



DATE: June 21, 2016

SUBJECT: Preliminary Plat for Roberta Ridge

CASE NUMBER: # S-05-16

OWNER/DEVELOPER: DR Horton, Inc.

LOCATION: 2615 Roberta Road, west of Farm Lake Drive

PARCEL IDENTIFICATION NUMBER: 5519-83-1412

AREA: 59.32 +/- acres

ZONING: Residential Compact – Conditional District (RC-CD)

REPORT PREPARED BY: Kevin E. Ashley AICP, Planning and Development Manager

This proposed subdivision lies on the south side of Roberta Road. The property was annexed in March and was subsequently zoned to RC-CD in April (Z(CD)-05-16) . The approved RC-CD zoning allows for the construction of a maximum of 206 homes.

If the Commission recalls, the approved RC-CD zoning application included a commitment to exceed stormwater requirements. The CDO requires treatment of the 1-year storm event, and detention of the 2-year and 10-year, 24 hour storm event and to achieve 85% average annual removal of TSS (total suspended solids). The developers have committed to detain the 25-year, 24 hour storm event and to remove 90% of TSS. This condition is clearly reiterated on the preliminary plat, and will be reviewed during construction plan review.

The proposed subdivision is identical to the rezoning site plan for Case Z (CD)-05-16.

All respective City departments have reviewed the plat, and the proposed development meets the standards of the Concord Development Ordinance. Fire has requested flow tests to be conducted and those have been completed and the flows are deemed to be adequate.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff recommends approval of the revised subdivision plat. If the Commission concurs and chooses to approve the proposed preliminary plat, approval should be subject to the following conditions:

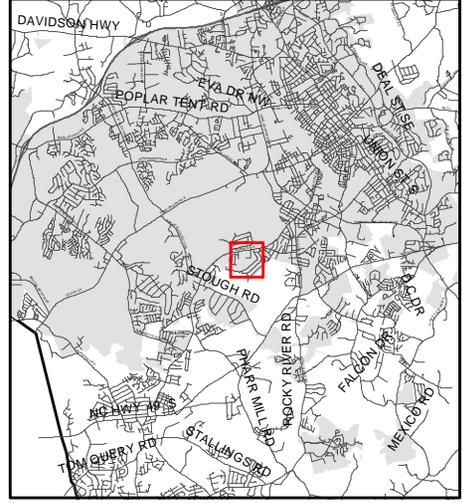
- The applicant must submit a mylar copy of the approved preliminary plat, after addressing any additional comments added by the Commission.
- The developer shall comply with NCDOT and City of Concord requirements for street connections, as well as NC Fire Code and applicable stormwater treatment requirements.



S-05-16
Aerial

Preliminary Plat
Roberta Ridge

Roberta Rd
PIN: 5519-83-1412



Source: City of Concord
Planning Department

Disclaimer

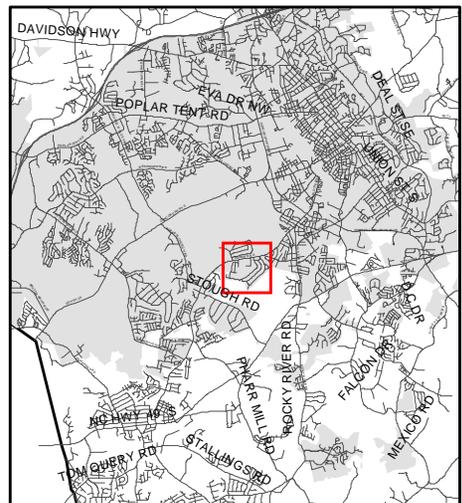
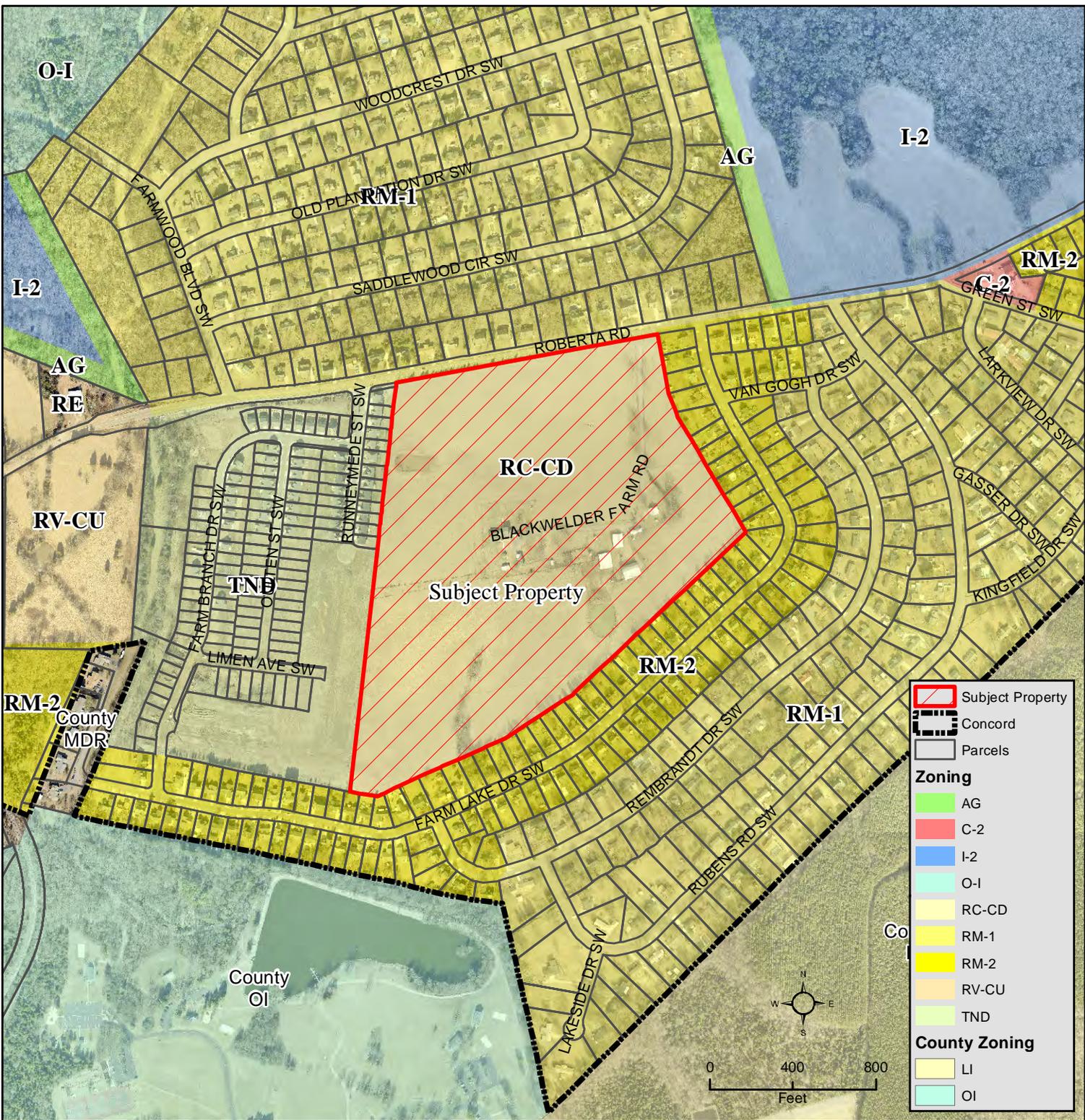
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**S-05-16
Zoning Map**

