

PLAN NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF CONCORD, WSACC, NCDOT, NCE&NR STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
- ALL BENCHMARK LOCATIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. ANY DAMAGE DONE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE PLAN, PRIOR TO BEGINNING CONSTRUCTION. TO ENSURE PROPER LOCATION OF UTILITIES, THE CONTRACTOR SHALL CONTACT NCOCC (NC ONE CALL CENTER) AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE APPROPRIATE BARRICADES, WARNING LIGHTS AND SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.
- 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 EXISTING UTILITIES SHALL REMAIN IN SERVICE UNTIL NEW LINES ARE IN PLACE AND ACTIVATED. THE CONTRACTOR SHALL COORDINATE REMOVAL OF SERVICES WITH THE APPROPRIATE UTILITY COMPANY AND THE OWNER.
- 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.
- 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.

SITE NOTES

SITE DATA:
 PIN = 5630-23-2323
 DEED BOOK 12867, PAGE 3
 EXISTING ZONING = PUD
 All development shall comply with approved PUD Z(CD)-08-18
 APPROVED DENSITY IS 11.5 UNITS/ACRE

EXISTING IMPERVIOUS SURFACE:
 MAIN HOUSE AT 486 UNION ST S. = 5009 SF
 OTHER HOUSE AT 489 = 1617 SF
 DRIVES & WALKS = 1421 SF
 TOTAL = 8047 SF

PROPOSED IMPERVIOUS SURFACE:
 TOWNHOME BUILDINGS 1, 2, 3 & 4 = 21,418 SF
 DRIVEWAY = 11,152 SF
 SIDEWALKS = 3371 SF

TOTAL NEW = 35,941 SF
 EXISTING = 8,047 SF
 NET ADDED = 27,894 SF

PROPOSED IMPERVIOUS SURFACE:
 27,894 / 70,047 = 0.398 = 39.8%

MAXIMUM IMPERVIOUS SURFACE:
 70,047 X 0.50 = 35,023 (50% IS ALLOWED)

UNDERGROUND DETENTION REQUIRED

PRIOR TO THIS SUBDIVISION, ONE LOT EXISTED. A TOTAL OF 24 RESIDENTIAL LOTS ARE PROPOSED ALONG WITH A COS LOT. ALL TOWNHOMES HAVE THREE (3) BEDROOMS, A GARAGE AND A PERMEABLE PARKING SPACE IN FRONT. TOWNHOMES SHALL BE STEPPED 1-2 FEET AT LOCATIONS FOR GRADE TO CREATE MINIMUM IMPACT ON SITE. THE LARGEST UNIT WILL BE 2528 SF, INCLUDING THE GARAGE.

ROLL-OUT GARBAGE CARTS TO BE USED IN LIEU OF A GARBAGE DUMPSITER.

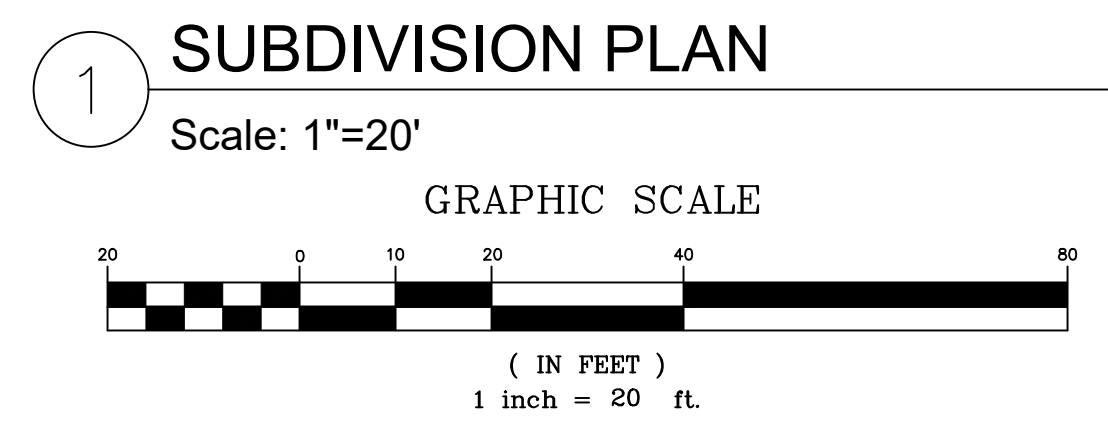
SITE SHALL BE OPEN TO THE PERIMETER (NO PERMANENT FENCING SURROUNDING THE PERIMETER.)

KEYED NOTES

KEYED NOTES LISTED BELOW ARE REFERENCED FROM THIS PLAN USING THIS SYMBOL (1)

- (1) PLANTING AREA
- (2) PERMEABLE PAVERS
- (3) 5' SIDEWALK
- (4) CONCRETE PAVING
- (5) PROPOSED RETAINING WALL
- (6) ADA CURB RAMP

LEGEND	
EXISTING INDEX CONTOUR	PROPOSED INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR	PROPOSED INTERMEDIATE CONTOUR
EXISTING OVERHEAD POWER LINE	PROPOSED POWER POLE
EXISTING POWER POLE	PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER MANHOLE	PROPOSED SANITARY SERVICE & CLEANOUT
EXISTING WATER MAIN	PROPOSED WATER MAIN
EXISTING WATER VALVE	PROPOSED WATER VALVE
EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT
EXISTING STORM DRAIN PIPE	PROPOSED WATER SERVICE & METER
PROPERTY LINE	PROPOSED STORM DRAIN PIPE
UTILITY EASEMENT	

