

- ### PAVEMENT NOTES
- HEAVY DUTY HEAVY DUTY PAVING SPECIFICATION (TRUCK PATH)
    - 8" AGGREGATE BASE COURSE
    - 1.5" 59.5B SURFACE COURSE
    - 1.5" 59.5B SURFACE COURSE
  - LIGHT DUTY LIGHT DUTY PAVING SPECIFICATION
    - 6" AGGREGATE BASE COURSE
    - 2" 59.5B SURFACE COURSE
  - GRAVEL DRIVE
    - 8" STONE BASE
  - CONCRETE SIDEWALK
    - 4" THICK WHEN ADJACENT TO 30" C&G, 3600 PSI CONC.
    - 6" THICK WHEN CROSSING DRIVEWAY OR ADJACENT TO VALLEY C&G, AND 3600 PSI CONC.
  - PERMEABLE PAVERS
    - 6" #2 STONE BASE LAYER
    - 4" #57 STONE BASE LAYER
    - 2" #8 STONE BEDDING LAYER
    - 3" BELGARD PERMEABLE PAVERS SURFACE LAYER
- SEE SHEET C11 FOR BELGARD PERMEABLE PAVER DETAILS.
- NOTE: ALL FIRE ACCESS ROADS SHALL BE HEAVY DUTY AND CAPABLE OF SUPPORTING 60,000-LBS FOR FIRE APPARATUS.

### ZONING CODE SUMMARY

PROJECT NAME: THE FLATS AT GIBSON VILLAGE  
 OWNER: JOURNEY INVESTMENTS, LLC PHONE # (704) 285-6490  
 PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669  
 TAX PARCEL ID: 56212074070000

LOT SIZE: 64,341-SF or 1.477-AC ZONING: RC JURISDICTION: CONCORD  
 EXISTING USE: SF - RESIDENTIAL PROPOSED USE: MF - APARTMENTS  
 PROP. BUILDING HEIGHT: 32.83 FT. PROP. BUILDING LENGTH: 88 FT.  
 MAX. ALLOWABLE: 4-STORIES MAX. ALLOWABLE: 180 FT.

BUILDING COVERAGE: 10.138 SF. NUMBER OF STORIES: 3  
 NUMBER OF UNITS: 22 (11-UNITS PER BLDG) NUMBER OF LOTS: N/A  
 DENSITY ALLOWED: 15 DUA = 22 UNITS DENSITY PROPOSED: 15 DUA

**YARD REQUIREMENTS:**

SETBACK (FRONT): 20 FT. SIDE YARD (L): 20 FT.  
 CORNER YARD: 20 FT. SIDE YARD (R): 20 FT.  
 REAR YARD: 20 FT. GARAGE SETBACK: N/A FT. (FROM BACK OF CURB/SIDEWALK)

**BUFFER YARD REQUIREMENTS:**

FRONT: (NO) / YES REAR: (NO) / YES 8' TYPE A  
 SIDE (R): (NO) / YES SIDE (L): (NO) / YES 8' TYPE A

**SCREENING REQUIREMENTS:**

FRONT: (NO) / YES 12' CATEGORY 3 REAR: (NO) / YES  
 SIDE (R): (NO) / YES SIDE (L): (NO) / YES  
 PARKING: (NO) / YES 8' TYPE A

= ACTIVE OPEN SPACE  
 = PERMEABLE PAVERS

DENUDED AREA = 1.54 ac.

SEE SHEET C9 FOR LANDSCAPE PLAN.

SEE ARCHITECTURAL PLANS FOR DETAILS WITHIN 5-FT OF BUILDING.