Preliminary Plat

Roberta Ridge

Roberta Rd
PIN: 5519-83-1412



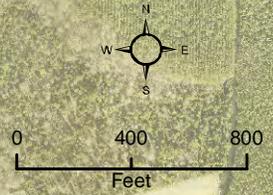
	Subject Property
	Concord
	Parcels
Zoning	
	AG
	C-2
	I-2
	O-I
	RC-CD
	RM-1
	RM-2
	RV-CU
	TND
County Zoning	
	LI
	OI



Source: City of Concord
Planning Department

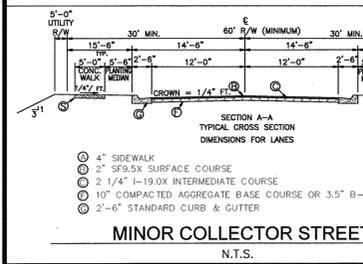
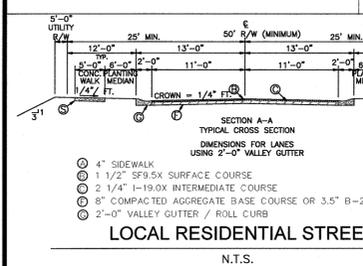
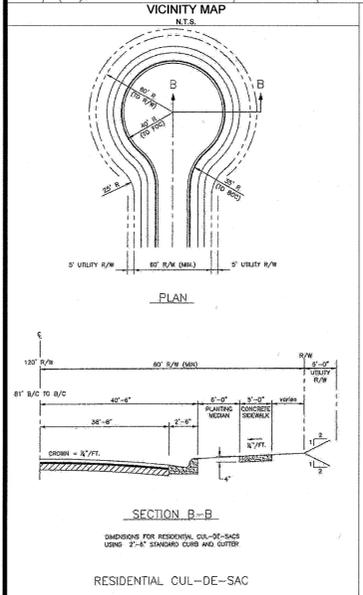
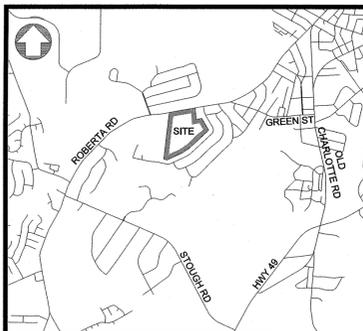
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ROBERTA RIDGE SUBDIVISION

ROBERTA ROAD CONCORD, NORTH CAROLINA

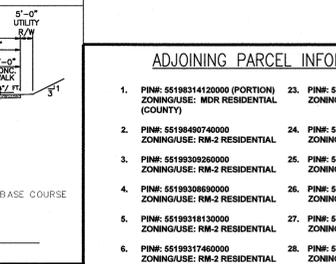
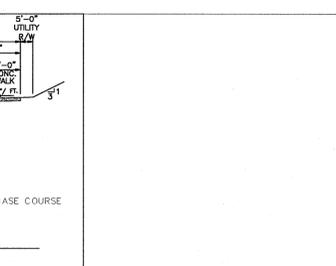
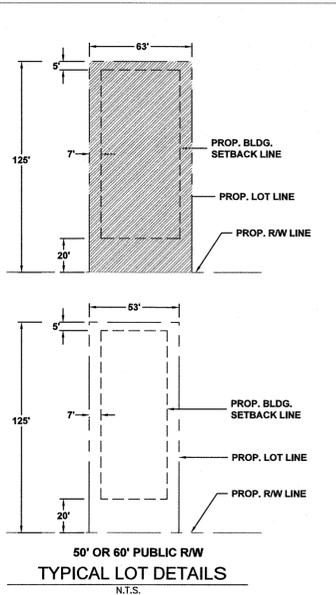


