ZONED -HB

ABBREVIATIONS

RD - ROOF DRAIN
ES. - EMERGENCY SCUPPER
DS. - DOWNSPOUT
YCO. - YARD CLEANOUT
VTR -VENT THRU ROOF
RCP -REINF.CONCRETE PIPE

T.O.G. - TOP OF GRATE
T.O.W. - TOP OF WALL
GG - CURB AND GUTTER

EF - EXHAUST FAN (SEE MECH)
R.H. - RELIEF HOOD (SEE MECH)
R.T.U. - ROOF TOP UNIT (SEE MECH)

(SEE SHEET CIVIL DWGS)
D.I. - DROP INLET
C.B. - CATCH BASIN
Y.I. - YARD INLET
C.I. - CURB INLET
STORM PIPE
J.B. - JUNCTION BOX

LEGEND or SYMBOLS

PROPERTY LINE
SPOT ELEVATION
(SEE CIVIL DWGS) EXISTING CONTOURS
NEW CONTOURS
SEE PLANS & SPECS:
BIKE RACK
CURB AND GUTTER. (Reference Civil Dwgs)
CONCRETE SIDEWALKS
Reference Civil Dwgs
LIGHT DUTY ASPHALT PAVING
HEAVY DUTY ASPHALT PAVING
(SEE SPECS)
RELIEF HOODS (SEE MECH DWGS)
VTR VTR (VENT THRU ROOF) (SEE PLUMBING DWGS)
LP SITE LIGHTING (SEE ELECTRICAL DWGS)

GENERAL PROPERTY INFORMATION:

ADDRESS: 1428 S. JAKE ALEXANDER BLVD.
PARCEL #: Parcel 060 041
PROJECT TITLE: ABC STORE & WAREHOUSE
ACREAGE: 1.543 ACRES 67,232 sf
PROPOSED: NEW CONSTRUCTION
RETAIL / MERCANTILE 7754 sf + 240 sf canopies
TOTAL = 8044 sf

CITY OF SALISBURY - LDO
PARKING: Retail (min.) = 2 spaces / 1000 sf = 16 spaces
Retail (max.) = 5 spaces / 1000 sf = 39 spaces
2012 NCBC Chapter 11 - 2 HC Spaces Required
39 spaces provided

ZONING: HB HIGHWAY BUSINESS
SETBACKS: FRONT SETBACK (MIN) 10 feet
FRONT SETBACK (MAX) no max
SIDE SETBACK (MIN.) 0 or 4 feet
REAR SETBACK (MIN) 0 or 4 feet
BLDG HEIGHT: max 3 Stories actual 1 Story
EXISTING: 2% EXISTING IMPERVIOUS- BLDG & Gravel = 1080 sf
98% EXISTING PERVIOUS = 66,152 sf
PROPOSED: 58% BLDG & PAVED AREAS = 39,128 sf
42% EXISTING PERVIOUS = 28,104 sf

GENERAL NOTES

1. REFERENCE CIVIL DRAWINGS FOR UTILITIES & GRADING. REFERENCE LANDSCAPE PLAN FOR ALL LANDSCAPING DETAILS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL REGRASS ALL DISTURBED AREAS NOT BEING PAVED, CURBED, OR OCCUPIED BY THE BUILDING'S CONSTRUCTION.
4. SEE CIVIL GRADING FOR ADDITIONAL CONTOUR REFERENCES, DRAINAGE PATTERNS AND ELEVATION MARKS.
5. CONTRACTOR SHALL COORDINATE ALL CURB CUTS, DRIVEWAY ENTRANCES AND SIDEWALKS (REPAIRS and NEW CONSTRUCTION) WITH NC DOT AND ROWAN COUNTY.
6. not used
7. ALL TRAFFIC PAINT BY CONTRACTOR, AS INDICATED.
8. ALL WORK SHALL OCCUR WITHIN THE PROPERTY LINES.

