

COLOR PALETTE



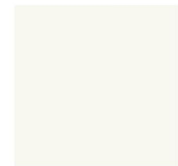
① FRONT ELEVATION



② LEFT ELEVATION



NICHIHA SIDING
COLOR: ASH



LAP SIDING BEIGE
COLOR: SW 9541
WHITE SNOW



LAP SIDING BLUE
COLOR: SW 0032
NEEDLEPOINT NAVY



EIFS ACCENT
COLOR: SW 7543
AVENUE TAN



BRICK FIELD: ACME
GLACIER WHITE-SMOOTH

**NOTE: Draft Document.
Not yet approved. Currently Under
Review.**

MORRISON RIDGE
CONCORD, NC

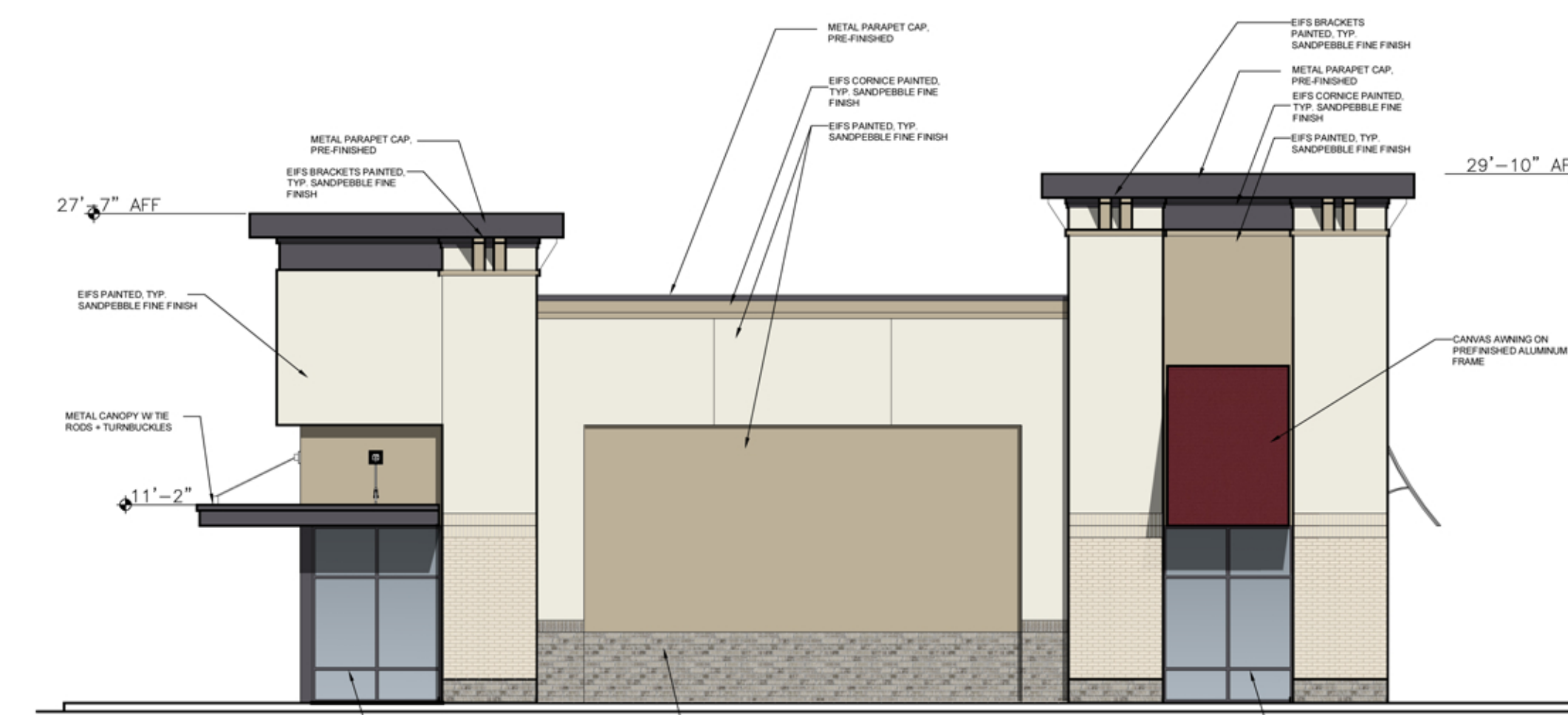


Side Elevation

Front / Parking Elevation



Rear / Street Elevation



Side Elevation



Brick Base: ACME Cardiff Gray



Nichiha Siding Color: ASH



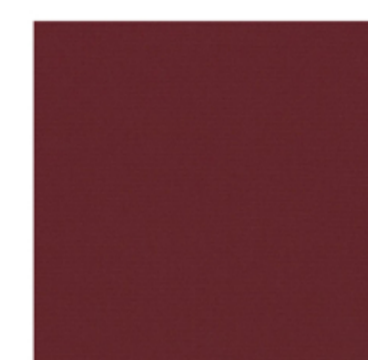
EIFS Field Color: SW7008 Alabaster



EIFS Accent Color: SW7543 Avenue Tan



Coping and Metal Cap Color: SW76989 Domino



