

LOCATION MAP SCALE: 1" = 2,000'

SITE STATISTICS

PROPERTY DESCRIPTION:	5582, 5466, 5440 FLOWES STORE ROAD
PIN #:	5538-52-5897-0000, 5538-53-5789-0000, 5538-63-0045-0000
TOTAL PROPERTY AREA:	48.7 ± ACRES
CURRENT ZONING:	NOT ZONED
CRITICAL HABITAT AREAS:	NONE KNOWN ONSITE
GEOLOGICAL RESOURCES:	NONE KNOWN ONSITE

DRAWING COMPONENTS

- PROPERTY LINE INFORMATION FROM CABARRUS COUNTY GIS
- ZONING FROM CABARRUS COUNTY GIS
- TOPOGRAPHY FROM CABARRUS COUNTY GIS
- PROPERTY SETBACKS FROM UNION COUNTY ZONING ORDINANCE

Preliminary Subject to Change

Existing Conditions

Flows Store Road



City of Concord, North Carolina

May 17, 2021

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LOCATION MAP SCALE: 1" = 2,000'

SITE STATISTICS

REQUIRED TREE SAVE:	9.75 AC (50% OF REQUIRED COS)
PROVIDED TREE SAVE:	18.3 AC (37.6% OF TOTAL SITE AREA)
HERITAGE TREES PRESERVED:	5

- DRAWING COMPONENTS**
- PROPERTY LINE INFORMATION FROM CABARRUS COUNTY GIS
 - ZONING FROM CABARRUS COUNTY GIS
 - TOPOGRAPHY FROM CABARRUS COUNTY GIS
 - PROPERTY SETBACKS FROM UNION COUNTY ZONING ORDINANCE

- NOTES:**
- ALL AREAS DESIGNATED AS TREE SAVE, PRIMARY CONSERVATION AREA, SECONDARY CONSERVATION AREA, OR OPEN SPACE ARE TO REMAIN UNDISTURBED.

