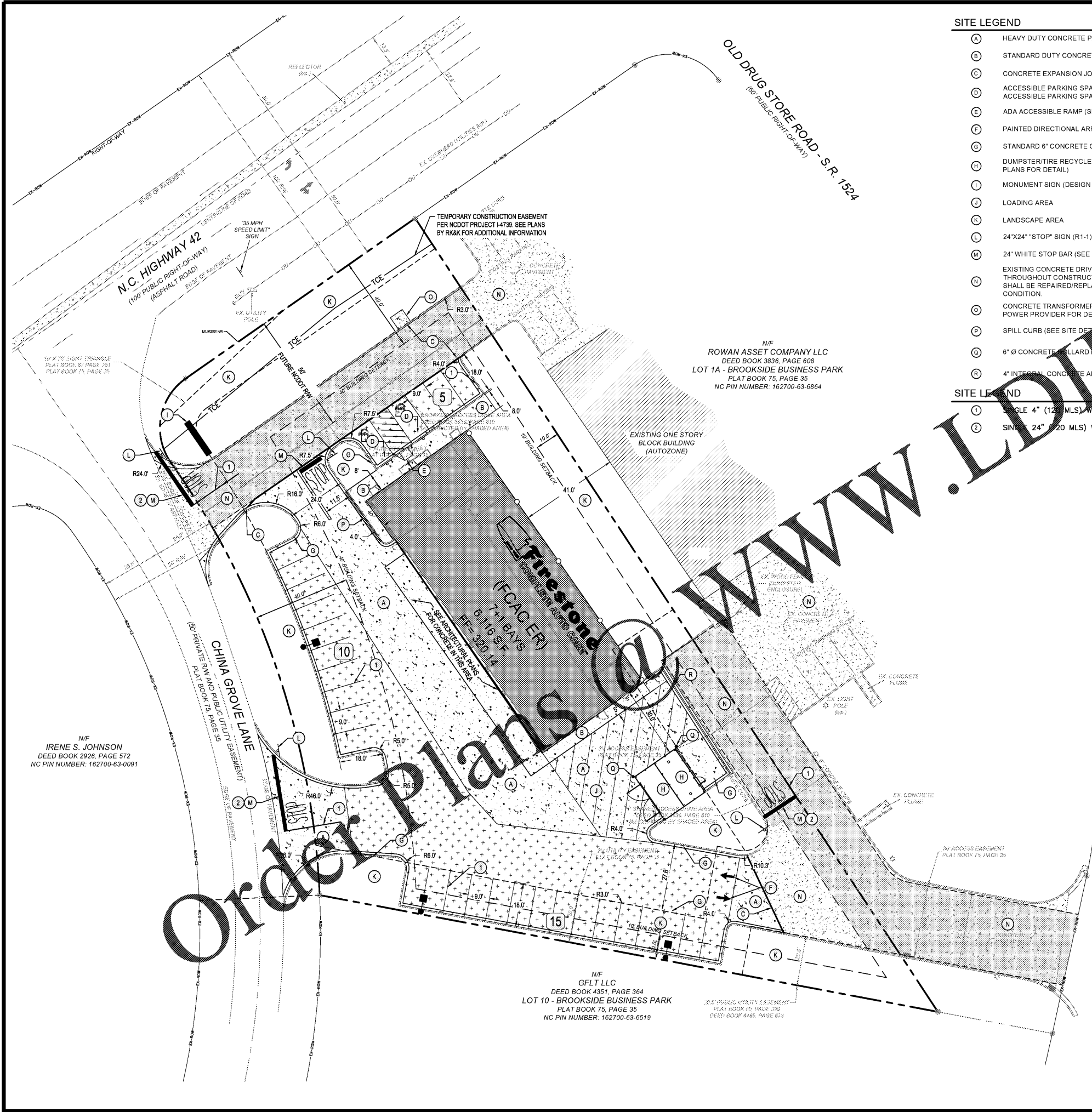


G:\NCA\Projects\Rock Properties\6191-01 - Firestone Corner, NC\03 - DWG\PlanSheets\C3-0 - SITE PLAN.dwg Layout: Site Plan Plotted: 10/31/2019 8:24:31 AM