Awning: Sunbrella Burgundy 4631

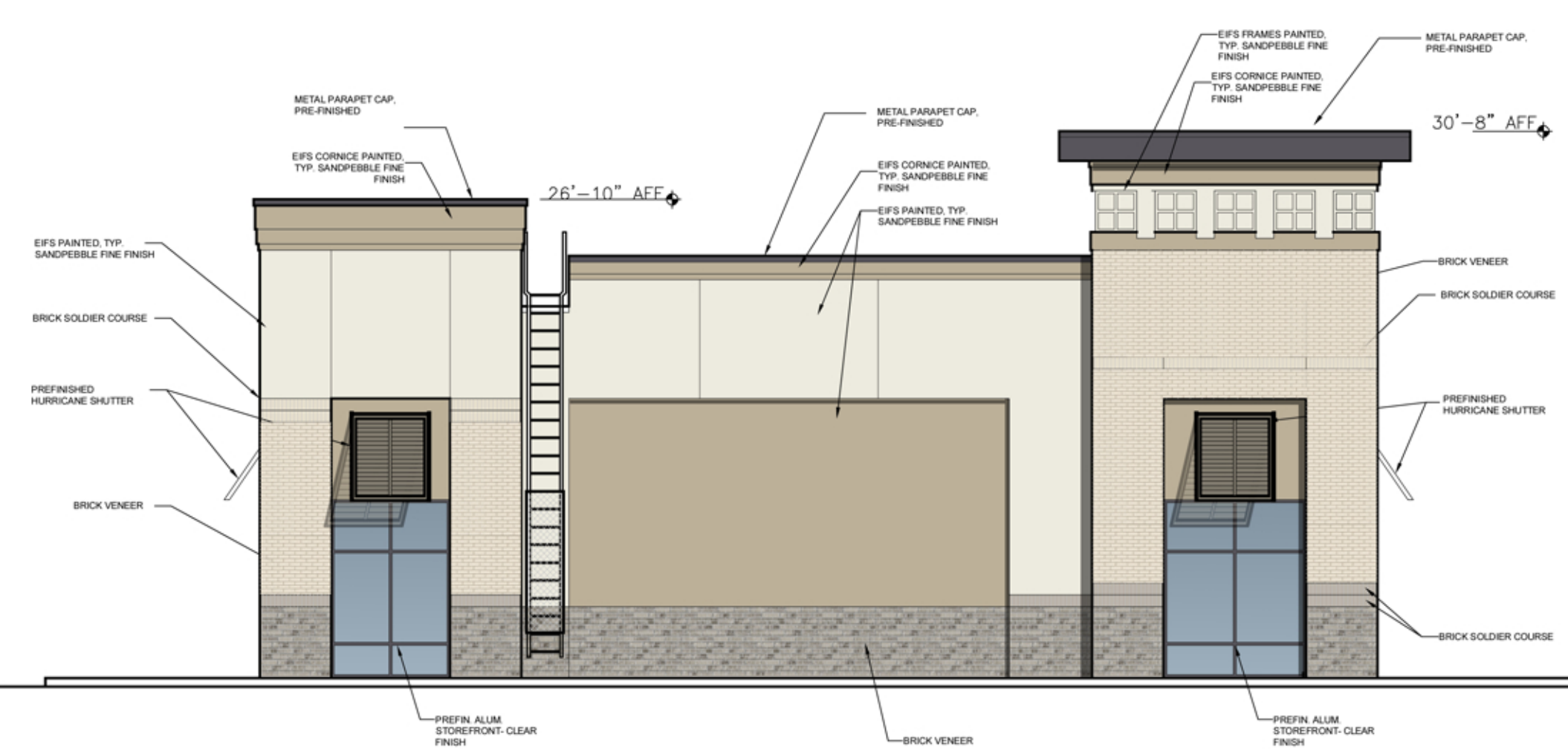


Awning: Sunbrella Jet Black

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PERFORMANCE.
RELIABILITY.
INTEGRITY.



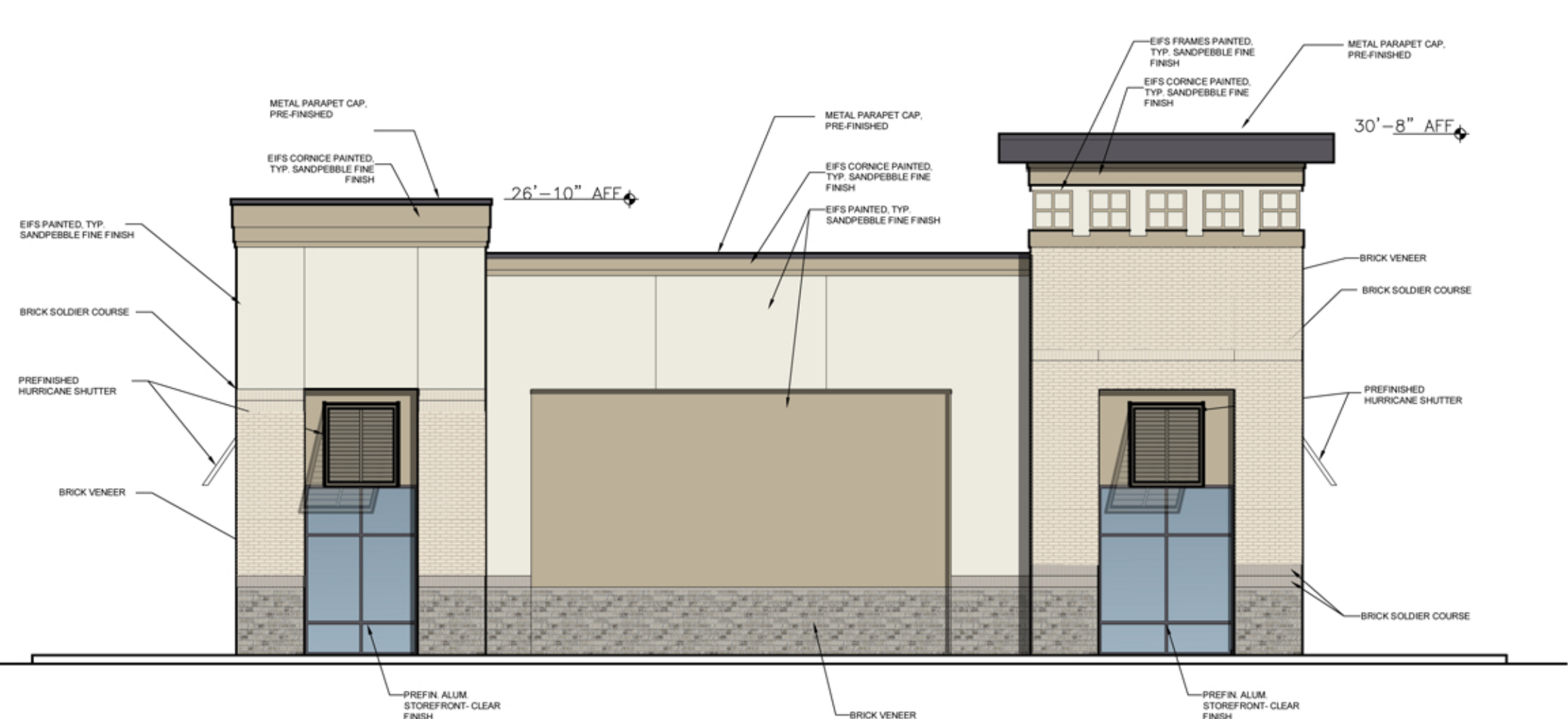
Side Elevation



Front / Parking Elevation



Rear / Street Elevation



Side Elevation



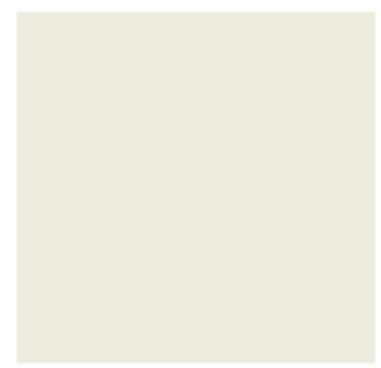
Brick Field: ACME
Glacier white- Smooth



Brick Base: ACME
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EIFS Field
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Coping and Metal
Cap Color: SW76989
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PERFORMANCE.
RELIABILITY.
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MORRISON RIDGE REZONING PLAN CONCORD, NORTH CAROLINA