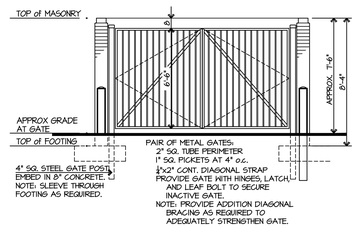
SITE PLAN NOTES:

CONC. SIDEWALK SAW JOINTS INDICATED ON PLAN " SJ ".
SEE CIVIL DWGS FOR EXISTING DRIVEWAY/CURB CUTS AND TEMPORARY CONSTRUCTION ENTRANCE

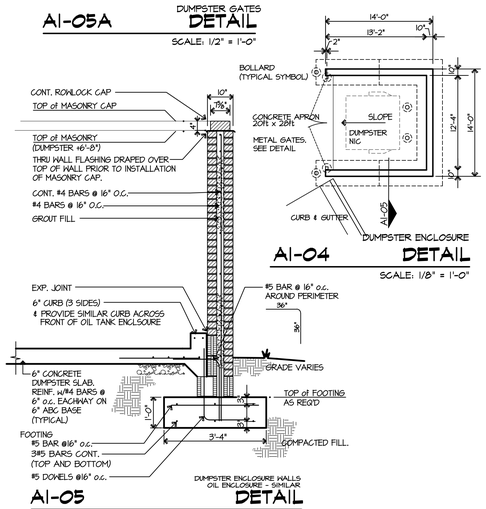
"CURB CUTS" & HANDICAP RAMPS INDICATED "HC" SHALL MEET ADA/HANDICAP (ICC A117) REQUIREMENTS. COORDINATE WITH CIVIL DWGS.

CURB CUT DETAIL
FLARED SIDES 1:10
HC RAMP 1:12
36" MIN
1 HC PARKING SIGN SEE CIVIL FOR SIGN DETAIL

BUILDING ROOF AND STORM DRAINAGE NOTES:
ALUMINUM GUTTER to 3x4 ALUMINUM DOWN SPOUTS D5
DOWNSPOUTS ROUTED UNDERGROUND TO DROP INLET. STORM LINE 6" PVC (UNO) BURIED A MINIMUM OF 48" BELOW GRADE/PAVING. SLOPE OF ¼" /FT MIN. SUPPLY CLEAN OUT AT END OF LINE, TYP. D5 FITTED W/ PVC BOOT/HUB EXTENDING 4" ABOVE GRADE.

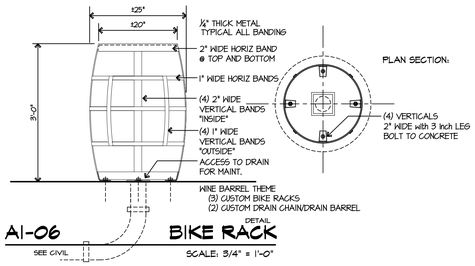


A1-05A DUMPSTER GATES DETAIL
SCALE: 1/2" = 1'-0"

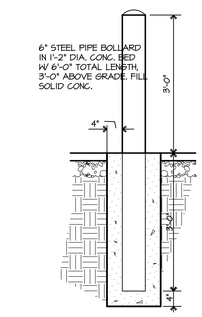


A1-04 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/8" = 1'-0"

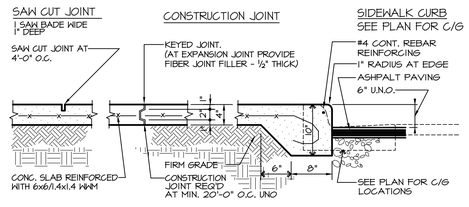
A1-05 DETAIL
SCALE: 1/2" = 1'-0"



