

site data

ZONING:
 PROPERTY OWNER: BEST LOCATIONS LLC
 PARCEL ID: 45998424860000
 PROPOSED USE: RESTAURANT
 EXISTING ZONING: C - 2 GENERAL COMMERCIAL DISTRICT
 ADJACENT ZONING EAST: C - 2 GENERAL COMMERCIAL DISTRICT
 ADJACENT ZONING WEST: C - 2 GENERAL COMMERCIAL DISTRICT
 ADJACENT ZONING NORTH: C - 2 GENERAL COMMERCIAL DISTRICT
 ADJACENT ZONING SOUTH: C - 2 GENERAL COMMERCIAL DISTRICT

SITE LAYOUT DATA:
 MINIMUM DRIVE AISLE WIDTH: 24'
 STANDARD PARKING STALL: 9' x 18'
 BUILDING SETBACK:
 10' FRONT
 0' SIDE
 0' REAR
 PARKING SETBACK:
 8' FROM EASEMENT, FRONT
 8' SIDE
 8' REAR
 MAXIMUM IMPERVIOUS AREA: 80% TOTAL ALLOWED, 69% PROVIDED

PARKING DATA:
 REQUIRED: MINIMUM (1) ONE PARKING SPACE PER 3 SEATING ACCOMMODATIONS
 MAXIMUM (1) ONE PARKING SPACE PER 50 GROSS FLOOR AREA
 64 SEATS REQUIRES 22 PARKING SPACES MINIMUM
 3,505 S.F. GROSS FLOOR AREA PERMITS 77 PARKING SPACES MAXIMUM
 PROVIDED: 40 PARKING SPACES + 2 ACCESSIBLE PARKING SPACES PER ADAAG = 42 PARKING SPACES TOTAL ON-SITE

BUILDING DATA:
 BUILDING AREA:
 GROSS AREA: 3,855 SQUARE FEET
 MAXIMUM BUILDING HEIGHT: 48'-0" MAXIMUM ALLOWED, 22'-0" MAXIMUM PROVIDED
 NUMBER OF STORIES: ONE

AREA CALCULATIONS:
 TOTAL SITE AREAS:
 PARCEL ACREAGE: 64,465 SQUARE FEET (1.4789 ACRES)
 LIMITS OF DISTURBANCE: 37,994 SQUARE FEET (0.87 ACRES)
 PRE-DEVELOPED IMPERVIOUS AREA: 31,890 SQUARE FEET (0.73 ACRES)
 POST-DEVELOPED IMPERVIOUS AREA: 27,934 SQUARE FEET (0.64 ACRES)

project owner



basis of information

A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, EASEMENTS & LEGAL DESCRIPTION AREA AS TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA DATED 1/23/2018.
 AS PREPARED BY: BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS
 6310 CHAPEL HILL RD, SUITE 250
 RALEIGH, NORTH CAROLINA 27607
 TEL: 919.851.4422
 CONTACT: DAN GREGORY

B. ALL DESIGN INFORMATION BASED ON SOIL CONDITIONS INFORMATION OBTAINED FROM SOILS REPORT RECEIVED 08/27/2018.
 AS PREPARED BY: ECS SOUTHEAST, LLP
 1812 CENTER PARK DRIVE, SUITE D
 CHARLOTTE, NC 28217
 TEL: 704.525.5152
 CONTACT: MICHAEL R. BAILEY, P.E.

FLOODPLAIN DATA:
 PROPERTY LIES WITHIN ZONE X (UNSHADED). THE AREAS WITHIN COMMUNITY PANEL NUMBER 3710486900K. EFFECTIVE DATE MARCH 02, 2009.

drawing index

sheet no. sheet name last revision date

- civil
- C0.01 COVER SHEET AND INDEX
- C0.02 GENERAL NOTES
- ALTA SURVEY
- C1.00 SITE DEMOLITION PLAN
- C1.01 SITE IMPROVEMENT PLAN
- C1.02 SITE GRADING & DRAINAGE PLAN
- C1.03 EROSION CONTROL PLAN
- C1.04 EROSION CONTROL DETAILS
- C1.05 SITE UTILITY PLAN
- C1.06 SITE DETAILS
- C1.07 SITE UTILITY DETAILS
- L1.01 LANDSCAPE PLAN
- L1.02 LANDSCAPE DETAILS
- L1.03 IRRIGATION PLAN

site vicinity map



project contacts

CIVIL ENGINEER
 W/D PARTNERS
 7007 DISCOVERY BLVD
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 CITY OF CONCORD STORMWATER SERVICES
 850 WARREN C COLEMAN BLVD
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 CITY OF CONCORD WASTE WATER RESOURCES
 850 WARREN C COLEMAN BLVD
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 CONTACT: MARK VARNADORE

WATER
 CITY OF CONCORD WATER RESOURCES
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ZONING DEPARTMENT
 CITY OF CONCORD ZONING SERVICES
 35 CABARRUS AVE W
 CONCORD, NC 28025
 TEL: 704.920.5152
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FIRE DEPARTMENT
 CABARRUS COUNTY CONSTRUCTION STANDARDS OFFICER
 66 CHURCH STREET SOUTH
 CONCORD, NC 28025
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 CONTACT: TODD CULP

ELECTRIC
 DUKE ENERGY
 TEL: 1.888.552.8345
 CONTACT: CARL YARAB

NATURAL GAS
 PEDEKINT NATURAL GAS
 TEL: 1.800.752.7504
 EMAIL: CARL.YARAB@DUKE-ENERGY.COM

Order Plans

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wd thinkers that do

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project no. | KRKNS0002

owner

KRISPY KREME
 8918 CONCORD MILLS BOULEVARD
 CONCORD, NC

project info

issue dates

description	date
submission:	11/01/2018
OWNER/LL REVIEW	11/01/2018
BID SET	11/01/2018
PERMIT SET	11/01/2018

revisions:

description	date
1. description	date

designed by: B. FRIDENMAKER
 checked by: A. SCHALL

seal

NOV 8 2018

sheet info

COVER SHEET AND INDEX
C0.01

CIVIL