LEGEND

SEWER

- 8" SAN --- EXISTING SANITARY SEWER
- 8" SAN --- SANITARY SEWER
- ① --- SANITARY MANHOLE NUMBER
- ⊙ EX SANITARY MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ EXISTING CLEAN OUT
- CLEAN OUT

WATER

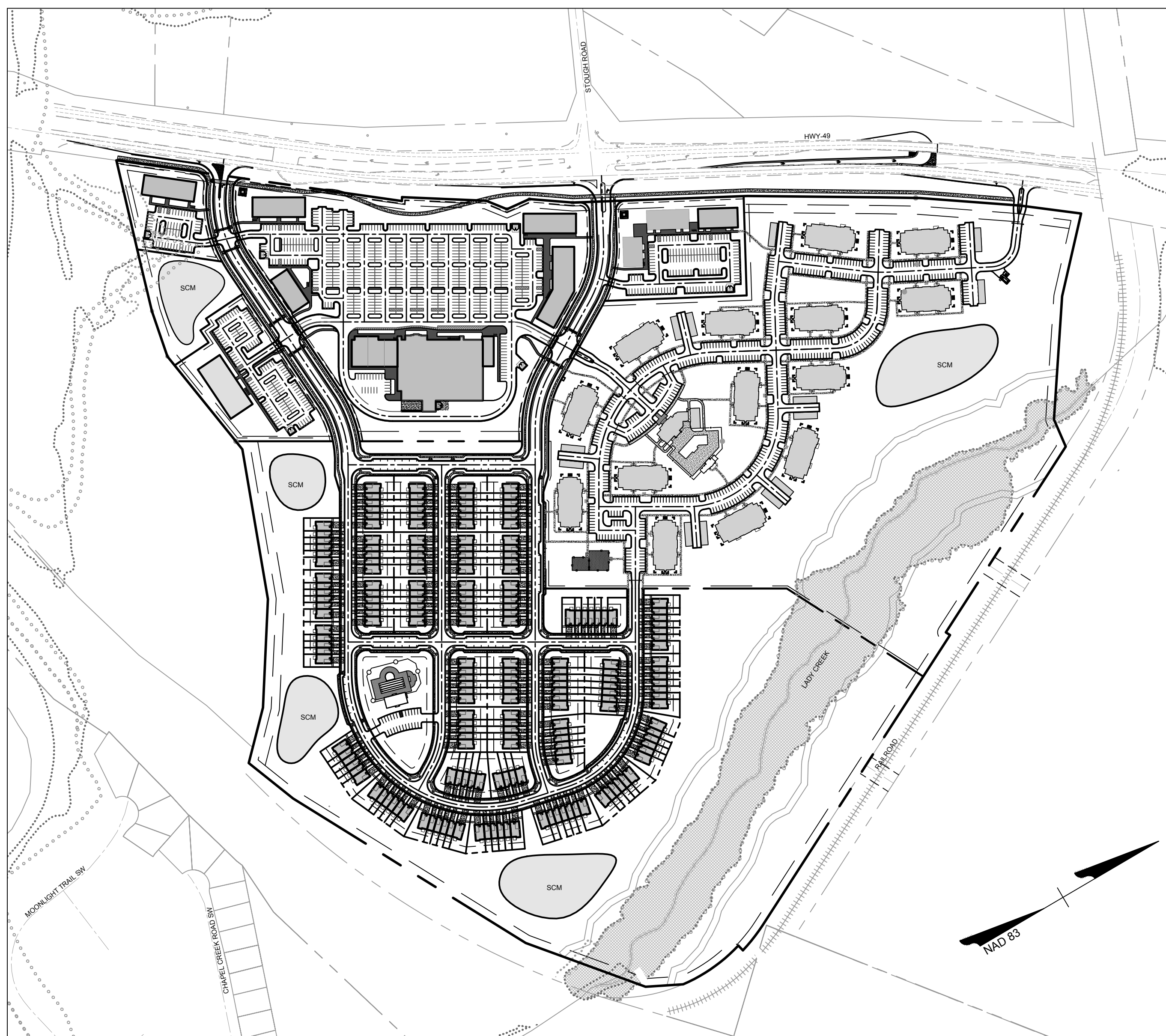
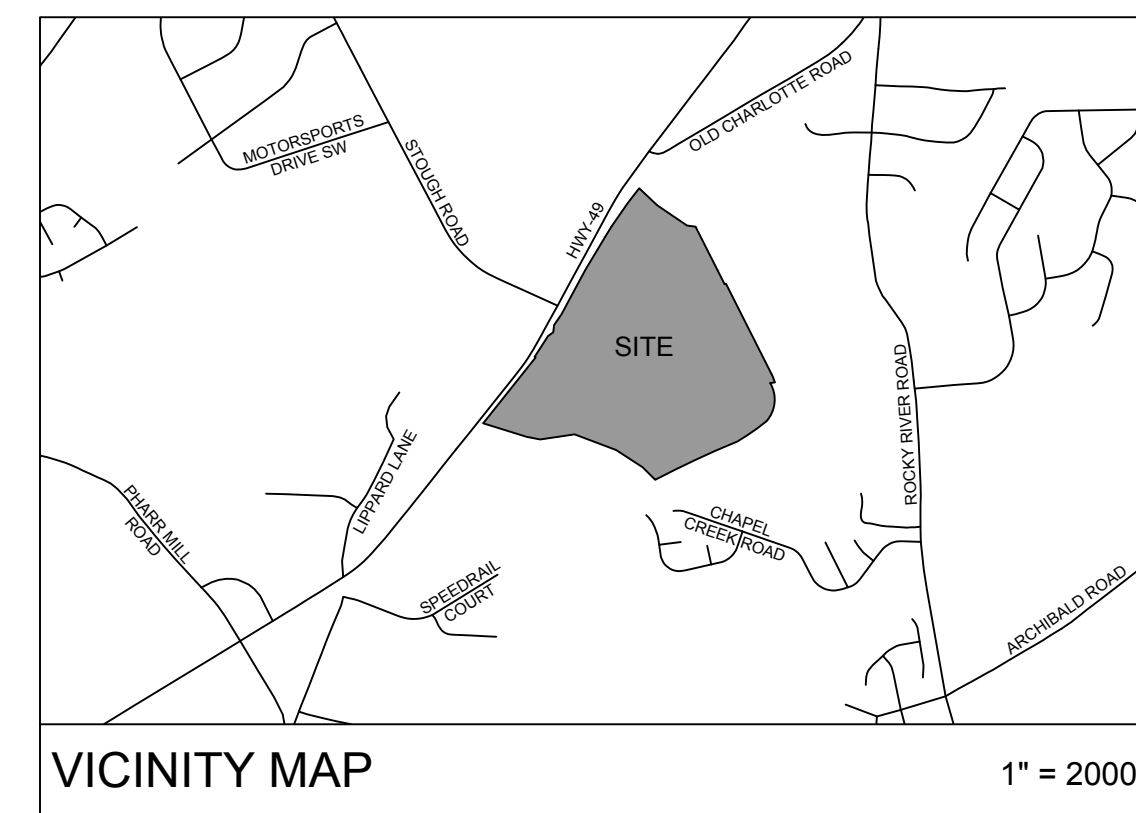
- 16" W --- EXISTING WATER LINE
- 8" W --- WATER LINE
- ⊗ EXISTING WATER VALVE
- ⊗ WATER VALVE
- ⊕ WATER METER
- ⊕ EXISTING FIRE HYDRANT
- ⊕ FIRE HYDRANT
- ⊕ WATER LINE PLUG
- ⊕ WATER LINE TEE

