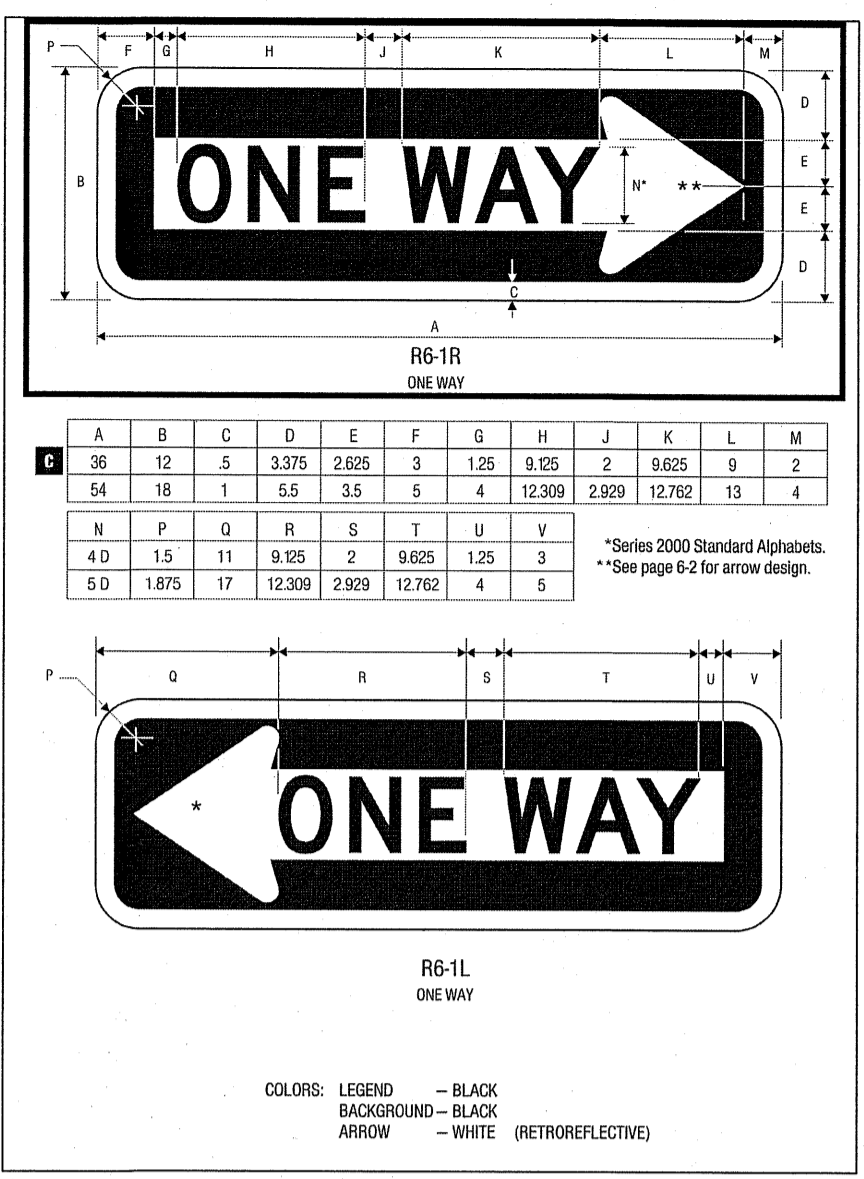
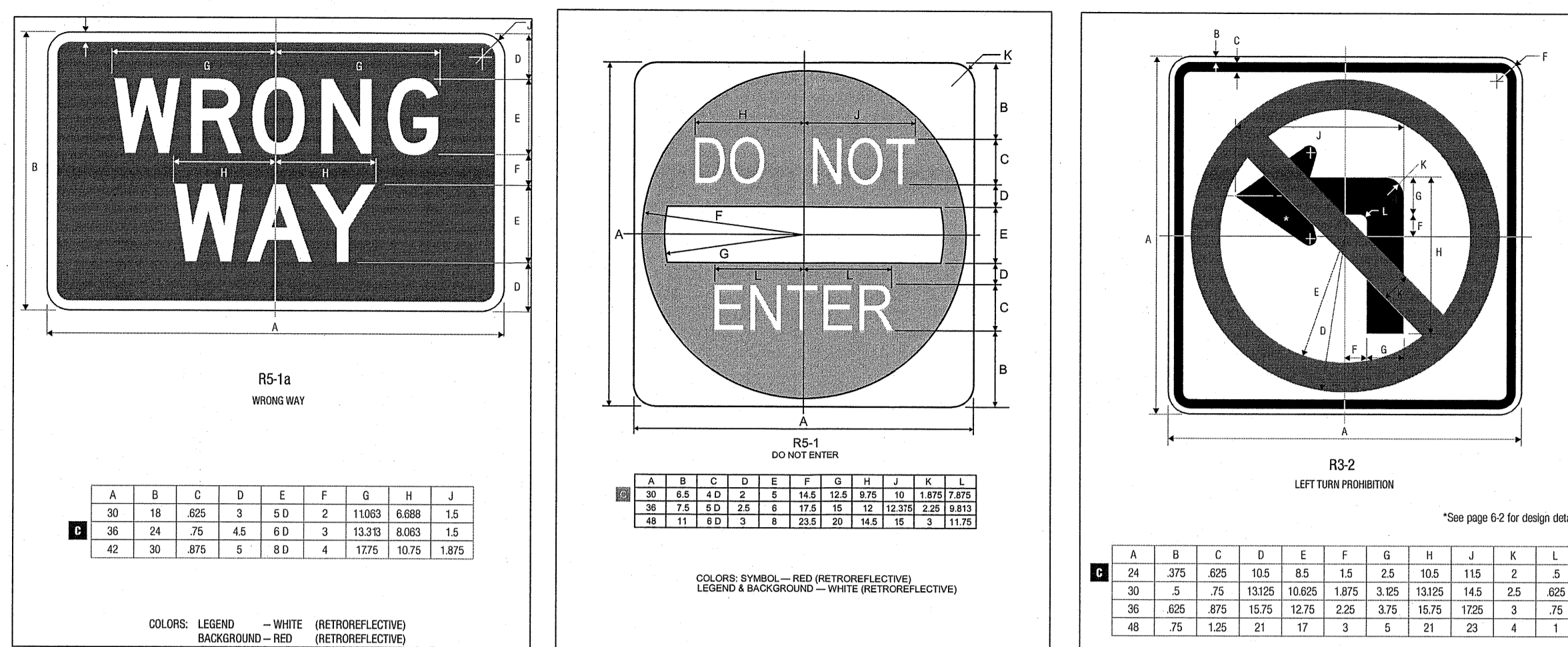
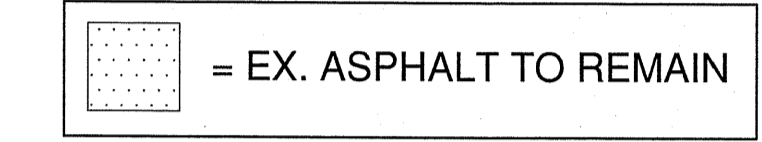


