

SITE NOTES

OWNER: BARBEE INVESTMENTS, LLC
 796 CONCORD PKWY N
 CONCORD, NC 28027

PN: 5611-82-8179
 AREA: 0.69 ACRES (29,841 SF)
 DB 12357 PG 241

ZONING: C-2
 DIMENSIONAL STANDARDS
 MIN. LOT SIZE - N/A
 IMPERVIOUS RATIO - 0.8
 MIN. STREET FRONTAGE - 30'
 MIN. LOT WIDTH - 50'
 MIN. LOT DEPTH - 100'
 MAX. BUILDING HT - 48'

PROPOSED BUILDING HEIGHT: 24'-8"
 CURRENT USE IS: AUTOMOBILE SALES
 PROPOSED USE IS: GROCERY/FOOD STORE

BUILDING SETBACKS
 FRONT - 10'
 SIDE - N/A
 REAR - N/A

IMPERVIOUS AREA
 MAX: 80
 EXISTING: 22,564 SF (76)
 PROPOSED:
 BUILDING - 8,434 SF
 SIDEWALK - 2,225 SF
 DRIVEWAY/PARKING - 10,502 SF
 TOTAL - 21,161 SF
 RATIO: .71

BUFFER YARDS - AGAINST RC ZONING
 TYPE C - 20 FT.
 - AGAINST C-2 ZONING
 TYPE A - 8 FT.

BUILDING YARDS
 CATEGORY 2 - 8' MIN. WIDTH

PARKING LOT YARDS
 10% NET AREA OF LANDSCAPING ON THE INTERIOR
 OR EXTERIOR OF PARKING LOTS

STREET YARDS
 CLASS 3 - 8' MIN. WIDTH

REQUIRED PARKING
 ONE SPACE FOR EVERY 300 SF OF GFA
 REQUIRED: 8,434 SF/300 SF = 29
 PROVIDED: 17 SPACES INCLUDING
 2 ADA SPACES
 BUSINESS SHALL SHARE 12 SPACES WITH
 ADJACENT PROPERTY.

SHARED PARKING CALCCS

56118233360000 (SMOKE PIT)
 REQUIRED PARKING: 1 SPACE PER 3 SEATS
 70 SEATS / 3 = 24 SPACES
 EXISTING SPACES: 30
 PROPOSED SPACES: 3 SPACES
 SPACES AVAILABLE TO BE SHARED: (30+3) - 24 = 18 SPACES

56118281790000 (STOCK MARKET)
 REQUIRED PARKING: 1 SPACE PER 300 SF
 8,434 SF / 300 SF = 29 SPACES
 PROVIDED ON SITE: 17 SPACES
 PROVIDED OFF SITE: 12 SPACES
 TOTAL SPACES: 17 + 12 = 29 SPACES

TOTALS FOR BOTH SITES
 REQUIRED: REQ. FOR SMOKE PIT + REQ. FOR STOCK MARKET
 REQUIRED: 24 + 29 = 53 SPACES
 PROVIDED: EXISTING AT SMOKE PIT + PROPOSED AT SMOKE PIT + PROPOSED AT STOCK MARKET
 PROVIDED: 38 + 3 + 17 = 58 SPACES

