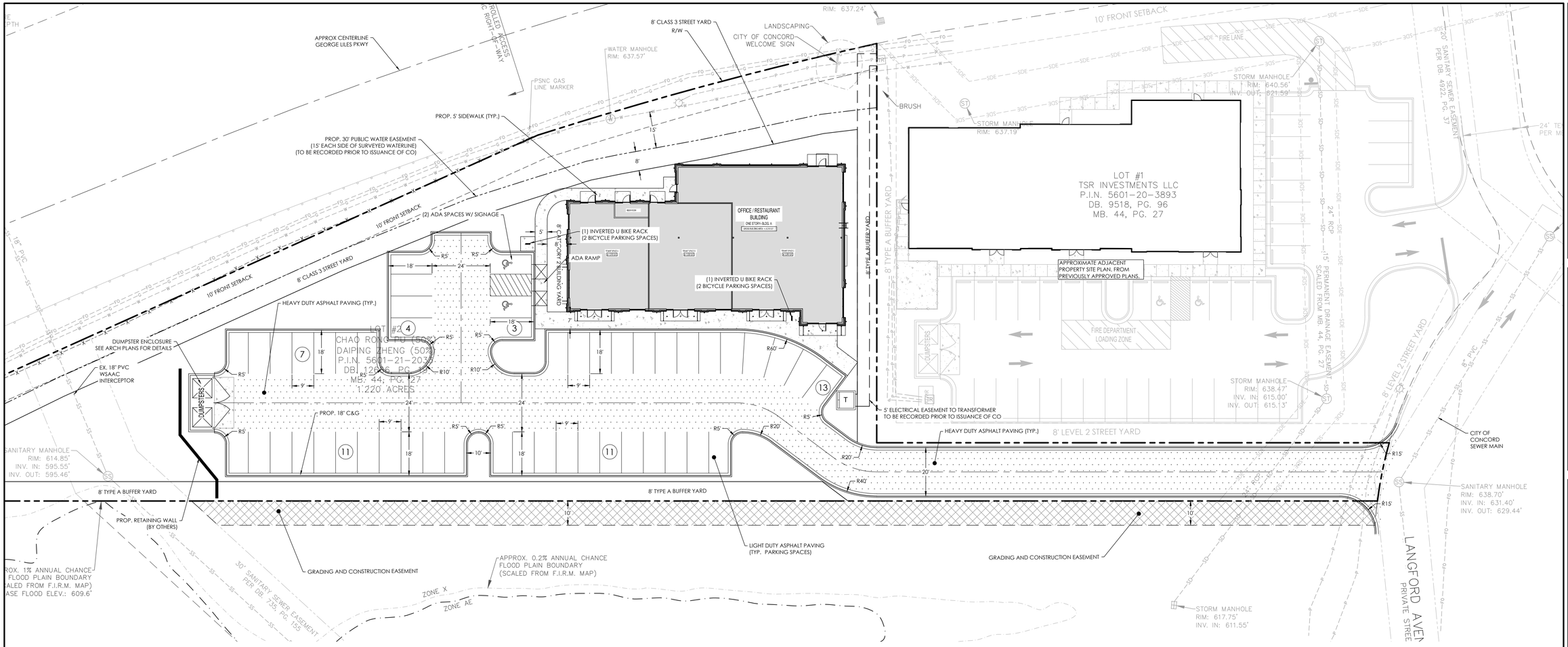

SITE DATA TABLE

PARCEL ID	56012120330000
LOCATION	5318 LANGFORD AVE NW, CONCORD, NC 28027
JURISDICTION	CONCORD
OWNER	PU CHAO RONG
ZONING	TND
TOTAL PARCEL AREA	1.22 AC
PROPOSED USE	COMMERCIAL
MIN. FRONT / STREET SETBACK	10'
MIN. SIDE SETBACK	-
MIN. REAR SETBACK	-
BUILDING HEIGHT	17.5' (TO ROOF) & 23.25' (TO PARAPET)
MAX BUILDING HEIGHT	1 STORY
BUILDING AREA	6,310 SF (1 STORY)
FEMA MAP NUMBER	3710056010K
FEMA MAP DATE	11/16/2018
SOIL TYPES	ChA, MeB, MeD
ALL ARCHITECTURAL DESIGN STANDARDS SHALL APPLY	
NO SITE LIGHTING PROPOSED AS APART OF THIS PROJECT	
PROJECT TO BE DEVELOPED IN ONE (1) PHASE	

