

ST	REAM AND WETLANDS NOTES:					
	STREAM AND WETLANDS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM REPORT DATED 01/03/2018 BY CAROLINA WETLANDS SERVICES. DEVELOPER TO OBTAIN USACE VERIFICATION PRIOR TO CONSTRUCTION PLAN APPROVAL.		A A A A A A A A A A A A A A A A A A A			
-	THE CURRENT PRELIMINARY PLAT LAYOUT IS DEPENDENT ON THE STREAM / WETLAND DETERMINATION TO BE PERFORMED AND AGREED UPON, IN WRITING, BY NCDEQ IN SUPPORT OF THE PROPOSED PLAN. THE EXISTING POND ON THE SOUTH END OF THE PROPERTY HAS A NRCS INTERMITTENT STREAM EXTENDING UPSTREAM AND DOWNSTREAM FROM THE POND. THE POND AND STREAM WILL REQUIRE A CLASS 2 BUFFER IN THE EVENT THEY REMAIN CLASSIFIED AS JURISDICTIONAL.	NC HIGHWAY 49	US HIGHWAY 601			
ΞE	ENERAL NOTES:		HIGHWARD SITE ROAD			
	FINAL OPEN SPACE AREA, PERCENTAGE, TYPE, AND LOCATION SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.			28202 s.com		
	WATER QUALITY BMP'S SHALL BE DESIGNED TO MEET CITY OF CONCORD STORMWATER MANAGEMENT REQUIREMENTS.					
•	WATER QUALITY BMP'S SHALL BE DESIGNED TO MINIMIZE IMPACTS TO OPEN SPACE AND UNDISTURBED AREAS.		- FUID REELY (1	AT THE E Charlotte www.tim		
•	FINAL IMPERVIOUS CALCULATIONS SHALL BE CALCULATED DURING CONSTRUCTION DOCUMENT PHASE AND SHALL MEET APPLICABLE WATERSHED REQUIREMENTS.	VICINITY MAP N.T.S.		PREPARED AT TE OFFICE Jite 250 Cha 376.1076 ww		
•	APPROXIMATE IMPERVIOUS SUMMARY: ROAD: 273,119 SF (6.27 AC.)	ZONING CODE SUN	ZONING CODE SUMMARY:		NOIL	
	SIDEWALK: 91,899 SF (2.11 AC.) AVG. PER TOWNHOME LOT: 1,500 SF (0.03 AC 63 LOTS) AVG. PER 42' LOT: 2,720 SF (0.06 AC 50 LOTS) AVG. PER 52' LOT: 3,570 SF (0.08 AC 97 LOTS)	OWNER:	OLD EAST PROPERTIES, LLC 410 N. BOYLAN AVE. RALEIGH, NC 27603	DRAWING PRE CHARLOTTE I Street, Suite FAX 704.37	N DESCRIPTION OMMENTS OMMENTS	
	TOTAL IMPERVIOUS ESTIMATE: 941,808 SF (21.62 AC.) (21%±)	TOTAL SITE ACREAGE:	104.7± ACRES	[S DR C C 600 - 5		
	BASE MAPPING INFORMATION TAKEN FROM CABARRUS COUNTY GIS.	REZONING SITE ACREAGE:	104.7± ACRES	THIS D Iorehead 02.8600		
•	PROPOSED SITE ENTRANCES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE PENDING SIGHT DISTANCE VERIFICATION. A TRAFFIC IMPACT ANALYSIS HAS BEEN COMPLETED AND RECOMMENDS ROADWAY	TAX PARCEL #S:	55398192150000, 55399111820000, 55399132850000, 55398087820000, 55399022950000, 55388994070000, 55389910910000, 55389804860000, 55389886180000	0 East M EL 704.6	R ONO	
