

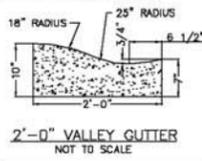
VICINITY MAP
NOT TO SCALE

LEGEND:

- CONTOURS ——— 360
- EDGE OF PAVEMENT ———
- CONCRETE ———
- BUILDING ———
- ROOF DRAIN ———
- SIDEWALK ———
- STRIPING ———
- WATER ———
- GAS ———
- UNDERGROUND POWER ———
- UNDERGROUND TELE. ———
- COMCAST ———
- SANITARY SEWER ———
- STDRM SEWER ———
- WETLANDS ———
- EASEMENT ———
- CLEARING ———
- BUFFER ———
- CENTER LINE ———
- PROPERTY LINE ———
- WATER METER ———
- SEWER CLEAN OUT ———

GENERAL SITE NOTES:

1. ALL STREET DIMENSIONS ARE TO FACE OF CURB.
2. SITE INFORMATION TAKEN FROM A SURVEY "BOUNDARY / TOPOGRAPHIC SURVEY BY CAROLINAS DESIGN GROUP, DATED APRIL 10, 2006 & JUNE 2006."
3. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING, SIDEWALK AND RAMP DIMENSIONS.
4. CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WATER LINES, STORM DRAINAGE, LIGHT POLES, POWER POLES, ETC., WITH APPROPRIATE UTILITY COMPANIES.
5. CONTRACTOR TO COORDINATE WITH OWNER AND PROJECT ENGINEER FOR EXISTING BUILDING DEMOLISHING AND ANY OTHER STRUCTURES WHICH MAY BE ON PROJECT SITE.
6. CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN R/W'S WITH N.C.D.O.T. AND COUNTY OF CABARRUS.
7. ALL TRAFFIC SIGNS, STRIPE PAINTING ETC., TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
8. ALL LANDSCAPING AREAS TO HAVE A MINIMUM WIDTH FROM EDGE TO EDGE; MINIMUM TOTAL AREA 274 SQUARE FEET PER TREE.
9. ALL CONSTRUCTION TO CONFORM TO CITY OF CONCORD & CABARRUS CO. LAND DEVELOPMENT STANDARDS MANUAL DETAILS AND SPECIFICATIONS.
10. A LEFT TURN LANE WILL BE CONSTRUCTED ON POPLAR STREET ROAD.
11. NCDOT DRIVEWAY PERMIT WILL BE REQUIRED.



NOTE: LOT LINE(S) FOR EACH UNIT IS FOOTPRINT OF BUILDING. LOT IS FOOTPRINT OF BUILDING WITH FENCE AT BACK AREA.

ENGINEERING COMMENTS

1. REVIEW AND APPROVAL OF THE PLANS DOES NOT RELIEVE THE OWNER, CONTRACTOR OR DEVELOPER FROM MEETING THE REQUIREMENTS OF THE DEVELOPMENT ORDINANCES OF THE CITY OF CONCORD OR CABARRUS COUNTY, (AS APPLICABLE), CONCORD WATER AND SEWER POLICY, THE "STANDARD SPECIFICATIONS FOR WASTEWATER COLLECTION & WASTE DISTRIBUTION CONSTRUCTION FOR CABARRUS COUNTY" (WSAC MANUAL), AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS AND APPROVALS.
2. ALL IMPROVEMENTS OR EXTENSIONS OF PUBLIC INFRASTRUCTURE UNDER THE JURISDICTION OF THE CITY OF CONCORD SHALL BE IN STRICT ACCORDANCE WITH THE ORDINANCES, REGULATION, POLICIES, REQUIREMENTS, AND SPECIFICATIONS OF THE CITY OF CONCORD AND THE "STANDARD SPECIFICATIONS FOR WASTEWATER COLLECTION & WATER DISTRIBUTION CONSTRUCTION FOR CABARRUS COUNTY" (WSAC MANUAL).
3. CONSTRUCTION OF UTILITY LINES MAY NOT BEGIN UNTIL ALL FEES ARE PAID, ALL PERMITS ARE PRESENT ON SITE, AND NOTIFICATION OF CONSTRUCTION IS MADE TO THE APPLICABLE PERMITTING AGENCIES IN ACCORDANCE WITH THEIR POLICES.
4. ALL SEDIMENT CONTROL MEASURES AND REGULATIONS SHALL CONFORM TO THE LATEST STANDARDS OF THE NORTH CAROLINA SEDIMENTATION POLLUTION CONTROL ACT.
5. CONTRACTOR SHALL NOTIFY THE CITY OF CONCORD INSPECTION DEPARTMENT AT LEAST 48 HOURS BEFORE BEGINNING WORK ON THIS PROJECT.
6. WATER LINES SHALL BE C-900, CLASS 200 PVC OR DUCTILE IRON, CLASS 350. SEWER LINES SHALL BE PVC, SDR 35. TWO-INCH WATER LINES SHALL BE SDR 13.5, CLASS 315 PVC.
7. CONTACT ENGINEER PRIOR TO INSTALLATION OF OFF-ROAD STORM DRAINS.
8. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN AREA PER F.I.R.M. MAP NUMBER 37025000800, DATED NOVEMBER 2, 1994.
9. THE PRELIMINARY PLAN FOR THIS SUBDIVISION WAS APPROVED PRIOR TO THEREFORE, IT IS NOT UNDER THE MORATORIUM THAT LIMITS WATER TO NEW SUBDIVISIONS.

