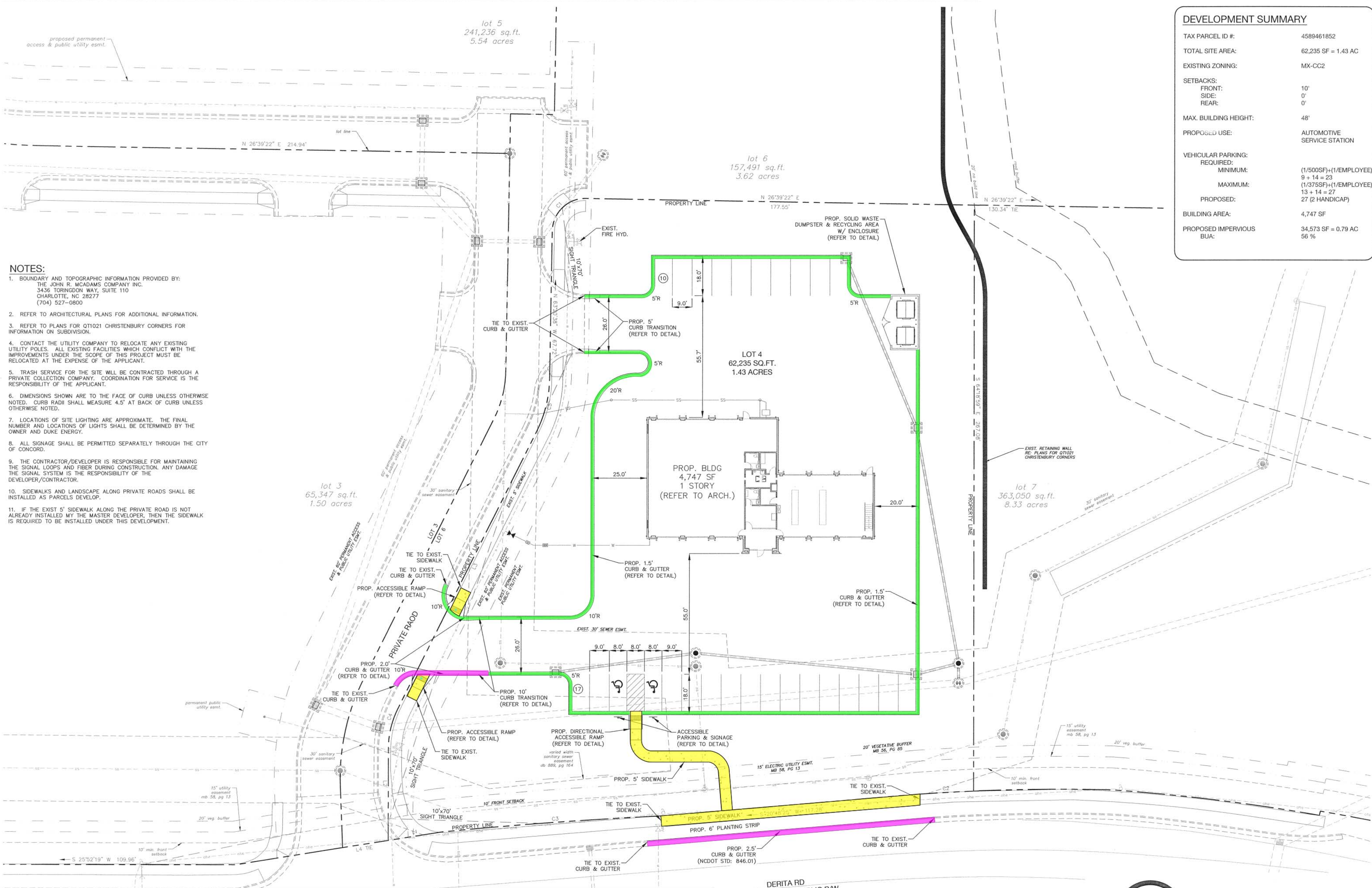




DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	4589461852
TOTAL SITE AREA:	62,235 SF = 1.43 AC
EXISTING ZONING:	MX-CC2
SETBACKS:	
FRONT:	10'
SIDE:	0'
REAR:	0'
MAX. BUILDING HEIGHT:	48'
PROPOSED USE:	AUTOMOTIVE SERVICE STATION
VEHICULAR PARKING:	
REQUIRED:	
MINIMUM:	(1/500SF)+(1/EMPLOYEE) 9 + 14 = 23
MAXIMUM:	(1/375SF)+(1/EMPLOYEE) 13 + 14 = 27
PROPOSED:	27 (2 HANDICAP)
BUILDING AREA:	4,747 SF
PROPOSED IMPERVIOUS BUA:	34,573 SF = 0.79 AC 56 %

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: THE JOHN R. MCADAMS COMPANY INC. 3436 TORINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 (704) 527-0800
 - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 - REFER TO PLANS FOR QT1021 CHRISTENBURY CORNERS FOR INFORMATION ON SUBDIVISION.
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
 - DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADII SHALL MEASURE 4.5' AT BACK OF CURB UNLESS OTHERWISE NOTED.
 - LOCATIONS OF SITE LIGHTING ARE APPROXIMATE. THE FINAL NUMBER AND LOCATIONS OF LIGHTS SHALL BE DETERMINED BY THE OWNER AND DUKE ENERGY.
 - ALL SIGNAGE SHALL BE PERMITTED SEPARATELY THROUGH THE CITY OF CONCORD.
 - THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE SIGNAL LOOPS AND FIBER DURING CONSTRUCTION. ANY DAMAGE TO THE SIGNAL SYSTEM IS THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR.
 - SIDEWALKS AND LANDSCAPE ALONG PRIVATE ROADS SHALL BE INSTALLED AS PARCELS DEVELOP.
 - IF THE EXIST 5' SIDEWALK ALONG THE PRIVATE ROAD IS NOT ALREADY INSTALLED BY THE MASTER DEVELOPER, THEN THE SIDEWALK IS REQUIRED TO BE INSTALLED UNDER THIS DEVELOPMENT.



Express Oil Change

Express Oil Change Christenbury Corners

1880 Southpark Drive
Birmingham, AL 35244

Site Plan
Concord, North Carolina

NO.	DATE	BY	REVISIONS:
1	12/02/16	UDP	PER CITY COMMENTS

Project No: 16-059
Date: October 17, 2016
Designed by: udp
Drawn By: udp
Scale: 1"=20'
Sheet No:

C-3.0

	1 s.f. curb & gutter	781.3 FT	
	4" concrete sidewalks/ramps	1104.5 SQ FT	
	1.6 s.f. curb & gutter	176.0 FT	
	24" x 5' Detectable Warning Cast-In-Place Mat	2.0 EA	