### PERMEABLE PAVEMENT

**ACTIVITIES PROHIBITED:**

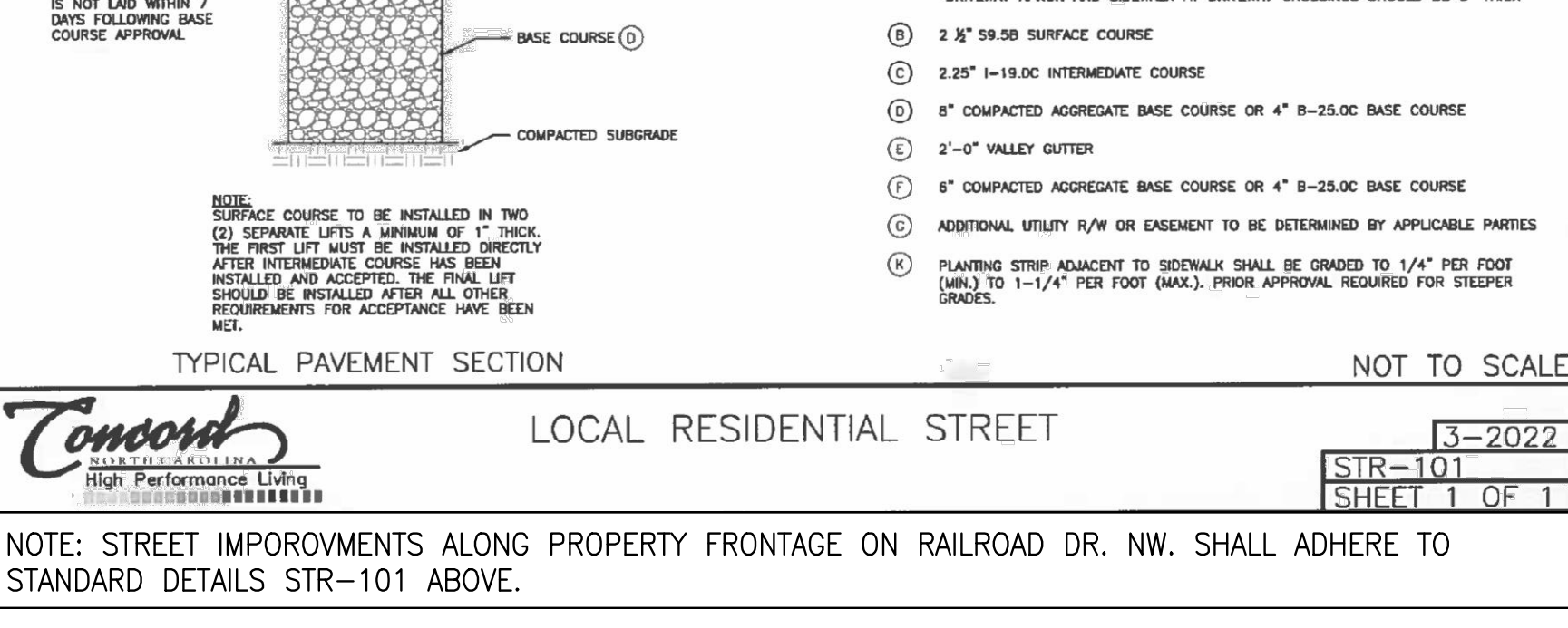
- SANDING
- RE-SEALING
- RE-SURFACING
- POWER WASHING
- STORAGE OF MULCH OR SOIL
- STORAGE OF SNOW PILES
- STORAGE OF HEAVY LOADS
- APPLICATION OF SALT OR DE-ICERS

PERMEABLE PAVEMENT SIGNAGE

### BELGARD PERMEABLE PAVEMENT

SEE SHEET C11 FOR STANDARD DETAILS.  
 SEE PAVEMENT NOTES ON THIS SHEET OR DETAILS ON C11 FOR DEPTH OF STONE BASE.

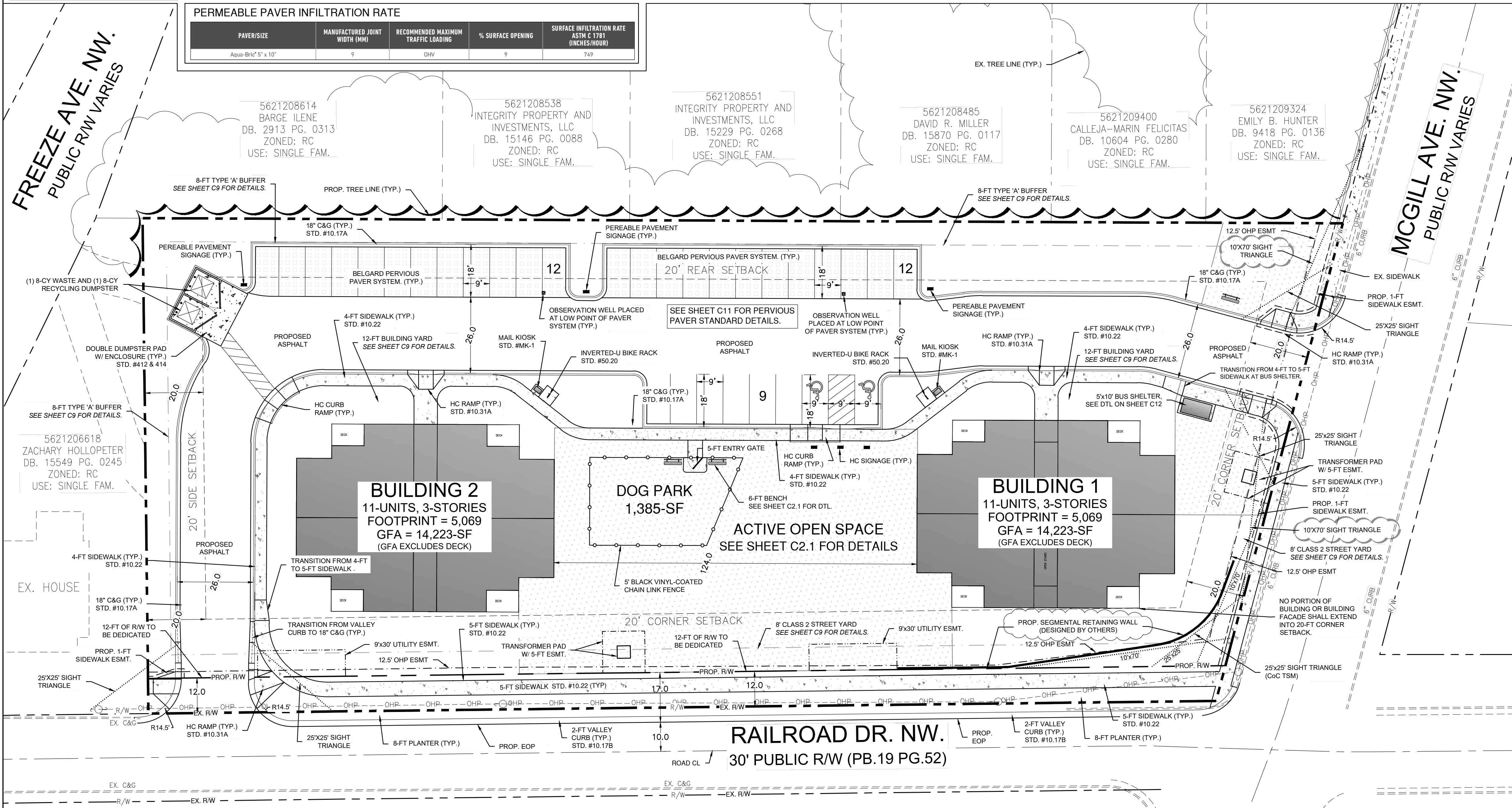
SEE SHEET C11 FOR STANDARD DETAILS.  
 SEE PAVEMENT NOTES ON THIS SHEET OR DETAILS ON C11 FOR DEPTH OF STONE BASE.



