

REVISION	DATE	DESCRIPTION

JACOB'S CROSSING VMU LOT 1
OVERALL DEVELOPMENT PLAN
 PROJECT LOCATION
 BRIAN DIXON - SETTLER'S LANDING CONSTRUCTION
 PROJECT NO. 26077
 PROJECT MANAGER: MWJ

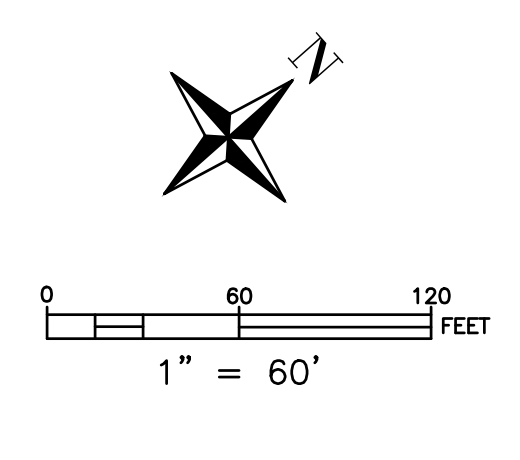
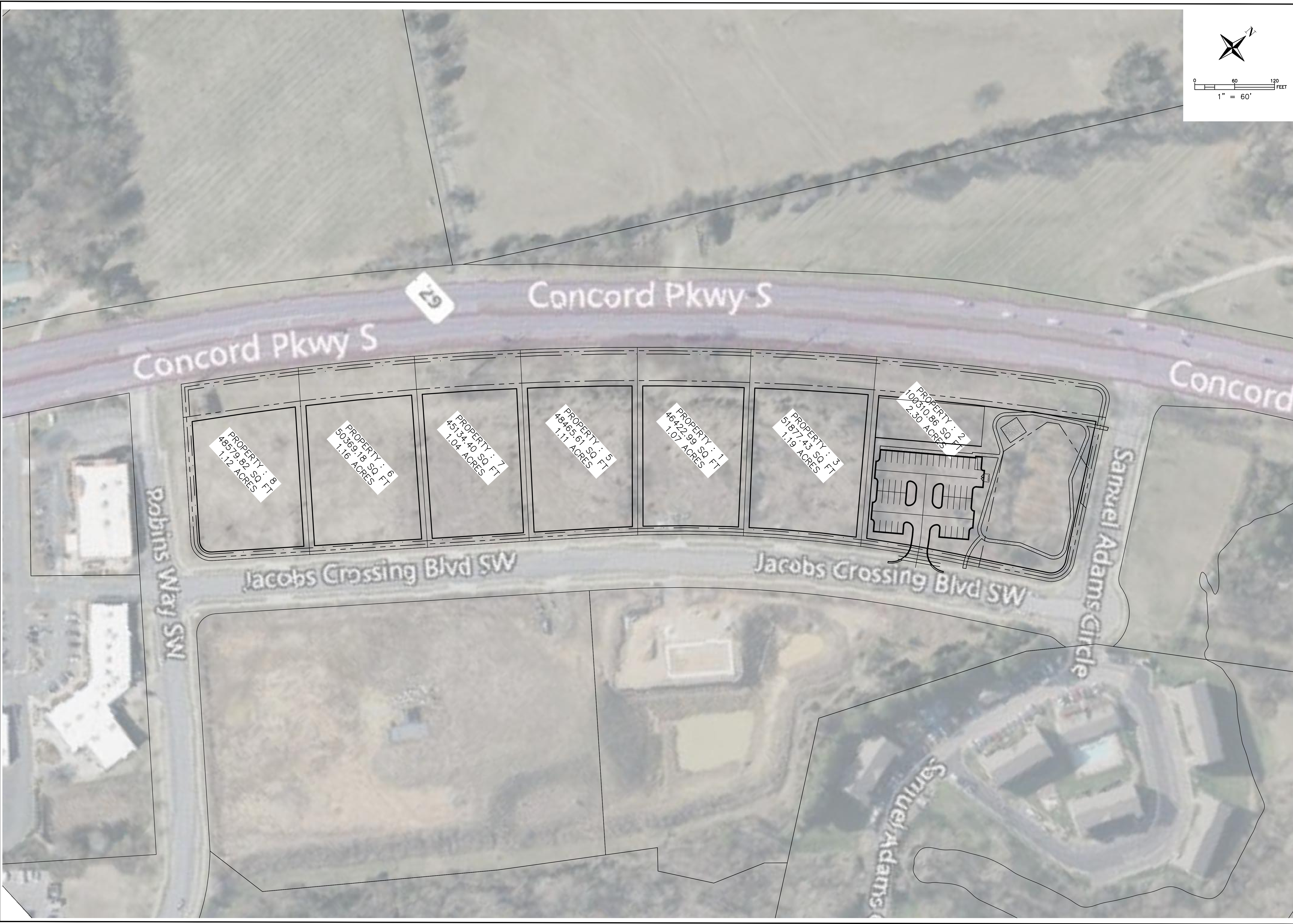
DAYLIGHT
 ENGINEERING

