

SITE LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(3)	(3)	NUMBER OF SPACES PER ROW
=====	=====	CURB & GUTTER
—○—	—○—	SIGN
♿	♿	HANDICAP SYMBOL
	▨	CONCRETE SIDEWALK

PARKING CALCULATIONS				
TENANT	AREA SF	REQUIRED RATIO	REQUIRED PARKING	PARKING PROVIDED
RETAIL / SERVICE	7,730 SF±	25 / 1000 SF	19	19
CAR WASH		1 PER EMPL. + 1 PER MANAGER (CAPACITY X 3)	45	45
OVERALL	7,730 SF±		64	64

NOTE: BASED ON 3 EMPLOYEES & A CAPACITY OF 18 CARS.

PAINT STRIPING LEGEND

SWSL/4' - SINGLE WHITE SOLID LINE / 4' WIDE
 DYSL/4' - DOUBLE YELLOW SOLID LINE / 4' WIDE EACH

SETBACKS

MARKET STREET* SHOD (HIGHWAY OVERLAY) REQUIRES 100' FRONT BUILDING SETBACK. THIS CAN BE REDUCED TO 75' WITH ENHANCED LANDSCAPE BUFFERING. THIS PLAN ANTICIPATES USING THE 75' OPTION.

GREENVIEW DRIVE: 35' FRONT SETBACK

OAK VIEW DRIVE: 35' FRONT SETBACK

REAR (WEST), SETBACK IS BASED UPON BUILDING HEIGHT. IT IS ASSUMED THAT BUILDING HEIGHT WILL BE 24' MAXIMUM. DUE TO RESIDENTIAL ADJACENT, THE BUILDING HEIGHT IS MULTIPLIED BY 3.75 TO DETERMINE THE REQUIRED SETBACK. THEREFORE, THE REQUIRED SETBACK IS 24' X 3.75 = 90'.

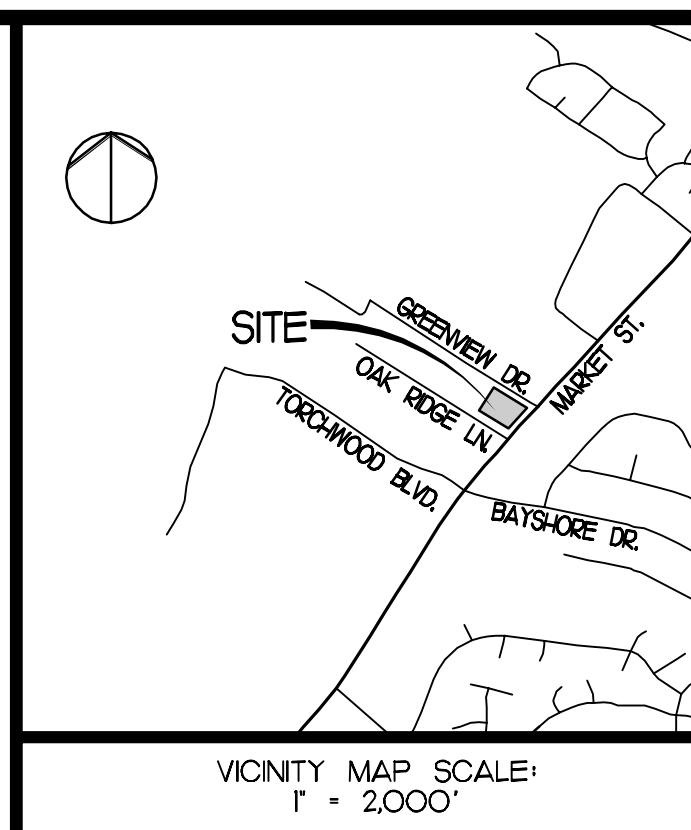
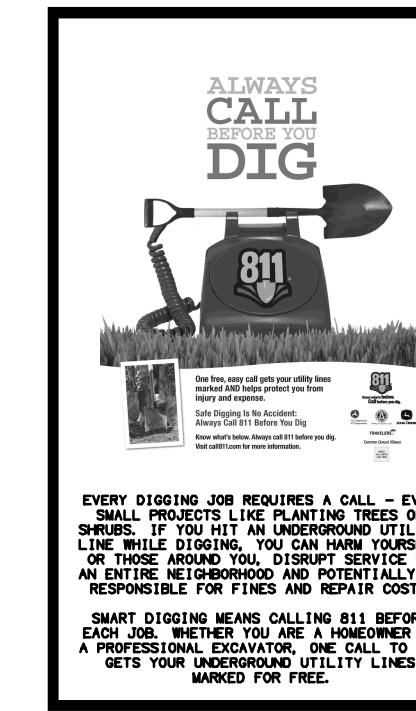
BUFFERS

