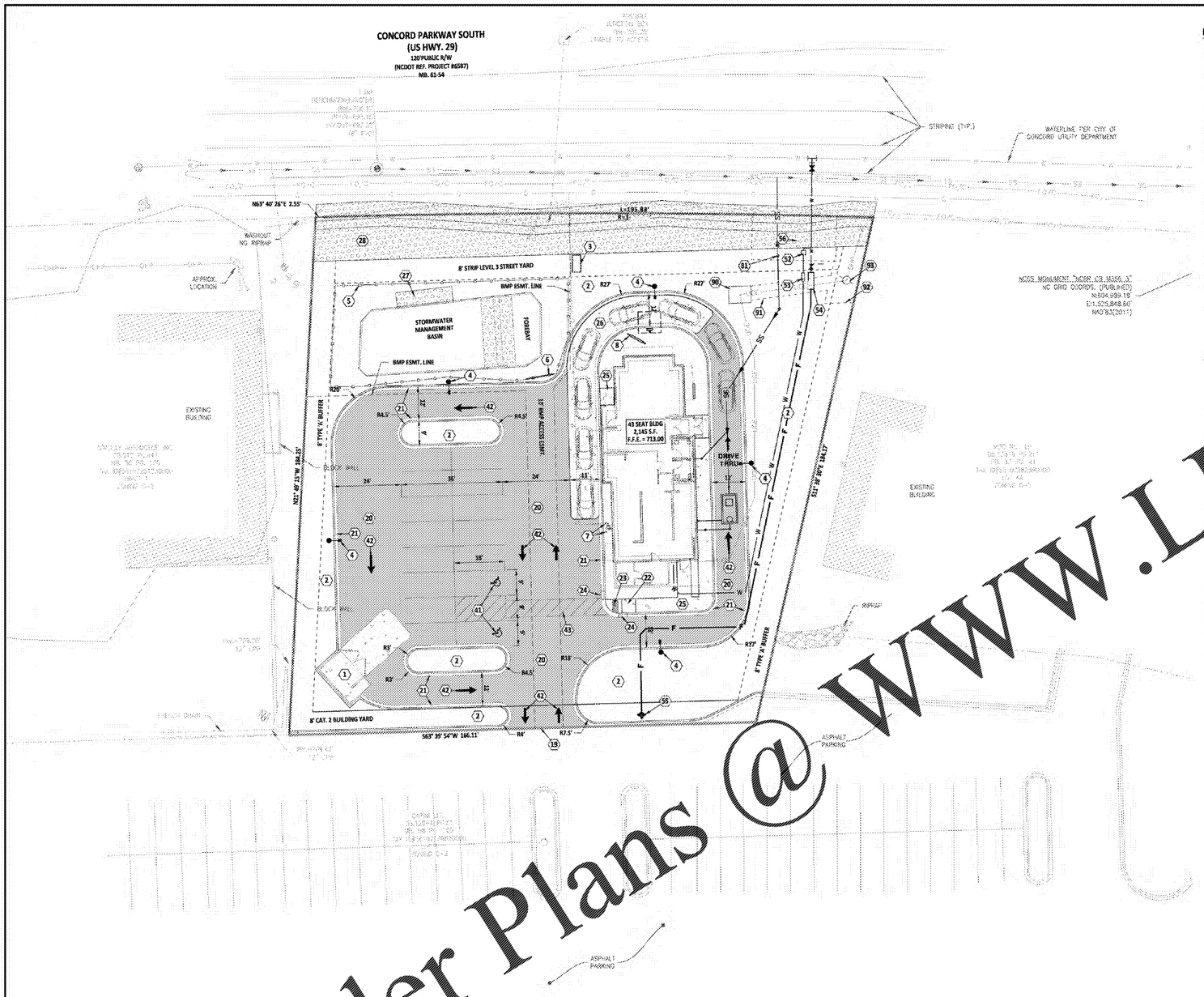
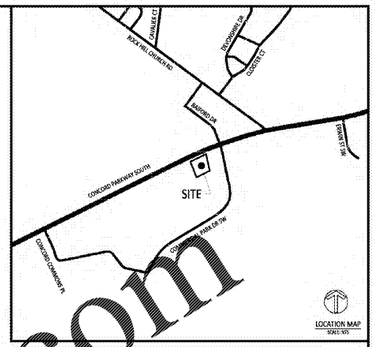



