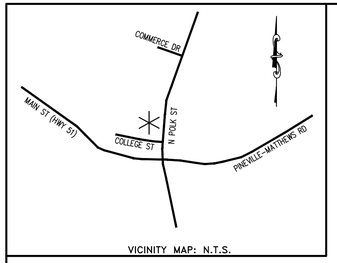
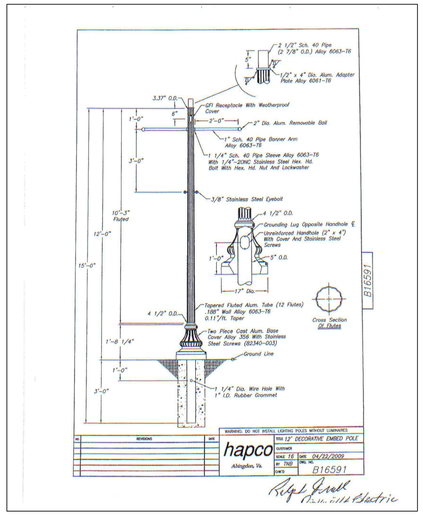
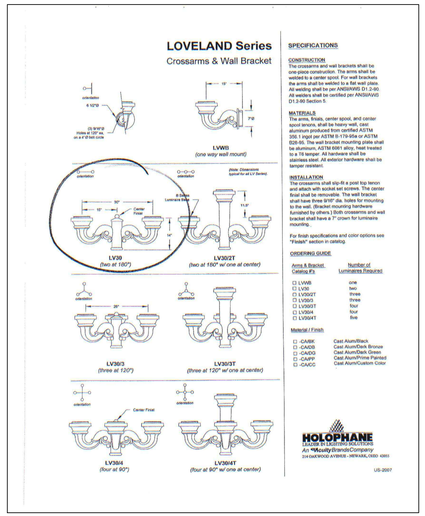
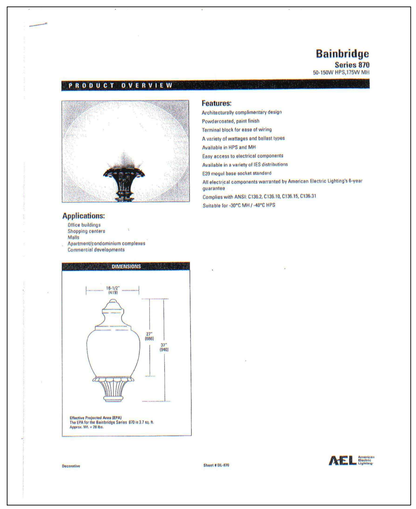


VICINITY MAP: N.T.S.





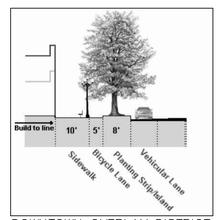


LEGEND

- PROPOSED CONCRETE
- PROPOSED MEDIUM MATURING TREE = WRELSS/SCHMIDLOW ZELKOVA (3" MINIMUM DIAMETER AT PLANTING)
- PROPOSED BURFORD HOLLY (2'x2' AT PLANTING)
- PROPOSED STREET LIGHT

ZONING CODE SUMMARY

PROJECT NAME: JIFFY LUBE
PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
ZONING: B-3
TAX PARCEL NUMBER: 20501213, 20501216
JURISDICTION: CITY OF PINEVILLE
TOTAL PARCEL SIZE: 14,505/0.333 SQ. FEET/ACRES
EXISTING IMPERVIOUS AREA: 12,556/0.288 SQ. FEET/ACRES
EXISTING USE: AUTOMOTIVE
PROPOSED USES: AUTOMOTIVE
BLDG AREA: 2,650 SQ. FEET
REQUIRED PARKING: (CITY OF PINEVILLE ORDINANCE, 11.506)
AUTO REPAIR/SERVICE/BODY SHOP= 1 SPACE PER 300 S.F.
SERVICE BAYS SHALL NOT BE CONSIDERED OFF STREET PARKING
REQUIRED: 2650 S.F./300=8.8 SPACES
PROPOSED: 8 SPACES (INCLUDES 1 HC SPACE)



DOWNTOWN OVERLAY DISTRICT
IMAGE 11.1

GRAPHIC SCALE
10 0 5 10 20
1 INCH = 10 FEET

PRELIMINARY
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION

Project: JIFFY LUBE
207N POLK STREET
PINEVILLE, NORTH CAROLINA

Title: SITE PLAN

File #: 20130-SK.DWG | Date: 7/20/20 | Project Egr: BTU | Design By: BTU | Drawn By: CBH | Scale: 1"=10'

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

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