SEE SHEET C7 FOR LANDSCAPE PLAN. SEE ARCHITECTURAL PLANS FOR DETAILS WITHIN 5-FT OF BUILDING.

ALL TRAFFIC CONTROL MEASURES SHALL ADHERE TO NCDOT STANDARDS. SEE SHEET C10 FOR TRAFFIC CONTROL DETAILS.

DENUDED AREA = 0.78 ac.



ZONING CODE SUMMARY

PROJECT NAME: CORBAN AVE. MIXED USE
 OWNER: NORSTEIN PROPERTIES, LLC PHONE # (704) 285-6490
 PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669
 TAX PARCEL ID: 5630-07-2821-0000; 5630-07-3810-0000 (DB: 13582 PG: 128 & 184)
 LOT SIZE: 34,761-SF or .798-AC ZONING: CC JURISDICTION: CONCORD
 EXISTING USE: COMMERCIAL PROPOSED USE: MIXED USE
 PROP. BUILDING HEIGHT: 42 FT. PROP. BUILDING LENGTH: 114 FT.
 MAX. ALLOWABLE: 75 FT. MAX. ALLOWABLE: N/A FT.
 NUMBER OF STORIES: 3
 TOTAL BUILDING COVERAGE: 11,616 SF. TOTAL AREA BY USE
 EX. BUILDING COVERAGE: 2,403 SF. RESIDENTIAL: 8,694 (10-UNITS) SF.
 PROP. BUILDING COVERAGE: 6,980 SF. COMMERCIAL: 9,383* SF.
 *INCLUDES EXISTING BUILDING

YARD REQUIREMENTS:

SETBACK (FRONT): 10 FT. SIDE YARD (L): 0 FT.
 CORNER YARD: 10 FT. SIDE YARD (R): 0 FT.
 CORNER LOTS HAVE TWO FRONT SETBACKS REAR YARD: 0 FT.