•	IMPROVEMENTS AT THE ENTRANCES AT HWY 601 AND FLOWES STORE ROAD. CURB, GUTTER, AND SIDEWALK WILL BE PROVIDED ALONG PROPERTY FRONTAGE ON HWY	EXISTING ZONING:	LDR, PUD	610 TEL	ER CITY OF C ER CITY OF C AMENDMENT	
	601 AND FLOWES STORE ROAD.	PROPOSED ZONING:	PUD		R CITY MEND	
-	STREETS MAY BE DESIGNED TO LEVEL OR ROLLING TERRAIN PER PUD.	EXISTING USE:	VACANT	U		
0.	FUTURE RIGHT-OF-WAY FOR FLOWES STORE ROAD IS 90 FT AND US HIGHWAY 601 IS 110 FT.	PROPOSED USE:	SINGLE FAMILY ATTACHED AND DETACHED, AND COMMERCIAL	,03 /E. 03	EVISED PE EVISED PE EZONING	
1.	PEDESTRIAN ACCESS TO COMMERCIAL PARCEL SHALL BE PROVIDED BY SIDEWALK WITHIN THE R/W.	UNITS PROVIDED:	210	IPERTIES, YLAN AVE. VC 27603		
2.	AT LEAST 20 PERCENT OF THE RESIDENTIAL UNITS SHALL BE LOCATED WITHIN 600	DENSITY PROVIDED:	210 LOTS / 104.7 AC = 2.01 DU/AC (LOW)		TE /2018 /2018 /2019	
3.	FEET OF A PEDESTRIAN AND/OR BICYCLE TRAIL. AMENITY AREA SHALL INCLUDE A SWIMMING POOL AND RESTROOM FACILITIES. OTHER	FRONT SETBACK:	20' DETACHED 10' ATTACHED 25' DETACHED	EAST PRC 410 N. BO RALEIGH, I	DATE 03/23/20 04/11/20 06/24/20	
4.	AMENITY FEATURES MAY INCLUDE A CLUBHOUSE AND TOT LOT.		15' ATTACHED	OLD E 41 R/	DATE	
	PERMITTING PHASE AT PLANNING'S DISCRETION.	SIDE SETBACK:	5' DETACHED 5' ATTACHED	J	01/09/20	
		CORNER SETBACK:	20' DETACHED 10' ATTACHED		DRAWN E W. CHUR	
		LOT SIZE:	52' X 130' (6,760± SF) 42' X 130' (5,460± SF) 21' X 97' (2,037± SE) (TOWNHOMES)	OURS.	DESIGNED	
			21' X 97' (2,037± SF) (TOWNHOMES) *NUMBER AND LOCATION OF EACH LOT TYPE MAY CHANGE DURING CONSTRUCTION DOCUMENT/PERMITTING PHASE.	THROUGH C	J. HORT	
/		REQUIRED CONNECTIVITY RAT	**LOT DEPTH MAY VARY.		CHECKED	
		PROVIDED CONNECTIVITY RAT		ACHIEVED	C. TOD	
N.			10. 1.0 (12 Linko / 0.10222)		SCALE 1" = 20	
./		OPEN SPACE CALCULATIONS				
		TOTAL SITE AREA:	104.7± ACRES			
		RIGHT OF WAY AREA:	12.50± ACRES	• Your		
/		RESIDENTIAL LOT AREA:	32.00± ACRES 6.00± ACRES			
, The second sec		OPEN SPACE REQUIRED:	20.94 ACRES (20%)			
0,		OPEN SPACE PROVIDED:	54.20± ACRES (52%)			
		ACTIVE: PASSIVE:	4.48± ACRES (4%) 49.72± ACRES (4%)			
\mathbb{Z}	N YEB	PARKING CALCULATIONS				
/		REQUIRED PARKING:	420 SPACES (2/ UNIT)			
	PPLY TO POND	PROVIDED PARKING: SINGLE FAMILY DETACH	HED: 2 CAR GARAGE + 2 PARKING IN DRIVEWAY =			
ЛC	STATE DETERMINATION. NETLANDS NOTE #2.	SINGLE FAMILY ATTAC	4 SPACES X 147 UNITS = 588 SPACES HED: 1 CAR GARAGE + 1 PARKING IN DRIVEWAY = 2 SPACES X 63 UNITS = 126 SPACES	652		