MISCELLANEOUS UTILITIES

- EXISTING UTILITY POLE
- OHP --- EXISTING OVERHEAD ELECTRIC

SITE

- EXISTING STORM SEWER
- STORM SEWER
- EX DROP INLET
- ① DROP INLET & STRUCTURE NUMBER
- CATCH BASIN
- DOUBLE CATCH BASIN
- DROP INLET
- ▲ FLARED END SECTION
- ⊙ EXISTING STORM SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- CURB & CUTTER
- PROPERTY LINE
- DESCRIPTION ELEVATION BENCH MARK
- LIMITS OF CONSTRUCTION
- EXISTING TREE LINE
- EXISTING SHRUB
- EXISTING TREE
- EXISTING FENCE
- FENCE
- 200 --- EXISTING CONTOUR
- 200 --- CONTOUR
- T/C 95.32 E/P 95.32 SWL 95.32 SPOT ELEVATION
- C/L SWALE
- EXISTING SIGN
- SIGN
- PROPERTY MARKER FOUND / ROD FOUND
- PIPE FOUND
- MONUMENT FOUND



VICINITY MAP
SCALE: 1" = 250'

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Not yet approved. Currently Under Review.**

Sheet List Table	
Sheet Number	Sheet Title
RZ-000	COVER
RZ-001	OVERALL SITE LAYOUT
RZ-002	OVERALL SITE LAYOUT WITH TOPO
RZ-003	SITE DETAILS AND NOTES
RZ-004	SITE DETAILS AND NOTES
RZ-005	SITE PLAN COMMERCIAL PROPERTY
RZ-006	SITE PLAN SINGLE FAMILY PROPERTY
RZ-007	SITE PLAN MULTI FAMILY PROPERTY
RZ-008	COMMON OPEN SPACE AND PHASE PLAN
RZ-009	ENHANCED BUFFER PLAN

THIS DRAWING PREPARED AT THE
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LONGBRANCH DEVELOPMENT
CONCORD, NC 28027
SPARTANBURG, SC 29306

