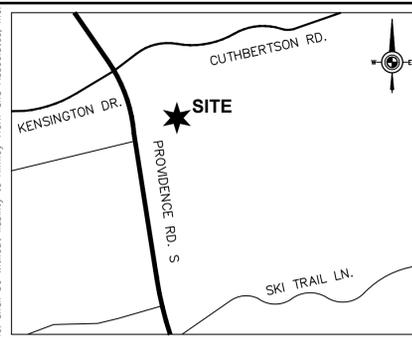


Plotted By: Sirebriggs, Kelsey - Sheet Set: PROVIDENCE ROAD MIXED USE - Layout: C3-2 - SITE PLAN - DA - May 30, 2019 - 12:53:29pm - K:\CHL\PRJ\013305000\Providence Rd Mixed Use C2 - DWG\PlanSheets\C3-1 SITE PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### SITE DATA

**PROPERTY OWNER:** PROVIDENCE ROAD DEVELOPMENT GROUP, LLC  
 121 N. CRUTCHFIELD STREET  
 PO BOX 341  
 DOBSON, NC 27017  
 TELEPHONE: 336.386.9790

**PLANS PREPARED BY:** KIMLEY-HORN AND ASSOCIATES  
 200 S. TRYON STREET  
 SUITE 200  
 CHARLOTTE, NC 28203  
 TELEPHONE: 704.333.5131

**TOTAL SITE AREA:** 16.59 ACRES (GROSS, TO CL OF PROVIDENCE RD.)  
 15.85 ACRES ± (NET OF PROPOSED PROVIDENCE ROAD  
 RIGHT-OF-WAY DEDICATION)

**PROPOSED BUILDING SQUARE FOOTAGE:**  
 GENERAL COMMERCIAL = 28,620 SF  
 FAST FOOD = 6,700 SF

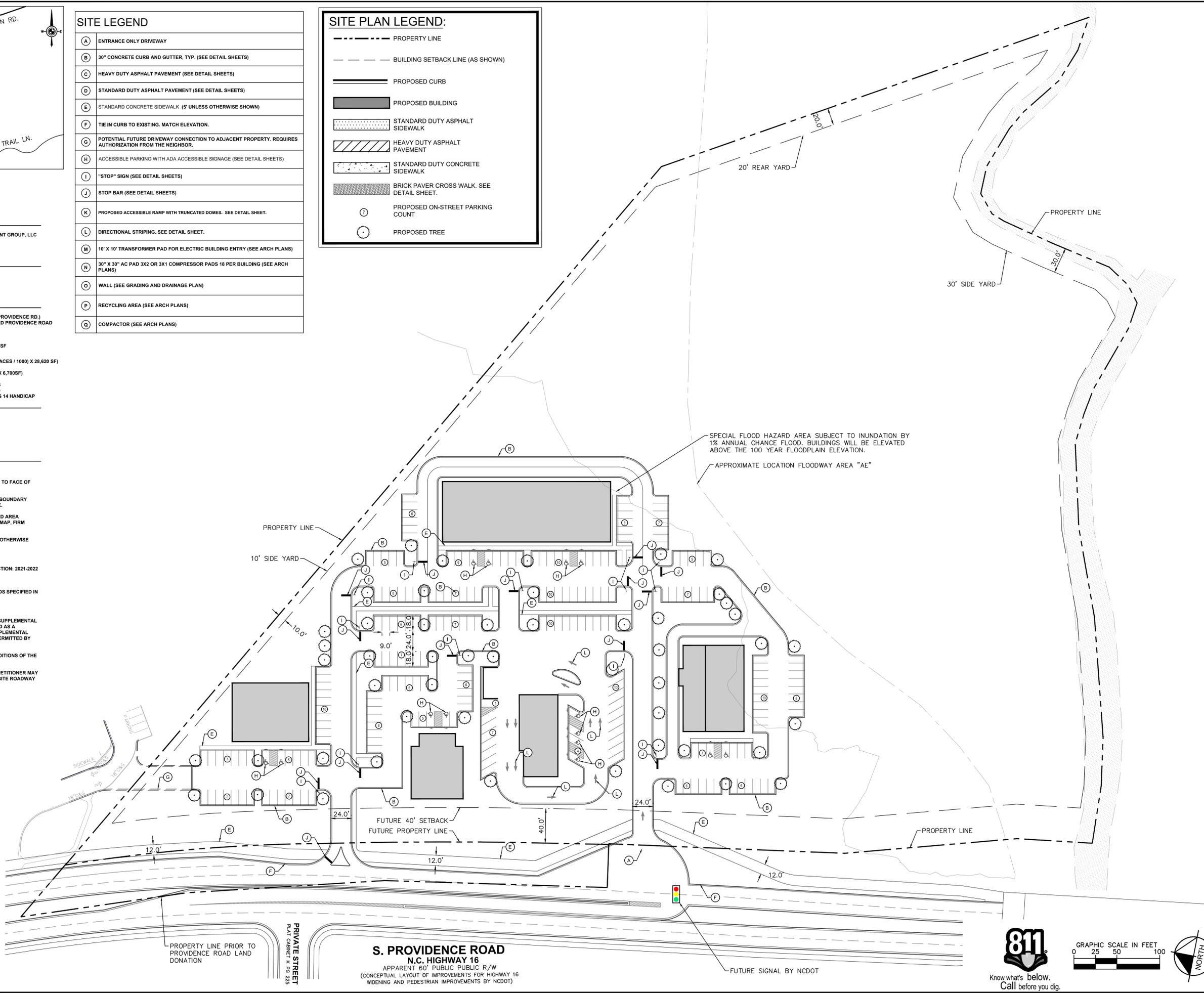
**PARKING ANALYSIS:**  
 GENERAL COMMERCIAL: (4.0 SPACES / 1000) X 28,620 SF  
 = 115 SPACES REQUIRED  
 FAST FOOD: (15 SPACES / 1000) X 6,700SF  
 = 101 SPACES REQUIRED  
 TOTAL PARKING REQUIRED = 216  
 TOTAL PARKING PROVIDED = 228  
 \* 228 TOTAL SPACES (INCLUDING 14 HANDICAP  
 ACCESSIBLE SPACES)

