

- NOTES**
- OWNER
225 WILSHIRE LLC
80 STATE STREET
BROOKLYN, NEW YORK 11201
 - CIVIL SITE WORK CONTACT
SAM KING, JR., PE, PLS
35 CHURCH STREET, S, SUITE 107
CONCORD, NC 28025
PHONE: (828) 403-5586
email: sam@kingengineer.com
 - SUBJECT PROPERTY TAX PARCEL ID 5630 00 5258
 - SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", (MINIMAL RISK)
PER FEMA PANEL NUMBER 37108630 00 K, EFFECTIVE DATE:
NOVEMBER 16, 2018.
 - SUBJECT PROPERTY IS SUBJECT TO CITY OF CONCORD
DEVELOPMENT ORDINANCE.
 - SUBJECT PROPERTY DOES NOT LIE WITHIN A PUBLIC WATER SUPPLY
WATERSHED AREA.
 - SUBJECT PROPERTY ZONED "I-1" (CITY OF CONCORD).
SETBACKS - FRONT: 30', SIDE: 0', REAR: 0'
STEP BACK SETBACK: MAX BLDG HEIGHT: 57.2'
STEP BACK = (57.2 - 35 x 2) = 44.4'. BUILDING SET 46 FEET FROM P/L.
 - LOCATION AND TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD SURVEY
BY KING ENGINEERING AND SURVEY FILES PREPARED BY OTHERS.
 - THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY FOR
THE EXACT FIELD LOCATIONS OF ALL WATER, SEWER, ELECTRIC,
TELEPHONE, TELEVISION AND ANY OTHER UNDERGROUND AND OVERHEAD
UTILITY BEFORE STARTING CONSTRUCTION. THE OMISSION FROM OR THE
INCLUSION OF UTILITY LOCATIONS ON THE CONTRACT DRAWINGS IS NOT
TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION
OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND
UTILITIES ALONG THE ROUTE.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS,
RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD AFFECTING
SUBJECT PROPERTY.
 - PRE DEVELOPED BUILT UPON AREA SUMMARY
TOTAL AREA: 294,064 SF, (6.75 AC)
EXIST BUILDING: 87,633 SF (2.012 AC)
EXIST ASPHALT: 108,747 SF (2.496 AC)
EXIST CONCRETE: 18,600 SF (0.427 AC)
EXIST GRAVEL: 8,739 SF (0.201 AC)
EXIST RIP-RAP: 540 SF (0.012 AC)
TOTAL IMPERVIOUS: 224,259 SF (5.148 AC)
% BUA = 224,259/294,064 x 100 = 76.26% (80% max for I-1)
 - POST DEVELOPED BUILT UPON AREA SUMMARY
TOTAL AREA: 294,064 SF, (6.75 AC)
EXIST BUILDING: 87,633 SF (2.012 AC)
EXIST ASPHALT: 98,393 SF (2.259 AC)
EXIST CONCRETE: 18,600 SF (0.427 AC)
EXIST GRAVEL: 8,739 SF (0.201 AC)
EXIST RIP-RAP: 540 SF (0.012 AC)
NEW BUILDING: 3,839 SF (0.088 AC)
NEW ASPHALT: 3,982 SF (0.091 AC)
NEW CONCRETE: 425 SF (0.010 AC)
TOTAL IMPERVIOUS: 222,215 SF (5.100 AC)
% BUA = 222,215/294,064 x 100 = 75.57% (80% max for I-1)
BUA DECREASE = 224,684 - 222,215 = 2469 SF, (0.057 AC)
 - PARKING SUMMARY - NO NEW SPACES PROPOSED FOR THIS PROJECT

NOTE:
ESTIMATED SANITARY SEWER FLOW IS ZERO GPD, SINCE NEW BUILDING
WILL NOT BE SERVED BY WITH SEWER SERVICE TRIBUTARY TO THE CITY
OF CONCORD WASTEWATER COLLECTION SYSTEM

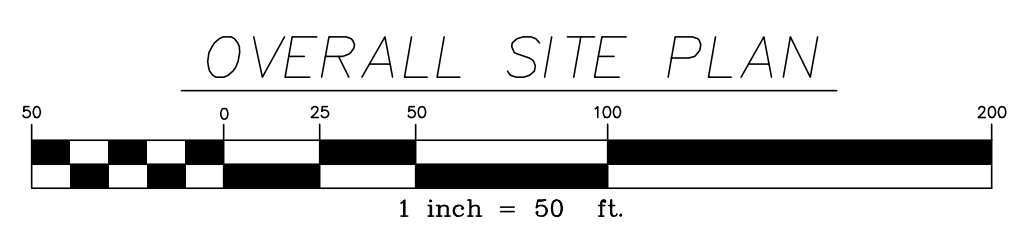
- SHEET INDEX**
- C100 OVERALL SITE PLAN
 - C200 EXISTING CONDITIONS/DEMO PLAN
 - C300 SITE DEVELOPMENT PLAN
 - C400 GRADING PLAN
 - C500 FIRE LINE UTILITY PLAN
 - C600 LANDSCAPE PLAN
 - C700 DETAILS & SPECIFICATIONS

LINE DATA:
L1: S 36°37'09" E, 30.89'
L2: S 36°37'09" E, 44.68'

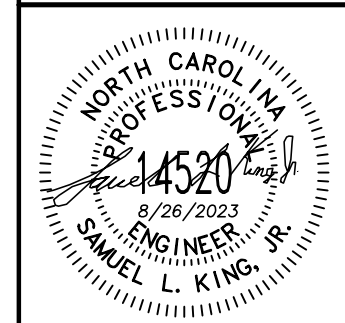


LEGEND

---	RIGHT OF WAY
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING OVERHEAD UTILITY
⊙	EXISTING MANHOLE RIM
⊕	EXISTING YARD INLET
⊖	EXISTING UTILITY POLE
⚡	EXISTING FIRE HYDRANT
☆	EXISTING LIGHT POLE



KING ENGINEERING OF CONCORD, INC
35 CHURCH STREET, S., SUITE 107
CONCORD, NORTH CAROLINA 28025
PHONE: (828) 403 - 5586
C-4909



New Building For:
Safawaz
225 Wilshire Ave, SW
Concord, North Carolina 28025

DRAWN BY: SLK
DESIGN BY: SLK
PROJ. MGR.: SLK

NO.	DATE	DESCRIPTION OF REVISIONS
2	8/26/2023	REVISED PER CITY OF CONCORD PLAN REVIEW COMMENTS
1	2/20/2023	ADD ZERO SANITARY SEWER FLOW STATEMENT BLOCK

PROJECT NUMBER:
2022-079
SHEET NUMBER
C100