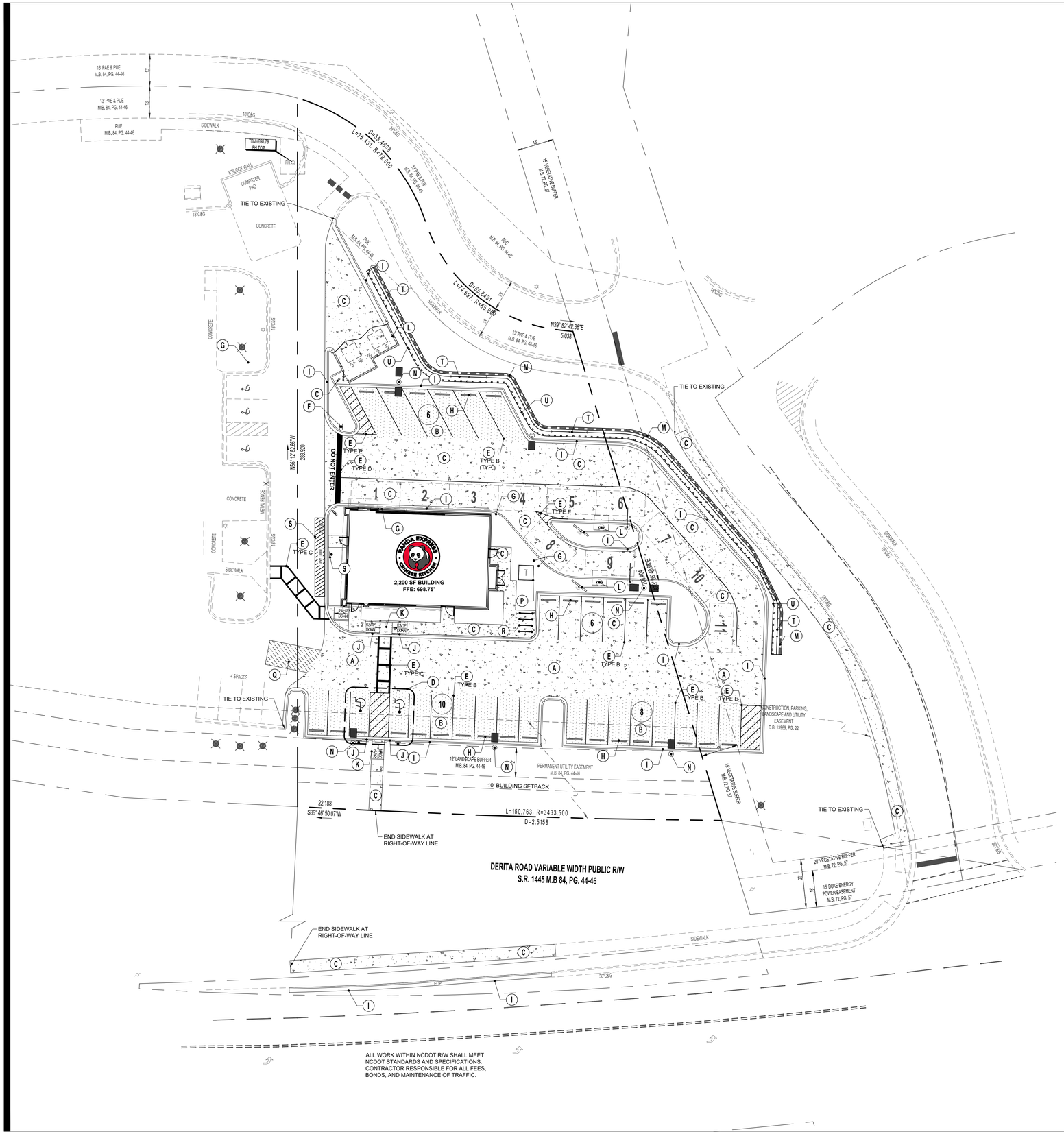

SITE PLAN LEGEND

- (A) HEAVY DUTY PAVEMENT SECTION: DETAIL 3A, SHEET C03.3
- (B) LIGHT DUTY PAVEMENT SECTION: DETAIL 3B, SHEET C03.3
- (C) CONCRETE SECTIONS:
  - SIDEWALK: DETAIL 6, SHEET C03.2
  - DRIVE-THRU PAD: DETAIL 1 TYPE B, SHEET C03.3
  - PARKING: DETAIL 1 TYPE A, SHEET C03.3
  - DUMPSTER APPROACH PAD: DETAIL 1 TYPE B, SHEET C03.3
- (D) ACCESSIBLE AREA: DETAIL 1, SHEET C03.2
- (E) PAVEMENT STRIPING AND MARKING: DETAIL 2, SHEET C03.2
- (F) SITE SIGNAGE: DETAIL 5, SHEET C03.2
- (G) BOLLARD: DETAIL 4, SHEET C03.2
- (H) RUBBER WHEELSTOP: DETAIL 3, SHEET C03.2
- (I) 18" CURB & GUTTER: DETAIL 5, SHEET C03.3
- (J) CURB TRANSITION: DETAIL 2, SHEET C03.3
- (K) SIDEWALK RAMP: DETAIL 7, SHEET C03.2
- (L) TRASH ENCLOSURE: EXTERIOR CMU WALLS TO HAVE EIFS (COATING) FINISH TO MATCH BUILDING. SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- (M) RETAINING WALL PLANS BY OTHERS: SHEET RW1-RW3
- (N) TYPICAL LIGHTING POLE: SEE PHOTOMETRIC PLAN FOR DETAIL
- (P) TRANSFORMER PAD: DETAIL 6, SHEET C03.3
- (Q) HEAVY DUTY PAVEMENT SECTION: DETAIL 3A, SHEET C03.3 - MATCH EXISTING
- (R) BICYCLE RACK: DETAIL 7, SHEET C03.3
- (S) FIRE LANE STRIPING AND SIGNAGE: SEE CITY OF CONCORD FIRE NOTE 3 FOR DETAIL
- (T) HANDRAIL: DETAIL 2, SHEET C03.4
- (U) NCDOT GUARDRAIL: DETAIL 1, SHEET C03.4