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
08/16/2021	

DRAWN BY
S. GREER

DESIGNED BY
K. BRADLEY

CHECKED BY
C. TODD

SCALE
AS SHOWN

TIMMONS GROUP

MORRISON RIDGE
CONCORD, NORTH CAROLINA
COVER

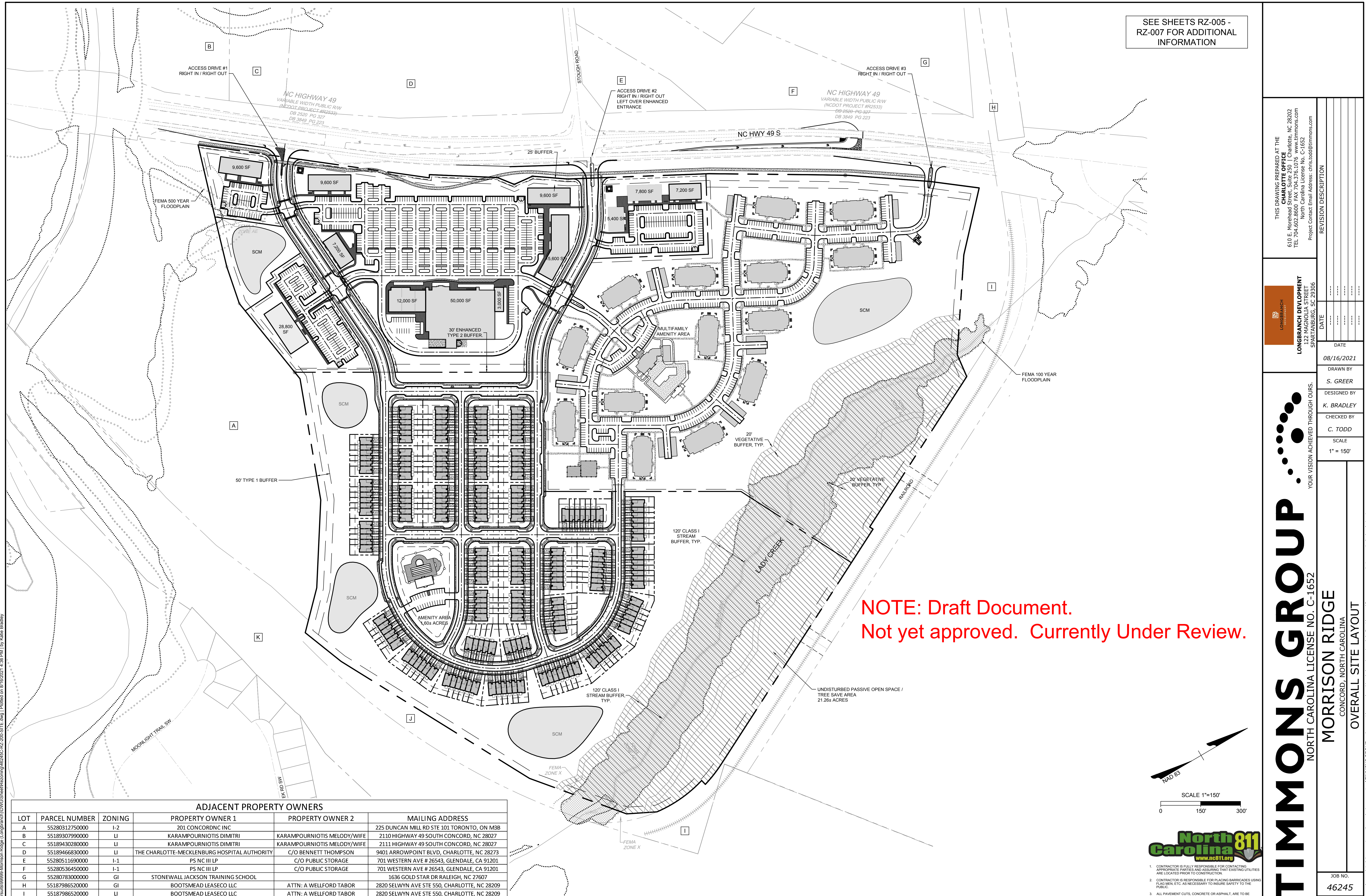
JOB NO.
46245

SHEET NO.
RZ-000



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF CONCORD UTILITY DEPARTMENT SPECIFICATIONS.
- SHRIMP WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

SEE SHEETS RZ-005 - RZ-007 FOR ADDITIONAL INFORMATION



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ADJACENT PROPERTY OWNERS

LOT	PARCEL NUMBER	ZONING	PROPERTY OWNER 1	PROPERTY OWNER 2	MAILING ADDRESS
A	55280312750000	I-2	201 CONCORD NC INC		225 DUNCAN MILL RD STE 101 TORONTO, ON M3B
B	55189307990000	LI	KARAMPOURNIOTIS DIMITRI	KARAMPOURNIOTIS MELODY/WIFE	2110 HIGHWAY 49 SOUTH CONCORD, NC 28027
C	55189430280000	LI	KARAMPOURNIOTIS DIMITRI	KARAMPOURNIOTIS MELODY/WIFE	2111 HIGHWAY 49 SOUTH CONCORD, NC 28027
D	55189466830000	LI	THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY	C/O BENNETT THOMPSON	9401 ARROWPOINT BLVD, CHARLOTTE, NC 28273
E	55280511690000	I-1	PS NC III LP	C/O PUBLIC STORAGE	701 WESTERN AVE # 26543, GLENDALE, CA 91201
F	55280536450000	I-1	PS NC III LP	C/O PUBLIC STORAGE	701 WESTERN AVE # 26543, GLENDALE, CA 91201
G	55280783000000	GI	STONEWALL JACKSON TRAINING SCHOOL		1636 GOLD STAR DR RALEIGH, NC 27607
H	55187986520000	GI	BOOTSMEAD LEASECO LLC	ATTN: A WELLFORD TABOR	2820 SELWYN AVE STE 550, CHARLOTTE, NC 28209
I	55187986520000	LI	BOOTSMEAD LEASECO LLC	ATTN: A WELLFORD TABOR	2820 SELWYN AVE STE 550, CHARLOTTE, NC 28209
J	55281393480000	C2-CU	NC DEPT OF TRANSPORTATION		1546 MAIL SERVICE CENTER RALEIGH, NC 27699
K	55079531800000	GI AND LDR	NORTH CAROLINA RAILROAD CO	ATTN DANIEL HALLORAN	2809 HIGHWOODS BLVD STE 100, RALEIGH, NC 27604

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LONGBRANCH DEVELOPMENT
132 MAGNOLIA STREET
SPARTANBURG, SC 29306

YOUR VISION ACHIEVED THROUGH OURS.
DATE: 08/16/2021
DRAWN BY: S. GREER
DESIGNED BY: K. BRADLEY
CHECKED BY: C. TODD
SCALE: 1" = 150'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
MORRISON RIDGE
CONCORD, NORTH CAROLINA
OVERALL SITE LAYOUT

JOB NO. 46245
SHEET NO. RZ-001



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRIAGES USING FLAGMEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPAIRED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF CONCORD UTILITY DEPARTMENT SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

S:\1\Drawings\090909-Morrison Ridge (Longbranch)\DWG\Sheet\Reconing\46245-RZ-001-SITE.dwg | Plotted on 8/16/2021 4:38 PM | by: Kaitie Bradley

- COMMERCIAL AREA
- MULTIFAMILY AREA
- RESIDENTIAL AREA



SITE AREAS N.T.S.

COMMERCIAL AREA - GENERAL PROVISIONS

- VEHICULAR CIRCULATION SHALL BE ALLOWED BETWEEN COMMERCIAL BUILDINGS AND HWY 49.
- COMMERCIAL AREAS MAY BE DEVELOPED WITH ANY USES PERMITTED IN THE C-2 ZONING DISTRICT, EXCLUDING TATTOO PARLORS, SEXUALLY ORIENTED BUSINESSES, AND AUTOMOBILE REPAIR SHOPS.
- COMMERCIAL AREA B MAY DEVELOPED WITH ANY OF THE FOLLOWING USES: MEDICAL OFFICE BUILDING, SENIOR HOUSING, OR ASSISTED LIVING.
- COMMERCIAL STRUCTURES MAY BE TWO STORIES. RESIDENTIAL UNITS MAY BE LOCATED ON SECOND FLOOR OF COMMERCIAL BUILDINGS AND WILL NOT BE COUNTED AS INCREASED DENSITY ON SITE. NO FIRST FLOOR RESIDENTIAL MAY BE LOCATED WITHIN THE COMMERCIAL AREAS OF THE SITE.
- ALL PARKING LOT LIGHTING SHALL BE DESIGNED SUCH THAT NO MORE THAN ONE-HALF FOOT-CANDLE OF ILLUMINATION SHALL OCCUR 10 FEET OUTSIDE THE PERIMETER OF THE COMMERCIAL PROPERTY AREA, EXCEPT ALONG THE PUBLIC RIGHT OF WAY AND AS NEEDED AT ACCESS POINTS IN ORDER TO FACILITATE SAFE MOVEMENT. PARKING LOT LIGHTING SHALL NOT EXCEED 40 FEET IN HEIGHT AND WILL BE DESIGNED WITH NO SIGNIFICANT LIGHT ABOVE HORIZONTAL AND ANY PEDESTRIAN SCALE LIGHTING WILL EMIT LIGHT SUCH THAT THE LIGHT DISSIPATES AT THE ROOPLINES OF THE BUILDINGS. PERIMETER LIGHTING SHALL BE CONTROLLED OR DIRECTED TO REDUCE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES IN THE PUBLIC RIGHT OF WAY.
- DEVIATIONS TO APPROVED REZONING PLAN MAY BE PERMITTED IN ACCORDANCE WITH CDD SECTION 3.2.8.1.
- DUMPSTERS PROVIDED FOR THE COMMERCIAL PORTION OF THIS SITE WILL ADHERE TO THE CONCORD UNIFIED DEVELOPMENT ORDINANCE.