NCBELS LICENSE: P-2772
 165 BRIMLEY AVE. NE, CONCORD, NC 28025 • (866) 234-7500 • WWW.DAYLIGHTENG.COM

ENGINEERS SEAL
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

10/13/2025

C200



Concord Pkwy S

29

Concord

Robins Way SW

Jacobs Crossing Blvd SW

Jacobs Crossing Blvd SW

Samuel Adams Circle

PROPERTY : 8
48579.82 SQ. FT
1.12 ACRES

PROPERTY : 6
50369.18 SQ. FT
1.16 ACRES

PROPERTY : 7
45134.40 SQ. FT
1.04 ACRES

PROPERTY : 5
48465.61 SQ. FT
1.11 ACRES

PROPERTY : 1
46422.99 SQ. FT
1.07 ACRES

PROPERTY : 3
51877.43 SQ. FT
1.19 ACRES

PROPERTY : 2
100510.86 SQ. FT
2.30 ACRES

REVISION	DATE	DESCRIPTION

JACOB'S CROSSING VMU LOT 1
OVERALL DEVELOPMENT PLAN - AERIAL

PROJECT LOCATION
 BRIAN DIXON - SETTLER'S LANDING CONSTRUCTION
 PROJECT NO. 26077
 PROJECT MANAGER: NWU

DAYLIGHT
ENGINEERING

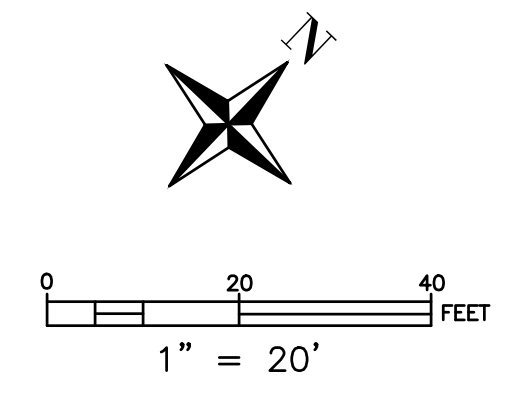
NCBELS LICENSE: P-2772
 165 BRIMLEY AVE. NE, CONCORD, NC 28025 • (866) 234-7500 • WWW.DAYLIGHTENG.COM