CITY OF CONCORD FIRE NOTES

1. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. (NCFC 501.4)
2. THE SITE ADDRESS SHALL BE POSTED IN A TEMPORARY FORM AND UPON COMPLETION IN A PERMANENT FORM IN A VISIBLE LOCATION IN 6-INCH CHARACTERS IN A REFLECTIVE MATERIAL & CONTRASTING COLOR. (NCFC 505.1)
3. FIRE LANES REQUIRED FOR ACCESS TO THE STRUCTURE ARE REQUIRED TO BE STRIPPED AND MARKED BY SIGNS PROHIBITING PARKING IN AREAS WHERE ACCESS MAY BE BLOCKED. BLOCKAGE TO ACCESS AFTER CONSTRUCTION MAY RESULT IN FUTURE REQUIREMENTS FOR STRIPPING AND SIGNAGE. CONTACT CONCORD FIRE MARSHAL'S OFFICE PRIOR TO LANE STRIPPING FOR DETAILS. ALL LANES SHALL BE MARKED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION. (NCFC 503.3)
4. STRUCTURES UNDER CONSTRUCTION ARE REQUIRED TO HAVE TEMPORARY FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION.

SITE INFORMATION

JURISDICTION:
CONCORD, NORTH CAROLINA

ZONING:
MIXED USE-COMMERCIAL CENTER LARGE (MX-CC2)

CONDITIONAL ZONING Z(CD)-12-18. SEE ZONING AMENDMENT CONDITIONS ON SHEET C01.0 FOR MORE INFO.

REQUIRED BUILDING SETBACKS:
FRONT: 10'
SIDE: 0'
SIDE: 0'
REAR: 0'

REQUIRED PARKING:
MINIMUM: 16 SPACES (1 PER EVERY 3 SEATS, ASSUMING 48 SEATS)
MAXIMUM: 44 SPACES (1 PER 50 SF, ASSUMING 2,200 SF)

4 BICYCLE PARKING SPACES REQUIRED.

PROPOSED PARKING:

9' X 20' (ANGLED)	=	6
9' X 19' (REGULAR)	=	22
8' X 19' (HC)	=	2
TOTAL	=	30

DRIVE AISLE: 24'

SITE AREA CALCULATIONS:
SITE: ±1.00 AC.
EASEMENT AREA: ±0.26 AC.
EXISTING IMPERVIOUS AREA: ±0.13 AC. (5663 SF)
PROPOSED IMPERVIOUS AREA: ±0.65 AC. (28314 SF)

MAXIMUM PERCENT IMPERVIOUS: 80%
PROPOSED PERCENT IMPERVIOUS: 65%

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 3710458900L, DATED 11/16/2018.

EXISTING INFORMATION:
PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., DATED 08/19/2021 (SEE SHEET C02.0).

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING CONSTRUCTION OF THE PROJECT.
2. ALL WORK SHALL COMPLY WITH CITY OF CONCORD, STATE OF NORTH CAROLINA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF NORTH CAROLINA" TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
7. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN AND OWNER PRIOR TO CONSTRUCTION.
9. SEE SHEET C01.1 FOR GENERAL NOTES.

BUILDING AREA NOTES

1. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; I.E. IN TIMES OF RAIN OR MUD, ROADS SHALL BE PASSABLE TO EMERGENCY VEHICLES BY BEING PAVED OR HAVING A CRUSHED STONE BASE ETC... WITH A MINIMUM WIDTH OF 20 FEET. THE ACCESS TO BUILDINGS HAVING SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (NFPA 1141 3-1).
2. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING. INSTALL FRENCH DRAIN IN LANDSCAPED AREAS ADJACENT TO BUILDING AND CONNECT TO DRAINAGE SYSTEM.
3. SEE SHEET C01.1 FOR GENERAL NOTES.

24-HOUR CONTACT:
CLAY WORTHY
(602) 931-6540

North Carolina 811 www.nc811.org

N 0 20 40 Feet
SCALE 1" = 20'

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

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REVISIONS:

ISSUE DATE:

ISSUE FOR PERMIT	04-07-22
ISSUE FOR BID	04-25-22

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PANDA PROJECT #:D8689
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ARCH PROJECT #:

INGENIUM ENTERPRISES
Civil Engineering & Planning

NORTH CAROLINA PROFESSIONAL SEAL 028149 ENGINEER JAMES D. NEFF
4/25/22

SITE PLAN

C03.0