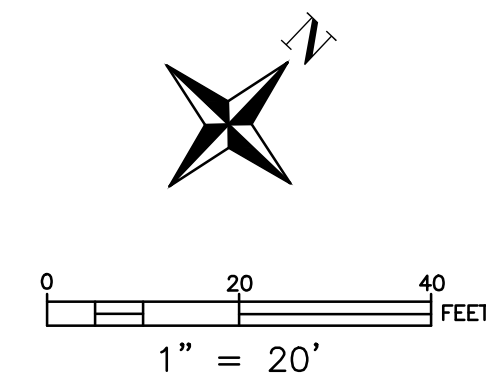
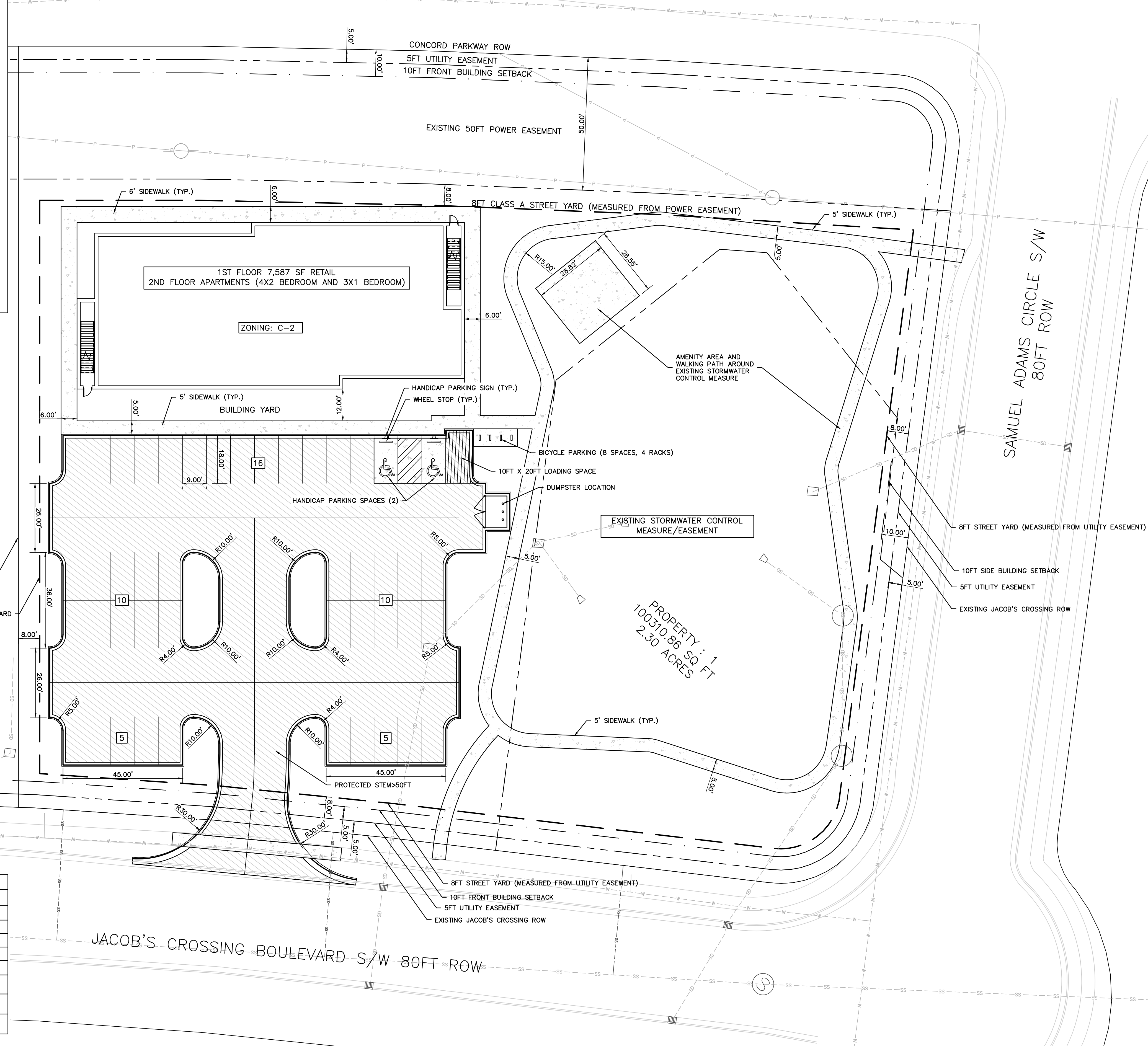