ADJACENT PROPERTY OWNERS PARCEL PROPERTY OWNER ADDRESS ZONING NUMBER A 5539819604000 EDWARD JOSEPH BAGGS, JR PO BOX 506, CONCORD, NC 28026 B 55399129540000 DALLAS FRANKLIN FAGGART AND KATHY FAGGART WF 3725 US HIGHWAY 601 S, CONCORD, NC 28025 55399287510000 DALLAS FRANKLIN FAGGART AND KATHY FAGGART WF 3725 US HIGHWAY 601 S. CONCORD. NC 28025 NANCY S SPURRIER TRUSTEE 55399167010000 3965 US HWY 601 S, CONCORD, NC 28025 RM-1 E 55399133070000 MERLE A SCHNEIDER AND KATHY L SCHNEIDER WIFE 3700 US HWY 601 S. CONCORD, NC 28025 F 55399175170000 CABARRUS CO BOARD OF EDUCATION 4401 OLD AIRPORT RD. CONCORD. NC 28025 I DR G 55399182650000 CABARRUS CO BOARD OF EDUCATION 4401 OLD AIRPORT RD, CONCORD, NC 28025 LDR H 5539915038000 BRIAN D JOYNER 4365 FLOWES STORE RD, CONCORD, NC 28025 5539904739000 BRIAN D JOYNER 4365 FLOWES STORE RD. CONCORD. NO 553990577300 JEAN K SLOOP 3872 HWY 601 S, CONCORD, NC 2802 K 553990662700 W K BALLARD 3878 HWY 601 S, CONCORD, NC 28025 L 5539907692000 ANNIE B SMITH 3910 UD HIGHWAY 601 S. CONCORD. NC 28025 M 55490027360000 NANCY S SPURRIER TRUSTE 3965 US HWY 601 S, CONCORD, NC 28025 N 55490027360000 NANCY S SPURRIER TRUSTEE 3965 US HWY 601 S. CONCORD, NC 28025 0 55490045090000 DAVID JOSEPH SPURRIER AND NANCY S SPURRIER 3965 US HWY 601 S. CONCORD. NC 28025 P 55490034450000 DAVID JOSEPH SPURRIER AND NANCY S SPURRIER 3965 US HWY 601 S, CONCORD, NC 28025 5549005148000 MRS CARL F SMITH (BETTY B) 519 CLARAMONT DR SW, CONCORD, NC 28027 ALLEN VOL FIRE DEPT INC 554809291700 4000 HWY 601 S. CONCORD, NC 28025 ELAINE C NEWSOME LF EST AND LEONARD W 1791 SIMPLICITY RD, CONCORD, NC 28025 LDR 55480918590000 NEWSOME HSB LF EST T 55389977620000 RONNIE LYNN HINSON AND REGINA F HINSON WF 699 PITTS SCHOOL RD SW, CONCORD, NC 2802 MARVIN A KIMBRELL AND ROBIN C KIMBRELL WE 11013 CATAWBA AVE RD MIDLAND NC 28107 U 55389957660000 V 55389975220000 DAVID L DRAKE AND MONICA DRAKE WF 4114 FLOWES STORE RD, CONCORD, NC 28025 LDR W 55480905650000 STEVEN C CLAUS AND MARY J CLAUS WF 7740 VILLAGE PKWY, LOCUST, NC 28097 LDR O REBECCA MARLIN, 111 EASY ST, CONCORD, N X 55480924700000 CECIL DAVID MARLIN LDR JEREMY LIBBY AND SARAH LIBBY 4160 FLOWES STORE ROAD, CONCORD, NC 28025 Y 5538998237000 C/O BEN F BIGGERS, 199 EASTOVER DR SE, LDR Z 55389952410000 MARGARET HARTSELL ESTATE AND MRS R BIGGERS CONCORD, NC 28025 4160 FLOWES STORE ROAD, CONCORD, NC 2802 AA 5538997185000 JEREMY PAUL LIBBY AND SARAH FOULKS LIBBY WF 4206 FLOWES STORE RD, CONCORD, NC 28025 5538998024000 DORIS B MULLINS RICKY L BLACKWELDER 4240 FLOWES STORE RD, CONCORD, NC 28025 5538988950000 ELISABETH L HERSTE, R 4293 FLOWES STORE RD DD 55480827350000 MICHAEL L BRIDGERS II AND EMILY F BRIDGERS WF LDR CONCORD, NC 28025 C/O KAY HAHN, 10675 BOWMAN BARRIER ROAD, EE 55480825110000 LDR KAY L BROOKS MT PLEASANT, NC 28124 FF 55389874580000 WAYNE C BARBEE AND BARBARA J BARBEE WIFE 2075 CAL BOST ROAD, MIDLAND, NC 28107 GG 55389873370000 WAYNE C BARBEE AND BARBARA J BARBEE WIFE 2075 CAL BOST ROAD, MIDLAND, NC 28107 HH 5538987219000 ELLA A EUDY 4374 FLOWES STORE RD, CONCORD, NC 28025 4374 FLOWES STORE RD CONCORD NC 28025 II 5538986291000 FILAAFUDY IDR THOMAS F JOYNER AND JUDY G JOYNER WF JJ 55389840720000 4450 FLOWES STORE RD. CONCORD. NC 28025 LDR KK 55389718970000 FONDA ROSEMAN CAMPBEL LDR 4490 FLOWES ST, CONCORD, NC 28025 L 55389717000000 MARK A BARBEE AND TERESA S BARBEE WIFE 4500 FLOWES STORE ROAD, CONCORD, NC 2

