

LEGEND:

- RW - RIGHT OF WAY
- CP - CALCULATED POINT
- OHE - OVERHEAD ELECTRIC
- ⊕ - POWER POLE
- ⊕ - LIGHT POLE
- ⊕ - LIGHT
- ⊕ - GUYWIRE
- ⊕ - FIRE HYDRANT
- ⊕ - EX. WATER VALVE
- ⊕ - PROP. WATER VALVE
- ⊕ - WATER METER
- ⊕ - IRRIGATION VALVE
- ⊕ - SANITARY SEWER MANHOLE
- ⊕ - SANITARY SEWER CLEANOUT
- ⊕ - STORM MANHOLE
- ⊕ - STORM CATCH BASIN
- SS — EX. SEWER LINE
- W — EX. WATER LINE
- FO — FIBER OPTIC LINE
- TEL — TELECOMMUNICATIONS LINE
- GAS — GAS LINE
- OHE — OVERHEAD ELECTRIC
- — GUARDRAIL
- — FENCE



BEFORE YOU DIG!
CALL NC 811
1-800-632-4949
www.nc811.org

GENERAL NOTES:

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED.
- ALL CURVE RADII ARE 4 FT UNLESS OTHERWISE NOTED.
- ALL PARKING SPACES SHALL BE 9' WIDE X 18' DEEP MIN.
- ACCESSIBLE PARKING SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO CONCORD STANDARDS AND SPECIFICATIONS.
- SOLID WASTE DUMPSTER AREAS MUST BE SCREENED WITH MATERIALS CONSISTENT WITH THE EXTERIOR MATERIALS OF THE PROPOSED STRUCTURES.
- ALL HVAC AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL ON-SITE PROPOSED CURB AND GUTTER SHALL BE 18" IN WIDTH.
- ALL SIDEWALKS SHALL BE 5 FEET IN WIDTH, UNLESS OTHERWISE NOTED WITH MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL, AND MAXIMUM CROSS SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- ADA RAMPS SHALL BE A MAXIMUM OF 6 FT IN LENGTH AND SHALL HAVE A MAXIMUM SLOPE OF 8.33% IN THE DIRECTION OF TRAVEL WITH A MAXIMUM CROSS SLOPE OF 2%.
- ALL PEDESTRIAN PATHS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN.
- WHEN CONFLICTS EXIST BETWEEN APPLICABLE ACCESSIBILITY CODES, STANDARDS AND GUIDELINES, THE CODES, STANDARDS AND GUIDELINES PROVIDING THE GREATER DEGREE OF ACCESSIBILITY SHALL TAKE PRECEDENCE.

SITE INFORMATION:

TOTAL ACREAGE: 5.1 ACRE
ZONING: PUD
PROPOSED USE: RESIDENTIAL / MULTIFAMILY

PARENT TRACK INFORMATION:
PARCEL #1: 5621518385
DB 4775, PG 246
ZONED: PUD
ADJACENT PROPERTY ZONED: C2, RV, I2

SITE CALCULATIONS:

TOTAL ACREAGE = 5.1 ACRES
TOTAL RESIDENTIAL UNITS = 27
RESIDENTIAL DENSITY = 5.3 UNITS/ACRE

IMPERVIOUS AREA CALCULATIONS:
TOTAL MAX IMPERVIOUS: 50%
RESIDENTIAL MAX = 50%
COMMERCIAL MAX = 80%

RESIDENTIAL ACREAGE = 3.5 AC
RESIDENTIAL IMPERVIOUS:
STRUCTURES = 29,105 SQFT
DRIVES / PARKING = 31,960 SQFT
SIDEWALKS = 11,904 SQFT
TOTAL RESIDENTIAL IMPERVIOUS = 1.67 AC
TOTAL RESIDENTIAL IMPERVIOUS = 47%

EXISTING COMMERCIAL ACREAGE = 1.6 AC
COMMERCIAL IMPERVIOUS:
STRUCTURES = 13,200 SQFT
STREETS / PARKING = 22,920 SQFT
SIDEWALKS = 12,900 SQFT
EXISTING COMMERCIAL IMPERVIOUS = 1.1 AC
TOTAL COMMERCIAL IMPERVIOUS = 70%