COMMERCIAL AREA - ARCHITECTURAL CONTROLS

THE PORTIONS OF THE BUILDINGS IN THE PROJECT VISIBLE TO THE PUBLIC WILL BE COMPOSED OF A COMBINATION OF HIGH QUALITY MATERIALS SUCH AS BRICK, NATURAL STONE, CAST STONE, INTEGRALLY COLORED CONCRETE MASONRY UNITS, EPS, ARCHITECTURAL METALS AND CANOPIES, AS SHOWN ON THE ATTACHED ELEVATIONS. AREAS OF THE BUILDINGS THAT ARE NOT VISIBLE TO THE PUBLIC MAY BE COMPOSED OF OTHER MATERIALS THAT ARE COLOR COORDINATED.

FOR PURPOSES OF THESE DEVELOPMENT STANDARDS THE TERM "VISIBLE TO THE PUBLIC" SHALL BE DEFINED AS PUBLIC RIGHTS OF WAY, THE MAIN ENTRY DRIVES, THE MAIN PARKING LOTS AND THE SIDEWALKS, AND SHALL NOT INCLUDE REAR SERVICE DRIVES OR OTHER AREAS NOT INTENDED FOR PUBLIC TRAFFIC.

THE DESIGN OF ALL BUILDINGS WITHIN THE PROJECT WILL BE COORDINATED WITH REGARD TO BUILDING CHARACTER, ARCHITECTURAL THEME, BUILDING MATERIALS AND SIGNAGE SO AS TO PRESENT A COMPLEMENTARY PALETTE OF DESIGN. A RENDERING IS ATTACHED TO REPRESENT SOME OF THE INTENDED PALETTE COMPONENTS (SEE EXHIBIT A). THE PROJECT WILL INCLUDE COURTYARD/PLAZA AREA(S) WITH FEATURES SUCH AS PEDESTRIAN SCALE LIGHTING, BENCHES, AND OTHER AMENITIES TO ENHANCE THE SHOPPING EXPERIENCE (SEE EXHIBIT B). THE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY TO EXPRESS THE CHARACTER AND THEME OF THE PROJECT BUT ARE NOT INTENDED TO REPRESENT FINAL ARCHITECTURAL DESIGN. THE PETITIONER WILL ESTABLISH THROUGH COVENANTS, LEASE CONDITIONS OR OTHER ENFORCEABLE MEANS, A PROCESS FOR THE REVIEW AND APPROVAL OF THE PLACEMENT, DESIGN AND COMPOSITION OF ALL BUILDINGS CONSTRUCTED IN THE PROJECT SO AS TO RESULT IN A UNIFIED APPEAR AND QUALITY OF THE CENTER. FINAL DECISIONS AS TO ARCHITECTURAL COMPATIBILITY SHALL BE SUBJECT TO THE ZONING ADMINISTRATOR'S APPROVAL.

DUMPSTERS IN THE COMMERCIAL PORTION OF THE SITE SHALL ADHERE TO CDD STANDARDS FOR ARCHITECTURAL DESIGN.

GENERAL NOTES:

- LOCATION OF ACTIVE AND PASSIVE OPEN SPACE AREAS MAY BE ADJUSTED IN CONSTRUCTION DOCUMENT PHASE, IN ACCORDANCE WITH THE CDD.
- ALL CORNER LOTS WILL TAKE ACCESS FROM THE LOWER CLASSIFICATION STREET. IF BOTH STREETS ARE SAME CLASSIFICATION THEN ACCESS MAY BE FROM EITHER.
- IF ANY DEVELOPMENT/GRADING IS PROPOSED IN THE FLOODPLAIN, AN ENGINEER MUST CERTIFY A ZERO NET CUT/FILL AND THAT NO RISE WILL BE EXPERIENCED IN THE BASE FLOOD ELEVATION OUTSIDE OF THE PARCEL BOUNDARIES. ANY GRADING OR DEVELOPMENT IN THE FLOODWAY WOULD INITIATE A FULL ENGINEERING EVALUATION MODELING THE DEVELOPMENT CHANGES TO THE CHANNEL CROSS-SECTIONS AND FLOODPLAIN. NEW CONSTRUCTION IS NOT ALLOWED IN THE 100 YEAR FLOODPLAIN. ANY STRUCTURE PROPOSED IN A CURRENT FLOODPLAIN WOULD REQUIRE A LOMC TO BE APPROVED BY FEMA PRIOR TO PLATTING.
- THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A COMPREHENSIVE SIGN PACKAGE OR ADHERE TO CDD SIGN REQUIREMENTS. STAFF PLANS TO ADD THIS AS A CONDITION TO THE REZONING.
- APPROVAL OF THIS REZONING PLAN BY TRANSPORTATION DOES NOT CONSTITUTE APPROVAL OF ANY ELEMENT WHICH DOES NOT MEET TECHNICAL STANDARDS. APPROVAL OF SUBSEQUENT PLANS WILL BE CONTINGENT ON THE SITE DESIGN MEETING TECHNICAL STANDARDS.
- PRIVATE TRASH COLLECTION WILL BE PROVIDED FOR COMMERCIAL, TOWNHOME, AND MULTIFAMILY AREAS.