ROAD NAMES:	CLASSIFICATION:	LENGTH:
APPLE ORCHARD DRIVE	MINOR COLLECTOR	± 1,048 LF
APPLE ORCHARD DRIVE	LOCAL STREET	± 1,512 LF
HAWKSBILL STREET	LOCAL STREET	± 1,571 LF
PIXIE COURT	LOCAL STREET	± 375 LF
ROAN STREET	LOCAL STREET	± 777 LF
SHINING ROCK STREET	LOCAL STREET	± 687 LF
SASSAFRAS COURT	LOCAL STREET	± 1,025 LF
THUNDERHEAD COURT	LOCAL STREET	± 1,611 LF
Total Length of Proposed Roads:		± 8,604 LF

ENGINEERING FIRM: ESP ASSOCIATES, P.A.
ADDRESS: 20484 CHARTWELL CENTER DRIVE SUITE D, CORNELIUS, NC 28031
PHONE: (704) 990-9428
CONTACT: DAN BREWER, PE

DEVELOPER: DR HORTON INC.
ADDRESS: 8001 ARROWBRIDGE BLVD., CHARLOTTE, NC 28226
PHONE: (704) 377-2006
CONTACT: MR. DAVID HUGHES

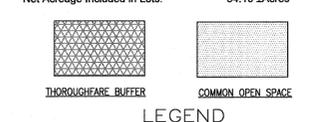
REVIEW AGENCY: CITY OF CONCORD - PLANNING & COMMUNITY DEVELOPMENT
ADDRESS: 66 UNION S., CONCORD, NC 28026
PHONE: (704) 920-5152



ADJOINING PARCEL INFORMATION:		
1. PINN: 5519831412000 (PORTION) ZONING/USE: MOR RESIDENTIAL (COUNTY)	23. PINN: 5519930243000 ZONING/USE: RM-2 RESIDENTIAL	62. PINN: 5519733576000 ZONING/USE: TND RESIDENTIAL
2. PINN: 5519846074000 ZONING/USE: RM-2 RESIDENTIAL	24. PINN: 5519826712000 ZONING/USE: RM-2 RESIDENTIAL	63. PINN: 5519733671000 ZONING/USE: TND RESIDENTIAL
3. PINN: 5519930260000 ZONING/USE: RM-2 RESIDENTIAL	25. PINN: 5519824657000 ZONING/USE: RM-2 RESIDENTIAL	64. PINN: 5519733672000 ZONING/USE: TND RESIDENTIAL
4. PINN: 5519930660000 ZONING/USE: RM-2 RESIDENTIAL	26. PINN: 5519823692000 ZONING/USE: RM-2 RESIDENTIAL	65. PINN: 5519733720000 ZONING/USE: TND RESIDENTIAL
5. PINN: 5519931813000 ZONING/USE: RM-2 RESIDENTIAL	27. PINN: 5519823538000 ZONING/USE: RM-2 RESIDENTIAL	66. PINN: 5519733780000 ZONING/USE: TND RESIDENTIAL
6. PINN: 5519931746000 ZONING/USE: RM-2 RESIDENTIAL	28. PINN: 5519822574000 ZONING/USE: RM-2 RESIDENTIAL	67. PINN: 5519734605000 ZONING/USE: TND RESIDENTIAL
7. PINN: 5519931899000 ZONING/USE: RM-2 RESIDENTIAL	29. PINN: 5519822419000 ZONING/USE: RM-2 RESIDENTIAL	68. PINN: 5519734611000 ZONING/USE: TND RESIDENTIAL
8. PINN: 5519932832000 ZONING/USE: RM-2 RESIDENTIAL	30. PINN: 5519821465000 ZONING/USE: RM-2 RESIDENTIAL	69. PINN: 5519734617000 ZONING/USE: TND RESIDENTIAL
9. PINN: 5519932595000 ZONING/USE: RM-2 RESIDENTIAL	31. PINN: 5519820481000 ZONING/USE: RM-2 RESIDENTIAL	70. PINN: 5519744022000 ZONING/USE: TND RESIDENTIAL
10. PINN: 5519933405000 ZONING/USE: RM-2 RESIDENTIAL	32. PINN: 5519820317000 ZONING/USE: RM-2 RESIDENTIAL	71. PINN: 5519744038000 ZONING/USE: TND RESIDENTIAL
11. PINN: 5519932319000 ZONING/USE: RM-2 RESIDENTIAL	33. PINN: 5519729344000 ZONING/USE: RM-2 RESIDENTIAL	72. PINN: 5519744144000 ZONING/USE: TND RESIDENTIAL
12. PINN: 5519931363000 ZONING/USE: RM-2 RESIDENTIAL	34. PINN: 5519728371000 ZONING/USE: RM-2 RESIDENTIAL	73. PINN: 5519744140000 ZONING/USE: TND RESIDENTIAL
13. PINN: 5519930228000 ZONING/USE: RM-2 RESIDENTIAL	35. PINN: 5519728200000 ZONING/USE: RM-2 RESIDENTIAL	74. PINN: 5519745347000 ZONING/USE: TND RESIDENTIAL
14. PINN: 5519930430000 ZONING/USE: RM-2 RESIDENTIAL	36. PINN: 5519727213000 ZONING/USE: RM-2 RESIDENTIAL	75. PINN: 5519746359000 ZONING/USE: TND RESIDENTIAL
15. PINN: 5519831970000 ZONING/USE: RM-2 RESIDENTIAL	37. PINN: 5519726203000 ZONING/USE: RM-2 RESIDENTIAL	76. PINN: 5519747491000 ZONING/USE: TND RESIDENTIAL
16. PINN: 5519831220000 ZONING/USE: RM-2 RESIDENTIAL	38. PINN: 5519724188000 ZONING/USE: RM-2 RESIDENTIAL	77. PINN: 5519748404000 ZONING/USE: TND RESIDENTIAL
17. PINN: 5519830750000 ZONING/USE: RM-2 RESIDENTIAL	39. PINN: 5519724125000 ZONING/USE: RM-2 RESIDENTIAL	78. PINN: 5519840417000 ZONING/USE: TND RESIDENTIAL
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19. PINN: 5519827964000 ZONING/USE: RM-2 RESIDENTIAL	41. PINN: 5519722168000 ZONING/USE: RM-2 RESIDENTIAL	80. PINN: 5519842562000 ZONING/USE: TND RESIDENTIAL
20. PINN: 5519827809000 ZONING/USE: RM-2 RESIDENTIAL	42-59. PINN: UNKNOWN ZONING/USE: TND RESIDENTIAL	81. PINN: 5519843583000 ZONING/USE: TND RESIDENTIAL
21. PINN: 5519826834000 ZONING/USE: RM-2 RESIDENTIAL	60. PINN: 5519723465000 ZONING/USE: TND RESIDENTIAL	82. PINN: 5519845505000 ZONING/USE: TND RESIDENTIAL
22. PINN: 5519825769000 ZONING/USE: RM-2 RESIDENTIAL	61. PINN: 5519735660000 ZONING/USE: TND RESIDENTIAL	83. PINN: 5519846170000 ZONING/USE: TND RESIDENTIAL