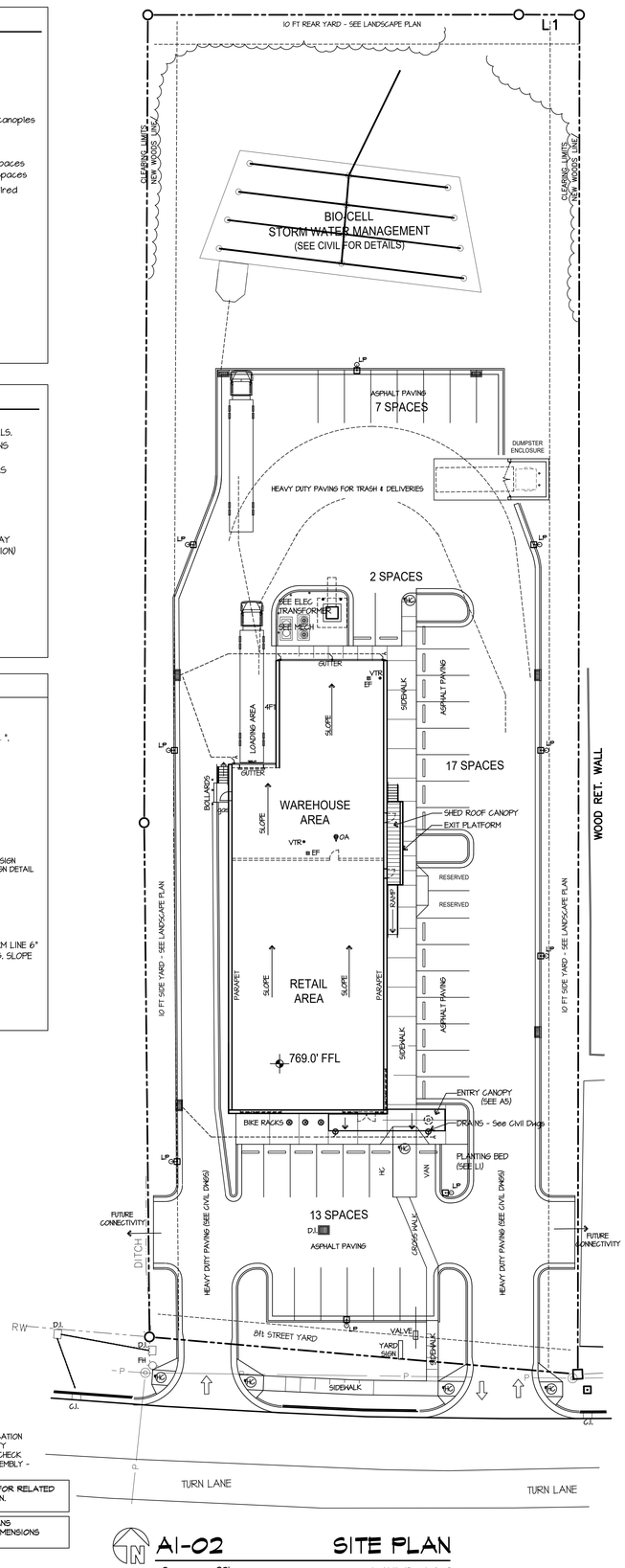
A1-06 BIKE RACK DETAIL
SCALE: 3/4" = 1'-0"



A1-04 BOLLARD
SCALE: 3/4" = 1'-0"



COORDINATE WITH CIVIL DWGS
A1-03 SIDEWALK TYPICAL with JOINTS & CURB CONDITION DETAIL
SCALE:1"= 1'-0"