30' VEGETATED BUFFER AROUND STREAM AND WETLANDS

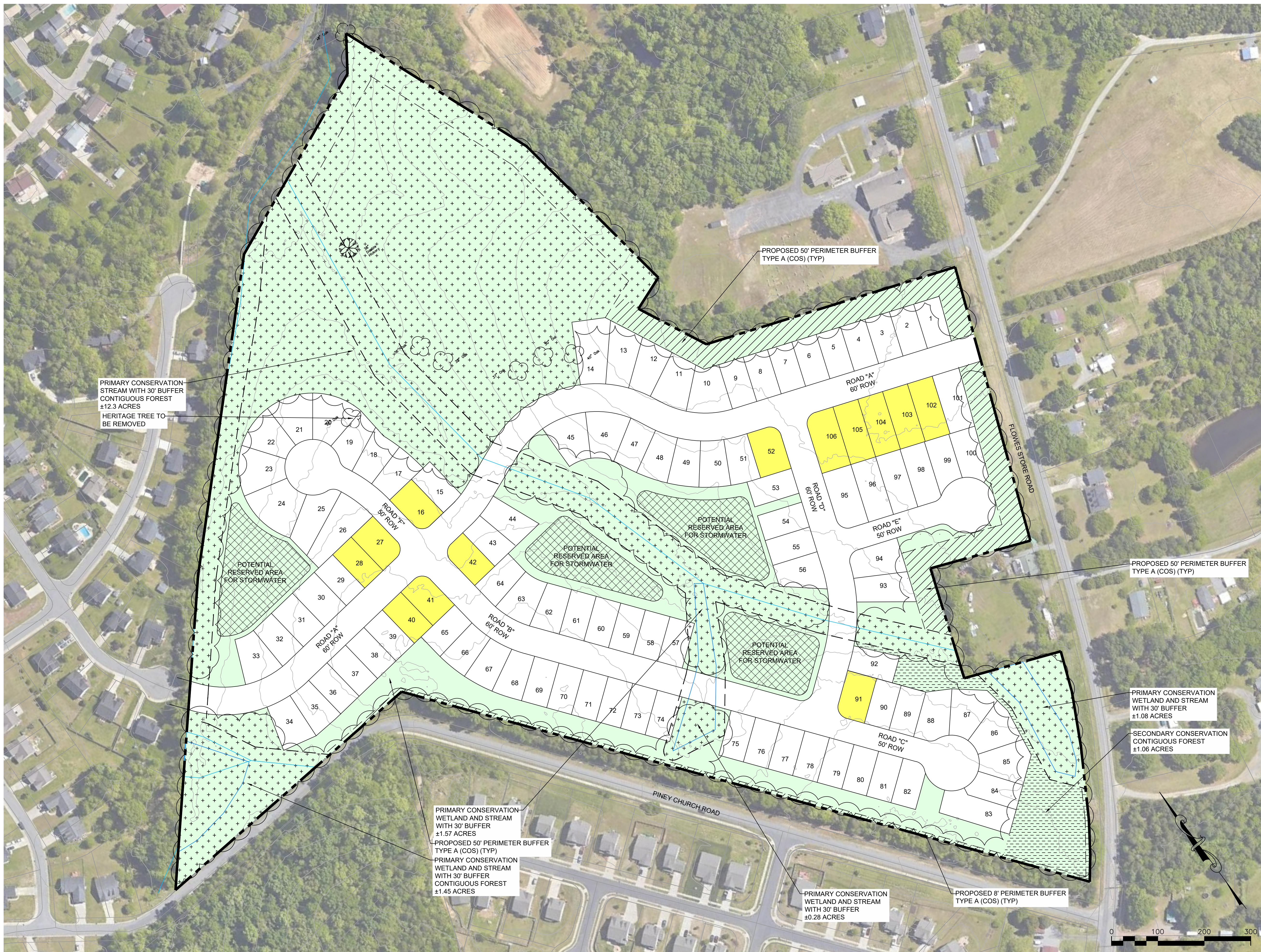
Preliminary Subject to Change



Topographic Plan with Tree Save Information **Floures Store Road**



City of Concord, North Carolina



LOCATION MAP SCALE: 1" = 2,000'

SITE STATISTICS

REQUIRED COS:	19.5 AC (40%)
PROVIDED COS:	26.1 AC (54%)
CONSERVATION AREAS:	
PRIMARY:	16.68 AC (83.9% OF TOTAL OPEN SPACE)
SECONDARY:	1.06 AC (4.1% OF TOTAL OPEN SPACE)
REQUIRED TREE SAVE:	9.75 AC (50% OF REQUIRED COS)
PROVIDED TREE SAVE:	18.3 AC (37.6% OF TOTAL COS)
HERITAGE TREES PRESERVED:	6
CRITICAL HABITAT AREAS:	NONE KNOWN ONSITE
GEOLOGICAL RESOURCES:	NONE KNOWN ONSITE

DRAWING COMPONENTS

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NOTES:

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- AREAS DESIGNATED AS BMP ARE UTILIZED IN COS CALCULATIONS.