ENGINEERS SEAL
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

10/13/2025

C200A

HWY 29 / CONCORD PARKWAY S

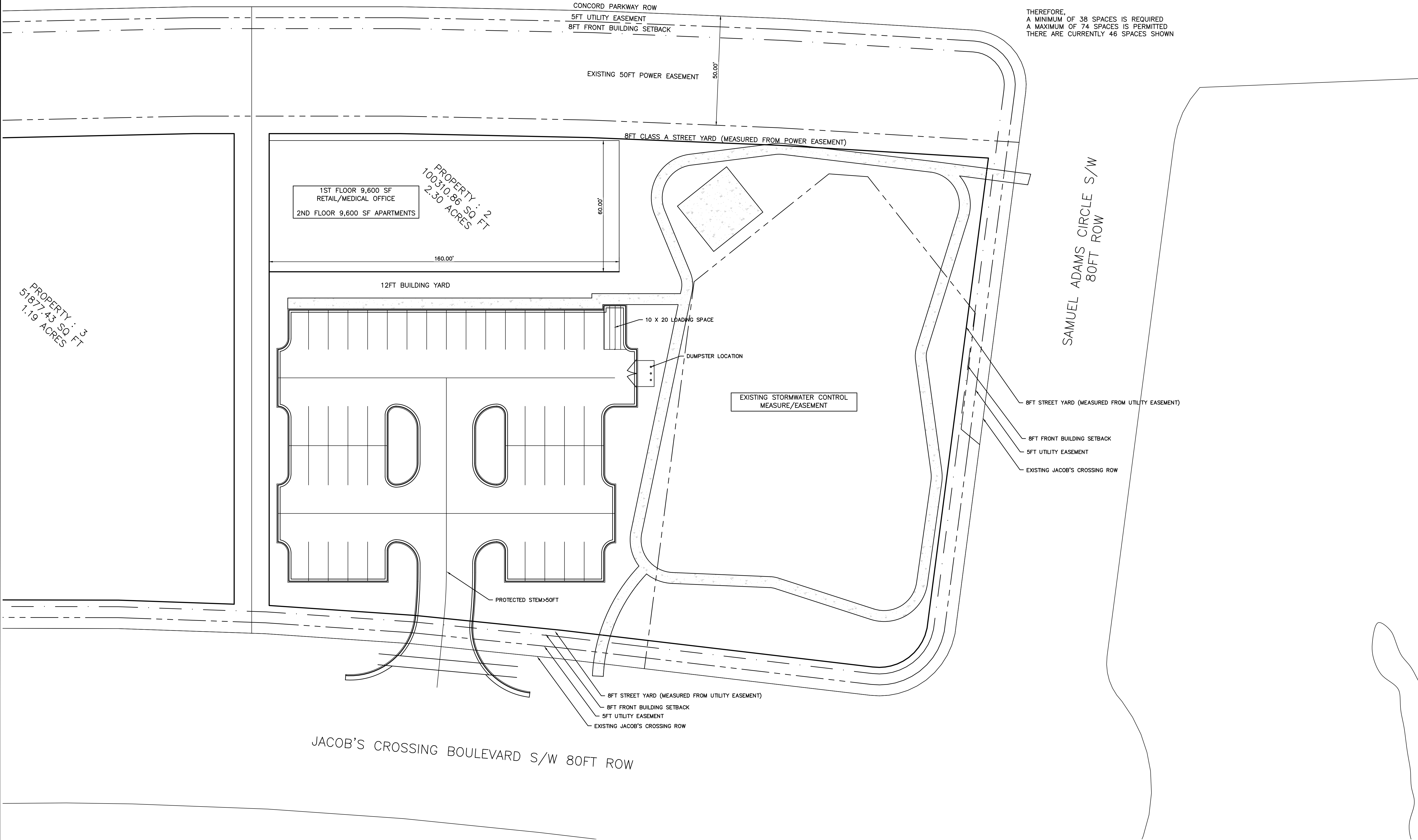


1ST STORY: MEDICAL OFFICE OR RETAIL
 GENERAL MERCHANDISE OR RETAIL STORES:
 MINIMUM 1 SPACE/300 SF
 MAXIMUM 1SPACE/ 200 SF
 9,600 SF * 1 SPACE/300 SF = 32 SPACES MINIMUM
 9,600 SF 8 1 SPACE/200 SF = 48 SPACES MAXIMUM

PROFESSIONAL OFFICE (MEDICAL):
 MINIMUM 1 SPACE / 300 SF
 MAXIMUM 1 SPACE / 150 SF
 9,600 SF * 1 SPACE/300 SF = 32 SPACES MINIMUM
 9,600 SF 8 1 SPACE/150 SF = 64 SPACES MAXIMUM

2ND STORY: 2 BEDROOM APARTMENTS
 MINIMUM 1.5 PER UNIT
 MAXIMUM 2.5 PER UNIT
 4 APARTMENTS X 1.5 = 6 SPACES MINIMUM
 4 APARTMENTS X 2.5 = 10 SPACES MAXIMUM

THEREFORE,
 A MINIMUM OF 38 SPACES IS REQUIRED
 A MAXIMUM OF 74 SPACES IS PERMITTED
 THERE ARE CURRENTLY 46 SPACES SHOWN



PROPERTY : 3
 51,877.43 SQ. FT
 1.19 ACRES

PROPERTY : 2
 100,310.86 SQ. FT
 2.30 ACRES

REVISION	DATE	DESCRIPTION

JACOB'S CROSSING VMU LOT 1
 LOT 1 SITE PLAN
 PROJECT LOCATION
 BRIAN DIXON - SETTLER'S LANDING CONSTRUCTION
 PROJECT NO. 25077
 PROJECT MANAGER: KWU