Total Area:	59.44 ±Ac.
Total Open Space Required:	5.94 Acres (10%)
Passive Open Space: (Buffers/Easements):	10.10 ±Acres
Active Space: (Pocket Parks, Amenity):	0.62 ±Acres
Total Open Space Provided:	10.72 ±Acres (18%)
Hwy. R.O.W. Area:	0.78 ±Ac
Thoroughfare Buffer:	1.75 ±Acres
Water Quality Areas:	1.72 ±Acres
Total R.O.W. Acreage Provided:	10.37 ±Acres
Net Acreage Included in Lots:	34.10 ±Acres



SITE DATA:

Tax Parcels: Portion of 55198314120000
Total Acreage: +/- 59.435 Acres
Location: Existing: City of Concord, NC
Property Owner: Von Stephen Blackwelder - Executor of the Fannie Blackwelder Estate
Zoning: Existing: RC-CD (City of Concord, NC)
Proposed Use: Single Family Residential
Total Units: 206 Lots

Proposed RC-CD Zoning Standards:
 Minimum Lot Size: 5,000 Sq. Ft. (Minimum Average: 6,625 Sq. Ft.)
 Minimum Frontage: 15'
 Minimum Lot Width: 50' (Minimum Average: 53')
 Minimum Lot Depth: 100' (Minimum Average: 125')
 Front Setback: 20'
 Rear Setback: 7'
 Minimum Open Space Required: 5.93 Acres (10%)
 Proposed Open Space: 10.72 Acres (18%)
 Minimum Contiguous Open Space: 3.56 Acres (60% of Minimum Open Space Required)
 Proposed Contiguous Open Space: 6.20 Acres
 Impervious Area Ratio Required: 0.5 (29.66 Ac.)
 Proposed Impervious Area: 0.36 (21.60 Ac.)

Density:
 Maximum Density Proposed as RC-CD: 3.53 Du/Ac Maximum (3.47 Shown)
 Maximum Units Proposed as RC-CD: 209 Units Maximum (206 Shown)

Allowed Uses:
 - Single Family Homes and Accessory Structures
 - Community Recreation Areas
 - Active and Passive Open Spaces
 - Other Uses Commonly Associated with Residential Units and as Allowed by the City of Concord Development Ordinance

Conditional Use Development Commitments:
 1. Maximum density, minimum lot standards, and allowed uses in this Residential Compact-Conditional District shall be as shown above.
 2. Conditions established as part of this conditional use zoning shall be attached to the land and shall be binding on the petitioner/owner of this land and any assigned successor.
 3. Administrative and other changes to this zoning shall be allowed as provided in the City of Concord Development Ordinance (CDO).
 4. General site layout shall be as depicted on this site plan. Adjustments to this layout may be made during preliminary plat and construction document phases of design as may be needed to accommodate site features, review staff comments, and final engineering constraints.
 5. The City standard is to treat the 1-inch storm event and detain the 2-year and 10-year, 24 hour storm event and achieve 85% average annual removal of TSS. Proposed water quality areas will exceed the City standard by detaining to the 25-year, 24 hour storm event and achieving 90% TSS removal.

Connectivity Ratio:
 Required: 1.4
 Proposed: 1.4

General Notes:
 1. Base information provided by survey entitled "Record Plat - 61.544 Acres" by Yarbrough-Williams & Houle, Inc. dated 11/04/2015 and should be verified for accuracy.
 2. Topographic information provided by survey entitled "Topographic Survey Blackwelder Property" by Yarbrough-Williams & Houle dated March 14, 2016.
 3. All site plan, zoning, and wetland information utilized in the preparation of this Preliminary Plat is considered to be preliminary in nature and subject to change and final verification.
 4. Anticipated date of Final Plat is August 1, 2016.

Floodplain Information:
 No floodplain exists on site. Floodplain information obtained from FEMA FIRM Map Number 3710551900J Panel 5519J effective date of study November 5, 2008.

Stream/Wetland Information:
 No Stream/Wetland exists on site. Stream/Wetland information is based on report prepared by Carolina Wetland Services dated Aug. 28, 2015.