MARKET STREET* SHOD (HIGHWAY OVERLAY) REQUIRES 50' PARKING SETBACK. THIS CAN BE REDUCED TO 37.5' WITH ENHANCED LANDSCAPE BUFFERING. THIS PLAN ANTICIPATES USING THE 37.5' OPTION.

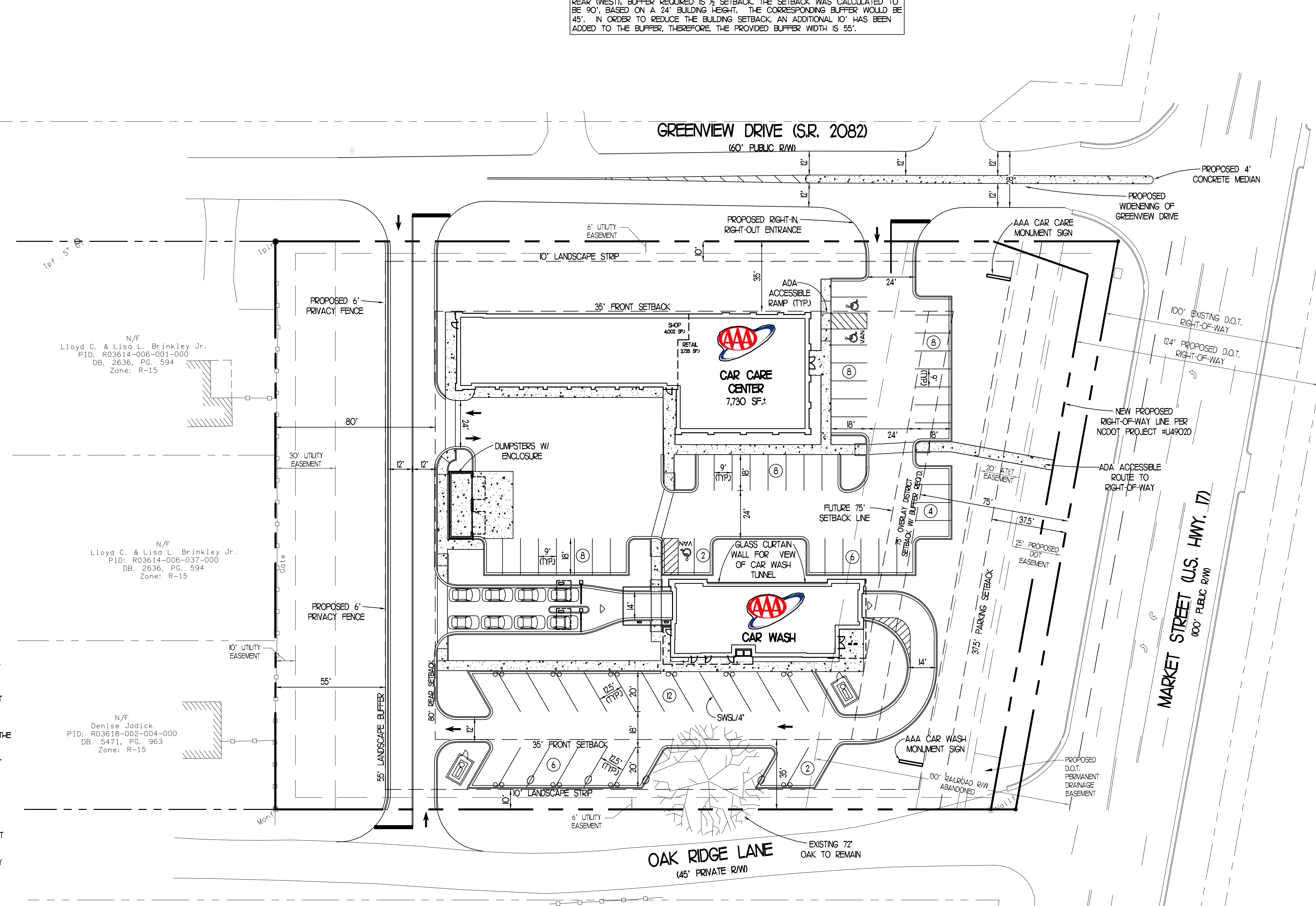
GREENVIEW DRIVE: 10' LANDSCAPE BUFFER BETWEEN PARKING AND ROADWAY

OAK VIEW DRIVE: 10' LANDSCAPE BUFFER BETWEEN PARKING AND ROADWAY

REAR (WEST), BUFFER REQUIRED IS 1/2 SETBACK. THE SETBACK WAS CALCULATED TO BE 90', BASED ON A 24' BUILDING HEIGHT. THE CORRESPONDING BUFFER WOULD BE 45'. IN ORDER TO REDUCE THE BUILDING SETBACK, AN ADDITIONAL 10' HAS BEEN ADDED TO THE BUFFER, THEREFORE, THE PROVIDED BUFFER WIDTH IS 55'.



REVISIONS	BY



N/F
 Lloyd C. & Lisa L. Brinkley Jr.
 PID: R03614-006-001-000
 DB: 2636, PG. 594
 Zone: R-15

N/F
 Lloyd C. & Lisa L. Brinkley Jr.
 PID: R03614-006-037-000
 DB: 2636, PG. 594
 Zone: R-15

N/F
 Denise Juddick
 PID: R03618-002-004-000
 DB: 5471, PG. 963
 Zone: R-15

SITE PLAN NOTES

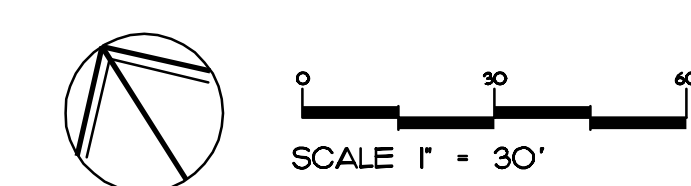
- CONTRACTOR SHALL REFER TO THE AAA CAR CARE CENTER ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, EDGE OF ASPHALT OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4' WIDE, AT 45' AND 2 FEET O.C.
- ALL STRIPING SHALL BE 4' WIDE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SITE SIGN WITH AAA.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL NEW HANOVER COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM ALL AFFECTED UTILITY COMPANIES FOR THE LOCATION AND HEIGHT OF ALL SIGNAGE BEFORE CONDUIT AND WIRING IS INSTALLED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SURVEY MATTERS.

FREELAND and KAUFFMAN, INC.
 Engineers & Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497
 fax 864-233-5916

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**AAA CAR CARE CENTER
 OGDEN, NC**
 106 OAK RIDGE LANE, WILMINGTON, NC 28411
 MPV PROPERTIES
 2400 SOUTH BOULEVARD, #300
 CHARLOTTE, NC 28203
 (704) 248-2100

CONCEPTUAL SITE PLAN



DRAWN	CRD
CHECKED	BTS
DATE	01/08/17
SCALE	AS NOTED
DRAWING	