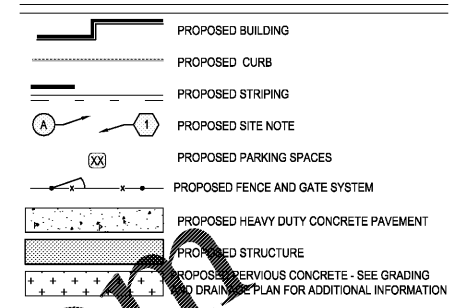
SITE LEGEND

- (A) HEAVY DUTY CONCRETE PAVEMENT (SEE SITE DETAIL SHEET)
- (B) STANDARD DUTY CONCRETE SIDEWALK (SEE SITE DETAIL SHEET)
- (C) CONCRETE EXPANSION JOINT
- (D) ACCESSIBLE PARKING SPACE, TYPICAL (SEE SITE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE AND SIGN)
- (E) ADA ACCESSIBLE RAMP (SEE SITE DETAIL SHEET)
- (F) PAINTED DIRECTIONAL ARROW (SEE SITE DETAIL SHEET)
- (G) STANDARD 6" CONCRETE CURB AND GUTTER (SEE SITE DETAIL SHEET)
- (H) DUMPSTER/TIRE RECYCLE AREA W/ ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAIL)
- (I) MONUMENT SIGN (DESIGN BY OTHERS)
- (J) LOADING AREA
- (K) LANDSCAPE AREA
- (L) 24"X24" "STOP" SIGN (R1-1) (SEE SITE DETAIL SHEET)
- (M) 24" WHITE STOP BAR (SEE SITE DETAIL SHEET)
- (N) EXISTING CONCRETE DRIVE ISLE SHALL BE PRESERVED AND PROTECTED THROUGHOUT CONSTRUCTION. SHOULD CONTRACTOR DAMAGE DRIVE ISLE IT SHALL BE REPAIRED/REPLACED TO THAT OF EXISTING OR BETTER CONDITION.
- (O) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER PROVIDER FOR DETAILS
- (P) SPILL CURB (SEE SITE DETAIL SHEET)
- (Q) 6" Ø CONCRETE COLLARD (SEE SITE DETAIL SHEET)
- (R) 4" INTERIOR CONCRETE APPROACH

SITE LEGEND

- (1) SINGLE 4" (12" MLS) WHITE SOLID LINE
- (2) SINGLE 24" (20 MLS) WHITE SOLID LINE

SITE PLAN LEGEND



SITE DEVELOPMENT DATA

- PARCEL #: 162700-63-5759
- ACREAGE: 1.13 ACRES
- ADDRESS: 5845 NC HIGHWAY 42 JOHNSTON COUNTY, NC 27529
- OWNERS: THE BECKETT COMPANY, LLC
- EXISTING ZONING: GB (GENERAL BUSINESS)
- USE: AUTOMOTIVE
- MAXIMUM BUILDING HEIGHT: N/A (NOT ADJACENT TO RESIDENTIAL PROPERTIES)

AUTO PARKING SUMMARY

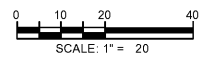
BUILDING AREA: 6,116 S.F.
 PARKING REQUIREMENT:
 1 PARKING SPACE PER 250 S.F.: 25 SPACES
 1 LOADING SPACE PER 10,000 S.F.: 1 SPACE
 PARKING SPACES PROVIDED: 30 (2 HC)
 LOADING SPACES PROVIDED: 1 (30'X70')

SETBACKS AND BUFFERS

SETBACKS:
 RIGHT OF WAY: 40'
 SIDE: 10'
 REAR: 10'
 INTERIOR ACCESS ESMT. ROAD: 0' FOR COMMERCIAL

SITE NOTES

1. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
3. SEE GENERAL NOTES SHEET C0-1 FOR SITE PLAN AND ZONING NOTES.
4. THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP, FIRM PANEL 3720162700J DATED DECEMBER 2, 2005.
5. ALL ON SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
6. NO SITE LIGHTS ARE ALLOWED WITHIN 30' OF TREES. VERIFY LOCATION OF TREES BEFORE INSTALLING LIGHTS.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS, CODES AND O.S.A. STANDARDS.
8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
9. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON THE PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
11. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY COMMERCIAL SITE DESIGN SEALED BY J. BRIAN BURCHETT, DATED 04/30/2019.
12. NO STATE OR FEDERAL WATERS ARE ON SITE.
13. THE FIRE DEPARTMENT ACCESS AISLE SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
14. AN ADDRESS WILL BE REQUIRED TO BE POSTED ON THE BUILDING AND AT THE ENTRANCE OF THE PROPERTY.



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|------------------|------------------|
| DESIGNED BY: DMH | REVIEWED BY: ECH |
| DRAWN BY: DMH | DATE: 10/22/19 |
| REVIEWED BY: ECH | REV: 1 |

121 W. TRADE STREET, SUITE 1030
 CHARLOTTE, NC 28202
 www.bce.com
 NC LICENSE #C-4397

ROCK PROPERTIES, INC.
 145 LINCOLN AVENUE, SUITE B
 WINTER PARK, FL 32789

FIRESTONE
 COMPLETE AUTO CARE
 N.C. HIGHWAY 42
 GARNER, JOHNSTON COUNTY, NC 27529

SITE PLAN

FILE NUMBER: 6191-01
 DATE: 07/24/19
 C2-0