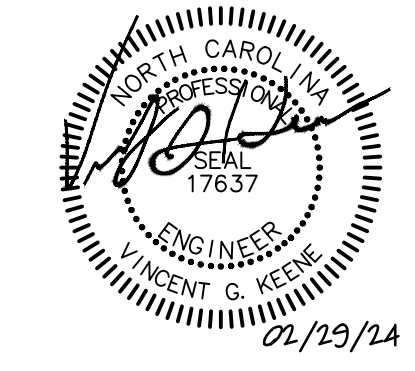
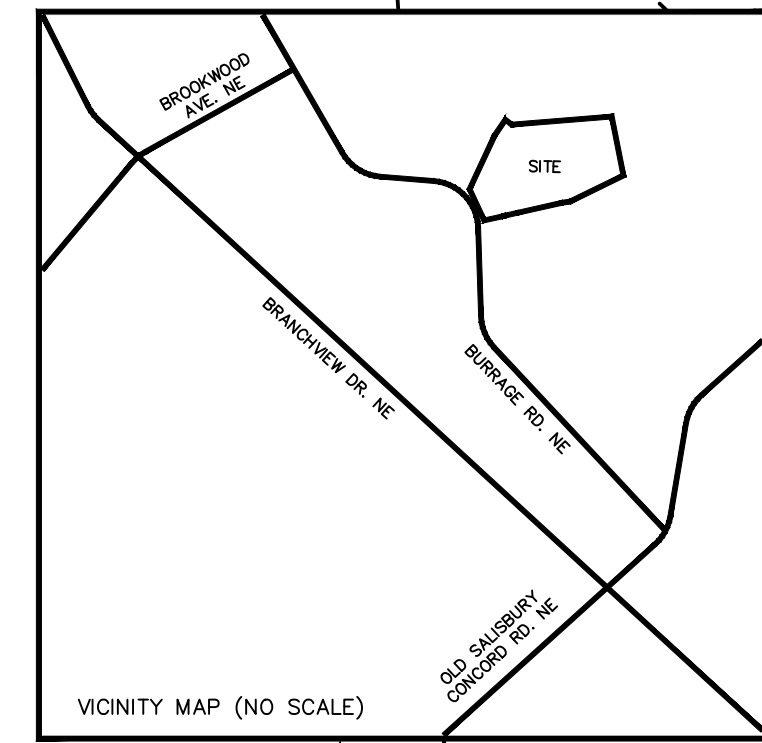


SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. SITE PLAN - OVERALL
4. SITE PLAN #1 - 40 SCALE
5. SITE PLAN #2 - 40 SCALE
6. OPEN SPACE PLAN
7. ROADWAY DATA PLAN
8. DRAINAGE PLAN - OVERALL
9. DRAINAGE PLAN #1 - 40 SCALE
10. DRAINAGE PLAN #2 - 40 SCALE
11. DRAINAGE AREA PLAN
12. GRADING PLAN - OVERALL
13. GRADING PLAN #1
14. GRADING PLAN #2
15. PRE DEVELOPMENT PLAN
16. POST DEVELOPMENT PLAN
17. BMP DETAIL SHEET
18. CLEARING PHASE #1A EROSION CONTROL PLAN
19. CLEARING PHASE #1B EROSION CONTROL PLAN
20. CLEARING PHASE #1C EROSION CONTROL PLAN
21. GRADING PHASE #1A EROSION CONTROL PLAN
22. GRADING PHASE #1B EROSION CONTROL PLAN
23. GRADING PHASE #1C EROSION CONTROL PLAN
24. FINAL PHASE EROSION CONTROL PLAN
25. LANDSCAPING PLAN
26. DETAIL SHEET #1
27. DETAIL SHEET #2
28. DETAIL SHEET #3
29. DETAIL SHEET #4
30. DETAIL SHEET #5
31. DETAIL SHEET #6
32. STREET PROFILE - BURRAGE ROAD
33. STREET PROFILE - VOYAGER LANE NE
34. STREET PROFILE - COLTON PLACE NE

CORDERA



PROJECT INFORMATION
 SITE AREA: 27.83 AC
 TAX PARCEL NUMBER: 5631-1436-3200 & 5631-1498-3600
 DEED: BOOK: 16594, PAGES: 81-91
 226 BURRAGE ROAD NE
 ZONING: RM-1, MAX. DENSITY ALLOWED: 3 LOTS / AC.
 PROPOSED DENSITY: 1 LOT / 1.11 AC.
 MUNICIPALITY: CITY OF CONCORD
 PRIOR EXISTING LOTS: 2
 PROPOSED NUMBER OF UNITS: 25
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 ANTICIPATED DATE OF FINAL PLATTING: MARCH 2024
 SITE AREA WITHIN LOTS: 12.735 AC.
 REQUIRED COMMON OPEN SPACE: 2.79 AC. (10%)
 SITE AREA WITHIN COMMON OPEN SPACE (INCLUDES BUFFER AREAS):
 11.594 AC. 41.66% (ACTIVE OPEN SPACE: 0.398 AC.; 11.199 AC., 43.11%)
 SITE AREA WITHIN TREESAVE: 3.46 AC.
 MAX. BUILDING HEIGHT: 35'; PROPOSED BUILDING HEIGHT: 29.5 FT
 LARGEST BUILDING AREA: 5,000 S.F.
 CONNECTIVITY RATIO: 6 LINKS / 3 NODES = 2.00 RATIO
PUBLIC STREET DATA
 COLTON PLACE NE: 622.04 L.F.
 VOYAGER WAY NE: 933.70 L.F.
 PROPOSED ACREAGE IN STREET R/W: 2.46 AC.