REQUIRED PARKING SUMMARY

OFFICE & RETAIL (3,045 SF)

MIN. = 1 SPACE PER 300 SF = 10.2 SPACES
MAX = 1 SPACE PER 200 SF = 15.2 SPACES

RESTAURANT (3,265 SF)

MIN. = 1 SPACE PER 3 SEATS = 115 SEATS / 3 = 38.3 SPACES
MAX = 1 SPACE PER 50 SF GFA = 65.3 SPACES

MINIMUM PARKING REQUIRED = 49 SPACES
MAXIMUM PARKING ALLOWED = 80 SPACES

PARKING SPACES PROVIDED = 49 SPACES

REQUIRED BICYCLE PARKING = 4 SPACES
PROVIDED BICYCLE PARKING = 4 SPACES

SITE PLAN NOTES:

1. ALL DIMENSION ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING FOOTPRINT SHOWN AS REFERENCE ONLY. CONTRACTOR TO STAKE BUILDING BASED ON ARCHITECTURAL PLANS.

IMPERVIOUS SUMMARY

ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	53,143 SF	1.220 AC	N/A
PROPOSED BUILDING	6,310 SF	0.14 AC	11.87 %
PROPOSED PAVEMENT	19,344 SF	0.44 AC	36.40 %
PROPOSED CONCRETE	3,900 SF	0.09 AC	7.34 %
MISC IMPERVIOUS	500 SF	0.01 AC	0.94 %
TOTAL IMPERVIOUS	30,054 SF	0.69 AC	56.55 %
TOTAL PERVIOUS	23,089 SF	0.53 AC	43.45 %

ADA NOTES:

ALL SIDEWALKS, ADA SPACES, AND RAMPS TO BY ADA COMPLIANT PER LATEST PROWAG AND AMERICAN ACCESS BOARD STANDARDS.

SEE SHEET C06 FOR SLOPES.

NOTE

ALL MEASUREMENTS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. BUILDING FOOTPRINT FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND BUILDING STAKING. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. ALL DRIVE AISLES TO BE HEAVY DUTY PAVEMENT. PARKING SPACES TO BE LIGHT DUTY PAVEMENT.
3. DUMPSTERS SHALL BE SET ON A CONCRETE BED AND SHALL BE HIDDEN BY AN OPAQUE FENCE OR WALL OF SUFFICIENT HEIGHT TO SCREEN THE BIN AND ANY APPURTENANCES, BUT NOT LESS THAN 6' IN HEIGHT.
4. WHEREVER USED, FENCES AND WALLS SHOULD BE CONSTRUCTED TO MATCH THE ARCHITECTURAL DETAIL OF THE MAIN BUILDING.
5. ALL MECHANICAL EQUIPMENT AND ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW.
6. ALL COORDINATE DATA IS REFERENCED TO A NORTH/SOUTH, EAST/WEST GRID.
7. SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THIS LAYOUT PLAN IMMEDIATELY TO HENSON FOLEY FOR DECISION.
8. SURVEYOR SHALL CONTACT HENSON FOLEY IMMEDIATELY UPON COMPLETION OF FIELD STAKING, PRIOR TO CONSTRUCTION.
9. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND ACCESS POINT LOCATIONS.
10. ROADWAY AND PARKING DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
11. SEE ARCHITECTURAL PLANS TO COORDINATE AND VERIFY DETAILED LAYOUT ADJACENT TO BUILDING.
12. ALL BUILDING AND MONUMENT SIGNS WILL BE PERMITTED SEPARATELY.

