

Pine Grove Site

Located In:
City of Concord / Cabarrus County, North Carolina

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 11	COVER SHEET (SHEET 1 OF 11)	02/10/2020	
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3 of 11	REZONING PLAN (SHEET 3 OF 11)	02/10/2020	
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ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3475 LAKEMONT BLVD.
 FORT MILL, SC 29708
PHONE: (803) 802-2440
FAX: (803) 802-2515
CONTACT: MATT MANDLE, PLA

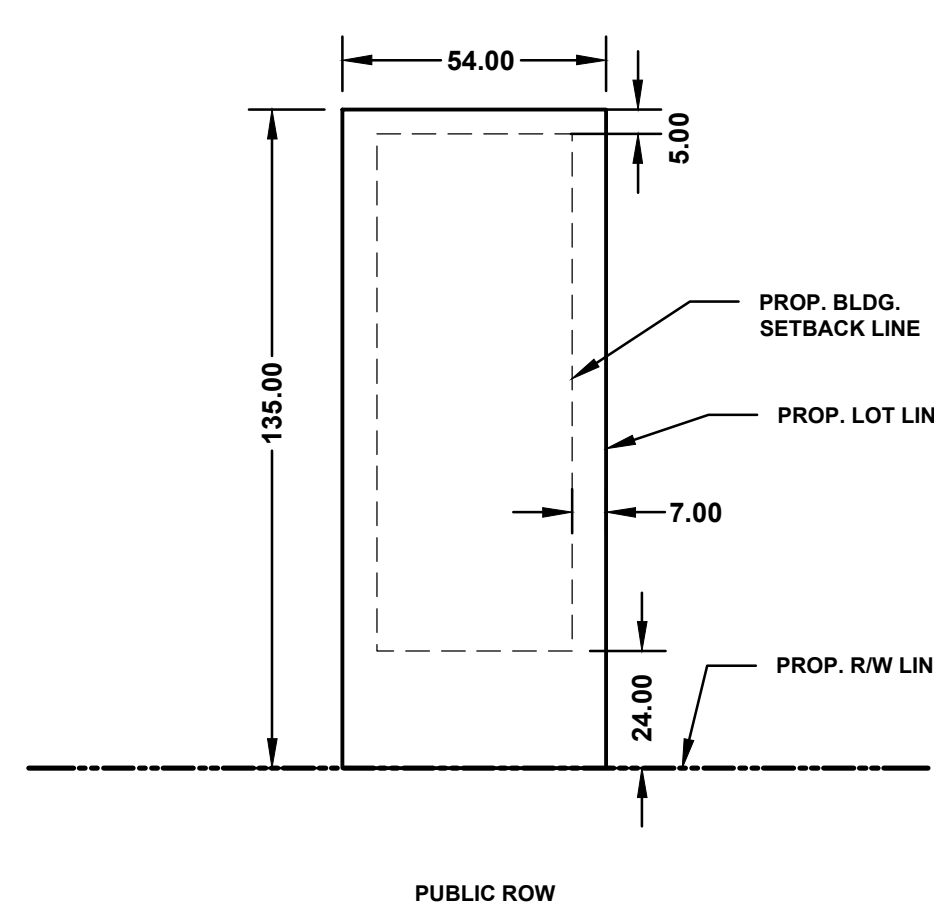
DEVELOPER: LENNAR CAROLINAS, LLC
ADDRESS: 6701 CARMEL ROAD, #425
 FORT WORTH, TX 76116
PHONE: (704) 380-7062
CONTACT: MR. MATT PANNELL

CONDITIONAL USE DEVELOPMENT COMMITMENTS:

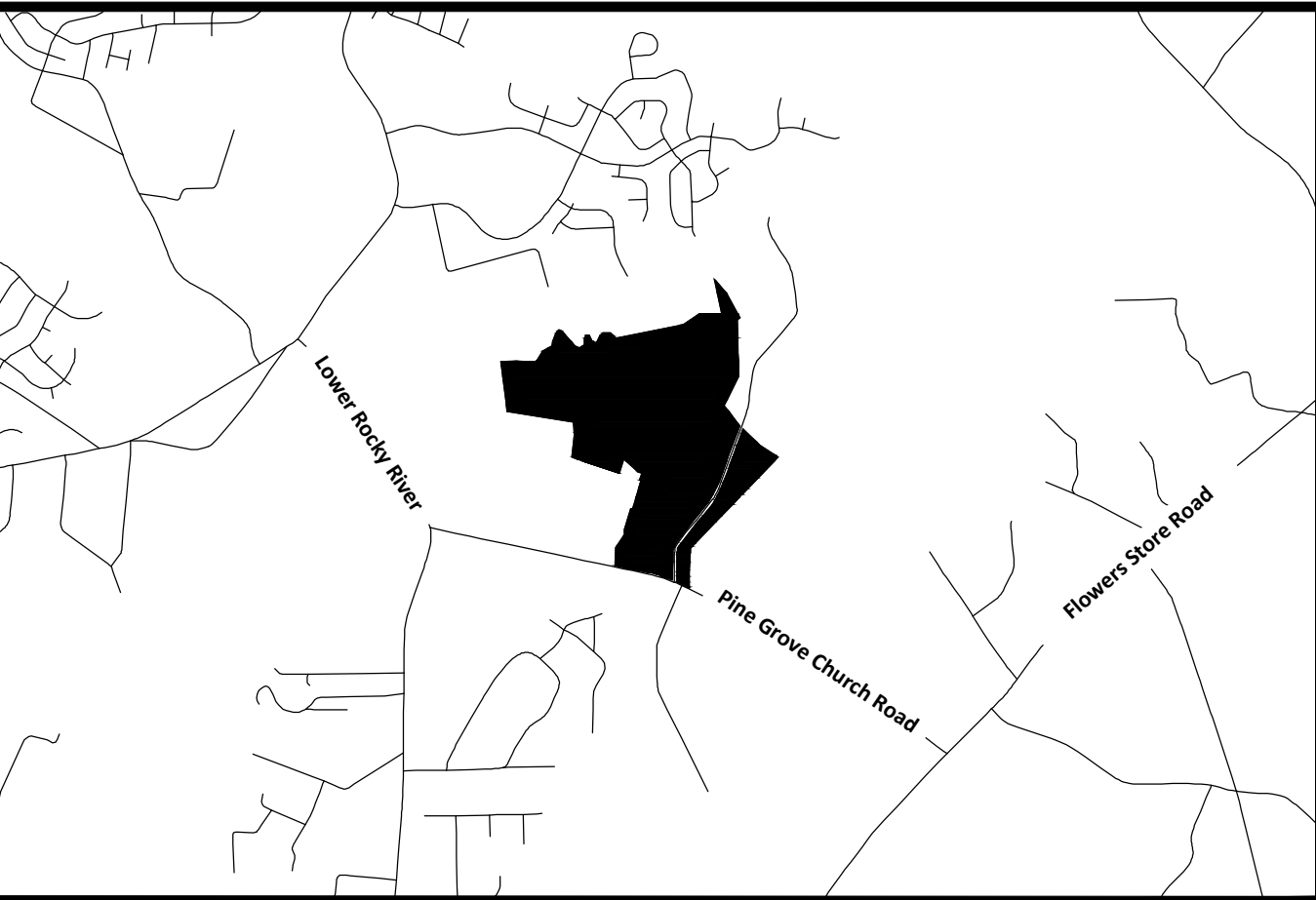
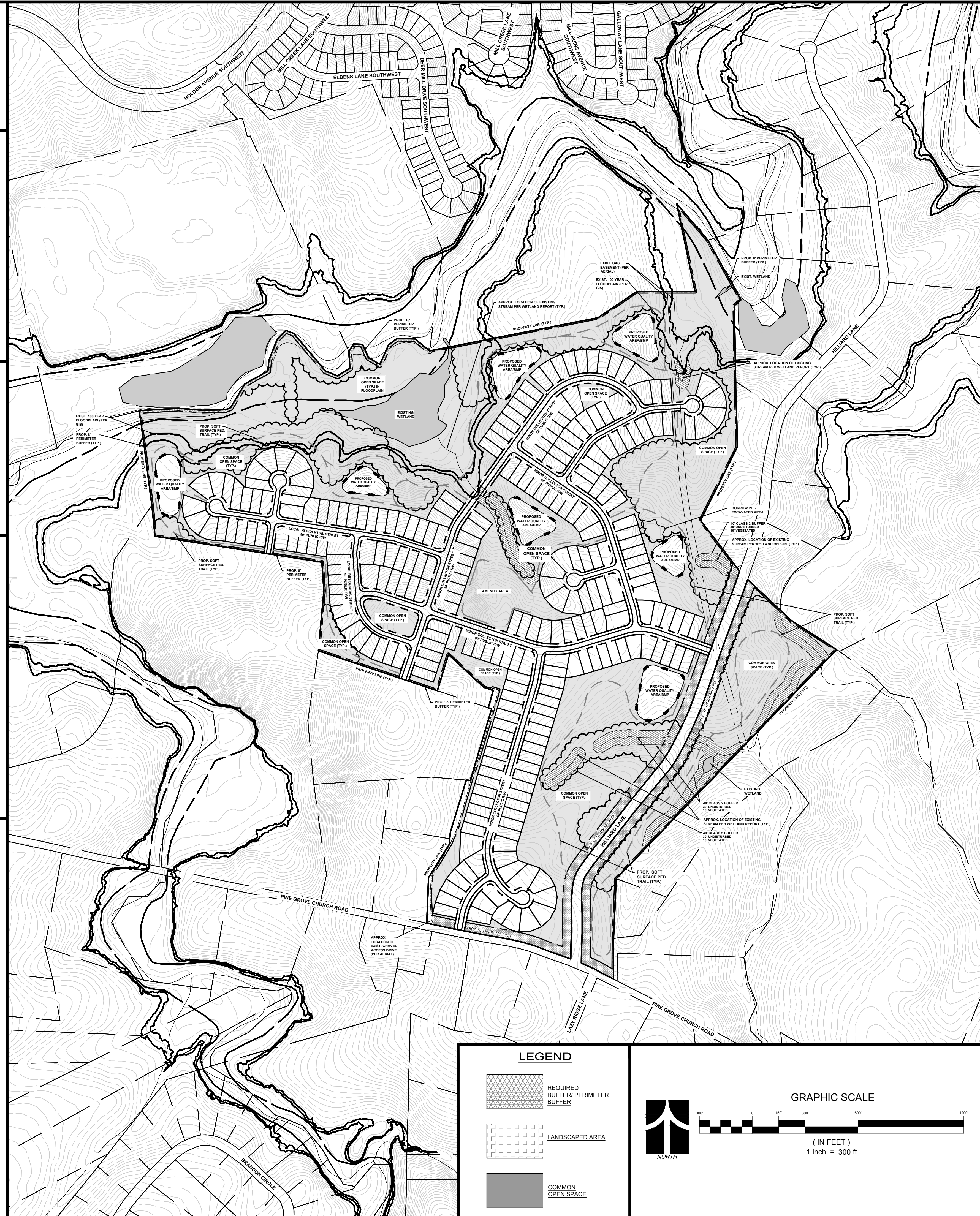
- MAXIMUM DENSITY, MINIMUM LOT STANDARDS, AND ALLOWED USES IN THIS CONSERVATION SUBDIVISION (CS) DISTRICT SHALL BE AS SHOWN IN PROPOSED CS ZONING STANDARDS.
- CONDITIONS ESTABLISHED AS PART OF THIS CONDITIONAL USE REZONING SHALL BE ATTACHED TO THE LAND AND SHALL BE BINDING ON THE PETITIONER/OWNER OF THIS LAND AND ANY ASSIGNED SUCCESSOR.
- ADMINISTRATIVE AND OTHER CHANGES TO THIS REZONING SHALL BE ALLOWED AS PROVIDED IN THE CITY OF CONCORD DEVELOPMENT ORDINANCE (CDO).
- 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.
- PROVIDED TO MEET MINIMUM DESIGN STANDARDS ESTABLISHED BY NCDOT AND CITY OF CONCORD.
- RIGHT OF WAY NECESSARY TO BUILD ROADWAY IMPROVEMENTS SHALL BE OBTAINED PRIOR TO ISSUANCE OF THE DRIVEWAY PERMIT.
- SIDEWALK TO BE PROVIDED ON ONE SIDE OF STREET.
- PEDESTRIAN TRAILS TO BE SOFT SURFACE. EXACT LOCATION TO BE DETERMINED IN CONSTRUCTION DOCUMENT PHASE.