ARLIN LANE BARBER

DO 55397152270000 LINDA W FINK AND BARROW HENLEY INVESTMENTS LLC 236 VIRGINIA ST SE, CONCORD, NC 28025

CARRA S AND RICKY L HARTSEL

MM 5538879641000

NN 55387757420000

TOTAL

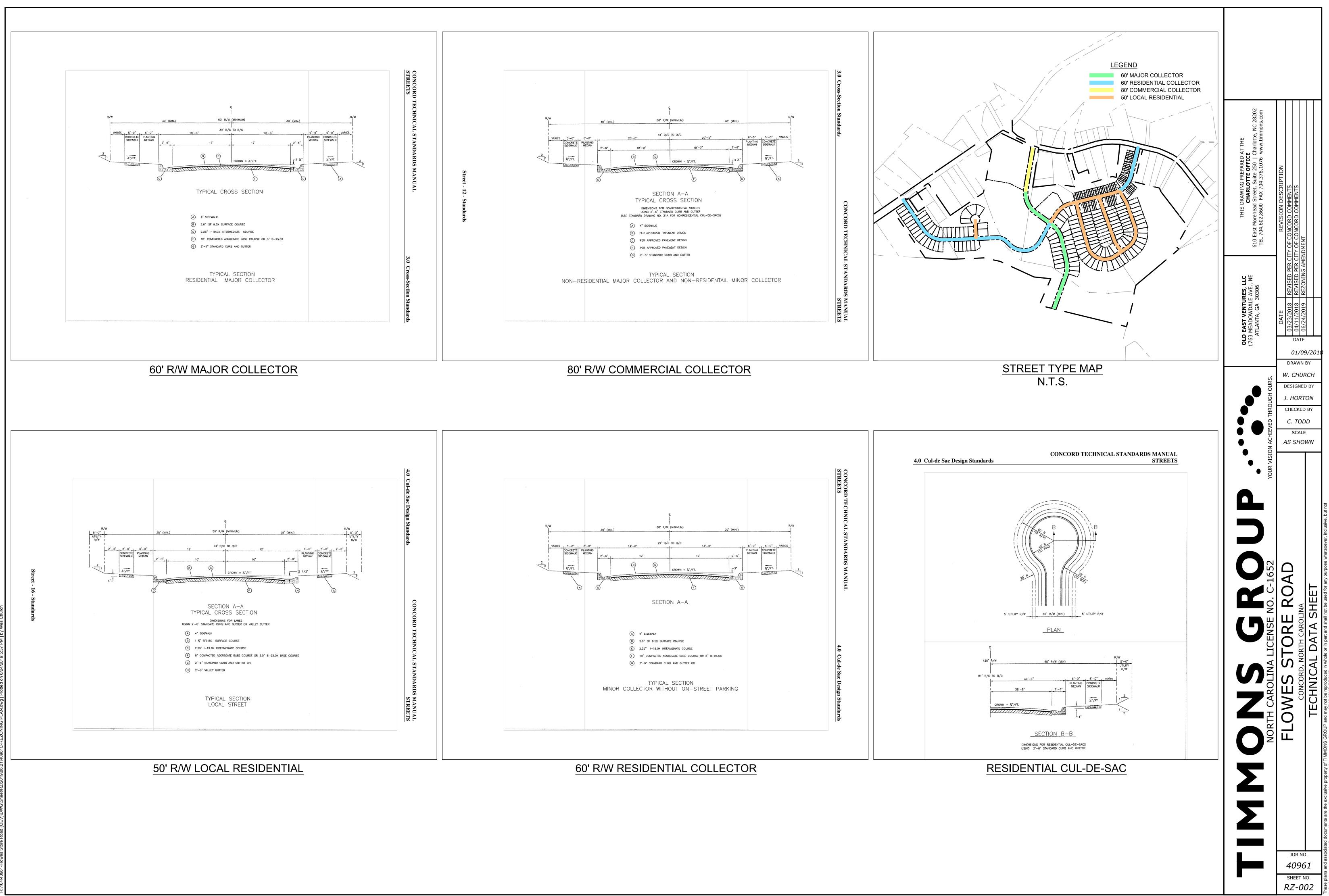