FIRE NOTES & COMMENTS:

1. BUILDING PLANS WILL BE REQUIRED FOR APPROVAL.
2. NFPA 241 LETTER REQUIRED FOR PLAN APPROVAL.
3. ADDRESS MUST BE POSTED IN VISIBLE LOCATION WITH 6 INCH NUMBERS.
4. PROJECT SHOWN IN TWO PHASES, BUT ROADS, WATERMAINS AND ALL FIRE HYDRANTS SHALL BE INSTALLED IN PHASE I.
5. FIRE LANES MAY BE REQUIRED, IF DETERMINED BY FIRE INSPECTOR PRIOR TO CERTIFICATE OF OCCUPANCY.
6. FIRE LANES APPROVED AS SHOWN (SHALL BE INSTALLED PER CD 6-7).
7. ACCESS AND WATER SUPPLY MUST BE ESTABLISHED AND MAINTAINED PRIOR TO VERTICAL CONSTRUCTION.
8. APPROVED FIRE APPARATUS ACCESS MUST BE PROVIDED FOR EVERY FACILITY OF BUILDING WITH THE JURISDICTION.
9. THE FIRE APPARATUS ACCESS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY.
10. WHERE A PORTION OF THE FACILITY OR BUILDING IS MORE THAN 400 FEET FROM A HYDRANT, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE HYDRANTS AND MAINS MUST BE PROVIDED WHERE REQUIRED BY THE CODE OFFICIAL.
11. THE MINIMUM SIZE OF FIRE SERVICE WATER MAINS IN RESIDENTIAL DEVELOPMENTS SHALL BE 6 INCHES.
12. ALL 6 INCH FIRE PROTECTION MAINS SHALL BE LOOPED. DEAD END FIRE PROTECTION MAINS SHALL BE 8 INCHES.
13. ALL NEWLY INSTALLED FIRE HYDRANTS SHALL BE AT 90° INTERVALS IN RESIDENTIAL AREAS. EXISTING HYDRANTS NOT SHOWN ON SITE PLAN. HYDRANT LOCATION WILL BE REQUIRED FOR PROPOSED HYDRANT LOCATION APPROVAL. THE CLOSEST FIRE HYDRANT IS LOCATED AT 324 SMALL AVENUE NW, PARCEL PIN # 5610382390, FIRE HYDRANT # 209.1103. DISTANCE FROM FIRE HYDRANT TO ENTRANCE OF TRIMBLE CIRCLE IS APPROXIMATELY 350 LF.

NOTE: CONTRACTOR TO BUILD RETAIN WALL. RETAINING WALL TO BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER.

NOTE: PAVEMENT WIDTH AND PAVEMENT TYPE TO MATCH EXISTING PAVEMENT WIDTH AND PAVEMENT TYPE FOR SMALL AVENUE EXTENSION.

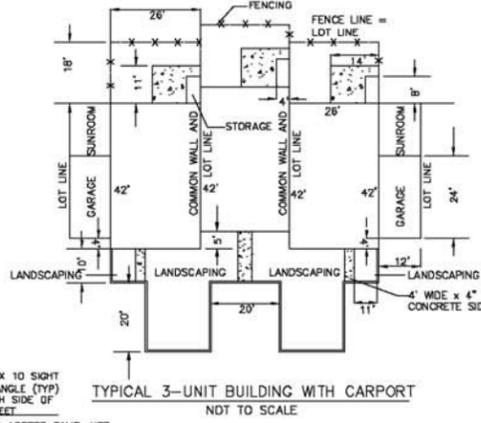
NOTE: ALL CONSTRUCTION ACTION TO TAKE PLACE WITHIN EXISTING 40.0' RIGHT-OF-WAY. 20' EACH SIDE OF CENTERLINE OF STREET (SMALL AVENUE)

NOTE: COS (COMMON OPEN SPACE) WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION OF SAPPHIRE HILLS. ALL COS (COMMON OPEN SPACE) IS PASSIVE.

NOTE: ANTICIPATED PLAT COMPLETION IS MAY, 2007.