## DEVELOPMENT DATA

| | |
|---|---|
| PROJECT NAME: | POPEYES |
| ZONING: | C-2 GENERAL COMMERCIAL |
| DISTRICT (CITY ZONING) | |
| ADDRESS: | 921 CONCORD PARKWAY SOUTH<br>CONCORD, NC 28027 |
| SITE PARCEL ID #: | 5610726291000000 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)<br>= 15 SPACES |
| PARKING PROVIDED: | 15 SPACES<br>(INCLUDING 1 HANDICAP VAN) |

## KEY NOTES

1 DUMPSTER ENCLOSURE REFER TO ARCHITECTURAL PLANS
2 LANDSCAPE AREAS - REFER TO LANDSCAPE PLAN SHEET L7.1
3 PYLON SIGN (BY OTHERS)
4 LIGHT POLE - SEE SHEET C8.2 FOR DETAILS
5 4' HT FENCE
6 10' WIDE X 4' HT FENCE GATE
7 BOLLARD
8 SIGNBOARD, SEE ARCHITECTURAL PLANS
18 SAWCUT & MATCH EXISTING PAVEMENT
20 STANDARD DUTY ASPHALT PAVEMENT - SEE DETAIL SHEET C8.2
21 18" CONCRETE CURB AND GUTTER - SEE DETAIL SHEET C8.2
22 CURB RAMP W/ DEPRESSED CURB - SEE DETAIL SHEET C8.2
23 DETECTABLE WARNING SURFACE - SEE DETAIL SHEET C8.2
24 TRANSITION FROM FULL CURB HEIGHT TO NO CURB
25 CONCRETE SIDEWALK - SEE DETAIL SHEET C8.2
26 6" CONCRETE SLAB, 4000 psi w/ 6x6 10/10 WWM
27 EMERGENCY SPILLWAY
28 RIPRAP
41 DO NOT ENTER SIGN
42 HANDICAP PARKING SIGNS AND MARKINGS - SEE DETAIL SHEET C8.3
43 DRIVEWAY ARROW SEE DETAIL SHEET C8.2
52 CROSSWALK PAVEMENT MARKINGS. 4" SOLID WHITE STRIPES W/60° CROSS HATCH AT 5' O.C. (MIN. 6' WIDE)
53 1" DOMESTIC METER
54 1" DOMESTIC BACKFLOW PREVENTER - SEE DETAIL SHEET C8.3
55 6" DOMESTIC BACKFLOW PREVENTER - SEE DETAIL SHEET C8.3
56 FIRE HYDRANT - SEE DETAIL SHEET C8.3
81 30' X 16' WATER EASEMENT
90 CLEANOUT TO GRADE WITH CONCRETE RING AND COVER - SEE DETAIL SHEET C8.1
91 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.
92 5' WIDE ELECTRIC UTILITY ESMT.
93 10' X 20 ' ELECTRIC UTILITY ESMT.
POWER POLE AND OVERHEAD LINE, COORDINATE WITH THE CITY




## LEGEND

PROPERTY LINE
EASEMENT
SETBACK
GAS LINE
POWER LINE (OVERHEAD)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
FENCE
POWER LINE (UNDERGROUND)
LANDSCAPE BUFFER
STANDARD DUTY ASPHALT PAVEMENT
PROPOSED CONCRETE PAVEMENT
RIPRAP

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GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
1 inch = 20 ft.

North Carolina 811
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North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://ncr811.org/ezoneticketentry.htm

NORTH CAROLINA PROFESSIONAL SEAL 34936 ENGINEER CHRISTOPHER MATTHEW JONES 2020

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POPEYE'S
915 CONCORD PARKWAY SOUTH
CONCORD, NC 28027

MODIFICATION LOG

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

AMERICAN Engineering
FIRM # C-3881
American Engineering Associates - Southeast, P.A.
8008 Corporate Center Dr - Suite 110
Charlotte, NC 28226
704-375-2438

SITE PLAN

SHEET: C3.1