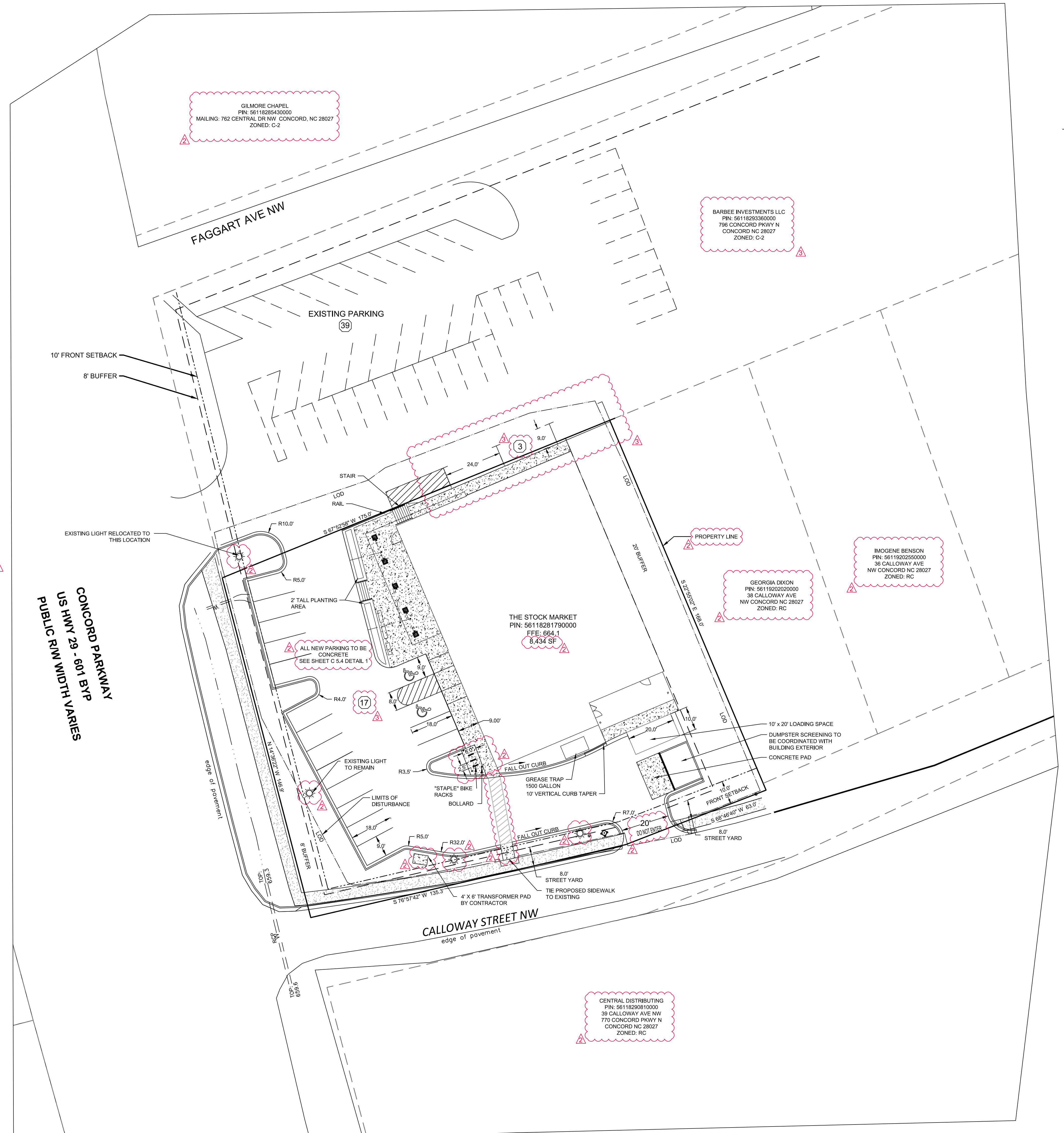
*SMOKE PIT HAS ADDITIONAL SPACES LEFT OUT OF THESE CALCULATIONS FOR SIMPLIFICATION.

LOADING SPACE
 REQUIRED: 1
 PROVIDED: 1

BICYCLE PARKING
 REQUIRED: 4 + 1 PER 7500 SF
 4 + 8,434 / 7500 = 6 SPACES
 PROVIDED: 6 SPACES OR 3 "STAPLE" BIKE RACKS

PLAN NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD, WISACC, NCDOT, NCDENR STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- DIMENSIONS AS SHOWN, ARE TO FACE OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY KIND OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR ANY WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- AT ALL TIMES, THE CONTRACTOR SHALL PERFORM PROJECT DEMOLITION WITH MINIMAL DISTURBANCE TO THE ADJACENT PROPERTIES. ALL DEBRIS GENERATED DURING THE DEMOLITION PHASE OF THE PROJECT, SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS; OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY. WHATSOEVER, NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
- CONTRACTOR IS RESPONSIBLE FOR DESIGN AND PERMITTING OF RETAINING WALL AS NECESSARY.
- RETAINING WALL SHALL BE COVERED WITH BRICK VENEER THAT MATCHES BUILDING.
- AWCK IS ONLY RESPONSIBLE FOR C X X SHEETS.



LEGEND	
	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY LINE
	EXISTING GRADE
	EXISTING OVERHEAD UTILITY
	EXISTING GAS LINE
	EXISTING UNDERGROUND POWER
	EXISTING 16" DI WATER LINE
	PROPOSED GRADE

the BOGLE FIRM ARCHITECTURE

110 N. MAIN ST SUITE 200 SALISBURY, NC 28144

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Civil Engineer: **alley, williams, carmen & king, inc.**

awck CONSULTING ENGINEERS, SURVEYING & INSPECTION

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 120 S. MAIN STREET
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 704.938.1515
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SITE PLAN

REVISION SCHEDULE		
NO.	DATE	REFERENCE
#1	5-01-24	PS-AWCK
#2	5-09-24	ODC
#3	6-13-24	ODC
#4	7-2-24	ODC

STOCK MARKET

788 CONCORD PKWY N
 CONCORD NC

1 SITE PLAN
 Scale: 1"=20'

GRAPHIC SCALE

(IN FEET)
 1 inch = 20 ft.

DRAWN BY: GL
 CHECKED BY: PC
 DATE: 03.01.24
 PROJECT #: 22574

SHEET NUMBER
C 2.0
 OF: .