**PROPERTY ADDRESS:** 3205 S. PROVIDENCE ROAD  
**EXISTING ZONING:** CU-CS  
**PROPOSED USE:** COMMERCIAL ( XX ACRES)  
**TAX PARCEL NO.:** 06162026

- GENERAL NOTES:**
- ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
  - THIS SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP, FIRM PANEL 3710447400J DATED: 11/16/2008.
  - ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED.
  - PARKING SPACES SHALL BE 9' X 18' TYPICAL.
  - DATE OF ANTICIPATED COMPLETION OF CONSTRUCTION: 2021-2022
  - ALL SIGNS WILL BE PERMITTED SEPARATELY.
  - ALL LIGHTING SHALL COMPLY WITH THE STANDARDS SPECIFIED IN SECTION 12 OF THE TOWN OF WAXHAW U.D.O.
  - ALL HANDICAP SPACES SHALL BE 9' X 18'.
  - ALL USES ALLOWED BY RIGHT OR BY RIGHT WITH SUPPLEMENTAL REGULATIONS IN THE C-3 ZONING DISTRICT, OR ALLOWED AS A CONDITIONAL USE OR AS A CONDITIONAL USE WITH SUPPLEMENTAL REGULATIONS IN THE C-3 ZONING DISTRICT, SHALL BE PERMITTED BY RIGHT.
  - ALL TRAFFIC IMPROVEMENTS WILL MEET THE CONDITIONS OF THE APPROVED TIA.
  - WITH APPROVAL OF THE TOWN OF WAXHAW, THE PETITIONER MAY ELECT TO MAKE A "PAYMENT IN LIEU" OF SPECIFIC OFFSITE ROADWAY IMPROVEMENTS

SITE LEGEND	
(A)	ENTRANCE ONLY DRIVEWAY
(B)	30" CONCRETE CURB AND GUTTER, TYP. (SEE DETAIL SHEETS)
(C)	HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEETS)
(D)	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEETS)
(E)	STANDARD CONCRETE SIDEWALK (5' UNLESS OTHERWISE SHOWN)
(F)	TIE IN CURB TO EXISTING. MATCH ELEVATION.
(G)	POTENTIAL FUTURE DRIVEWAY CONNECTION TO ADJACENT PROPERTY. REQUIRES AUTHORIZATION FROM THE NEIGHBOR.
(H)	ACCESSIBLE PARKING WITH ADA ACCESSIBLE SIGNAGE (SEE DETAIL SHEETS)
(I)	"STOP" SIGN (SEE DETAIL SHEETS)
(J)	STOP BAR (SEE DETAIL SHEETS)
(K)	PROPOSED ACCESSIBLE RAMP WITH TRUNCATED DOMES. SEE DETAIL SHEET.
(L)	DIRECTIONAL STRIPING. SEE DETAIL SHEET.
(M)	10' X 10' TRANSFORMER PAD FOR ELECTRIC BUILDING ENTRY (SEE ARCH PLANS)
(N)	30" X 30" AC PAD 3X2 OR 3X1 COMPRESSOR PADS 18 PER BUILDING (SEE ARCH PLANS)
(O)	WALL (SEE GRADING AND DRAINAGE PLAN)
(P)	RECYCLING AREA (SEE ARCH PLANS)
(Q)	COMPACTOR (SEE ARCH PLANS)

SITE PLAN LEGEND:	
---	PROPERTY LINE
- - - -	BUILDING SETBACK LINE (AS SHOWN)
---	PROPOSED CURB
[Solid Grey]	PROPOSED BUILDING
[Dotted]	STANDARD DUTY ASPHALT SIDEWALK
[Diagonal Lines]	HEAVY DUTY ASPHALT PAVEMENT
[Stippled]	STANDARD DUTY CONCRETE SIDEWALK
[Brick Pattern]	BRICK PAVER CROSS WALK. SEE DETAIL SHEET.
(O)	PROPOSED ON-STREET PARKING COUNT
(T)	PROPOSED TREE



No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202  
 PHONE: 704-333-5131  
 NC LICENSE #F-0102  
 WWW.KIMLEY-HORN.COM

KHA PROJECT	013305000
DATE	05/21/19
SCALE	AS SHOWN
DESIGNED BY	KMS
DRAWN BY	KMS
CHECKED BY	KH

## SITE PLAN - OVERALL

**PROVIDENCE ROAD MIXED USE**  
 PREPARED FOR  
**PROVIDENCE ROAD DEVELOPMENT GROUP, LLC**  
 WAXHAW, NC

SHEET NUMBER  
**C3-2**

**811**  
 Know what's below.  
 Call before you dig.

GRAPHIC SCALE IN FEET  
 0 25 50 100

NORTH

**S. PROVIDENCE ROAD**  
**N.C. HIGHWAY 16**  
 APPARENT 60' PUBLIC PUBLIC R/W  
 (CONCEPTUAL LAYOUT OF IMPROVEMENTS FOR HIGHWAY 16  
 WIDENING AND PEDESTRIAN IMPROVEMENTS BY NCDOT)