TOTAL IMPERVIOUS AREA = 2.77 AC
TOTAL PERCENT IMPERVIOUS = 54%

PARKING CALCULATIONS:
PARKING REQUIRED: 1.5 MIN 2.5 MAX/DU
PARKING PROVIDED = 41 MIN - 67 MAX
SPACES PROVIDED = 49 SPACES
DWELLING UNITS = 27 UNITS
PARKING RATIO = 1.89 SPACES/DU
HANDICAP REQUIRED = 3

BICYCLE PARKING REQUIRED: 1.5 UNITS
BICYCLE SPACES REQUIRED = 6 TOTAL
*MUST BE LOCATED WITHIN 50 FT OF ENTRANCE

OPEN SPACE CALCULATIONS:
RESIDENTIAL ACREAGE = 3.5 AC
RESIDENTIAL DENSITY = 7.7 UNITS PER ACRE
TOTAL ACREAGE = 5.1 AC

OPEN SPACE REQUIRED = 25% = 1.28 AC
OPEN SPACE PROVIDED = 49% = 2.50 AC
ENVIRONMENTALLY SENSITIVE = 0.20 AC
ACTIVE OPEN SPACE (9.1.9.D)
ACTIVE OPEN SPACE REQUIRED = 30% = 0.38 AC
ACTIVE OPEN SPACE PROVIDED = 0.42 AC
GREEN = 0.18 AC
DOG PARK = 0.16 AC
COMMUNITY GARDEN = 0.06 AC

ENHANCED DESIGN ELEMENTS (9.1.9.F)
TREE SAVE / HABITAT PRESERVATION
AREA = 1.05 AC

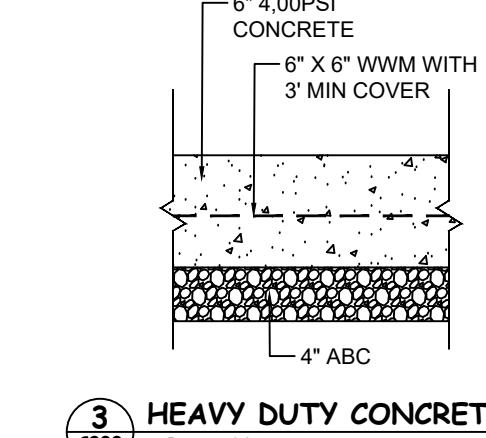
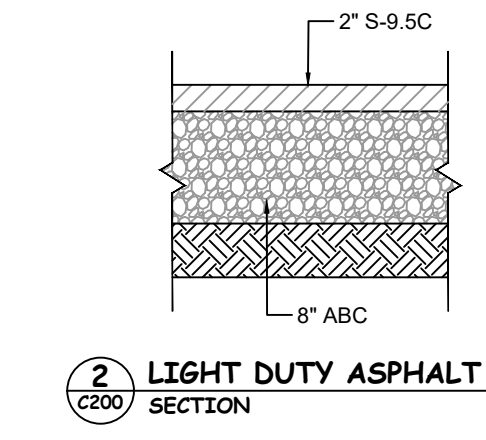
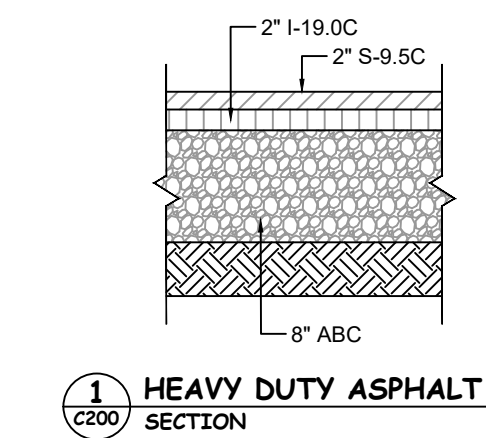
INACTIVE OPEN SPACE = 0.99 AC