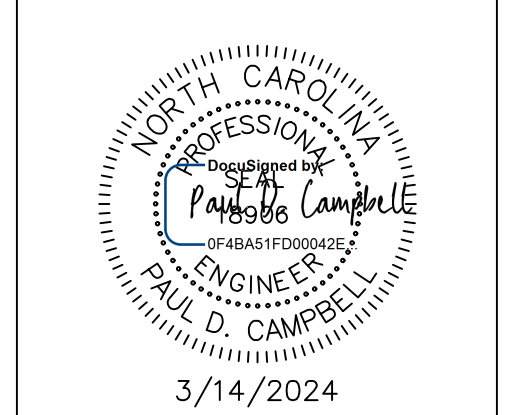


BUILDING SETBACKS
 FRONT: 12'
 END UNIT SIDE: 7'
 REAR: 5'
 PATIO: 5'
 ACCESSORY STRUCTURE: 5' SIDE & REAR

BUILDING HEIGHT
 MAXIMUM: 35'-0"
 PROPOSED: 29'-11"

MINIMUM OPEN SPACE REQUIRED: 21740.51 SF. (24%)
 OPEN SPACE PROVIDED: 33432.26 SF. (37%)
 OPEN SPACE WILL BE MAINTAINED BY HOA.

awc
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Prepared for:
Jaya One, LLC
 349L Copperfield Blvd.
 Concord, NC 28027

THE ARBORS
 486 S. Union
 CONCORD NC, 28025

#	DATE	REVISION	BY
1	3-11-19	PER CONCORD COMMENTS	
2	3-25-19	PER CONCORD COMMENTS	RCC
3	1-25-24	PER CONCORD COMMENTS	RCC
4	2-29-24	PER CONCORD COMMENTS	RCC
5	3-14-24	PER CONCORD COMMENTS	RCC

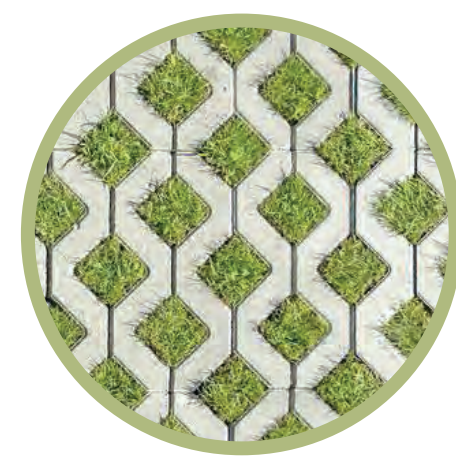
SCALE: 1" = 20'
 DATE: 7-20-2023
 JOB #: 23529
 C - 1.0



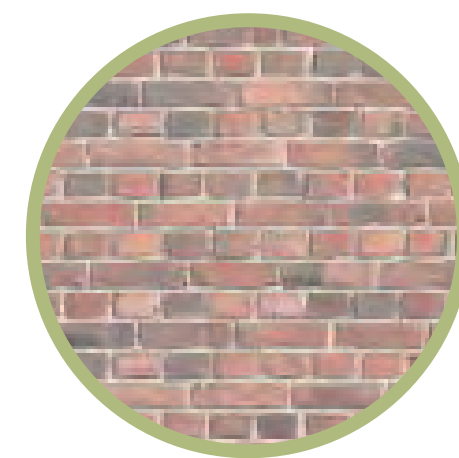
CONCEPTUAL PRIMARY ELEVATION



CONCEPTUAL SECONDARY ELEVATION



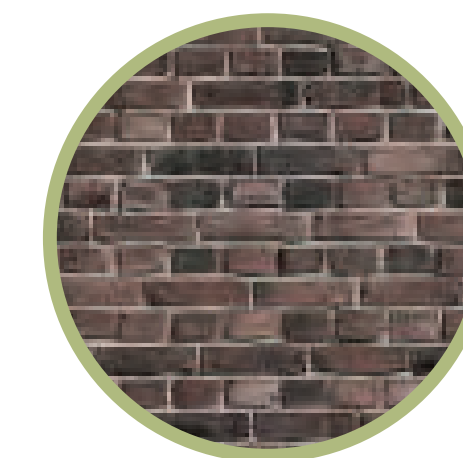
A. PERVIOUS PAVERS



B. RED BRICK



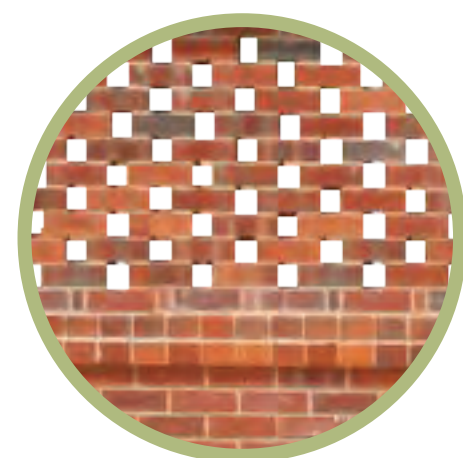
C. WHITE BRICK



D. DARK BRICK



E. STONE PAVERS



F. RECLAIMED BRICK

THE ARBORS ON UNION