

**CONCORD PARKWAY SOUTH
(US HWY. 29)
120' PUBLIC R/W
(NCDOT REF. PROJECT #587)
NB. 61-54**

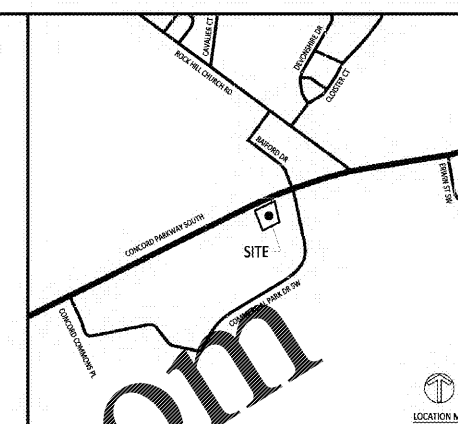
DEVELOPMENT DATA

PROJECT NAME: POPEYES
 ZONING: C-2 GENERAL COMMERCIAL
 DISTRICT (CITY ZONING):
 ADDRESS: 921 CONCORD PARKWAY SOUTH
 CONCORD, NC 28027
 SITE PARCEL ID #: 56107262910000 TRACT 2
 SITE DEED BOOK/PAGE: 4629/81
 MINIMUM FRONT SETBACK: 10 FT
 MINIMUM SIDE SETBACK: 0 FT
 MINIMUM REAR SETBACK: 0 FT
 PROPOSED BUILDING HEIGHT: 21'-10"

TOTAL PROPERTY AREA: 0.763 AC (33,238 SF)
 EXISTING PROPERTY IMPERVIOUS AREA: 0.062 AC
 PROPOSED PROPERTY IMPERVIOUS AREA: 0.40 AC
 EXISTING PROPERTY IMPERVIOUS %: 8.13 %
 PROPOSED PROPERTY IMPERVIOUS %: 52.42 %
 TOTAL PROPERTY DISTURBED AREA: 0.83 AC

PROPOSED USE: RESTAURANT
 TOTAL GROSS BUILDING AREA: 2,145 SQ. FT.
 BUILDING LOT COVERAGE: 2,145 SF/33,238 = 0.065
 MIN. REQUIRED PARKING: 1 SPACE PER 3 SEATS (x 43 SEATS)
 = 15 SPACES
 15 SPACES
 (INCLUDING 1 HANDICAP SPACE)

PARKING PROVIDED:



STIPULATION FOR REUSE

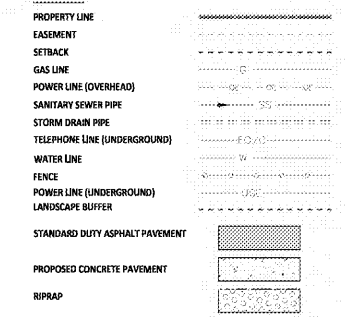
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POPEYE'S
 915 CONCORD PARKWAY SOUTH
 CONCORD, NC 28027

KEY NOTES

- 1 DUMPSTER ENCLOSURE REFER TO ARCHITECTURAL PLANS
- 2 LANDSCAPE AREAS - REFER TO LANDSCAPE PLAN SHEET C-1
- 3 PYLON SIGN (BY OTHERS)
- 4 LIGHT POLE - SEE SHEET C-2 FOR DETAILS
- 5 4' FT FENCE
- 6 10' WIDE X 4' FT SPACE GATE
- 7 BOLLARD
- 8 MESH FENCE, SEE ARCHITECTURAL PLANS
- 9 SAWCUT MATCH EXISTING PAVEMENT
- 10 STANDARD DUTY ASPHALT PAVEMENT - SEE DETAIL SHEET C-2
- 11 18" CONCRETE CURB AND GATES - SEE DETAIL SHEET C-2
- 12 CURB RAMP WITH PRESSES CURB - SEE DETAIL SHEET C-2
- 13 DETECTABLE WALKING SURFACE - SEE DETAIL SHEET C-2
- 14 TRANSITION FROM FULL CURB HEIGHT TO NO CURB
- 15 CONCRETE SIDEWALK - SEE DETAIL SHEET C-2
- 16 CONCRETE SLAB, 4000 PSI W/ 6M 10/10 WWM
- 17 EMERGENCY SPILLWAY
- 18 RIPRAP
- 19 DO NOT ENTER SIGN
- 20 HANDICAP PARKING SIGNS AND MARKINGS - SEE DETAIL SHEET C-3
- 21 DRIVEWAY ARROW SEE DETAIL SHEET C-2
- 22 CROSSWALK PAVEMENT MARKINGS. 4" SOLID WHITE STRIPES W/60" CROSS HATCH AT 5' O.C. (MIN. 5' WIDE)
- 23 1" DOMESTIC METER
- 24 1" DOMESTIC BACKFLOW PREVENTER - SEE DETAIL SHEET C-3
- 25 6" DOMESTIC BACKFLOW PREVENTER - SEE DETAIL SHEET C-3
- 26 FIRE HYDRANT - SEE DETAIL SHEET C-3
- 27 30' X 15' WATER EASEMENT
- 28 CLEANOUT TO GRADE WITH CONCRETE RING AND COVER - SEE DETAIL SHEET C-1
- 29 PAD-MOUNTED TRANSFORMER - COORDINATE WITH THE CITY
 LOCATE WITHIN 10' FROM BACK OF CURB. MAINTAIN 10' CLEARANCE IN FRONT, AND 3' CLEARANCE ON SIDES AND REAR AT ALL TIMES.
- 30 5' WIDE ELECTRIC UTILITY ESMT.
- 31 10' X 20' ELECTRIC UTILITY ESMT.
- 32 POWER POLE AND OVERHEAD LINE, COORDINATE WITH THE CITY

LEGEND



MODIFICATION LOG

NO.	DATE	DESCRIPTION

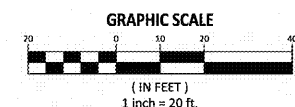
JOB NUMBER: C200030
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 DRAWN BY: CDA
 DATE: 8-19-2020

AMERICAN Engineering
 American Engineering Associates - Southeast, P.A.
 8008 Corporate Center Dr. - Suite 110
 Charlotte, NC 28226
 704-375-4438
 Firm # C-3681

SITE PLAN

SHEET: **C3.1**

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