WASTEWATER NOTES:

- IF AN AMENITY CENTER IS PROPOSED FOR DEVELOPMENT, A GREASE INTERCEPTOR (1,000 GALLONS MINIMUM) WILL BE REQUIRED IF THERE IS FOOD PREPARATION AND/OR COOKING INCLUDED IN THE CENTER.
- THE MAXIMUM GRADES FOR ALL PROPOSED SEWER LINE EASEMENT AREAS OWNED BY THE CITY (INCLUDING ACCESSSES) ARE TO BE 8% ALONG THE CENTERLINE AND 2% SIDE SLOPES.
- COPIES OF ALL CORRESPONDING SEWER EASEMENT AGREEMENTS AND PLAT MAPS WILL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND COMMENTS. FINAL VERSIONS OF THESE DOCUMENTS WILL BE RECORDED AT THE REGISTER OF DEEDS AND THEN SENT TO THE WATER RESOURCES DEPARTMENT FOR FILING.
- IF APPLICABLE, ALL PROPOSED GREASE LINES AND SANITARY SEWER LINES WITHIN THE BUILDING FOOTPRINT AND EXTENDING OUT TO THE GREASE INTERCEPTOR SHALL BE SHOWN WITHIN THE PLUMBING SECTION OF THE ARCHITECTURAL DRAWINGS. IN ADDITION, ALL GREASE INTERCEPTOR CALCULATIONS FOR THE SIZING OF THE INTERCEPTOR SHALL BE SHOWN WITHIN THESE ARCHITECTURAL DRAWINGS. THIS INCLUDES ANY REFERENCING TO THE LATEST VERSION OF THE PLUMBING CODE.
- PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY AT LOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.

SITE SUMMARY:

OWNER: MORRISON RIDGE LP - A DE LP
C/O ASTON PROPERTIES INC
610 E MOREHEAD ST STE 100
CHARLOTTE, NC 28202

APPLICANT: PULTE HOMES
1121 CARMEL COMMONS BLVD #405A,
CHARLOTTE, NC 28226

TAX PARCEL #: 55281424450000

EXISTING ZONING: C-2-CU

PROPOSED ZONING: PUD

TOTAL SITE ACREAGE: 113.66± ACRES
COMMERCIAL: 25.42± ACRES
MULTIFAMILY: 38.83± ACRES
RESIDENTIAL: 49.44± ACRES

OPEN SPACE CALCULATIONS:

SEE SHEET RZ-008 FOR OPEN SPACE CALCULATIONS

TREE SAVE:

TREE SAVE AREA PROVIDED: 21.28± ACRES

CONNECTIVITY RATIO:

CONNECTIVITY RATIO REQUIRED: 1.40
CONNECTIVITY RATIO PROVIDED: 1.67

MAXIMUM BUILDING HEIGHT:

COMMERCIAL: 30'
RESIDENTIAL: 30'
MULTIFAMILY: 60'

RESIDENTIAL SITE SUMMARY

RESIDENTIAL LOTS PROVIDED: 200 TOWNHOME LOTS

DENSITY PROVIDED: 200 LOTS / 49.44± AC = 4.04± DU/AC

TOWNHOMES:

- FRONT SETBACK: 20' (24' FRONT GARAGE SETBACK)
 - CORNER SETBACK: 20'
 - REAR SETBACK: 20'
 - SIDE SETBACK: NOT REQUIRED
 - 16' MINIMUM BUILDING SEPARATION
- *UNCOVERED, UNENCLOSED DECKS, TERRACES, STOODS OR PORCHES MAY ENROACH INTO A REQUIRED BUILDING SETBACK, BUT IN NO CASE CLOSER THAN FIVE (5) FEET TO ANY PROPERTY LINE.

MINIMUM LOT SIZE:

SF ATTACHED: 20' X 95' (1,900± SF)

TYPICAL LOT SIZE:

SF ATTACHED: 20' X 110' (2,200± SF)

*LENGTH OF LOTS MAY MODIFIED DURING CONSTRUCTION DOCUMENT PROCESS TO ACCOMMODATE ENGINEERING REQUIREMENTS

MULTIFAMILY SITE SUMMARY

MAXIMUM MULTIFAMILY UNITS: 352 MULTIFAMILY UNITS

MAXIMUM DENSITY: 352 UNITS / 38.8± AC = 9.07± DU/AC

PARKING CALCULATIONS:

Use/Phase	Area (sf) or unit/lot count	Minimum Parking Allowed	Maximum Parking Allowed	Parking Provided
Single Family (Phase 1)	Townhomes 200 units	300 spaces (1.5 spaces per unit)	840 spaces	573 total spaces (1 car garage + 1 space in driveway = 2 spaces per unit = 400 spaces, 1 additional driveway space per end unit = 68 spaces, 78 On Street Parking Spaces, 25 Amenity Parking Spaces)
Multifamily (Phase 2)	All 3-story buildings 336 units Option: Four buildings with 3/4 story split 352 units	504 spaces (1.5 spaces per unit) 528 spaces (1.5 spaces per unit)	840 spaces (2.5 spaces per unit) 880 spaces (2.5 spaces per unit)	600 spaces (522 Surface Parking Spaces, 78 Garage Parking Spaces)
General Commercial (Phase 3)	Area A	32 spaces (1 space per 300 sf)	64 spaces (1 space per 150 sf)	49 spaces
	Area B	96 spaces (1 space per 300 sf)	192 spaces (1 space per 150 sf)	120 spaces
	Area C	302 spaces (1 space per 300 sf)	603 spaces (1 space per 150 sf)	568 spaces
	Area D	68 spaces (1 space per 300 sf)	136 spaces (1 space per 150 sf)	134 spaces

UTILITY NOTES:

- MOVEMENT OF ANY EXISTING UTILITIES SHALL BE AT OWNER / DEVELOPER COST.
- OFFSITE SEWER EXTENSION ALONG WITH EASEMENTS WILL BE REQUIRED BY DEVELOPER.
- EASEMENT DEDICATION FOR FUTURE SEWER EXTENSIONS WILL BE REQUIRED. THE LOCATION OF EASEMENTS SHALL BE DETERMINED AT PRELIMINARY PLAT STAGE.

STORMWATER NOTES:

- DETENTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CONCORD DEVELOPMENT ORDINANCE REQUIREMENTS (1-YR AND 10-YR). IN ADDITION, THE PETITIONER ELECTS TO PROVIDE STORMWATER DETENTION UP TO THE 100-YR STORM EVENT IN AN EFFORT TO BETTER PROTECT DOWNSTREAM PROPERTIES.
- MAXIMUM CLASS I UNDISTURBED STREAM BUFFER SHOWN ALONG LADY CREEK. UNDISTURBED STREAM BUFFER MAY BE REDUCED DURING DESIGN PHASE IN ACCORDANCE WITH THE CDD IF SURVEYED AVERAGE PERCENT SLOPE OF LAND ADJACENT TO STREAM ALLOWS.

MULTIFAMILY AREA - GENERAL PROVISIONS

- NO OFF-STREET PARKING SPACES SHALL BE LOCATED CLOSER THAN 10 FEET TO ANY RESIDENTIAL BUILDING WALL.