PROPOSED IMPERVIOUS AREA CALCULATIONS
 SIDEWALK: 17,784.90 S.F.
 BOC TO BOC: 50,056.91 S.F.
 LOTS: 105,000.00 S.F.
 DRIVEWAYS: 28,870.96 S.F.
 CBU: 301.00 S.F.
 TOTAL PROPOSED SITE IMPERVIOUS AREA: 202,013.77 SF. (16.67% OF TOTAL SITE AREA) NO MAXIMUM IMPERVIOUS.

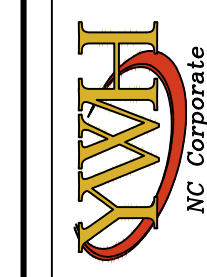
SETBACK TABLE PRINCIPLE STRUCTURES
 RM-1 ZONING
 MAX. BUILDING HEIGHT 35', PROPOSED MAX. BUILDING HEIGHT 29.5'
 MINIMUM LOT SIZE: 15,000 S.F.
 MINIMUM LOT WIDTH: 75'
 MINIMUM LOT DEPTH: 125'
 MINIMUM FRONT SETBACK: 25'
 MINIMUM INTERIOR SIDE SETBACK: 10'
 MINIMUM REAR SETBACK: 25'

SETBACK TABLE ACCESSORY STRUCTURES
 RM-1 ZONING
 MINIMUM INTERIOR SIDE SETBACK: 5'
 MINIMUM REAR SETBACK: 5'

GENERAL NOTES:

1. Site plan base layout prepared by Yarbrough-Williams & Houle Inc.
2. Boundary information prepared by Yarbrough-Williams & Houle Inc.
3. Existing topographic conditions from field survey by Yarbrough-Williams & Houle Inc.
4. All street designs shall meet City of Concord Standards.
5. Access points must be staked in the field for verification of sight distance.
6. 10'x70' sight triangles shall be provided at the Voyager Lane entrance. 35'x35' sight triangles shall be provided at the intersection of Voyager Lane and Colton Place.
7. Handicap ramps shall be placed at all intersections. Handicap ramps shall be constructed in accordance with ADA requirements. This also requires the ramps to have raised truncated domes and be contrasting red color.
8. Open space depicted on this plan shall be owned and maintained by the homeowners association.
9. The subdivision will be served by public water and gravity sanitary sewer service from The City of Concord. All water and sewer extensions required for this project are the responsibility of the developer.
10. This property does lie within a special flood hazard area as shown on the following map: FEMA Map Cabarrus County, North Carolina and Incorporated Areas Map Number: 3710563100K Effective Date: November 16, 2018
11. Any ornamental vegetation, trees, and associated irrigation system(s) located within the public road/street right(s)-of-way shall be the maintenance responsibility of the adjacent property owners or the homeowners associations.
12. Drive slope shall not exceed 10%. Drives are required to be a min. of 5' off property line
13. CBU maintenance shall be the responsibility of the homeowners association. A handicap ramp shall be placed at the entrance of the CBU pad and constructed in accordance with ADA requirements.
14. The subdivision is planned as a low density development and will meet Article 4 - Section 4.4 of the Concord Development Ordinance.

YARBROUGH-WILLIAMS & HOULE, INC.
 Planning & Engineering
 730 Windsor Oak Court
 Charlotte, North Carolina, 28134
 P.O. Box 1198
 Pineville, North Carolina, 28134
 704.556.1990
 704.556.0505(FAX)



NO.	DATE	REVISION
1	07/27/24	CITY OF CONCORD (AMERS)
2	07/27/24	CITY OF CONCORD (AMERS)
3	07/27/24	CITY OF CONCORD (AMERS)

CONTACT INFORMATION

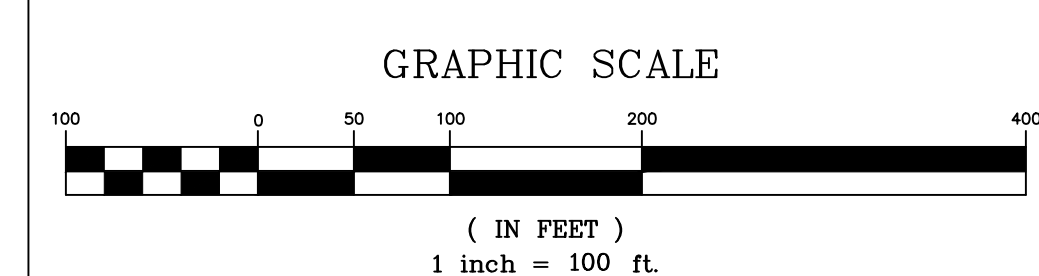
DEVELOPER
 NIBLOCK HOMES, (CONTACT: KEN FOSTER)
 PO BOX 39
 CORNELIUS, NC 28031
 704-622-3569

CIVIL ENGINEER
 VINCENT G. KEENE, P.E.
 730 WINDSOR OAK COURT, CHARLOTTE, NC 28273
 P.O. BOX 1198, PINEVILLE, NC 28134
 704-556-1990; 704-556-0505(FAX)

SURVEYOR
 JOSEPH E. WHALEY, PLS
 730 WINDSOR OAK COURT, CHARLOTTE, NC 28134
 P.O. BOX 1198, PINEVILLE, NC 28134
 704-556-1990; 704-556-0505(FAX)



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGG, ETC., AS NECESSARY TO INSURE SAFETY.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND O&M SPECIFICATIONS.
4. SHORING SHALL BE ACCORDING TO OSHA TRAINING STANDARDS PART 1926 SUBPART P, OR AS AGENDED.



SHEET TITLE
COVER SHEET

PROJECT
CORDERA
 CITY OF CONCORD, CABARRUS COUNTY, NC
 FOR: NIBLOCK HOMES

DRAWING NO.
1253

SHT **1** OF **34** SHTS