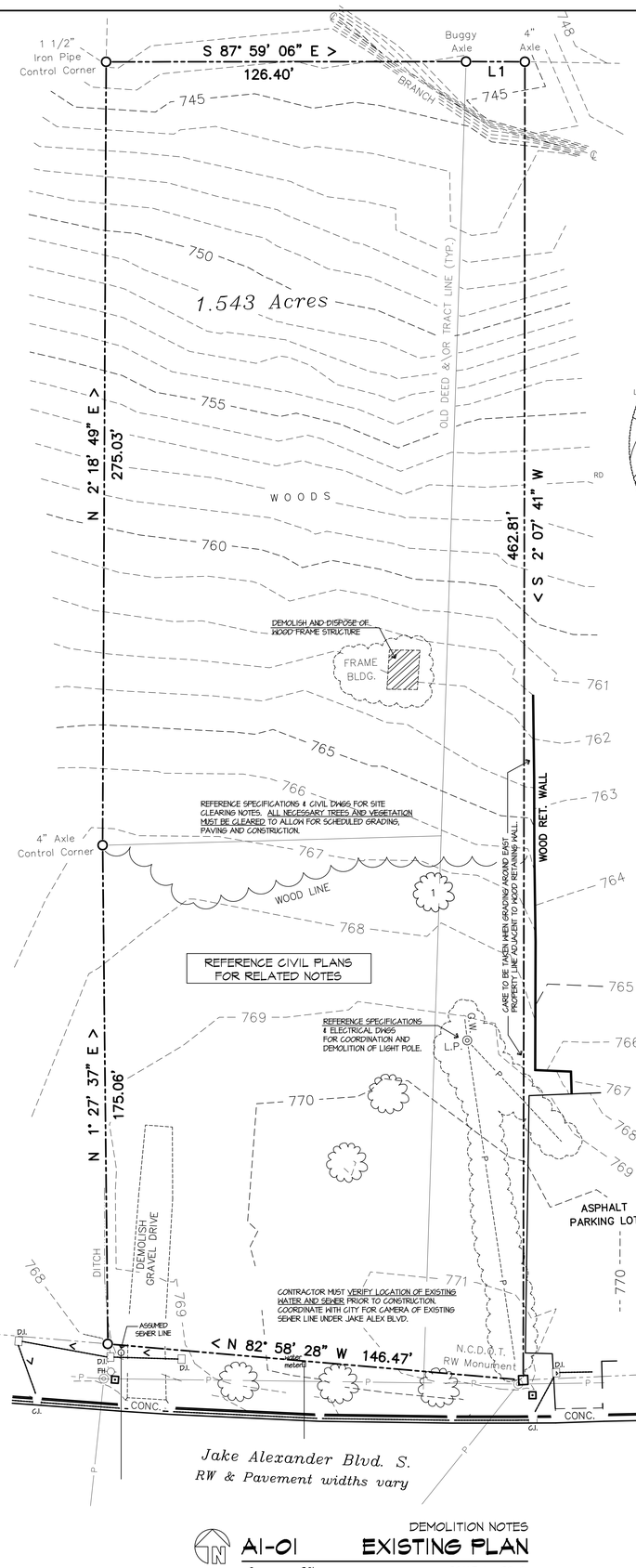


COORDINATE YARD SIGN LOCATION WITH FINAL LOCATION and CITY REQUIREMENTS FOR DOUBLE CHECK VALVE AND BACK FLOW ASSEMBLY - SEE CIVIL DWGS

REFERENCE L1 FOR LANDSCAPE FOR RELATED NOTES & INFORMATION.

REFERENCE CIVIL PLANS FOR RELATED NOTES AND DIMENSIONS

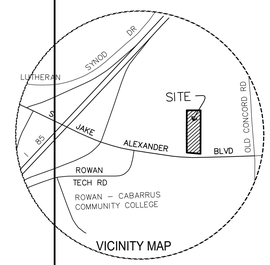
A1-02 SITE PLAN
SCALE: 1" = 20'-0"



DEMOLITION NOTES
A1-01 EXISTING PLAN
SCALE: 1" = 20'-0"

RAMSAY BURGIN SMITH ARCHITECTS
225 NORTH MAIN STREET - SUITE 501
SALISBURY, NORTH CAROLINA 28144
Phone: (704) 633-3121 Fax: (704) 633-5361
Email: rbs@rbsarch.com (www.rbsarch.com)

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS THEREFROM MUST BE WITH THE WRITTEN CONSENT OF THE ARCHITECT



PARCEL 060 041
1428 S. JAKE ALEXANDER

SITE PLAN

Rowan/Kannapolis ABC STORE & WAREHOUSE
Salisbury, NC

WILLIAM R. BURGIN JR. NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1021 SALISBURY, NC

DJG DRAWN BY
WRB CHECKED BY
DEC 2016 DATE
S1613 COMM. NO.

SHEET NO. A1 OF 6