DAYLIGHT
 ENGINEERING

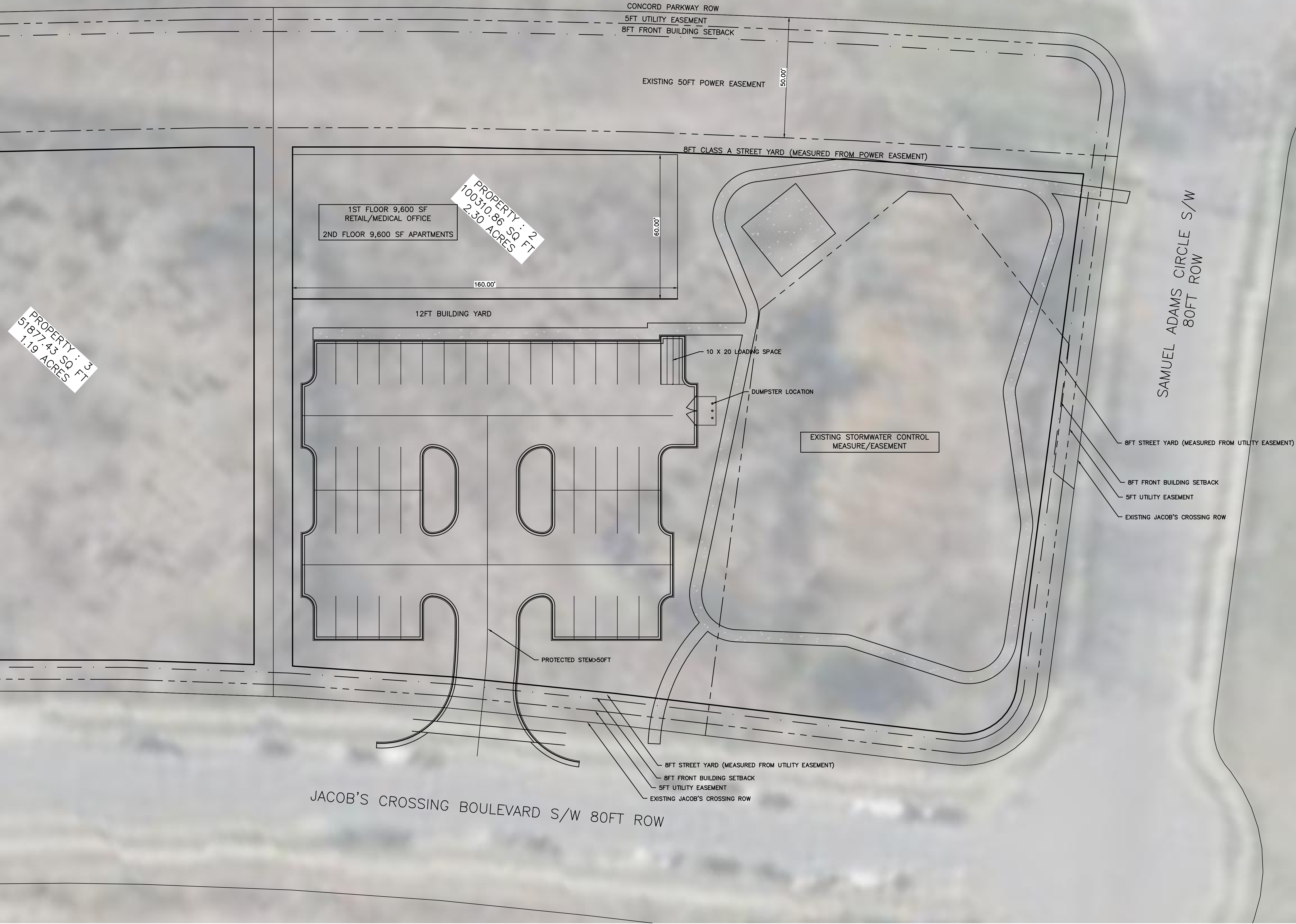
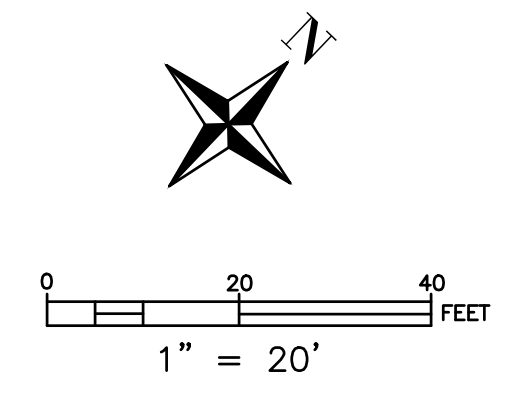
NCBELS LICENSE: P-2772
 165 BRIMLEY AVE. NE, CONCORD, NC 28025 • (860) 234-7500 • WWW.DAYLIGHTENG.COM

