

ISSUE/REVISION RECORD

DATE	DESCRIPTION
03/06/19	COORDINATION SET
05/03/19	BID SET

PROJECT INFORMATION:

PARCEL AREA: ±13.923 ACRES (OVERALL DEVELOPMENT)
 BUBBA'S 33 PREMISES AREA: ±1.211 ACRES
 EXISTING USE OF PROPERTY: VACANT LAND
 PROPOSED USE OF PROPERTY: RESTAURANT
 CAPACITY OF RESTAURANT: 256 SEATS
 BUILDING SIZE: 7,199 SF
 ZONING: C-2 CD (HIGHWAY COMMERCIAL CONDITIONAL DISTRICT)

LEGEND:

- PROPERTY LINE
- - - - - BUBBA'S PREMISES
- BUBBA'S PROTECTED AREA
- - - - - BUBBA'S LIMIT OF WORK
- [Hatched Box] BUBBA'S PROTECTED ACCESS

ZONING REQUIREMENTS:

	REQUIRED	PROVIDED
LOT AREA:	5,000 S.F.	>5,000 S.F.
LOT WIDTH:	70 FT	>70 FT
MAX BUILDING HEIGHT:	50 FT; (25'-6" FT PROVIDED)	
BUILDING COVERAGE:	NONE	
LOT COVERAGE:	NONE	

SETBACK REQUIREMENTS:

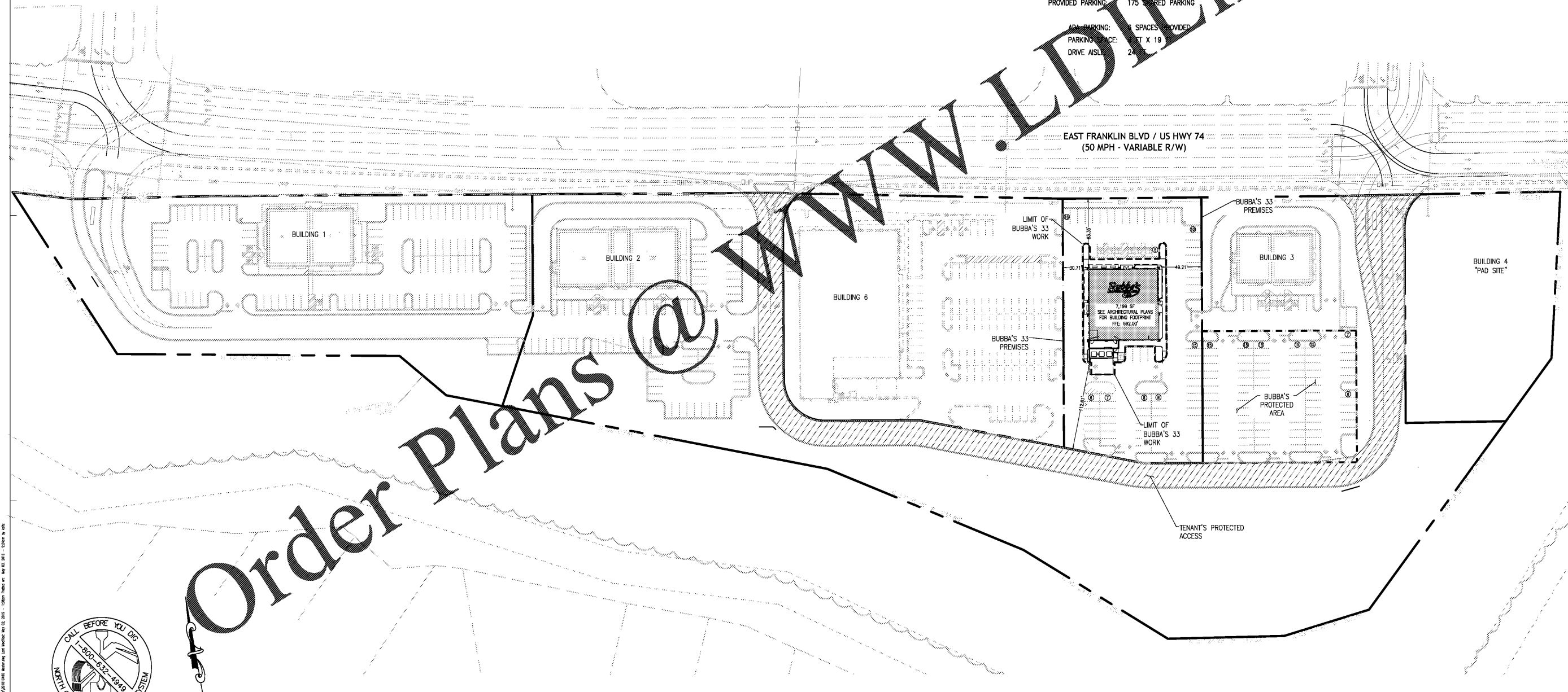
	REQUIRED	PROVIDED
FRONT:	30 FT	83.35 FT
SIDE:	10 FT	30.71 FT / 49.21 FT
REAR:	20 FT	112.61 FT

PARKING:

PARKING RATIO: 1 SPACE PER 3 SEATS PLUS 1 SPACE PER EMPLOYEE
 REQUIRED PARKING: 256 / 3 + 40 = 125.33 SPACES REQUIRED
 PROVIDED PARKING: 175 SPACES PROVIDED

ADA PARKING: 5 SPACES PROVIDED
 PARKING SPACE: 10 FT X 19 FT
 DRIVE AISLE: 24 FT

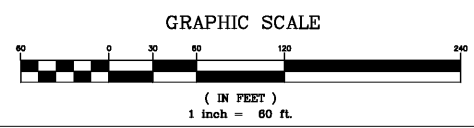
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REFERENCE NOTE:
 THE PROPOSED CIVIL ENGINEERING PLANS ARE BASED ON SITE DEVELOPMENT PLANS PREPARED FOR TEXAS ROADHOUSE, CREATED BY BLUEWATER CIVIL DESIGN, LLC, PROJECT NO. 2018-012, DATED APRIL 2018.



PROFESSIONAL SEAL

LICENSE NO.: 402019570

PROFESSIONAL IN CHARGE
 JOHN NOURZAD
PROJECT MANAGER
 ANDRE PIMENTEL
QUALITY CONTROL
 ANDRE PIMENTEL
DRAWN BY
 KYLE PITZ

PROJECT NAME

BUBBA'S 33
GASTONIA
NORTH CAROLINA
 3287 E. FRANKLIN BLVD



PROJECT NUMBER

20181046.0

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C2.1

NOT ISSUED FOR CONSTRUCTION

Name: Blue: 2/15/2018 10:00:00 AM C:\Users\pimpentel\OneDrive\Documents\20180406\Bubba's 33\20180406.dwg Plot Date: 05/03/2019 10:00:00 AM Scale: 1/8"=1'-0"