Access Points/Driveways/Streets:
 1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
 2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Concord Development and Subdivision Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

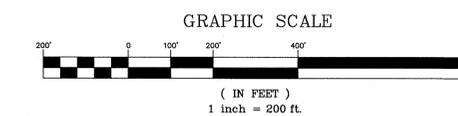
Road Improvements:
 Road improvements are subject to available right of way and coordination with NCDOT Traffic Impact Analysis to be provided by developer for approval by the City of Concord.

Off-Site Utility Improvements:
 Final alignment of all off-site utility improvements to be determined during construction document design phase in coordination with the City of Concord.

Common Open Space:
 Total Open Space provided includes property buffers, natural areas, and water quality basins. Common Open Space areas are conceptual and preliminary; refer to City of Concord Development Ordinance - Article 10, Section 10.5 Open Space Standards for specific information. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Public Information:
 ESP Associates is not responsible for deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Development Notes:
 1. Proposed lots will meet minimum lot requirements set forth by section 7.6.2 of the City of Concord Unified Development Ordinance and the conditions established by the RC zoning plan.
 2. Design standards and specifications for water and sewer improvements shall conform to the most current adopted version of the City of Concord water and sewer policy.
 3. Developer will secure all approval permits from local, state, and federal agencies prior to stream or wetland impacts.
 4. The applicant must apply for and obtain a NCDOT and/or City of Concord driveway permit and install any improvements that may be required as part of a traffic impact study (TIA).
 5. Developer shall provide a landscape easement around all proposed monument walls/signs; proposed monuments shall be located outside of all sight distance easements.
 6. All proposed streets will be public rights-of-way.
 7. A street tree plan shall be provided at construction document phase in accordance with the City of Concord Technical Standards Manual, Article VII.
 8. Iron pins shall be provided at all corners, unless otherwise noted.
 9. This project will be served by City of Concord water, sewer and electricity.
 10. All roads shall be local residential streets except for portion of Apple Orchard Drive from Roberta Road to Thunderhead Court which shall be minor collector street.
 11. Proposed amenity area shown on preliminary plat is approximate. Developer reserves the right to alter site plan at construction document phase.
 12. Stormwater management plan to be provided during construction document phase per Article 4 and 6.1.
 13. Open space provision & maintenance plan to be provided during construction document phase.
 14. Proposed locations of water, sewer, and storm drainage systems depicted on preliminary plat are preliminary and have not been designed. Design details to be provided during construction document phase.
 15. Road grading & road profiles to be provided during construction document phase.
 16. Site grading and cut/fill to be determined during construction document phase.
 17. Location of proposed water quality areas are conceptual & preliminary. The exact location, size, and design of these features to be determined during the construction document phase.
 18. Proposed built upon & impervious area to be determined during construction document phase.
 19. Signs shall be posted at the end of future street connections that state the potential for connection. Details to be shown in construction plans.
 20. ADA ramps to conform to NCDOT standard detail #648.05.
 21. Waterlines are to be interconnected to adjacent subdivision to west at connector roads.
 22. Second road connection shall be provided prior to 30th house being constructed.



1) CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

2) CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, 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 LOCAL MUNICIPALITIES.

4) DRIVING SHALL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

ESP ASSOCIATES, P.A.
 20484 CHARTWELL CENTER DRIVE SUITE D, CORNELIUS, NC 28031
 1-800-980-7317
 NC LICENSE C-0587
 www.espassociates.com

PROFESSIONAL SEAL
 DAN BREWER, PE
 6/16/16

NO.	DATE	REVISION
1	06-06-2016	OPEN SPACE, MAIL BOXES, ROW NOTES

PRELIMINARY PLAT

ROBERTA RIDGE SUBDIVISION

DR HORTON

PROJECT INFORMATION	
PROJECT MANAGER:	DEB
DESIGNED BY:	BSS
DRAWN BY:	BSS
PROJECT NUMBER:	DW16.400
ORIGINAL DATE:	6/23/2016

C-0.0

MATCH LINE - SEE SHEET C-2.2

MATCH LINE - SEE SHEET C-2.3

MATCH LINE - SEE SHEET C-2.4

OLD SOUTH SUBDIVISION SECTION NO. 3 MB: 16-59 NOW OR FORMERLY JESSIE ALLISON, JR. & KATHY P. ALLISON DEED: 2901-306 #5519-84-0417