BUFFER YARD REQUIREMENTS:

FRONT: (NO) / YES REAR: (NO) / YES
 SIDE (R): (NO) / YES SIDE (L): (NO) / YES

SCREENING REQUIREMENTS:

FRONT: (NO) / YES REAR: (NO) / YES
 SIDE (R): (NO) / YES SIDE (L): (NO) / YES
 PARKING: NO / YES 8-FT PARKING YARD

PARKING DATA

PARKING REQUIREMENTS PER CONCORD ZONING ORDINANCE SECTION NO. 10.3
 EXISTING BUILDING: PROFESSIONAL OFFICE/BUSINESS
 PARKING REQUIRED: MIN. = 1 PER 300-GFA MAX. = 1 PER 150-GFA
 TOTAL GFA: 2,403-SF
 SPACES REQUIRED: 8(MIN) 16(MAX) HC REQUIRED: 1-SPACE
 PROVIDED: 8-SPACES PROVIDED: 1-SPACE
 PROPOSED BUILDING: OFFICES, GENERAL & MULTI-FAM. RESIDENTIAL
 PARKING REQUIRED: OFFICES - MIN. = 1/1000-GFA MAX. = 1/200-GFA
 MULTI-FAM. - MIN. = 1.5/UNIT MAX. = 2.5/UNIT
 TOTAL GFA/# UNITS: 6,980-SF (OFFICE) 10-UNITS (MULTI-FAM.)
 SPACES REQUIRED: OFFICE 7(MIN) 35(MAX) HC REQUIRED: 1-SPACE
 MULTIFAM 15(MIN) 25(MAX) PROVIDED: 1-SPACE
 PROVIDED: OFFICE 7-SPACES TOTAL PARKING REQ'D: 30(MIN) 76(MAX)
 MULTIFAM 15-SPACES PROVID'D: 30-SPACES
 BIKE PARKING REQUIRED: MULTI-FAM = 1/5-UNITS OFFICE = 4 + 1/15,000-GFA
 SPACES REQUIRED: OFFICE = 4-SPACES MULTI-FAM = 2-SPACES
 PROVIDED: 4-SPACES 2-SPACES

IMPERVIOUS AREA DATA

MAX. ALLOWABLE IMPERVIOUS: N/A SQ. FT./ACRES
 EX. IMPERVIOUS COVERAGE: 18,332-sf/0.421-ac SQ. FT./ACRES
 EX. IMPERVIOUS REMOVED: 9,382-sf/0.215-ac (100% CREDIT) SQ. FT./ACRES
 PROPOSED BUILDING: 6,980-sf/0.160-ac SQ. FT./ACRES
 PROPOSED SIDEWALK: 2,215-sf/0.051-ac SQ. FT./ACRES
 PROPOSED PAVEMENT: 7,157-sf/0.164-ac SQ. FT./ACRES
 NET NEW IMPERVIOUS: (16,352 - 9,382) = 6,970-sf/0.160-ac SQ. FT./ACRES
 OVERALL SITE IMPERVIOUS: (18,332 - 9,382) + 16,352 = 25,302-sf or 0.581-ac
 PERCENT IMPERVIOUS: 25,302 / 34,761 = 72.78%
 TOTAL NEW IMPERVIOUS < 20,000-SF
 WATERSHED: NOT WITHIN A WATERSHED

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 SIGHT TRIANGLES OR UTILITY EASEMENTS.
- PER CONCORD DEVELOPMENT ORDINANCE NO PLANTING YARDS, EXCEPT FOR PARKING LOT YARD, ARE REQUIRED WITHIN THE CC ZONING DISTRICT.

[SEE LANDSCAPE PLAN SHEET C8 FOR REQUIRED PLANTINGS.]

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 FOR DETAILS.
- CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER TO RELOCATE CONFLICTING OVERHEAD LINES AND UTILITY POLES/LIGHTS.
- 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.
- CONTRACTOR SHALL TIE-IN WATER TO EXISTING ON SHINE ST. AND SEWER TO EXISTING MH ON CORBAN AVE.
- ALL CONDUIT FOR UNDERGROUND ELECTRIC UTILITIES MUST BE INSTALLED BEFORE PAWING OR THE INSTALLATION OF CURB & GUTTER, OR SIDEWALK.
- LOCATIONS OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY TYPE, SIZE, AND LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. SEE SHEETS C4 & C7 FOR DETAILS.

