

POPEYE'S

915 Concord Parkway South
 Concord, NC 28027
 PIN# 56107251970000
 Zoning: C-2

www.LDOnline.com

GENERAL SITE NOTES

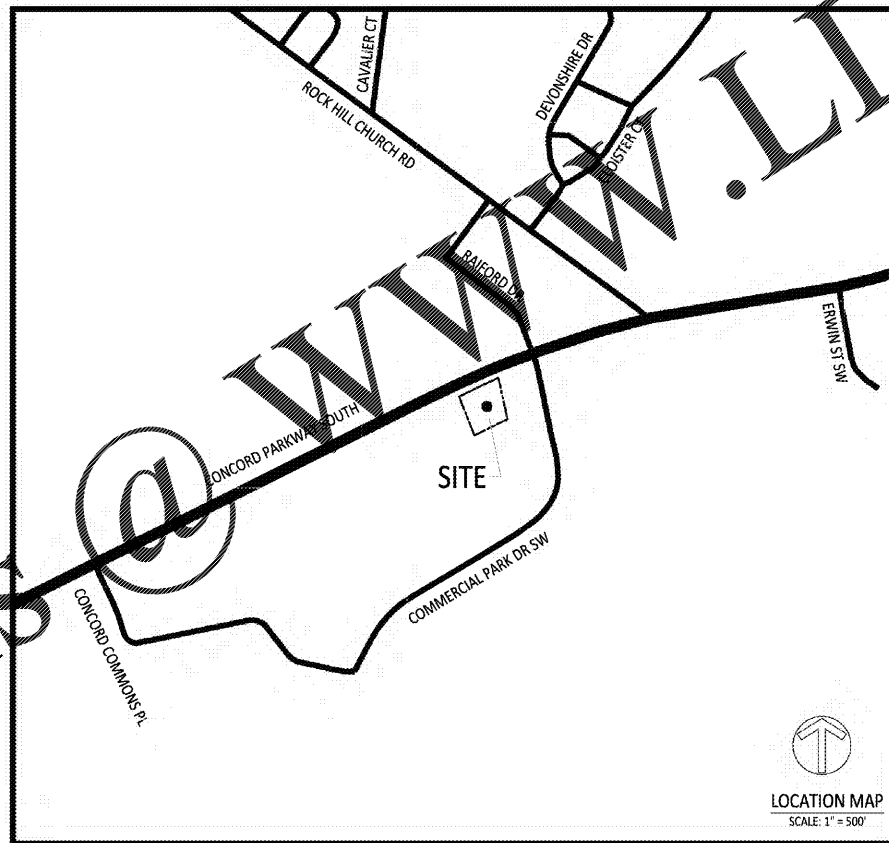
- A PRE CONSTRUCTION CONFERENCE SHALL BE SCHEDULED WITH THE CITY'S INSPECTOR PRIOR TO ISSUANCE OF PERMIT AND CONSTRUCTION AT 980-521-8455.
- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
 EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 72 HOURS IN ADVANCE.
- ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF CONCORD LAND DEVELOPMENT STANDARDS.
- SITE TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- NO OBSTRUCTION OR FENCES SHALL BE ALLOWED WITHIN THE SIGHT TRIANGLES SHOWN. ANY SHRUBS WITHIN THE SITE TRIANGLES SHALL BE PRUNED TO BE NO TALLER THAN 30" ANY TREES WITHIN SIGHT TRIANGLES SHALL BE LIMBED TO 6'.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
- ALL HANDICAP ACCESS RAMPS, ACCESSIBLE PARKING SPACE AND ROUTES SHALL COMPLY WITH THE LATEST EDITION OF THE ADA STANDARDS.
- ALL SIGNAGE TO BE DESIGNED AND PERMITTED SEPARATELY BY OTHERS.
- ALL SITE CONCRETE (SIDEWALKS & CURB, ETC.) SHALL NOT BE LESS THAN 3600 PSI STRENGTH AT 28 DAYS.
- TREE PROTECTION/SILT FENCING SHALL REMAIN THROUGHOUT THE CONSTRUCTION PROCESS.
- CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
- CONTRACTOR SHALL PUT INTO PLACE SUCH TEMPORARY EROSION CONTROL MEASURES AS INDICATED ON THE PLANS. THESE MEASURES SHALL BE INSPECTED AND EVALUATED DURING CONSTRUCTION OPERATION FOR THEIR EFFECTIVENESS IN PREVENTING EROSION MATERIAL AND SEDIMENT FROM DISCHARGING FROM THE WORK AREA. IF REQUIRED, AND AS DIRECTED BY THE CITY INSPECTOR, ADDITIONAL TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTITUTED AND INSTALLED.
- PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SUCH THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CURBS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
- ALL PAVING SHALL CONFORM WITH PAVING DETAIL ON SHEET C8.0 AND CITY OF CONCORD TECHNICAL SPECIFICATIONS FOR ASPHALTIC CONCRETE SURFACE.
- ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE PAINTED REFLECTIVE WHITE TWO COATS UNLESS OTHERWISE NOTED.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE PERMITTED WITHOUT APPROVAL BY THE OWNER.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING AND PIPE INVERT ELEVATIONS PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT.
- ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
- BUILDING DIMENSIONS SHOWN ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- ALL DIMENSIONS AND RADII SHOWN ON PLANS ARE TO THE FACE OF CURB WHERE PRESENT OR TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SIDEWALKS ADJACENT TO CURB AND GUTTER ARE DIMENSIONED TO THE FACE OF CURB.
- CONSTRUCTION PERMITS WILL NOT BE ISSUED UNTIL A RECORDED COPY OF PLAT HAS BEEN SUBMITTED.
- IT IS THE OWNER'S RESPONSIBILITY THAT NO EXISTING EASEMENTS WILL BE ENCRoACHED.
- A GRADING PERMIT IS REQUIRED PRIOR TO LAND DISTURBANCE AT PROPOSED SITE.
- CONSTRUCTION PERMITS WILL NOT BE ISSUED UNTIL APPLICATIONS FOR WATER AND SEWER HAVE BEEN COMPLETED AND APPROVED.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR WILL NOTIFY THE CITY INSPECTOR WITH THE CITY OF CONCORD AND PROPERTY MANAGEMENT DEPARTMENT.
- A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE "NEW COMMERCIAL SOLID WASTE CONTAINER" FORM IS SIGNED AND RETURNED.
- IT WILL BE REQUIRED TO MAINTAIN MINIMUM 22 FEET CLEAR WIDTH FIRE LANE AROUND PERIMETER OF BUILDING BEFORE CONSTRUCTION BEGINS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE OF THE CURB.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- THE DEVELOPER SHALL CONTACT NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- ALL PAVEMENT MARKINGS ARE TO BE MAINTAINED BY THE DEVELOPER/PROPERTY OWNER.
- AREAS OF SEVERE ASPHALT DISREPAIR WILL BE REMOVED TO TOP OF SUBBASE AND PATCHED PRIOR TO OVERLAY.
- ALL PARKING AND DRIVEWAY DIMENSIONS ARE MEASURED FROM THE FACE CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL OBSTRUCTIONS, SETBACKS AND OTHER OBSTACLES THAT MAY BLOCK DRIVER'S LINE OF SIGHT.
- SITE LIGHTING WILL NOT INTERFERE WITH TRAFFIC OR RESIDENTIAL AREAS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN.
- FIRE SERVICE ACCESS SHALL BE MAINTAINED DURING CONSTRUCTION AND MUST BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000-POUND TRUCK.
- NEW WATER SUPPLY INCLUDING SPRINKLER LINE MUST BE OPERATIONAL AND FLOW TESTED PRIOR TO VERTICAL CONSTRUCTION AND STAGED COMBUSTIBLE STORAGE ON SITE.