- ### GENERAL NOTES
- DIMENSIONS FROM BACK OF CURB (TYP).
  - ALL CURB RADI TO BE 5'-0" U.N.O.
  - STANDARD PARKING DIMENSIONS:
    - STD AUTO: 9'-0" WIDE X 18'-0" LONG
    - PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG
    - HANDICAP: 9'-0" WIDE X 18'-0" LONG WITH 9'-0" CLEAR UNLOADING SPACE ADJACENT
  - ANTICIPATED DATE OF FINAL PLAT: - ONE (1) MONTH AFTER PLAN APPROVAL

### PERMEABLE PAVER INFILTRATION RATE

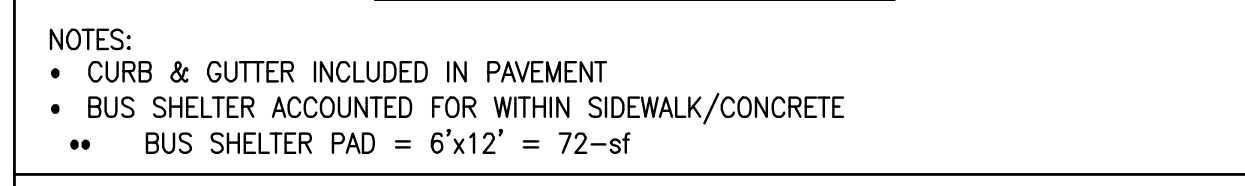
PAVER SIZE	MANUFACTURED JOINT WIDTH (MM)	RECOMMENDED MAXIMUM TRAFFIC LOADING	% SURFACE OPENING	SURFACE INFILTRATION RATE ASTM C 1781 (INCHES/HOUR)
Aqua-Bric 5' x 10'	9	O.H.V.	9	749



### IMPERVIOUS AREA DATA

TOTAL SITE AREA: 64,341-sf/1.477-ac SQ. FT./ACRES  
 MAX. ALLOWABLE IMPERVIOUS: 50% = (64,341)X(.5) = 32,171/0.739 SQ. FT./ACRES  
 EX. IMPERVIOUS COVERAGE: 11,058-sf/0.254-ac SQ. FT./ACRES  
 EX. IMPERVIOUS REMOVED: 11,058-sf/0.254-ac SQ. FT./ACRES  
 PROPOSED BUILDING: 10,138-sf/0.233-ac SQ. FT./ACRES  
 PROPOSED SIDEWALK/CONCRETE: 4,723-sf/0.108-ac SQ. FT./ACRES  
 PROPOSED PAVEMENT: 15,322-sf/0.352-ac SQ. FT./ACRES  
 PROPOSED DUMPSTER PAD: 400-sf/0.009-ac SQ. FT./ACRES  
 PROPOSED PERVIOUS PAVERS: 3,611-sf/0.083-ac SQ. FT./ACRES  
 TOTAL NEW IMPERVIOUS: (34,194 - 3,611) = 30,583-sf or 47.53%  
 OVERALL SITE IMPERVIOUS: (30,583 - 11,058) = 19,525-sf or 0.448-ac  
 OVERALL PERCENT IMPERVIOUS: 19,525 / 64,342 = 30.35% (47.5-SF REMAINING)