NOW OR FORMERLY 2015-3 IH2 BORROWER LP DEED: 11479-255 #5519-74-9404

NOW OR FORMERLY JAMES D. JORDAN & ANGELA M. JORDAN DEED: 2111-124 #5519-74-7491

NOW OR FORMERLY TREVOR B. FEASTER DEED: 3566-29 #5519-74-6359

NOW OR FORMERLY MARCUS FRENCH & BETHANY FRENCH DEED: 7322-315 #5519-74-5347

NOW OR FORMERLY GERSON LOPEZ & LILIANA LOPEZ DEED: 1174-102 #5519-74-4333

NOW OR FORMERLY SHERRY LEWIS DEED: 4394-28 #5519-74-3314

NOW OR FORMERLY COURTNEY M. STANTON DEED: 1178-37 #5519-74-4144

NOW OR FORMERLY LONNIE DAVIES, JR. DEED: 10688-243 #5519-74-4038

NOW OR FORMERLY PATRICIA ANN BRYAN & COSIGAN BRYAN DEED: 10120-314 #5519-74-4022

NOW OR FORMERLY TERESA ANN DARNELL TOWNES & DANIEL TOWNES DEED: 1115-44 #5519-73-4917

NOW OR FORMERLY PATRICIA ANN GREENING & ALLAN JO GREENING DEED: 9381-131 #5519-73-4911

NOW OR FORMERLY GREGORY E. MOSS & TIMAR DENISE GARRICK DEED: 3908-153 #5519-73-4805

NOW OR FORMERLY WGH NORTH CAROLINA DEED: 10999-141 #5519-73-3798

NOW OR FORMERLY EFFRY J. HAMPTON DEED: 3263-268 #5519-73-3192

NOW OR FORMERLY T. WAMPOLE, SR. & NISE WAMPOLE DEED: 1084-139 #5519-73-3667

NOW OR FORMERLY TH CAROLINA DEED: 10937-77 #5519-73-3671

NOW OR FORMERLY FORMERLY SILVER & MERYL W. WILSON DEED: 3039-95 #5519-73-3671

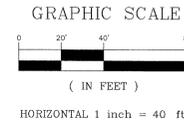
ROBERTA RD EXISTING PUBLIC R/W

DRAINAGE EASEMENT

WOVEN WIRE FENCE

MAILBOX KIOSK, TYP.

PROPOSED WET DETENTION BASIN



- 1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY.
3. ALL PAYMENT CUTS, CONCRETE OR ASPHALT ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

ESP Associates, P.A. 20484 Chatham Center Dr. Cary, NC 27503 1-800-960-7317 NC License C-0587 www.espace.com



PROFESSIONAL ENGINEER DAN E. BREWER 06/16

Table with columns: NO., DATE, REVISION, BY. Row 1: 1, 06-02-2016, OPEN SPACE MAIL KIOSKS, R/W, NOTES, BS

PRELIMINARY PLAT - SITE PLAN ROBERTA RIDGE SUBDIVISION CONCORD, NORTH CAROLINA D R HORTON

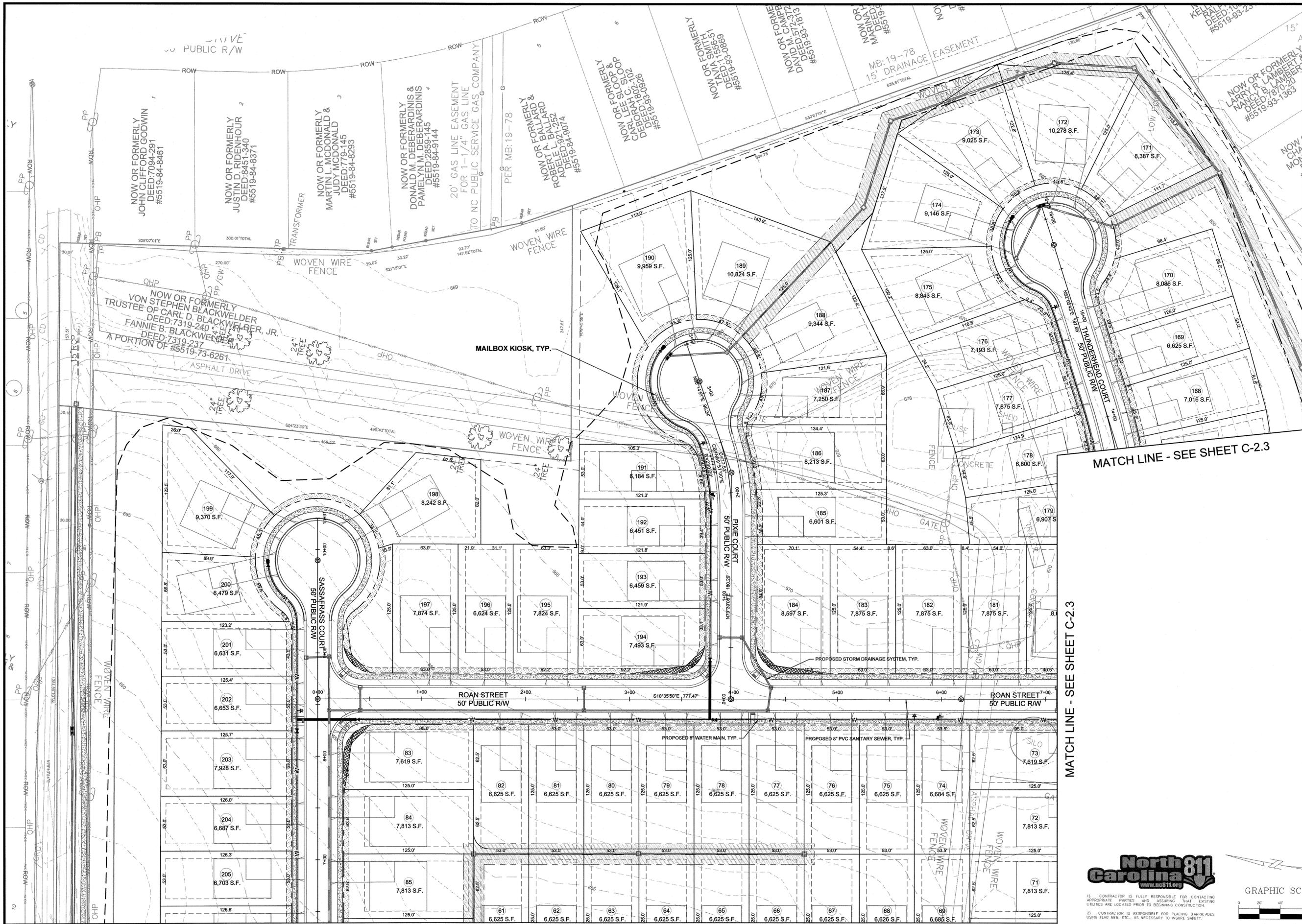
PROJECT INFORMATION table: PROJECT MANAGER: DEB, DESIGNED BY: BSS, DRAWN BY: BSS, PROJECT NUMBER: DW16.400, ORIGINAL DATE: 6/23/2016, SHEET: C-2.1

