHT POLE (TYP.; BY OTHERS, SEE LIGHTING AND PHOTOMETRIC PLAN BY OTHERS)
 - (Z) PROP. 6" DIA. BOLLARD (TYP. OF 4; SEE DET. ON C5.2)

- SIGN SCHEDULE**
- SEE PLAN FOR SIGN LOCATIONS AND DETAILS ON SHEET C5.2.
- (A) VAN ACCESSIBLE, RESERVED PARKING, MAX. PENALTY \$250 (MUTCD R7-8, R7-8A, & R7-8D)
 - (B) NO PARKING, DISABLED PASSENGER LOADING ONLY
 - (C) RESERVED PARKING-MAX PENALTY \$250 (MUTCD R7-8 & R7-8D)

DIMENSION NOTE:
ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

DEVELOPMENT DATA:

PROJECT NAME: FIVE STAR RACE CAR BODIES
 SITE ADDRESS: 497 WOODHAVEN PLACE NW, CONCORD, NC 28027
 TAX ID NO.: 46907740820000
 PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE: (704) 527-3440
 ACREAGE: 5.82 ACRES (0.26 ACRES IN RIGHT-OF-WAY)
 JURISDICTION: CITY OF CONCORD
 ZONING DESIGNATION: I-1 (CD)
 REZONING CASE: CASE# Z(CD)-16-23
 DEED BOOK/PAGE: BK-16723; PG-0122
 EXISTING USE: SINGLE FAMILY / VACANT
 PROPOSED USE: WAREHOUSING/DISTRIBUTION
 PRE-DEVELOPED BUILT UPON AREA: 11,369 S.F. (0.26 ACRES)
 POST DEVELOPED BUILT UPON AREA: 155,074 S.F. (3.56 ACRES)(SEE BUA SUMMARY)
 PROPOSED % IMPERVIOUS (% BUA): 60.5%
 MAX. % BUA: 80%
 GROSS BUILDING FLOOR AREA: ±50,750 S.F.
 OFFICE AREA: 10,400 S.F.
 WAREHOUSE AREA: 40,350 S.F.
 MAXIMUM BUILDING HEIGHT: 7'-2"
 PROPOSED BUILDING HEIGHT: 29'-10"(REAR); 36'-0"(FRONT PARAPET)

SETBACK/YARD, BUFFER AND OPEN SPACE REQUIREMENTS:

FRONT BUILDING SETBACK: 30'-FT
 LANDSCAPE BUFFERS: NORTH SIDE - TYPE D BUFFER YARD (AG ZONING)
 SOUTH SIDE - TYPE C BUFFER YARD (O-1 ZONING)
 WEST SIDE - N/A (I-2 ZONING)
 WEST SIDE - 25' BUFFER PER REZONING

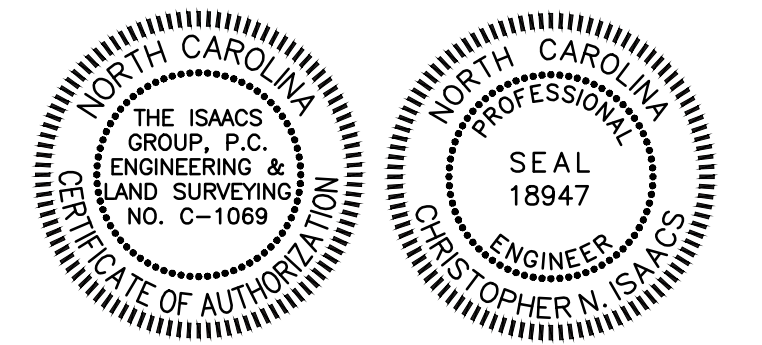
VEHICLE AND BICYCLE PARKING REQUIREMENTS:

PARKING STALLS REQUIRED:
 OFFICE AREA: 10,400 S.F. x 1/400 S.F. = 26 STALLS
 MAXIMUM EMPLOYEES: 42 EMPLOYEES x 2/3 EMPLOYEES = 28 STALLS
 TOTAL STALLS REQUIRED: = 54 STALLS
 TOTAL PARKING STALLS PROVIDED: (EXCLUDING ADA PARKING STALLS) = 54 STALLS
 ADA STALLS REQUIRED: = 3 STALLS (1 VAN ACCESSIBLE)
 ADA STALLS PROVIDED: = 4 STALLS (1 VAN ACCESSIBLE)
 BICYCLE PARKING REQUIRED: 4 SPACES + 1/50,000 G.F.A. = 5 SPACES
 BICYCLE PARKING PROVIDED: = 6 SPACES (3 INVERTED-U RACKS)

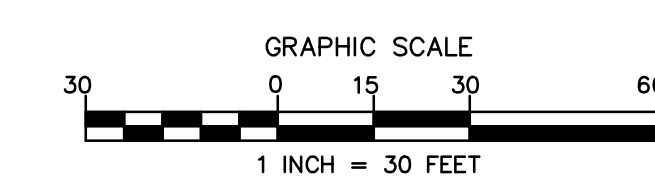
BUILT UPON AREA (IMPERVIOUS AREA) SUMMARY:

BUILT UPON AREAS SHOWN ARE NET PROPOSED IMPERVIOUS AREAS WITHIN THE LIMITS OF THE PROPERTY BOUNDARY.

BUILDING: 50,750 S.F.
 SIDEWALKS: 3,450 S.F.
 ASPHALT/PARKING: 92,431 S.F.
 TOTAL: 146,631 S.F. (60.5% BUA)



Digitally signed by Christopher N. Isaacs, P.E.
 Date: 2024.07.02
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NO.	BY	DATE	REVISION
1	ARO	5/16/24	PER REVIEW COMMENTS
2	ARO	6/26/24	PER REVIEW COMMENTS

FIVE STAR RACE CAR BODIES
CONCORD, NORTH CAROLINA

SITE PLAN

File #23170-5-09-C2DWG Date: 03/04/2024 Project Egr: CNI
 Title: LLI ISAACS GROUP CIVIL ENGINEERING DESIGN AND SURVEYING
 Design By: CNI
 Drawn By: ARO
 Scale: 1" = 30'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8355

C1.0