TURNBULL ● SIGMON DESIGN

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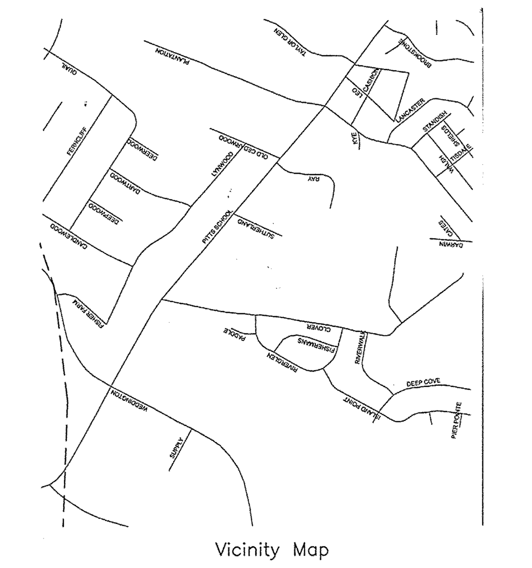
LAND DEVELOPMENT DESIGN SERVICES



PRELIMINARY PLAT
Not for recordation,
conveyances or sales

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Portrait Homes

9111 Monroe Road
Suite 100
Charlotte, NC 28270

Development Data:

Total Site Area:..........±31.0 Ac.
Existing Zoning:.........RV

Area:..........±30.1 Ac.
Proposed Use:..........Townhomes
Number of Units (PhI): ....92 d.u.
Number of Units (PhII):........93 d.u.
Number of Units (PhIII): ....71 d.u.
Density:..........7.4 dwell. units/acre
Anticapated Date
to Begin Final Platting:.............May 2007

Setbacks:
Front:..........20'
Side:..............7'
Rear:..............5'

Max Building Height:
35'

Minimum Building Separation
20' + 1' For Every 1' in Excess of 30'

Open Space:

Area:..........±31.0 Ac.
Total Area (PhI):.................13.0 Ac.
Open Space (PhI): ....7.3 Ac. (56.3%)
Total Area (PhII):.............9.3 Ac.
Open Space (PhII):.............4.1 Ac. (43.7%)
Total Area (PhIII): ....8.7 Ac.
Open Space (PhIII):............4.5 Ac. (52.0%)

Parking:
Total No. of Units Without Garages: 104
Parking Required: 156
Parking Provided: 245
Handicapped Spaces Required: 5
Handicapped Spaces Provided: 7
Units with driveways have garages also available for parking.

LEGEND

SYMBOL	
SS	EXISTING SANITARY
— · · —	EXISTING CREEK BANK
——	EXISTING PROPERTY BOUNDARY
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
- - - -	COMMON UTILITY ACCESS EASEMENT FOR WATER AND SEWER
— —	BUILDING SETBACKS
- - - -	LANDSCAPE BUFFER

SUB-LOT DIMENSIONS: 2291, 2292, 2293, 2294, 2295, 2296 — 229
UNIT NUMBER — BUILDING NUMBER — DRIVEWAYS SHOWN ON APPLICABLE UNITS

Street Blades:
[1] 340 Pitts School Rd NW at 2500 Hazelmere St NW
[2] 2520 Hazelmere St NW at 2510 Bardwell St NW
[3] 2480 Bardwell St NW at 2520 Brackley PL NW
[4] 340 Tidmarsh Ct NW at 2520 Bardwell St NW
[5] 2630 Bardwell St NW at 340 Linslade Ave NW
[6] 2630 Holwell St NW at 370 Linslade Ave NW
[7] 450 Adderbury Ave NW at 450 Linslade Ave NW
[8] 370 Adderbury Ave NW at 2670 Holwell St NW
[9] 340 Adderbury Ave NW at 2670 Bardwell St NW
[10] 340 Lechlade Ave NW at 2690 Bardwell St NW
[11] 2800 Bardwell St NW
[12] 380 Lechlade Ave NW at 2700 Eynsham Cir NW
[13] 410 Lechlade Ave NW at 2820 Eynsham Cir NW

STREET	LENGTH
Adderbury Avenue	835'
Brackley Place	1169'
Eynsham Circle	903'
Hazelmere Street	195'
Holwell Street	288'
Lechlade Avenue	502'
Linslade Avenue	582'
Tidmarsh Avenue	173'
Bardwell St	1947'