REQUIRED SETBACKS:

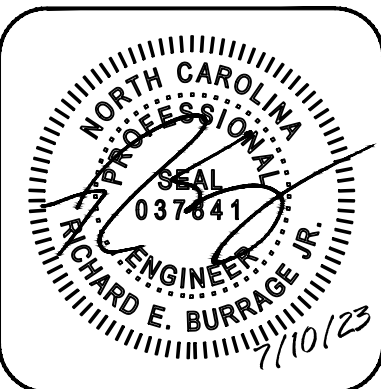
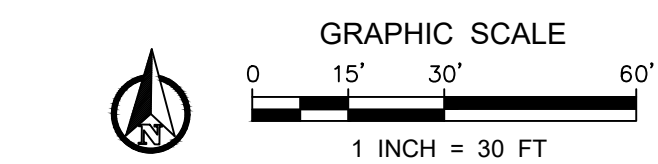
MULTIFAMILY (PUD):
FRONT / STREET - 20FT
SIDE - 20FT
REAR - 20FT

LANDSCAPE / BUFFER:

MIN LANDSCAPE BUFFER:
BUFFER - 20FT (TYPE C)
BUILDING - 8FT (CATEGORY 2)
PARKING - 8FT (ARTICLE 11.6.2)
STREET - 8FT (CLASS 3)



BOUNDARY AND TOPOGRAPHIC INFORMATION
PROVIDED BY NORSTAR LAND SURVEYING, INC.
(704) 721-6651, PRINCIPAL: R. SCOTT DYER, PLS.
DATE OF SURVEY: 12/15/2022



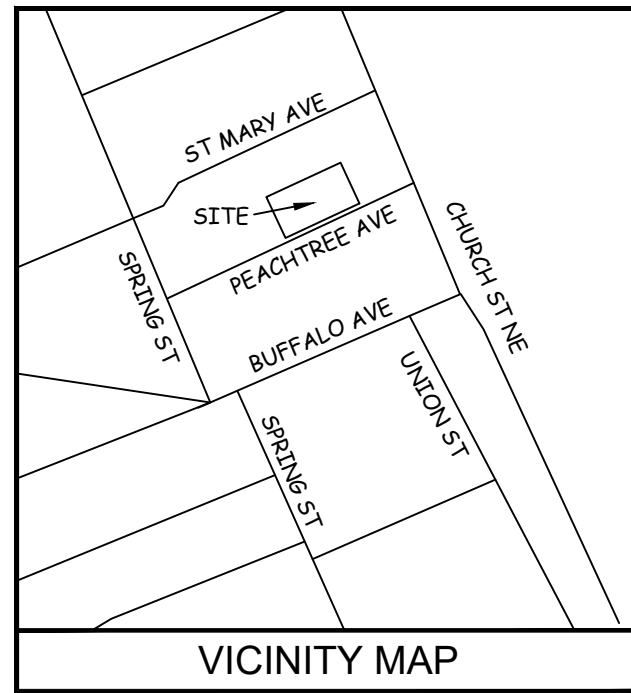
ANDERSON BURRAGE CONSULTING, INC.
454 Burrage Rd., NE
Concord, NC 28025
Phone: 704-688-9999
NC Lic. No. C-2074

Revision	PER CITY OF CONCORD COMMENTS	PER NCDEQ COMMENTS	PER CITY OF CONCORD COMMENTS
1	6/20/23		
2	6/27/23		
3	7/10/23		

PROJECT: **PEACHTREE TOWNHOMES**
MULTI-FAMILY DEVELOPMENT
363 Church St. N. Concord, NC 28025
Cabarrus County
SHEET TITLE: **SITE PLAN**

Project #2021-030
DATE: 4/26/23
DRAWN BY: REB
SHEET NO. **C200**

C:\Users\Valued Customer\Dropbox\Projects\2009\Cabarrus Creamery\Peachtree Townhomes 7-10-23 -