TRASH NOTES

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

PHASING NOTES

NO PROJECT PHASING PROPOSED.

LEGAL DESCRIPTION

PARCEL 5630-07-2821-0000: LT 1 TRACY & NANCY CRESS PROPERTY (PER CONCORD GIS)
 PARCEL 5630-07-3810-0000: LT 2 TRACY & NANCY CRESS (PER CONCORD GIS)

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

RETAINING WALL NOTE:

CONTRACTOR SHALL INSPECT EXISTING ON-SITE RETAINING WALLS TO ENSURE STABILITY PRIOR TO THE START OF CONSTRUCTION, REPAIR AND REPLACE AS NEEDED. CONTRACTOR SHALL INSPECT AND DOCUMENT CONDITION OF EXISTING RETAINING WALLS ON ADJACENT PROPERTIES PRIOR TO MOBILIZATION AND START OF CONSTRUCTION.

NOTE:

CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR, AND OBLIGATED TO REPAIR, ANY DAMAGE TO EXISTING WALLS AND/OR STRUCTURES ON ADJACENT PROPERTIES.

NOTE:

EXISTING ASPHALT, TO REMAIN, SHALL BE CRACK FILLED, SEALED, OR REPLACED AS NEEDED.

ALL TRAFFIC CONTROL MEASURES SHALL ADHERE TO NCDOT STANDARDS. SEE SHEET C10 FOR TRAFFIC CONTROL DETAILS.

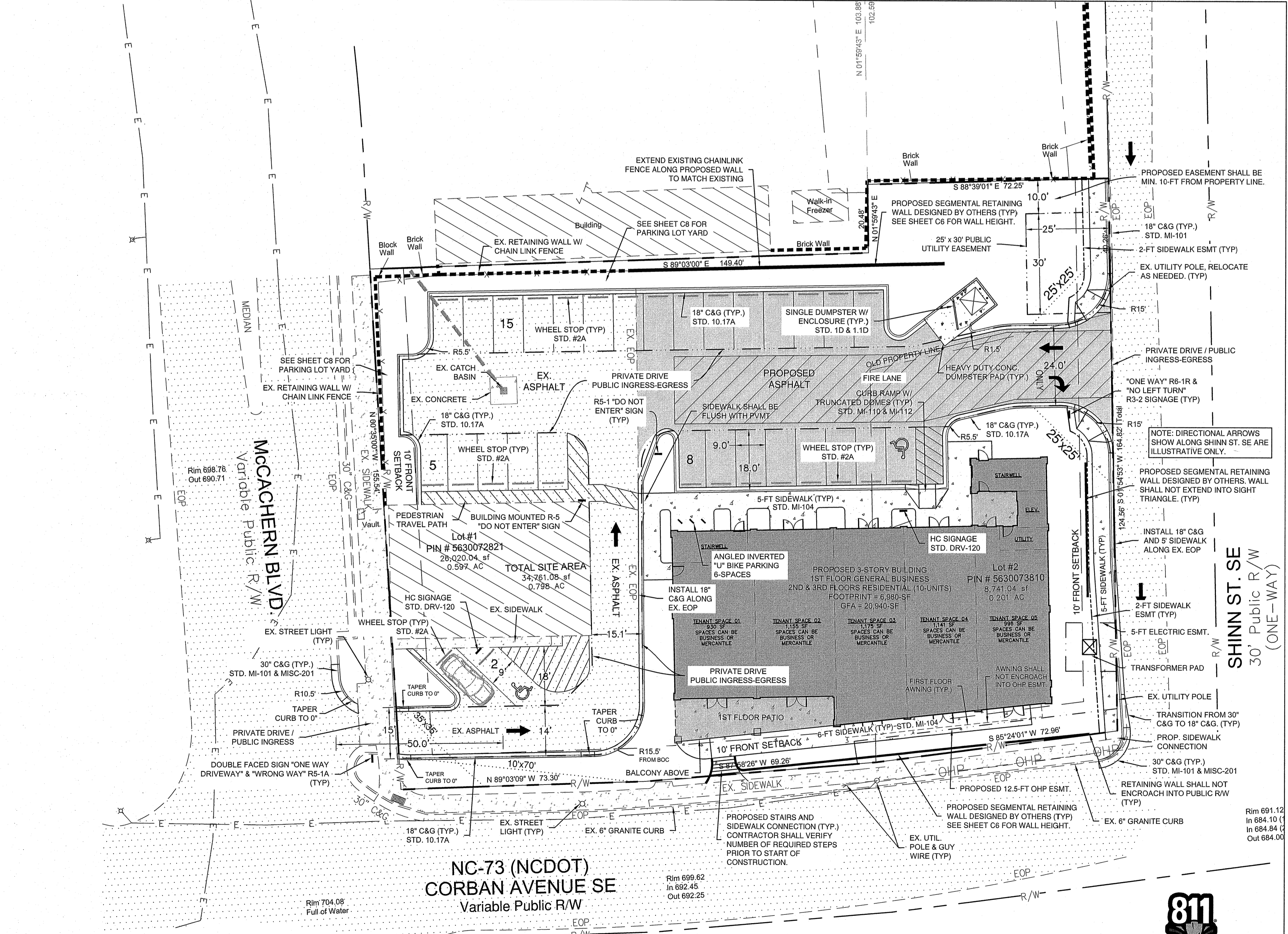
PRIVATE DRIVE / PUBLIC INGRESS-EGRESS EXTENDS FROM McCACHERN BLVD SE THROUGH LOT #1 AND LOT #2 TO SHINN ST. SE.