GENERAL NOTES

1. Site plan base layout prepared by Turnbull-Sigmon Design.
2. Existing wetlands information surveyed by ESP Associates, P.A. for Portrait Homes ESP dwg "TE45800"
3. Boundary information obtained by ESP Associates, P.A. for Portrait Homes dwg "TE45800"
Existing topographic conditions provided by ESP & Associates dwg "TE45800"
4. Stormwater detention for the 2-yr, 10-yr and 50-yr storm event will be performed according to City of Concord UDO.
5. Road improvements to Pitts School Road will be performed according to the approved TIA. Shared offsite improvements with Cabarrus County Schools are required per the approved TIA.
6. Per Article 11.2.12 Recycling Facilities, Recycling containers will be provided within the developement.
7. Solid Waste collection will occur by roll-out container for individual units with driveways and garages. Solid Waste containers will be provided per the City of Concord City Ordinances for units without garages and driveways.
8. All water and 8" sewer mains will be City of Concord Public mains and will have easements throughout as such.
9. Individual townhome units will be metered for water and have individual sewer service lines.
10. All internal drives will be Private Roads with no Public Right of Way (Except utility easements.)
11. All Common Open Space will be owned and maintained by the Oxford Commons Homeowners Assn.
12. No floodways or RSOZ exist on the parcel.
13. Required retaining walls within the site may encroach into side and/or rear setbacks and landscape buffers.
14. The total impacts to existing streams within the site due to roadway crossings will be less than 149 lf.
15. Construction drawing and permits for water, sewer, detention, stormwater, etc. will be submitted to the City of Concord in accordance with the UDO.
16. Parking provided for units without garages per the City of Concord UDO.
17. Lots shown include minimum 400 sqft sublot-area outside of townhome unit.
18. An 8' Type "A" Buffer Yard is required along perimeter of the property.
19. Landscaping for the Type "A" Buffer Yard shall be installed in accordance with Section 7.4.2, and Table 7.4-2 entitled "Buffer Yard Landscaping Requirements" as follows: - Shade Trees - 1/100 LF, - Ornamental and Large Evergreen Shrubs are Optional; and, - Minimum 0.2 Required Points per Linear Foot. Where present, existing vegatation along perimeter of site will be used to meet buffer requirements.
20. Any ornamental vegetation, trees, and associated irrigation system(s) located within the public road/street right(s)-of-ways shall be the maintenance responsibility of the homeowners association. Any landscaping or irrigation within NCDOT ROW will require an encroachment agreement.
21. Street trees shall be provided at 100 LF intervals along internal streets.
22. Traffic Impact Analysis has been prepared by Kubilins Transportation Group, Inc.
23. Based on the recommendations of the TIA the Developer will secure all necessary right(s)-of-way and off-site easements associated with the TIA, as required by the City of Concord Transportation Department and NCDOT.
24. All pavement sections shall be designed to meet the "Superpave" standards established by NCDOT.
25. 10'x70' and 30'x45' sight triangles shall be provided at the Pitts School Road entrance of Hazelmere Street.
26. This Plan has been prepared in accordance with the requirements stated under Section 6.5.3.1, entitled "Open Space Provisions and Maintenance."
27. For developments consisting of 200 lots or more, provide for active open space improvements as defined in Section 6.5.3.1.2. Such improvements shall equal a total minimum financial investment of 200% of the pre-development tax value (12/2005 Oxford Commons total land value of approximately $980,350). Total investment in Oxford Commons open space improvements must be a minimum of $18,760 per acre of active open space.
28. Please refer to UDO Section 11.2.9 for requirements of the exterior makeup of the buildings. Renderings of the typical townhome units have been supplied as part of this preliminary plat package for review by the City of Concord.
29. Fire protection shall be installed in accordance with UDO and International Fire Code Requirements.
30. The minimum size of service water mains in residential developments must be 6 inches. All 6-inch mains must be looped. Dead-end mains must be 8-inch.
31. All newly-installed fire hydrants must be located at 1,000' intervals in residential areas, and at intersections when possible. Fire hydrants must be spaced to provide a minimum of 500' coverage length to the most remote point of any building within the development. All fire hydrant locations are not shown and are to be determined during plan review process.
32. Existing overhead electric and telephone pole line along Pitt's School Rd. maybe in conflict with proposed entrance and/or required road improvements. This pole line is the property of Concord Telephone Co. with City of Concord 12 kV lines attached. Any necessary relocation must be coordinated with the City of Concord Electric Dept and associated utilites using City poles.

Oxford Commons

City of Concord
Cabarrus County

Preliminary Plat

PROJECT NUMBER:	05-147
DRAWN BY:	RET
DESIGNED BY:	RET
ISSUE DATE:	03/07/06

NO. DATE: BY: REVISIONS:

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