REVISION NOTES

- ALPHABETICAL NOTED REVISIONS RELATE TO MODIFICATIONS PRIOR TO AGENCY APPROVALS; NUMERICAL NOTED REVISIONS RELATE TO MODIFICATIONS POST-AGENCY APPROVAL.

NOTE:

- CONTRACTOR TO MAINTAIN RECORD DRAWINGS OF ALL CHANGES THROUGHOUT CONSTRUCTION. AFTER PROJECT COMPLETION THESE DRAWINGS SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE.



INDEX OF DRAWINGS

DRAWING NO.	ORIGINAL DATE	REV. DATE
COVER SHEET	C1.1	8/19/20
EXISTING CONDITIONS	C2.1	8/19/20
SITE PLAN	C3.1	8/19/20
DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN PH1	C4.1	8/19/20
EROSION AND SEDIMENT CONTROL PLAN PH2	C4.2	8/19/20
GRADING PLAN	C5.1	8/19/20
STORMWATER MANAGEMENT BASIN PLAN	C5.2	8/19/20
UTILITY PLAN	C6.1	8/19/20
LANDSCAPE PLAN	C7.1	8/19/20
EROSION AND SEDIMENT CONTROL DETAILS	C8.1	8/19/20
SITE DETAILS	C8.2	8/19/20
SITE DETAILS	C8.3	8/19/20
LANDSCAPE NOTES & DETAILS	C8.4	8/19/20

PROPERTY OWNER:

HKB LLC
 BARRY DODSON CPA
 201 SOUTH MARKET ST
 MADISON NC 27205

PROPERTY DEVELOPER:

ATTN: JOSEPH MARIN
 TABLE ROCK RE LLC
 227 WEST 4TH STREET, SUITE 219
 CHARLOTTE, NC 28202
 PHONE: 786-853-9950
 JOSEPH.MARIN@LEBLON-US.COM

CITY OF CONCORD:

PLANNING & NEIGHBORHOOD DEVELOPMENT
 35 CABARRUS AVE W
 CONCORD, NC 28025
 704-920-5152

PLANNING & ZONING SERVICES
 35 CABARRUS AVE W
 CONCORD, NC 28025
 704-920-6962

FIRE DEPARTMENT
 100 WARREN C. COLEMAN BLVD
 CONCORD, NC 28027
 704-920-5516

GAS:
 DOMINION ENERGY
 877-776-2427

CIVIL ENGINEER:

C. MATTHEW JONES, P.E.
 AMERICAN ENGINEERING ASSOCIATES - SOUTHEAST, PA
 8008 CORPORATE CENTER DRIVE
 SUITE 110
 CHARLOTTE, NC 28226
 PHONE: 704-375-2438
 MJONES@AMERICAN-EA.COM

ELECTRIC SYSTEMS
 635 ALFRED BROWN JR. COURT SW
 CONCORD, NC 28025
 704-920-5301

WASTE WATER RESOURCES
 635 ALFRED BROWN JR COURT SW
 CONCORD, NC 28025
 704-920-5360

WATER RESOURCES
 635 ALFRED BROWN JR COURT SW
 CONCORD, NC 28025
 704-920-5342

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CORRESPONDING TO ITS ISSUE DATE AS LISTED HEREON AND IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

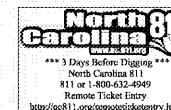
POPEYE'S
 915 CONCORD PARKWAY SOUTH
 CONCORD, NC 28027

MODIFICATION LOG

NO.	DATE	DESCRIPTION

JOB NUMBER: C200030
 CHECKED BY: CMJ
 DRAWN BY: CDA
 DATE: 8-19-2020

AMERICAN Engineering
 American Engineering Associates - Southeast, P.A.
 8008 Corporate Center Dr - Suite 110
 Charlotte, NC 28226
 704-375-2438



COVER SHEET

SHEET: C1.1