ENGINEERS SEAL
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

10/13/2025

C201

HWY 29 / CONCORD PARKWAY S



PROPERTY : 2
100310.86 SQ. FT
2.30 ACRES

1ST FLOOR 9,600 SF
RETAIL/MEDICAL OFFICE
2ND FLOOR 9,600 SF APARTMENTS

PROPERTY : 3
51877.43 SQ. FT
1.19 ACRES

1ST STORY: MEDICAL OFFICE OR RETAIL
GENERAL MERCHANDISE OR RETAIL STORES:
MINIMUM 1 SPACE/300 SF
MAXIMUM 1SPACE/ 200 SF
9,600 SF * 1 SPACE/300 SF = 32 SPACES MINIMUM
9,600 SF 8 1 SPACE/200 SF = 48 SPACES MAXIMUM

PROFESSIONAL OFFICE (MEDICAL):
MINIMUM 1 SPACE / 300 SF
MAXIMUM 1 SPACE / 150 SF
9,600 SF * 1 SPACE/300 SF = 32 SPACES MINIMUM
9,600 SF 8 1 SPACE/150 SF = 64 SPACES MAXIMUM

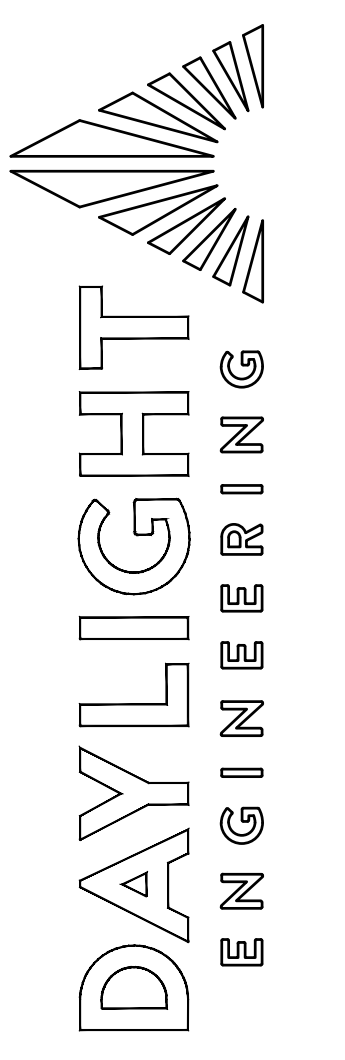
2ND STORY: 2 BEDROOM APARTMENTS
MINIMUM 1.5 PER UNIT
MAXIMUM 2.5 PER UNIT
4 APARTMENTS X 1.5 = 6 SPACES MINIMUM
4 APARTMENTS X 2.5 = 10 SPACES MAXIMUM

THEREFORE,
A MINIMUM OF 38 SPACES IS REQUIRED
A MAXIMUM OF 74 SPACES IS PERMITTED
THERE ARE CURRENTLY 46 SPACES SHOWN

REVISION	DATE	DESCRIPTION

JACOB'S CROSSING VMU LOT 1
LOT 1 SITE PLAN - AERIAL

PROJECT LOCATION
BRIAN DIXON - SETTLER'S LANDING CONSTRUCTION
PROJECT NO. 26077
PROJECT MANAGER: KWU



NCBELS LICENSE: P-2772
165 BRIMLEY AVE. NE, CONCORD, NC 28025 · (860) 234-7500 · WWW.DAYLIGHTENG.COM

ENGINEERS SEAL
PRELIMINARY
NOT FOR
CONSTRUCTION

10/13/2025

C201A