LEGEND

- BOUNDARY
- RIGHT OF WAY
- EASEMENT
- PROPOSED CONCRETE
- PROPOSED CURB AND GUTTER
- PROPOSED PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED DRAINAGE AREA
- PROPOSED DISTURBED AREA
- SILT FENCE
- TEMPORARY DIVERSION DITCH
- PROPOSED STORM LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PAVEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING TREE LINE
- PROPOSED CATCH BASIN
- PROPOSED DROP INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- SIGN
- TRUNCATED DOME



HWY 29 / CONCORD PARKWAY S



SITE DATA TABLE

PARCEL NUMBER:	5509-44-4970
EXISTING ZONING:	C-2
PROPOSED USE:	RETAIL & MULTIFAMILY APARTMENTS
CONSTRUCTION TYPE:	III B
MAX BUILDING HEIGHT:	48 FT.
PROPOSED BUILDING HEIGHT:	30 FT
MIN. LOT WIDTH	50 FT.
PROPOSED LOT WIDTH:	300 FT.
MIN. LOT DEPTH	100 FT.
PROPOSED LOT DEPTH:	340 FT.
DEED REFERENCE:	DB. 16479 PG. 0334
OVERALL SITE ACREAGE:	8.983 AC
LOT 1 SITE ACREAGE:	2.30 AC

PARKING REQUIREMENTS:

1ST STORY: GENERAL MERCHANDISE OR RETAIL STORES
 MINIMUM 1 SPACE/300 SF
 MAXIMUM 1SPACE/ 200 SF
 7,587 SF * 1 SPACE/300 SF = 25 SPACES MINIMUM
 7,587 SF * 1 SPACE/200 SF = 38 SPACES MAXIMUM

2ND STORY: 4 2-BEDROOM AND 3 1-BEDROOM APARTMENTS
 MINIMUM 1.5 PER UNIT
 MAXIMUM 2.5 PER UNIT
 7 APARTMENTS X 1.5 = 11 SPACES MINIMUM
 7 APARTMENTS X 2.5 = 18 SPACES MAXIMUM

THEREFORE,
 A MINIMUM OF 25 + 11 = 36 SPACES IS REQUIRED
 A MAXIMUM OF 38 + 18 = 56 SPACES IS PERMITTED
 THERE ARE CURRENTLY 45 SPACES SHOWN (2 HANDICAP)

BICYCLE PARKING REQUIREMENTS:

MULTI-FAMILY DWELLINGS
 MINIMUM 1 SPACE / 5 UNITS
 7 UNITS * 1 SPACE / 5 UNITS = 2 SPACES

RETAIL
 MINIMUM 4 SPACES + 1 SPACE / 7,500 SF GFA
 4 SPACES + 1 SPACE /7,500 SF * 7,587 SF = 5 SPACES

THEREFORE,
 A MINIMUM OF 2 SPACES + 5 SPACES = 7 SPACES REQUIRED
 PROVIDED SPACES = 8 SPACES (4 RACKS)

PROPERTY : 2
 51,877.43 SQ. FT
 1.19 ACRES

PROPERTY : 1
 100,310.86 SQ. FT
 2.30 ACRES

ON-SITE IMPERVIOUS AREA SUMMARY

TYPE	AREA(SQ. FT.)
BUILDING	7,587 SF
CURB AND GUTTER	1,260 SF
CONCRETE	7,230 SF
ASPHALT	17,255 SF
TOTAL ON-SITE IMPERVIOUS (SF / AC)	33,332 SF / 0.765 AC
TOTAL SITE AREA (SF / AC)	100,311 SF / 2.30 AC
PERCENT IMPERVIOUS (%)	33.26 %
MAXIMUM PERCENT IMPERVIOUS	80% / 1.840 AC

REVISION	DATE	DESCRIPTION

JACOB'S CROSSING VMU LOT 1
 LOT 1 SITE PLAN

3420 JACOB'S CROSSING BLVD., SW CONCORD, NC 28027
 BRIAN DIXON - SETTLER'S LANDING CONSTRUCTION
 PROJECT NO. 25077
 PROJECT MANAGER: NWJ

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