TRASH SERVICE:

1. TRASH SERVICE WILL BE PROVIDED IN A DUMPSTER LOCATED AS SHOWN.

LEGEND

PROJECT BOUNDARY
PROPOSED BUILDING
CURB AND GUTTER
BUILDING SETBACK
IRRIGATION CONDUIT
EXISTING SURVEY
BUILDING HATCH
FULL DEPTH ASPHALT
SIDEWALK
HEAVY DUTY PAVEMENT
STOP — STOP SIGN W/ WHITE STOP BAR R1-1
XX — PARKING ROW COUNT
C — COMPACT CAR SPACE
HANDICAPPED PARKING SYMBOL

ALL MATERIALS AND CONSTRUCTION TO CONFORM TO CITY OF CONCORD, NC DEQ, AND ANY OTHER APPLICABLE STANDARDS, SPECIFICATION AND DETAILS

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

811 Know what's below. Call before you dig.

HensonFoley
Landscape Architecture Civil Engineering
121 Gilead Road, Huntersville NC 28078
p: 704.875.1615f: | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-0781
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NORTH ARROW
GRAPHIC SCALE 1"=20 FT.

NORTH CAROLINA PROFESSIONAL SEAL 51555 ENGINEER JUSTIN D. COBB

5318 LANGFORD AVE

PIN #56012120330000
5318 LANGFORD AVE NW CONCORD, NC 28027

SITE PLAN

REVISIONS:
2023-11-16 1ST CONCORD REVIEW
2023-12-27 NCDEQ REVIEW
2024-01-08 2ND CONCORD REVIEW

C03 - SITE PLAN.DWG
PROJECT NUMBER: 221041
DATE: 05/08/2022 DRAWN BY: KIW
SHEET C03 OF 14

ATTENTION: THIS ELEVATION WAS CREATED WITH PRELIMINARY INFORMATION AND IS SUBJECT TO CHANGE. IT SHOULD BE CONSIDERED AS PRELIMINARY IN NATURE.

MATERIAL LEGEND

BRICK-1 — ***MODULAR BRICK:***
BRICK & MORTAR TO MATCH ADJACENT SHOPPING CENTER
-COLORS TO BE SELECTED BY ARCHITECT

MC-01 — ***METAL CANOPY SYSTEM:***
MAPES ARCHITECTURAL CANOPY SYSTEM- PREFINISHED 'FLAT SOFFIT' PROFILE CONSTRUCTION.
- COLOR: DARK BRONZE

SF-01 — ***STOREFRONT SYSTEM:***
ALUMINUM STOREFRONT SYSTEM, PRE-FINISHED/PAINTED, KAWNEER OR EQUAL, COLOR: TBD BY ARCHITECT - 4" EXTERIOR SYSTEM, FLUSH/FRONT GLAZED, WITH 1" LOW-E, INSULATED, **CLEAR** GLASS, FILLED WITH ARGON (U-VALUE OF 0.45 MAX.)

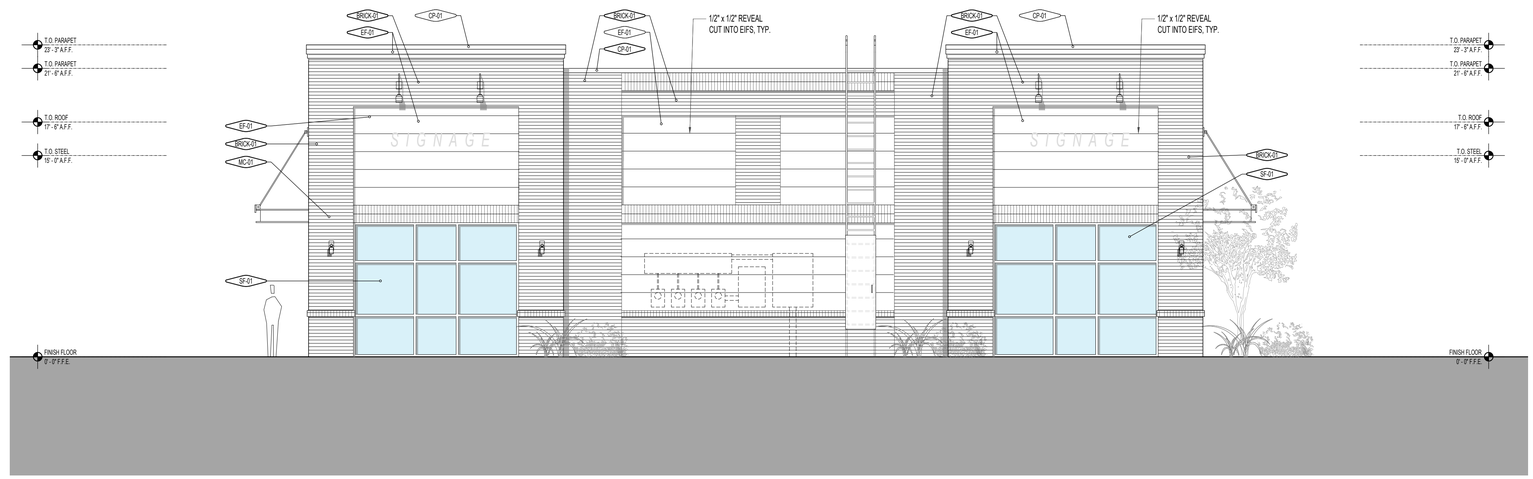
EF-01 — ***E.I.F.S. ONE:***
DRYVIT (TM) OUTSULATION- EXTERIOR INSULATION FINISH LCMD SYSTEM- "SANDPEBBLE FINE" - FINISH SYSTEM AGGREGATE TEXTURED 100% ACRYLIC BASED DIRT PICKUP RESISTANT: COLOR TO BE SELECTED BY ARCHITECT