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R:\Projects\2015 (D)\DW16.400.000-Horton-Roberts Road\DW16.400.000\Sheets\Preliminary Plat\C-2.1-C-2.4-Site Plan.dwg, 6/23/2016 10:13:41 AM, 11

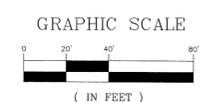
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MATCH LINE - SEE SHEET C-2.3

MATCH LINE - SEE SHEET C-2.1



- 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 FLAG MEN, 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 LOCAL MUNICIPALITIES.
- 4) SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

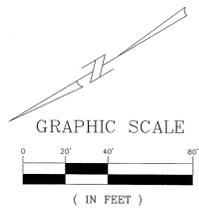
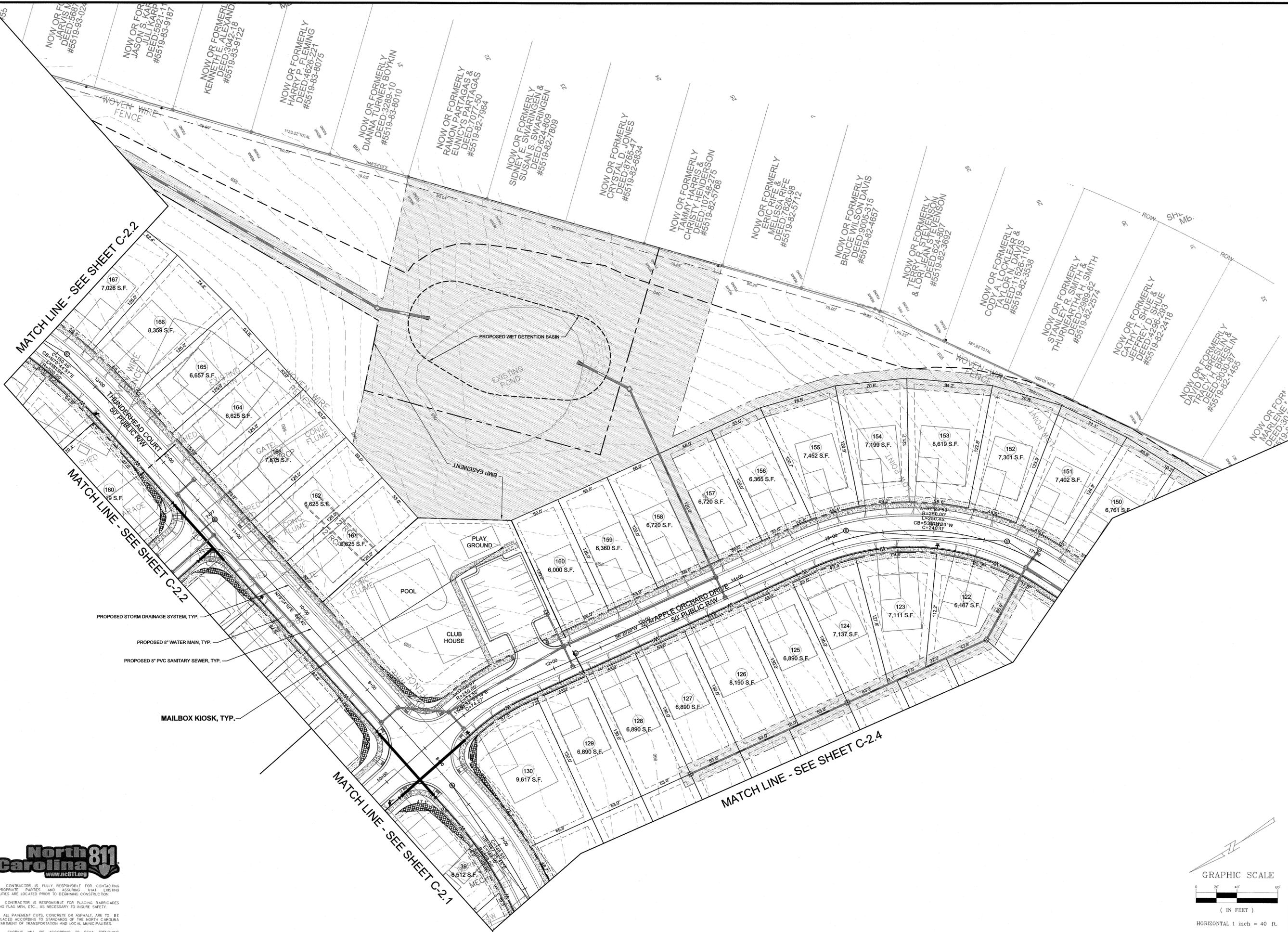
 ESP ASSOCIATES, P.A. 20484 Charwell Center Dr. Suite D Charlotte, NC 28261 Phone: 704.366.1555 NC License C-0587 www.espsociates.com		 NORTH CAROLINA PROFESSIONAL SEAL ENGINEER LANE BREWER 6/1/16	
		PROJECT INFORMATION PROJECT MANAGER: DEB DESIGNED BY: BSS DRAWN BY: BSS PROJECT NUMBER: DW16.400 ORIGINAL DATE: 6/23/2016 SHEET:	
PRELIMINARY PLAT - SITE PLAN ROBERTA RIDGE SUBDIVISION CONCORD, NORTH CAROLINA D R HORTON		NO. 1 DATE 06-02-2016 REVISION BS OPEN SPACE, MAIL BOXES, RW, NOTES	
C-2.2			

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- 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 FLAG MEN, 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 LOCAL MUNICIPALITIES.
- 4) SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS.