TYPICAL LOT DETAIL

N.T.S.



SETBACKS:
 FRONT: 24'
 SIDE: 7'
 SIDE STREET: 12'
 REAR: 5'



VICINITY MAP



SITE DATA:

TAX PARCELS:	55268839220000
TOTAL ACREAGE:	+/- 181.98 ACRES
LOCATION:	EXISTING: CABARRUS COUNTY, NORTH CAROLINA PROPOSED: CITY OF CONCORD, NORTH CAROLINA
ZONING:	EXISTING: CR - COUNTRYSIDE RESIDENTIAL PROPOSED: CS - CONSERVATION SUBDIVISION
TOTAL LOTS:	MAXIMUM LOTS ALLOWED: UP TO +/- 364 UNITS PROPOSED LOTS: +/- 270 LOTS
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED CS ZONING STANDARDS:	MINIMUM LOT SIZE: 5,000 SQUARE FEET MINIMUM LOT WIDTH: 50' MINIMUM LOT DEPTH: 100' AVERAGE LOT SIZE: MIN. 5,000 SQUARE FEET FRONT SETBACK: 24' SIDE SETBACK: 7' SIDE STREET SETBACK: 12' REAR SETBACK: 5' MAXIMUM BUILDING HEIGHT: 35'
OPEN SPACE:	REQUIRED: +/- 72.79 ACRES (40%) PROPOSED: +/- 72.27 ACRES (40%) MINIMUM CONTIGUOUS REQUIRED: +/- 43.67 ACRES (80% OF REQUIRED OPEN SPACE) MINIMUM CONTIGUOUS PROPOSED: +/- 43.67 ACRES (80% OF REQUIRED OPEN SPACE)
DENSITY:	MAXIMUM DENSITY ALLOWED: UP TO +/- 2 DU/AC WITH A MINIMUM OF 40% Open Space PROPOSED DENSITY: +/- 1.48 DU/AC
PERMITTED USES:	<ul style="list-style-type: none"> SINGLE FAMILY HOMES AND ACCESSORY STRUCTURES COMMUNITY RECREATION AREAS AMENITY AREAS ACTIVE AND PASSIVE OPEN SPACES OTHER USES COMMONLY ASSOCIATED WITH RESIDENTIAL UNITS AND AS ALLOWED BY THE CITY OF CONCORD DEVELOPMENT ORDINANCE
CONNECTIVITY RATIO:	REQUIRED: 1.4 (Links/Nodes) PROPOSED: 1.44 (26 Links/18 Nodes) NOTE: PER SECTION 10.2.6-C OF THE CONCORD CO. "ONE GREENWAY PEDESTRIAN CONNECTION PER SUBDIVISION MAY BE USED TO SUBSTITUTE ONE LINK."