- ### GENERAL NOTES
- DIMENSIONS FROM FACE OF CURB (TYP).
 - ALL CURB RADI TO BE 3'-6" U.N.O. (FROM FACE OF CURB)
 - STANDARD PARKING DIMENSIONS:
 90 DEGREE AUTO: 9'-0" WIDE X 18'-0" LONG
 60 DEGREE AUTO: 9'-0" WIDE X 18'-0" LONG
 PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG
 STD. HANDICAP: 9'-0" WIDE X 18'-0" LONG WITH 5'-0" CLEAR UNLOADING SPACE ADJACENT
 VAN ACCESSIBLE HC: 9'-0" WIDE X 18'-0" LONG WITH 8'-0" CLEAR UNLOADING SPACE ADJACENT

- ### PAVEMENT NOTES
- HEAVY DUTY ASPHALT
 HEAVY DUTY PAWING SPECIFICATION (DRIVE AISLES, U.N.O.)
 6" AGGREGATE BASE COURSE
 1.5" S9.5B SURFACE COURSE
 1.5" S9.5B SURFACE COURSE
 - LIGHT DUTY ASPHALT (PARKING STALLS, U.N.O.)
 LIGHT DUTY PAWING SPECIFICATION
 6" AGGREGATE BASE COURSE
 2" S9.5B SURFACE COURSE
 - HEAVY DUTY CONCRETE
 4" AGGREGATE STONE BASE
 6" THICK, 4000 PSI CONCRETE W/ 5lbs OF REINFORCING FIBER PER C.Y.
 - CONCRETE SIDEWALK
 4" THICK, 3600 PSI CONCRETE ON COMPACTED SUBGRADE

- ### NOTES:
- ALL CONCRETE WORK SHALL HAVE APPROPRIATELY SPACED CONTROL AND CONSTRUCTION JOINTS.
 - ALL FIRE ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING 80,000-LBS FOR FIRE APPARATUS.

SITE LIGHTING: SITE LIGHTING SHALL BE INSTALLED BY CITY OF CONCORD AND IS NOT A PART OF THIS PLAN SET.

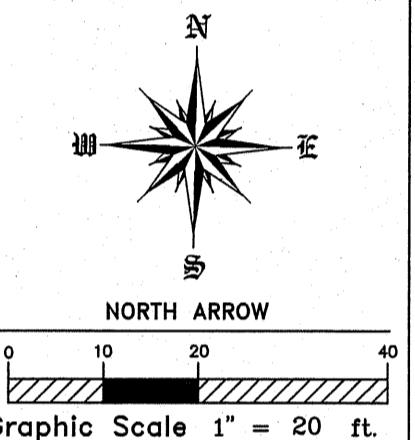


NC-73 (NCDOT) CORBAN AVENUE SE Variable Public R/W

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 Concord, NC 28025
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 rhp@woodbinedesign.com
 phr@woodbinedesign.com

Professional Engineer
 Seal 10051
 State of North Carolina
 License No. C-4063
 Date: 9/19/23

Professional Engineer
 Seal No. C-4063
 State of North Carolina



CORBAN AVE. MIXED USE
 65 CORBAN AVE. SE, CONCORD, NC 28025
 SITE PLAN
 Project Location Sheet Title

DEVELOPER/OWNER
 NORSTEIN PROPERTIES, LLC
 65 CORBAN AVE. SE
 CONCORD, NC 28025

Designed By
 WOODBINE DESIGN
 Drawn By
 NJA

Date
 5/11/23

Revisions
 6/30/23-1st Review Com.
 7/12/23-Add Sidewalk

NO PROJECT PHASING PROPOSED.