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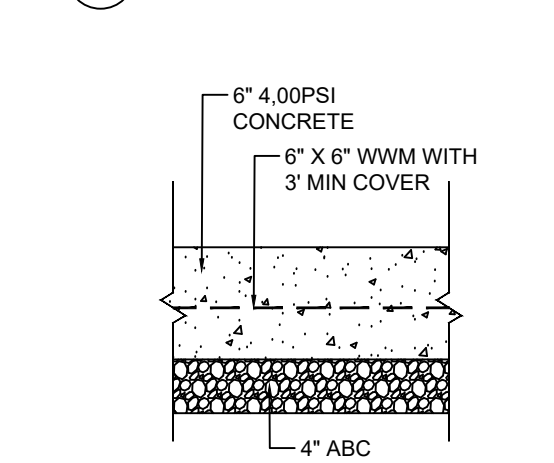
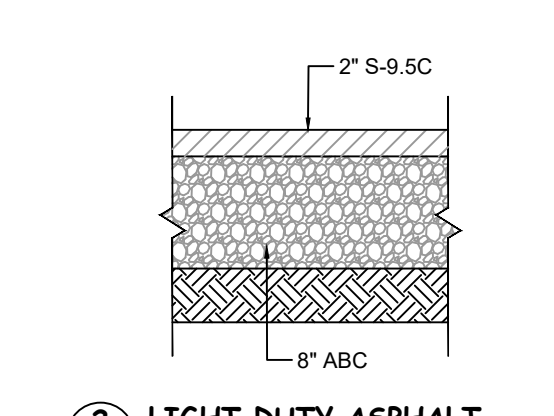
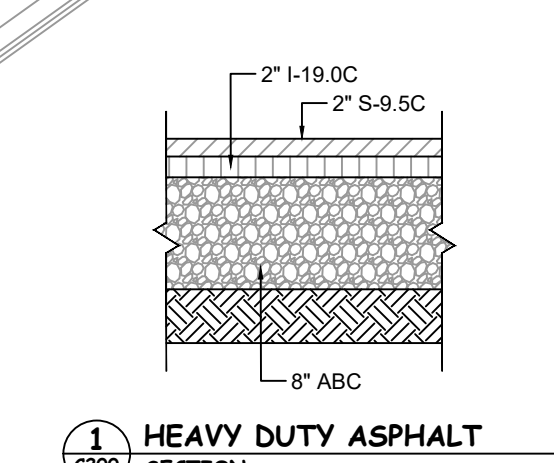
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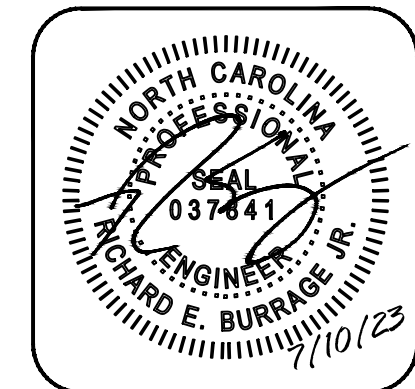
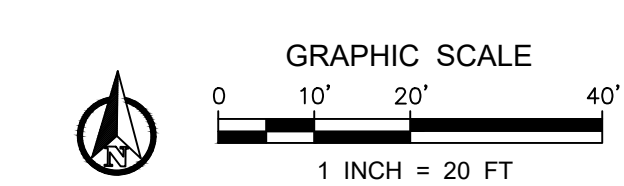
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ANDERSON BURRAGE CONSULTING, INC.
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Fax: (704) 721-6689
NC Lic. No. 03704

Revision	PER CITY OF CONCORD COMMENTS	PER NCDEQ COMMENTS	PER CITY OF CONCORD COMMENTS
1			
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PROJECT: PEACHTREE TOWNHOMES
MULTI-FAMILY DEVELOPMENT
363 Church St. N. Concord, NC 28025
CABARRUS COUNTY

SITE PLAN ENLARGEMENT

Project #2021-030
DATE: 4/26/23
DRAWN BY: REB
SHEET NO. **C201**