DEVELOPER: JBC DEVELOPMENT
OWNER: 118 N. BELAIR ROAD, SUITE 1
EVANS, GEORGIA 30809
(706) 855-5375 (OFFICE)

NOTE: PROJECT IS SHOWN IN TWO PHASES, BUT THE ROADS, WATER MAINS AND ALL FIRE HYDRANTS SHALL BE INSTALLED IN PHASE I.



TYPICAL 3-UNIT BUILDING WITH CARPORT
NOT TO SCALE

SITE SUMMARY

DEVELOPER: JBC DEVELOPMENT
118 N. BELAIR ROAD, SUITE 1
EVANS, GEORGIA 30809
(706) 855-5375 (OFFICE)

STREET ADDRESS: PROPERTY LOCATED OFF SMALL AVENUE, CONCORD, NC

FLOOD DATA (FEMA)
NONE OF THE REFERENCED PROPERTY IS WITHIN A 100 YEAR FLOOD ZONE PER:
FEMA MAP NUMBER - 37025000800
DATE OF FEMA MAP - 11-02-94
SOIL TYPES - CH, CU2, CU22

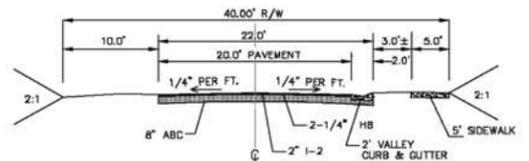
TOTAL SITE AREA = 505,270.87± SF (11.599± AC)
TOTAL AREA OF SIDEWALKS, & ROADS = 61,682.35± SF (1.416± AC.)
TOTAL AREA OF ROADS ONLY = 62,503.49 ± 1.201± AC.
CURRENT ZONING: RC
STREET LENGTHS = 1,497.54' + 246.20' = 1,743.74' (TOTAL)
TAX PARCEL: - 5610477991 & 5610478542
DEED BK 468 PG 117
DEED BK 816 PG 403

SETBACKS
MINIMUM SETBACK FRONT - 20' (SMALL AVE.)
MINIMUM SETBACK REAR - 5'
MINIMUM SETBACK SIDE - 7'

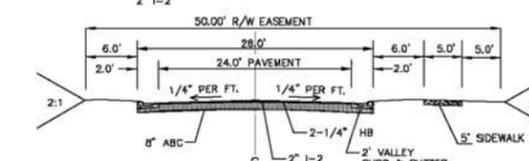
PERCENT OF LOTS, STREETS, AND COMMON OPEN SPACE (COS) TO OVERALL ACRES OF PROPERTY
PERCENT OF LOTS (2,588 AC. / 11,599 AC) = 22.312%
PERCENT OF STREETS (1,201 AC / 11,599 AC) = 10.354%
PERCENT OF COS ACCESSIBLE (7,810 AC / 11,599 AC) = 67.333%

GENERAL NOTES:

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2. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING, SIDEWALK AND RAMP DIMENSIONS.
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6. ALL TRAFFIC SIGNS, STRIPE PAINTING ETC., TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
7. ALL LANDSCAPING AREAS TO HAVE A MINIMUM WIDTH FROM BACK OF CURB TO BACK OF CURB; MINIMUM TOTAL AREA 200 SQUARE FEET PER TREE.
8. ALL CONSTRUCTION TO CONFORM TO THE CONCORD LAND DEVELOPMENT STANDARDS MANUAL DETAILS AND SPECIFICATIONS.
9. ALL OPEN SPACE TO BE MAINTAINED BY OWNER/DEVELOPERS.
10. LIGHTING SHALL NOT BE DIRECTED TOWARD OR SHINE UPON ANY RESIDENTIAL ZONES OR ENDANGER MOTORISTS TRAVELING ON ANY STREET.



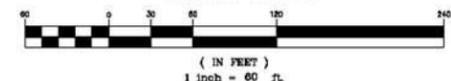
TYPICAL PAVED STREET (SMALL AVE.)
40.0' R/W RESIDENTIAL STREET
PAVEMENT SECTION
NTS