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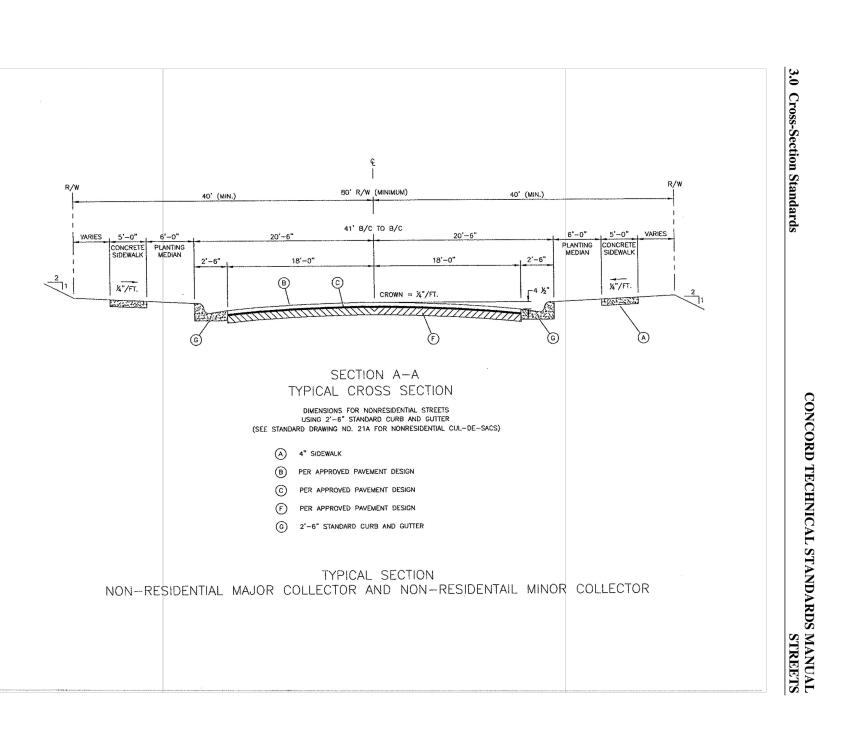
4530 FLOWES STORE RD, CONCORD, NC 2802

4580 FLOWES STORE RD, CONCORD, NC 28025

JOB NO. 40961 SHEET NO. RZ-001

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