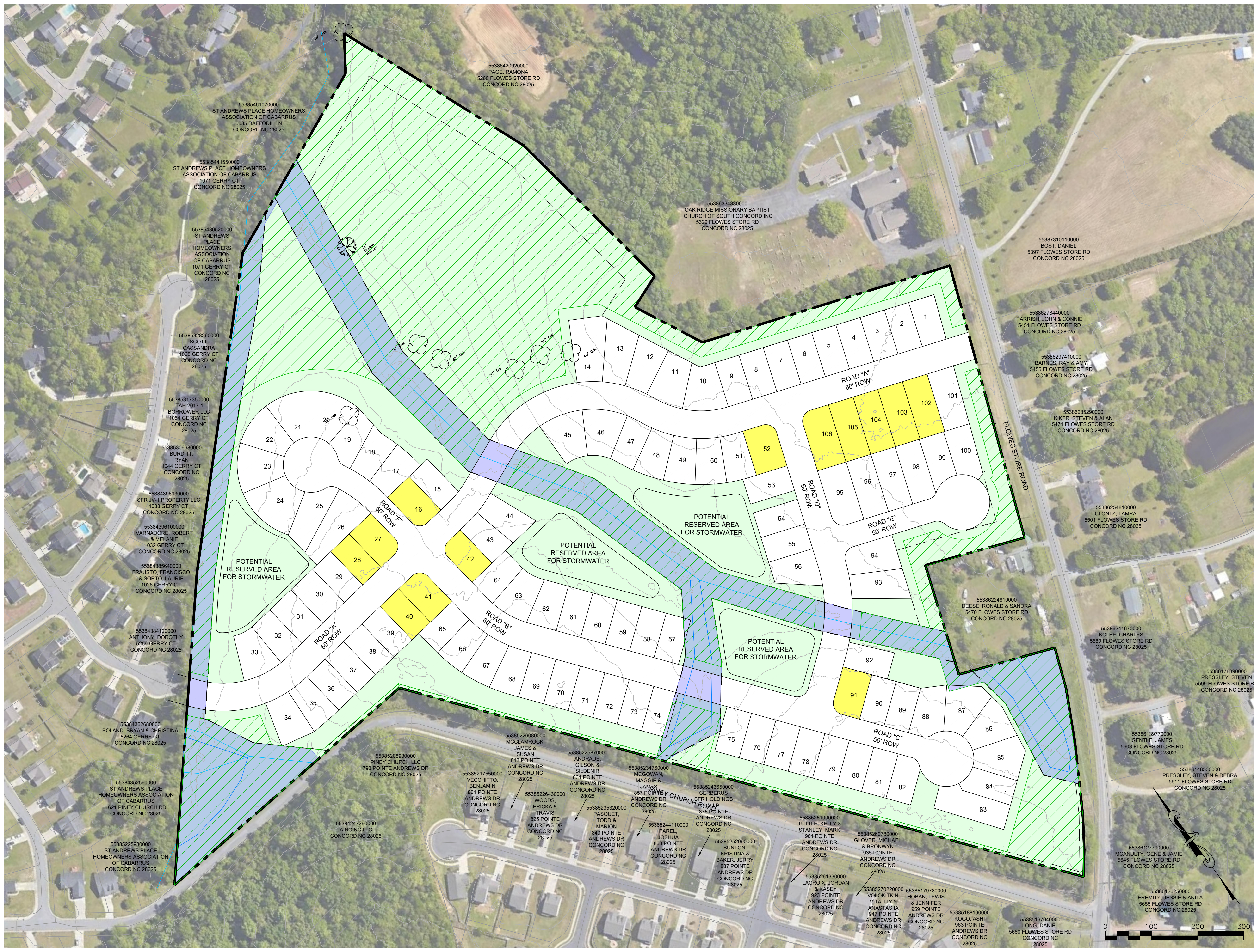
- PRIMARY CONSERVATION
- SECONDARY CONSERVATION
- BUFFER/PERIMETER
- COMMON OPEN SPACE

Preliminary Subject to Change

Common Open Space and Conservation Plan

Flows Store Road





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TOTAL PROPERTY AREA:	48.7 ± ACRES
CURRENT ZONING:	NOT ZONED
PROPOSED ZONING:	CS
NUMBER OF LOTS:	106
REQUIRED LOTS ABUTTING OPEN SPACE:	85 LOTS (80%)
PROVIDED LOTS ABUTTING OPEN SPACE:	93 LOTS (88%)

LOTS NOT ABUTTING OPEN SPACE

GROSS DENSITY:	2.18 UNITS/AC
TYPICAL LOT SIZE:	55' x 100'
BUILDING SETBACKS:	24' FRONT 7' SIDE 5' REAR
TOTAL RW:	4,598 LF
MINOR COLLECTOR (60' RW):	3,989 LF
LOCAL RESIDENTIAL (50' RW):	609 LF

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PRESERVED WOODLANDS

OPEN SPACE

30' VEGETATED BUFFER AROUND STREAM AND WETLANDS

PROPOSED CONDITIONS:

- MAILBOX CLUSTERS WILL BE PROVIDED AT TIME OF SITE PLAN SUBMITTAL.
- CURB AND GUTTER AND SIDEWALK WILL BE PROVIDED ALONG FLOWES STORE RD; WILL WORK WITH CITY OF CONCORD TRANSPORTATION DEPARTMENT TO LOCATE SIDEWALKS AS TO LIMIT WETLAND IMPACTS.

Preliminary Subject to Change

Conceptual Rezoning Plan

Flowes Store Road



City of Concord, North Carolina

May 17, 2021

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Conceptual Rezoning Rendering

Flowers Store Road



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