CP-01 — ***PRE-FINISHED METAL PARAPET COPING:***
PAC-CLAD "ANCHOR-TITE" COPING SYSTEM (OR EQUAL) MILL FINISH ALUMINUM-KYNAR FINISH
-COLOR TO BE SELECTED BY ARCHITECT

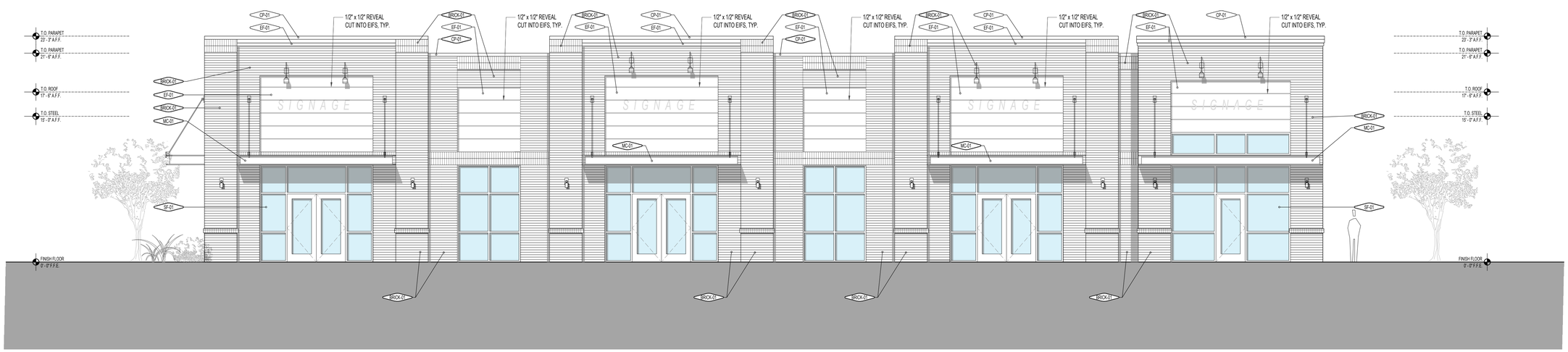
*** ALL SIGNAGE IS SHOWN FOR CONCEPT ONLY. ALL SIGNAGE TO BE PERMITTED SEPARATELY BY TENANTS AT TIME OF UPFITS.**

**** ALL LIGHTING SHOWN FOR CONCEPT ONLY. LOCATION, TYPES AND QUANTITY TO BE DETERMINED BY THE SHELL DRAWING PACKAGE.**

MATERIAL LEGEND | SCALE: N.T.S. | 03



LEFT ELEVATION | SCALE: 3/16" = 1'-0" | 02



FRONT ELEVATION | SCALE: 3/16" = 1'-0" | 01

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PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

SEAL

PROJECT LOCATION:
5318 Langford Ave. NW
Concord, NC 28027

CONCORD RETAIL
CONCORD, NC

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Project Number
2271

Issue Date
05/30/2023

Revision Name	Revision Date
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Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A-4.101