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PROFESSIONAL ENGINEER
C-0567
ESP ASSOCIATES, P.A.
17582
DAN E. BREWER
6/6/16

NO.	DATE	REVISION	DESCRIPTION
1	06-02-2016	BS	OPEN SPACE MAIL NOTICES, ROW NOTES

PRELIMINARY PLAT - SITE PLAN

ROBERTA RIDGE SUBDIVISION

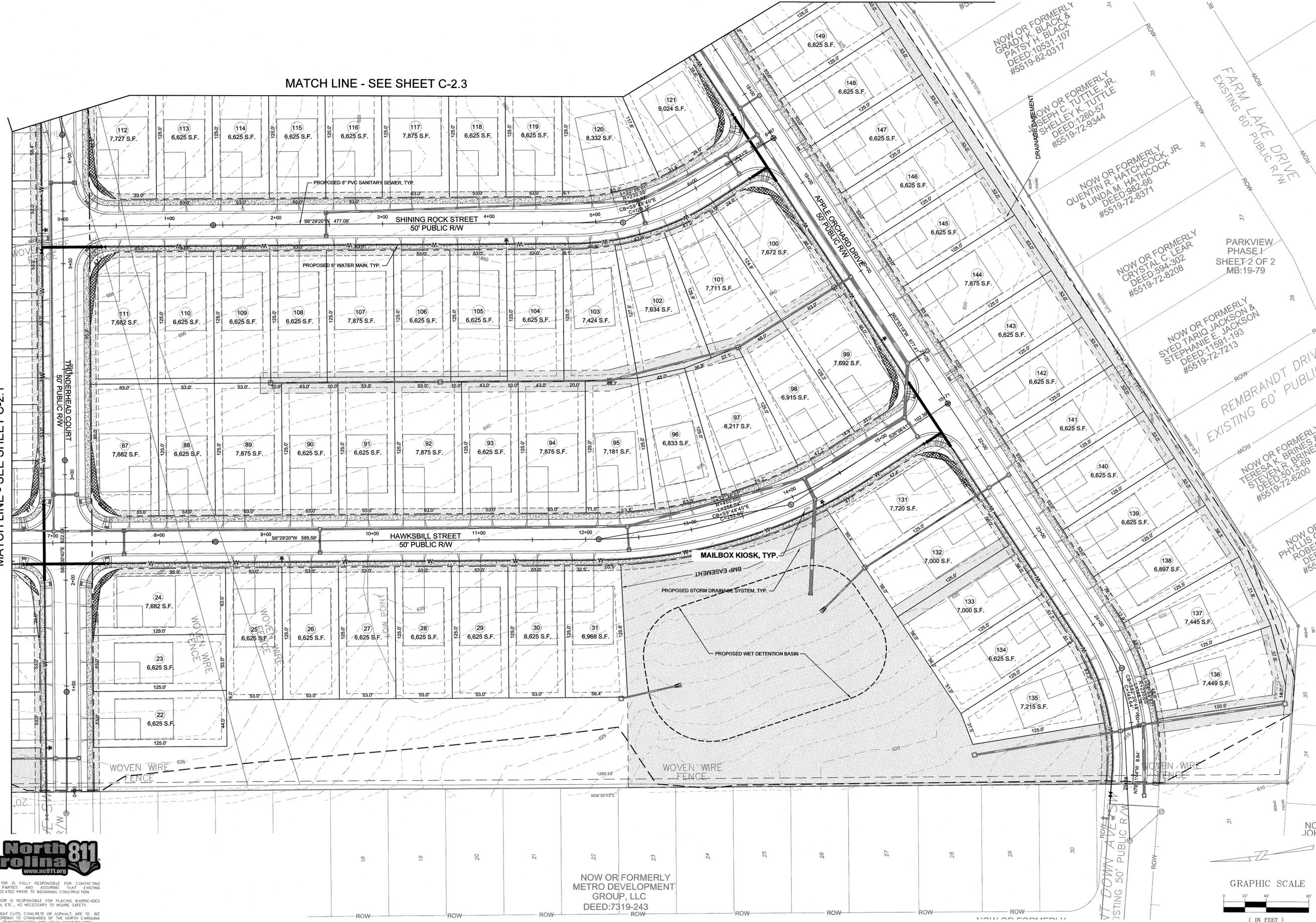
CONCORD, NORTH CAROLINA

D.R. HORTON

PROJECT INFORMATION	
PROJECT MANAGER:	DEB
DESIGNED BY:	BSS
DRAWN BY:	BSS
PROJECT NUMBER:	DW16.400
ORIGINAL DATE:	6/23/2016
SHEET:	C-2.3

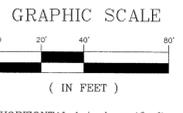
MATCH LINE - SEE SHEET C-2.3

MATCH LINE - SEE SHEET C-2.1



- 1) CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
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- 3) ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
- 4) SHORING WILL BE ACCORDING TO DOWNA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

NOW OR FORMERLY
METRO DEVELOPMENT
GROUP, LLC
DEED:7319-243



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STATE OF NORTH CAROLINA
PROFESSIONAL ENGINEER
DANE BREWER
17532
6/6/16

NO.	DATE	REVISION
1	06-06-2016	OPEN SPACE, MAIL KIOSKS, ROW NOTES

PRELIMINARY PLAT - SITE PLAN
ROBERTA RIDGE SUBDIVISION
CONCORD, NORTH CAROLINA
DR HORTON

PROJECT INFORMATION	
PROJECT MANAGER:	DEB
DESIGNED BY:	BSS
DRAWN BY:	BSS
PROJECT NUMBER:	DW16.400
ORIGINAL DATE:	6/23/2016
SHEET:	C-2.4

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