WATERSHED: NOT WITHIN A WATERSHED



### PARKING DATA

PARKING REQUIREMENTS PER CONCORD ZONING ORDINANCE SECTION NO. 10.3  
 PARKING REQUIRED: MIN. = 1.5-SPACES PER UNIT MAX. = 2.5-SPACES PER UNIT  
 NUMBER OF UNITS: 22

SPACES REQUIRED: 33(MIN) 55(MAX)  
 PROVIDED: 33-SPACES

LOADING REQ'D: N/A  
 PROVIDED: N/A

HC REQUIRED: 2-SPACES  
 PROVIDED: 2-SPACES

BICYCLE REQUIRED: 1:5 UNITS = 4  
 PROVIDED: 4-SPACES\*

\* (1) INVERTED-U BIKE RACK PROVIDED PER BUILDING

- ### LANDSCAPE NOTES
- ALL PARKING SPACES SHALL BE LOCATED WITH 60'-FT OF A CANOPY TREE.
  - ALL LANDSCAPING SHALL ADHERE TO ARTICLE 11 OF CONCORD'S UNIFIED DEVELOPMENT ORDINANCE.
  - NO PLANTINGS SHALL BE PERMITTED WITH 35'x35' SIGHT TRIANGLES.
- SEE LANDSCAPE PLAN SHEET C9 FOR REQUIRED PLANTINGS.

### OPEN SPACE

ACTIVE OPEN SPACE REQUIRED: 20% OF REQUIRED OPEN SPACE = [64,341 x 20% = 12,868-SF]  
 ACTIVE OPEN SPACE PROVIDED: [13,885-SF or 21.6%]

SEE EXHIBIT MAP ON SHEET C2.1 FOR DETAILS

- ### LIGHTING & UTILITY NOTES
- ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND AND ADHERE TO ALL APPLICABLE STANDARDS SET FORTH BY THE TOWN/CITY/COUNTY AND/OR UTILITY PROVIDER. SEE UTILITY PLAN SET.
  - OUTDOOR AREA LIGHTING SHALL BE PROVIDED FOR SECURITY. SUCH LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DOWNWARD AND NOT INTO DWELLING UNITS OR, OR ADJACENT TO, THE MULTI-FAMILY SITE. LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE INTERSECTIONS OF PRIMARY INTERIOR DRIVEWAYS AND BUILDING ENTRYWAYS.
  - ALL LIGHTING SHALL ADHERE TO THE STANDARDS SET FORTH WITHIN THE TOWN/CITY UNIFIED DEVELOPMENT ORDINANCE AND/OR ZONING ORDINANCE AND ANY OTHER APPLICABLE TOWN/CITY STANDARDS.
  - LIGHTING SHALL BE PERMITTED SEPARATELY AND IS NOT INCLUDED WITHIN THIS PLAN SET.
- SEE UTILITY PLAN SHEET C8 FOR DETAILS

### TRASH NOTES

(1) 8-CY WASTE DUMPSTER & (1) 8-CY RECYCLING DUMPSTER WILL BE PROVIDED ON SITE. OWNER SHALL BE RESPONSIBLE FOR COORDINATING PRIVATE WASTE AND RECYCLING COLLECTION SERVICE.

### PHASING NOTES

NO PROJECT PHASING PROPOSED.

### SIGNAGE NOTES

SIGNAGE SHALL BE PERMITTED SEPARATELY AND IS NOT PART OF THIS PLAN SET.

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 NORTH CAROLINA  
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SEAL NO. C-4063  
 NORTH CAROLINA  
 WOODBINE DESIGN, P.C.  
 0 10 20 40  
 NORTH ARROW  
 Graphic Scale 1" = 20 ft.

THE FLATS AT GIBSON VILLAGE  
 482 RAILROAD DR.  
 CONCORD, NC 28025

Project Location Sheet Title

DEVELOPER/OWNER  
 JOURNEY INVESTMENTS, LLC  
 6220 HUDSPETH RD.  
 HARRISBURG, NC 28075

Designed By  
 Drawn By  
 Date  
 Revisions  
 5/9/23 - DRC REVIEW  
 9/8/23-1st Comment Review  
 10/31/23-2nd Review  
 1/3/24-NCDEP Review  
 2/8/24-3rd City Review  
 2/22/24-RT Wall, Sight Tri.

Sheet: C2 of 12  
 Project Number: 21013