TYPICAL PAVED STREET (TRIMBLE CIRCLE)
PRIVATE RESIDENTIAL STREET (HERTLING ROAD)
PAVEMENT SECTION
NTS

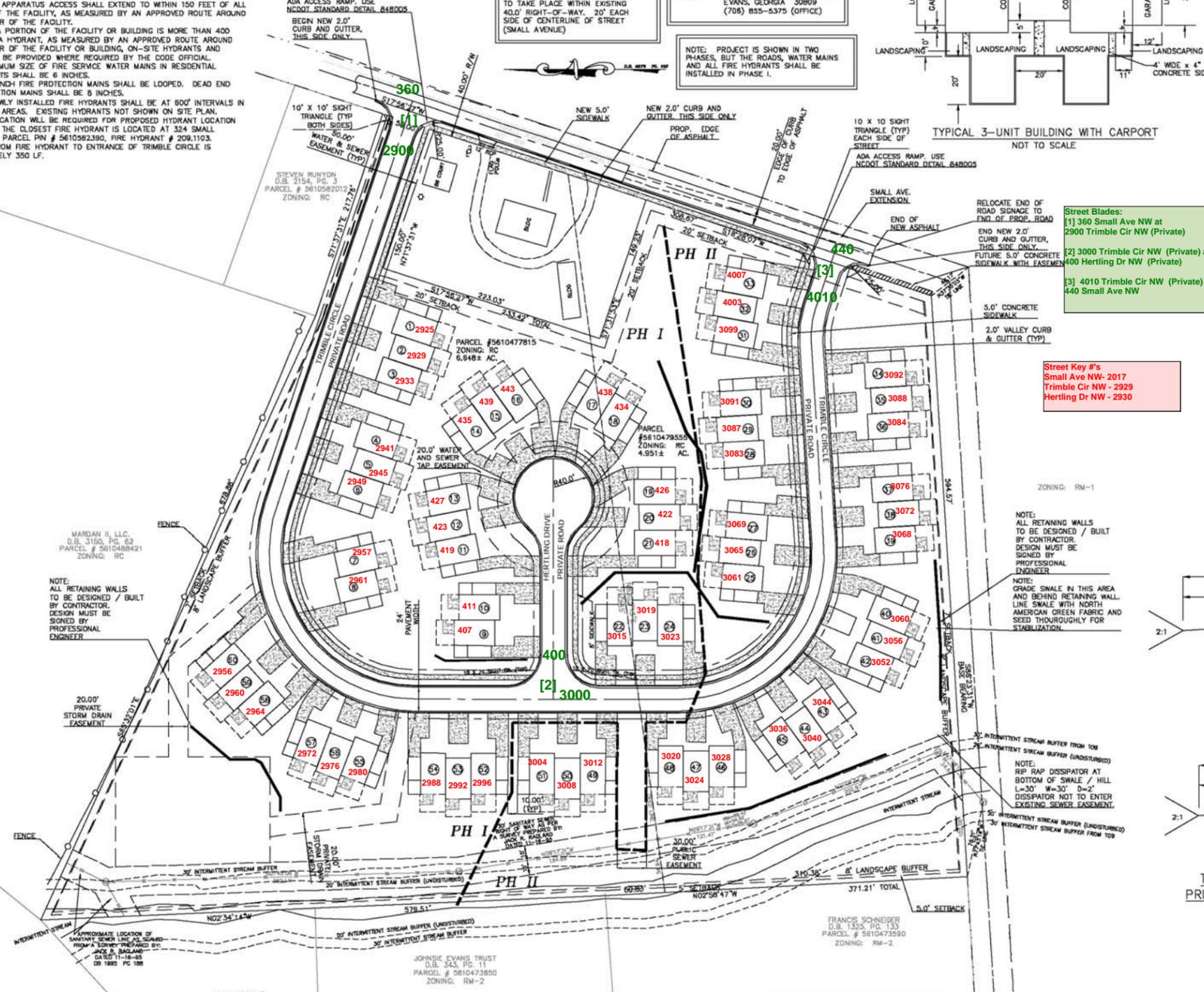
NOTE: ALL MATERIAL AND CONSTRUCTION STANDARDS TO BE IN ACCORDANCE WITH CITY OF CONCORD AND CABARRUS COUNTY.

GRAPHIC SCALE



ENGINEERING\COMMERCIAL\PROJECTS\JBC DEVELOPMENT\SITE-CURRENT.dwg
ISSUE DATE: MAY 24, 2006

REVISIONS		
NO.	DATE	DESCRIPTION
1	01/25/07	PER CITY OF CONCORD COMMENTS
2	02/20/07	PER CITY OF CONCORD COMMENTS
3	05/24/07	PER CITY OF CONCORD COMMENTS
4	07/20/07	PER CITY OF CONCORD COMMENTS



SITE DATA

PARCEL ID: 5610477991, 5610478542
SIZE: 11.599 ACRES
ZONING: RC

SETBACKS:
FRONT: 20 FT.
SIDE: 7 FT.
REAR: 5 FT.

TOTAL NUMBER 3-UNIT BUILDINGS - 18
TOTAL NUMBER 2-UNIT BUILDINGS - 3
60 TOTAL UNITS
(42 W/GARAGES)

In accordance with Title III of the Americans with Disabilities Act and the Fair Housing Act, no units in the subdivision are required to be handicapped accessible.

Developer has designated, however, units 6, 19, 34, 45, 48 and 52 as homes that could be adopted if requested by a contracted buyer. The building plan for this adoption is shown on page A7.0.



SAPPHIRE HILLS
SMALL AVENUE
CONCORD, N.C.

SITE PLAN

C-1