GENERAL NOTES:
 1. BASE INFORMATION PROVIDED BY CABARRUS COUNTY GIS DATA 2. ALL SITE PLAN, ZONING, AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.

FLOODPLAIN INFORMATION:
 FLOODPLAIN IS LOCATED ON-SITE. INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710552800J & 3710552700J EFFECTIVE DATE OF STUDY 1/10/2008.

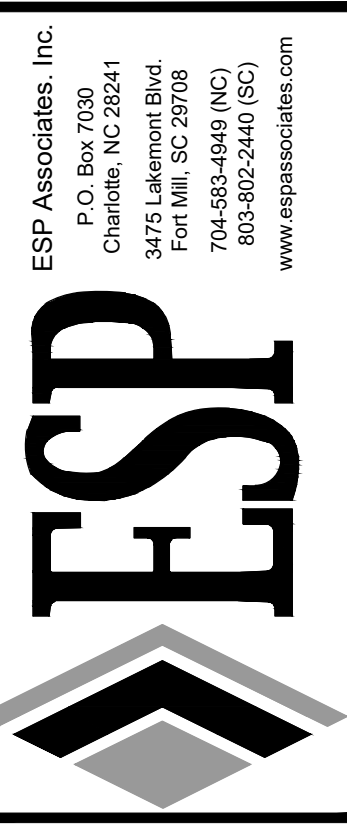
STREAM/WETLAND INFORMATION:
 STREAM/WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY CABARRUS COUNTY GIS DATA AND WETLANDS REPORT BY WETLANDS & ENVIRONMENTAL PLANNING GROUP (TITLED "PRELIMINARY MAP - POTENTIAL WATERS OF THE UNITED STATES", DATED JULY 9, 2016. FOR PURPOSES OF PREPARATION OF THIS CONDITIONAL REZONING PLAN, ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ON THE PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. THE CONDITIONAL REZONING PLAN WILL NEED TO BE REVISED ONCE ALL AGENCIES APPROVED ON-SITE WETLAND/STREAM AND APPROPRIATE JURISDICTIONAL BOUNDARIES ARE SURVEYED AND VERIFIED WITH ACCEPTABLE LEVELS OF ACCURACY - UNIT LOSS MAY OCCUR.

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 ORDINANCES AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

OPEN SPACE:
 OPEN SPACE AREAS ARE CONCEPTUAL AND PRELIMINARY. THE EXACT LOCATION OF THESE AREAS MAY CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL YIELD, PRODUCT ALLOCATION, AND AS OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS SUCH AS DETENTION, WETLAND AREAS, UTILITY FEATURES, AND BUFFERS, (AS APPLICABLE) FOR THIS PROJECT ARE BETTER DEFINED.

POTENTIAL STORMWATER QUALITY AREAS:
 LOCATION OF PROPOSED STORMWATER AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PRODUCT ALLOCATION, AND AS OTHER PROPOSED CHANGES TO THE PROJECT ARE BETTER DEFINED. LAYOUT AND UNIT COUNT SUBJECT TO CHANGE BASED ON FINAL DESIGN OF STORMWATER AREAS.

PUBLIC INFORMATION:
 ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.



NO.	DATE	REVISION

BY _____

DATE _____

NO. _____

CONDITIONAL REZONING PLAN
 SHEET 1 OF 11

PINE GROVE CHURCH ROAD SITE

LENNAR CAROLINAS, LLC

CONCORD, NC

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	GP42.100
ORIGINAL DATE:	02/10/2020
SHEET:	1 OF 11