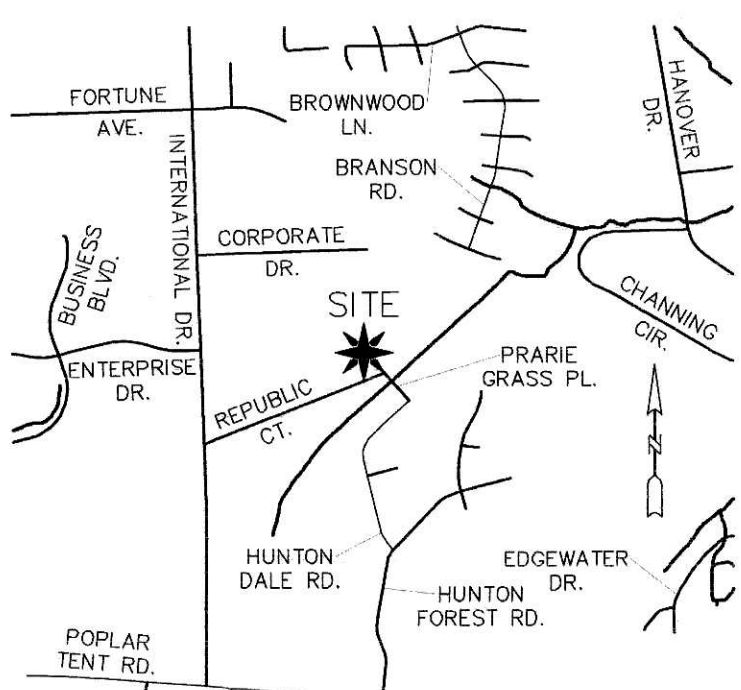


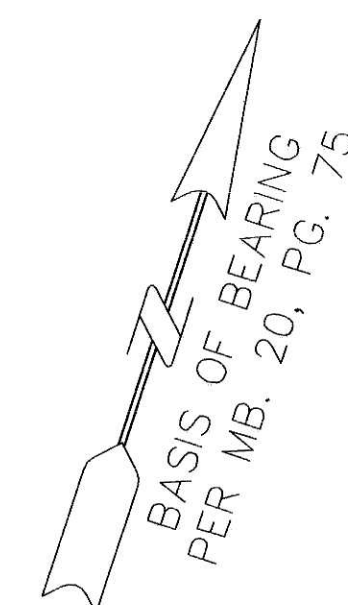


VICINITY MAP
NOT TO SCALE
#5 REBAR

BELL/SYSCO FOOD SERVICES, INC.
P.I.N. 5601-83-1148
DB. 1730, PG. 257

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	75.56'	50.00'	S64°41'28"W	68.51'
C2	22.12'	25.00'	S46°14'56"W	21.41'

UTILITY DRAWINGS FOR SPRINKLER SYSTEM
ARE BY OTHERS



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SITE PLAN FOR
B + C INVESTING LLC
4312 REPUBLIC CT NW, CONCORD NC
SHEET TITLE:
BASIC SITE PLAN

TODAY'S DATE: 12/31/2018
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:
1. 09.03.2018
1. RELOCATED STREET YARD
2. ADDED LANDSCAPING LEGEND
2. 10/17/2018
1. FIRE DEPT CHANGES

DRAWING NUMBER: 180702 SP
DRAWN BY: VLM REV 3
PROJECT MGR: XXX
CHECKED BY: VLM

SHEET
SP-1
TOTAL # OF SHEETS: 11
OF 1

SITE DATA:

ZONED: I-1 (PROPOSED USE - CROSSFIT - EXERCISE)
ACREAGE: 1.54
SETBACKS: 30' FRONT SETBACK (BUILDINGS ARE EXISTING)
.8 IMPERVIOUS SURFACE MAX
DISTURBED AMOUNT: 15,000 SF
EXISTING IMPERVIOUS SURFACE: 14,262 SF
PROPOSED IMPERVIOUS SURFACE: 7,436 SF (PARKING)
2,678 SF (GRAVEL WALKS)

TOTAL PROPOSED IMPERVIOUS SURFACE = 10,114 SF

TOTAL IMPERVIOUS SURFACE: 24,376 SF = 36.3%

PARKING:

1.5 SPACES PER 1,000 SF = 21 SPACES @ 9'X18' EACH
AND 1 HANDICAP AT 8' WIDE WITH A 5' AISLE.
SEE G-2 FOR HANDICAP DIMENSIONS & SIGNAGE

- LANDSCAPING:
- ORNAMENTAL TREE: CORNUS FLORIDA - FLOWERING DOGWOOD (STREET YARD)
 - SHRUB TYPE 1: BRBERIS THUNBERGII - JAPANESE BARBERRY (STREET YARD)
 - SHRUB TYPE 2: AZALEA HYBRIDA - GLENN DALE AZALEA (BUILDING & PARKING LOT)
 - SHADE: BETULA NIGRA - RIVER BIRCH (BUILDING & PARKING LOT)
 - MULCH ALL PLANTING BEDS & RE-SEED ANY DISTURBED AREAS

LANDSCAPING:

BUFFER YARD:
CLASS 5 REQ.
CLASS 5 AGAINST CLASS 5: N/A

BUILDING YARD: CATEGORY 3 REQ.

12' WIDE BUILDING YARD & .8 PTS REQ / LF
103 LF * .8 PTS = 82.4 PTS REQ
1 SHADE TREE / 50 FT = 2 REQ * 12 PTS = 24 PTS
1 ORNAMENTAL / 50 FT = 2 REQ * 6 PTS = 12 PTS
12 SHRUBS / 30 FT = 20 SMALL SHRUBS REQ. * 1 PTS = 20 PTS
& 21 MED SHRUBS * 2 PTS = 42 PTS
TOTAL PTS SHOWN = 98

PARKING LOT YARD:

1 SHADE TREE/8 SHRUBS (150 SF) PER 10 SPACES
2 SHADE TREES & 24 SHRUBS SHOWN

STREET YARD:

CLASS 3 REQUIRED & .6 PTS LF = 13 PTS REQ
12' WIDE: 2 ORNAMENTALS / 50 LF
122 FT / 50 = 5 REQUIRED * 6 PTS = 30 PTS
22 MED SHRUBS * 2 PTS = 44 PTS
TOTAL PTS = 74

1 BASIC SITE PLAN
SP-1 SCALE 1" = 20'-0"

12/17/2018
1. REMOVED FIRE TRUCK TURN AROUND
2. CHANGED SIDEWALKS TO GRAVEL