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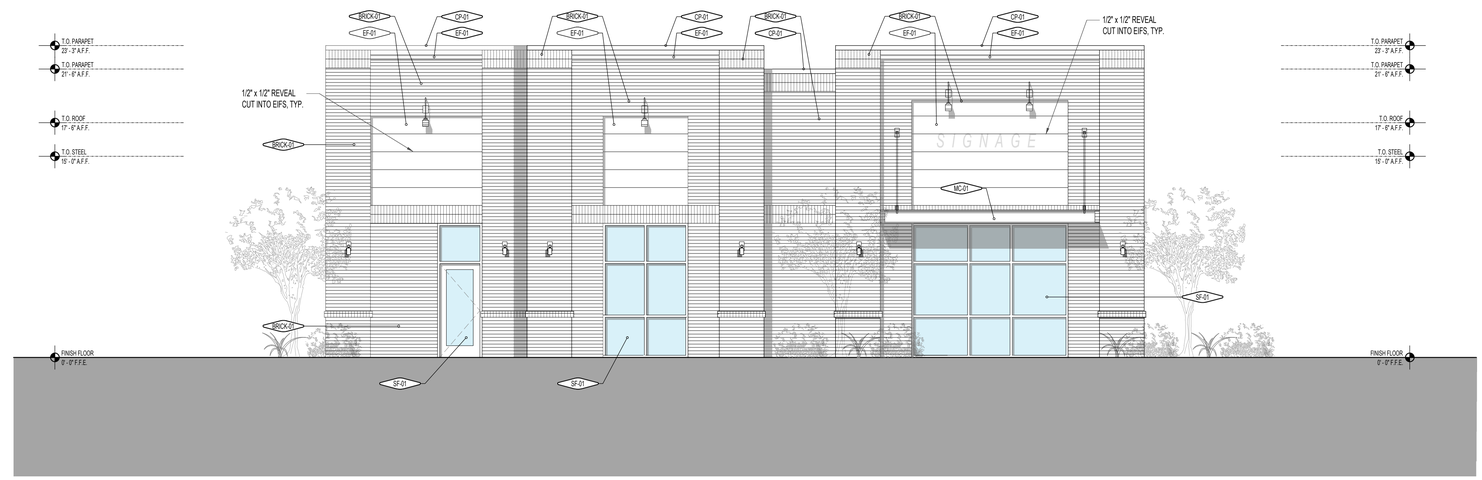
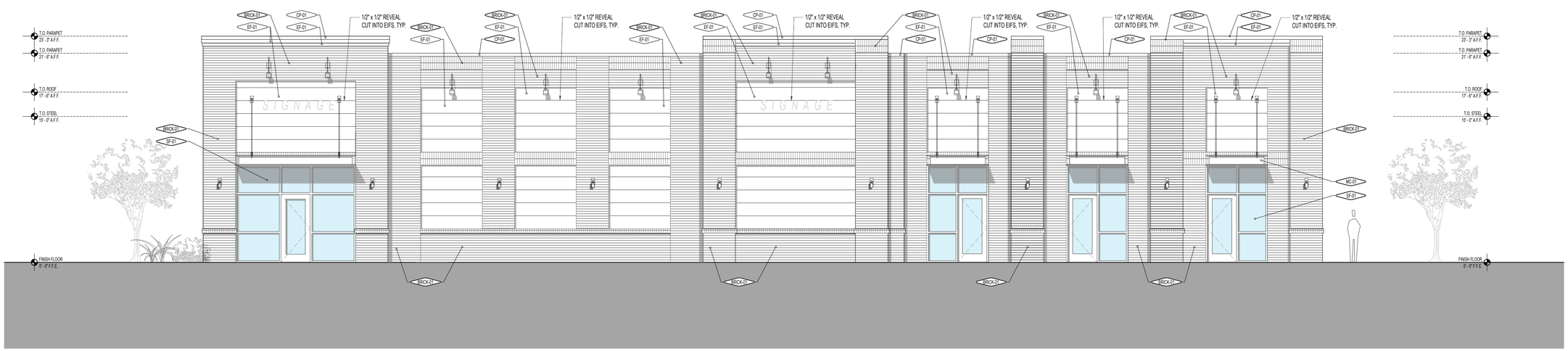


RIGHT ELEVATION | SCALE: 3/16" = 1'-0" | 02



REAR ELEVATION | SCALE: 3/16" = 1'-0" | 01

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Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A-4.102