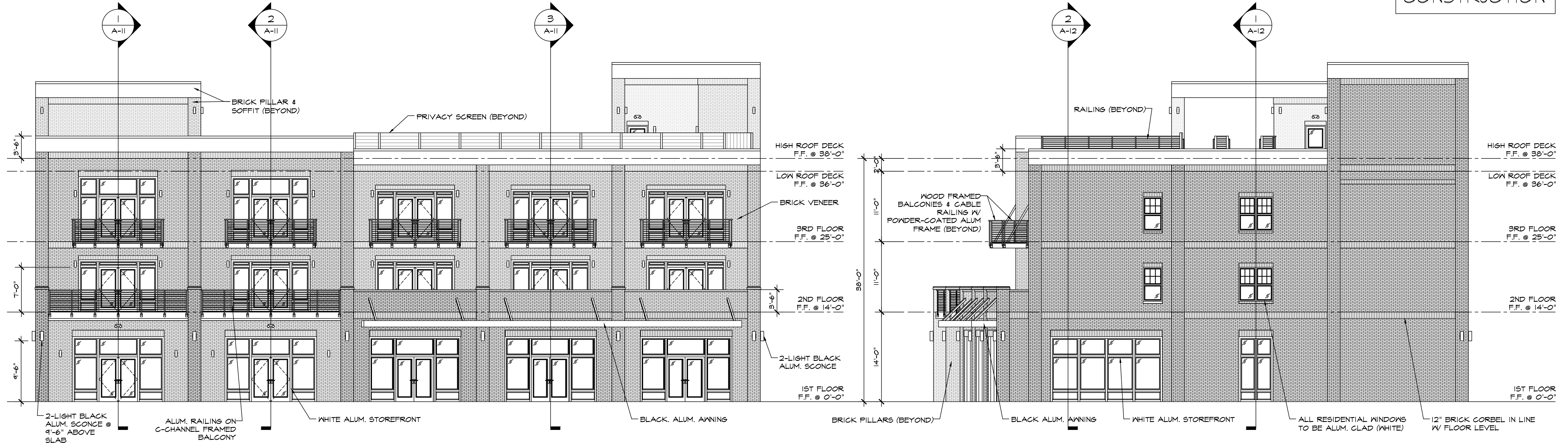
Sheet: C2 of 11
 Project Number: 22023



JOHN'S DELI



PRELIMINARY
NOT FOR
CONSTRUCTION



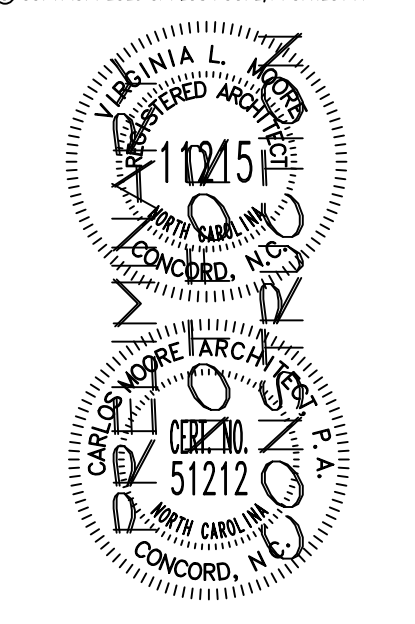
1 FRONT ELEVATION
SCALE 1/8" = 1'-0"

2 RIGHT ELEVATION
SCALE 1/8" = 1'-0"

3 REAR ELEVATION
SCALE 1/8" = 1'-0"

4 LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN UNLESS OTHERWISE SPECIFIED.
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EST. 1987
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WWW.CMOOREARCH.COM

PROJECT TITLE:
NEW CONSTRUCTION FOR
CLIMBING ROSE OF CONCORD
65 CORBAN AVE, CONCORD NC

SHEET TITLE:
ELEVATIONS

TODAY'S DATE: 05.12.2023
SCHEMATIC DESIGN APPR. XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING #: 180602 Elrev2
DRAWN BY: DCOK
PROJECT MGR: VLM
CHECKED BY: V. MOORE

SHEET
A-10
TOTAL # OF SHEETS: 18