1. GENERAL PROVISIONS:

- SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MRS. (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A MIXED USE DEVELOPMENT ON APPROXIMATELY 113.66± ACRE SITE LOCATED ALONG NC HWY 49 (THE "SITE").
 - ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CONCORD ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES LESS STRINGENT STANDARDS THEN THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION.
 - PROPOSED USES:** PERMITTED USES FOR THIS DEVELOPMENT INCLUDE SINGLE FAMILY DETACHED DWELLINGS, SINGLE FAMILY ATTACHED DWELLINGS, MULTIFAMILY DWELLINGS/APARTMENTS AND ALL USES PERMITTED IN THE C-2 ZONING DISTRICT EXCLUDING TATTOO PARLOR, SEXUALLY ORIENTED BUSINESSES, TAXIDERMIST, DRY CLEANING/LAUNDRY PLANT, SOLID WASTE MANAGEMENT FACILITY, AND AUTOMOBILE REPAIR.
- ACCESS AND TRANSPORTATION:**
 - ACCESS TO THE SITE WILL BE FROM NC HWY 49 IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - OFF-SITE ROAD IMPROVEMENTS WILL BE PER RECOMMENDATIONS/REQUIREMENTS OF THE TRAFFIC IMPACT STUDY PREPARED BY TIMMONS GROUP AND APPROVED BY NCDOT / CITY OF CONCORD.
 - THE NEW INTERNAL ROADS WILL BE PUBLIC STREETS AND WILL BE BUILT TO THE STREET STANDARDS AS DEPICTED ON THIS REZONING PLAN.
 - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY IN ACCORDANCE WITH PUBLISHED STANDARDS.
 - STREETS SHOULD BE DESIGNED TO LEVEL TERRAIN STANDARDS UNLESS ROLLING TERRAIN STANDARDS ARE APPROVED BY THE CITY OF CONCORD.
 - UTILITY SERVICES, ADA RAMP, AND CATCH BASINS / TRANSITIONS ARE NOT ALLOWED IN DRIVEWAYS.
 - TRUNCATED DOMES AT ACCESSIBLE RAMPS SHALL BE RED.

3. ARCHITECTURAL STANDARDS:

- ARCHITECTURAL STANDARDS INCLUDED ON THIS REZONING PLAN SHALL SUPERSEDE ANY ARCHITECTURAL STANDARDS LISTED IN THE CITY OF CONCORD UNIFIED DEVELOPMENT ORDINANCE. MINIMUM ARCHITECTURAL STANDARDS FOR THE CONCORD UNIFIED DEVELOPMENT ORDINANCE SHALL BE MET.
 - EAVES, SOFFITS AND ROOF OVERHANGS MAY EXTEND INTO SIDE SETBACKS, IN ACCORDANCE WITH THE CDD (NO MORE THAN 2 FEET).
- STREETScape, BUFFERS, LANDSCAPING, AND AMENITY AREA:**
 - STREET TREES WILL BE INSTALLED ALONG THE NEW INTERIOR PUBLIC STREETS.
 - SIDEWALK SHALL BE 5' MINIMUM.
 - RESIDENTIAL NA D MULTIFAMILY AMENITY AREAS MAY INCLUDE POOL, CABANA, CHILDRENS PLAY AREA AND OTHER AMENITIZED FEATURES. THE SPECIFIC LAYOUT OF FEATURES MAY BE ALTERED DURING THE CONSTRUCTION DOCUMENT PERMITTING PHASE, IN ACCORDANCE WITH THE CONCORD UNIFIED DEVELOPMENT ORDINANCE.
 - ENTRANCE MONUMENTATION MAY BE PLACED WITHIN THE SETBACKS/BUFFERS BUT NOT THE RIGHT-OF-WAY.

5. STORMWATER / UTILITY:

- THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLANS AND SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- ALL UTILITIES WITHIN THE SITE WILL BE PLACED UNDERGROUND.
- ALL EXISTING STRUCTURES, SEPTIC SYSTEMS AND/OR WELLS SHALL BE FIELD LOCATED PRIOR TO DESIGN. ANY WELLS AND/OR SEPTIC SYSTEMS DISCOVERED DURING THE SITE DEVELOPMENT PROCESS SHALL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES.

6. AMENDMENTS TO THE REZONING PLAN:

- FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

7. BINDING EFFECT OF THE REZONING APPLICATION:

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

FIRE NOTES:

- VERTICAL CONSTRUCTION MAY NOT BEGIN UNTIL THE HYDRANT AND ACCESS ARE INSTALLED AND APPROVED.
- STREET SIGNS WITH STREET NAMES AND LOT NUMBERS / ADDRESSES ARE REQUIRED DURING CONSTRUCTION OF HOUSES.
- TIMING OF INSTALLATION, WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE DURING THE TIME OF CONSTRUCTION. (NCFC 501.4)
- FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM OF 20' MEASURED AT THE EDGE OF PAVEMENT. THE PAVEMENT WIDTH SHALL BE INCREASED TO 26' IF A BUILDING'S HEIGHT (MEASURED AS AVERAGE HEIGHT TO GUTTER LINE FROM AVERAGE FINISHED GRADE) IS 30' OR GREATER FOR THAT PARTICULAR ROAD (NCFC 503.2.1).
- THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE MORE THAN ONE FIRE APPARATUS ACCESS ROAD BASED ON THE POTENTIAL FOR IMPAIRMENT OF A SINGLE ROAD BY VEHICLE CONGESTION, CONDITION OF TERRAIN, CLIMATIC CONDITIONS OR OTHER FACTORS THAT COULD LIMIT ACCESS. (NCFC 503.1.2)
- FIRE HYDRANTS SHALL BE PROVIDED WITH A TRAVEL DISTANCE AS DETERMINED BY APPENDIX C TABLE C105.1 (NCFC TABLE C105.1) NOTE: DISTANCE VARIES BASED UPON NEEDED FIRE FLOW.
- FIRE HYDRANTS SHALL BE PLACED NO GREATER THAN 200 FEET FROM THE END OF EACH CUL-DE-SAC (NCFC TABLE C105.1), OTHERWISE HYDRANT SPACING NOT TO EXCEED 500 FEET.
- WATER MAINS AND HYDRANTS INSTALLED SHALL BE DESIGNED FOR FLOW AND DURATION AS REQUIRED IN APPENDIX B TABLE 105.1 (NCFC)
- FIRE FLOW SHALL BE HIGHER OF:
-1000 GPM @ 20 PSI FOR 1 HOUR PLUS THE SPRINKLER DEMAND FOR THE HOMES
OR
-1500 GPM PLUS SPRINKLER DEMAND FOR HOMES
*1500 GPM BASED ON AMENITY AREA AND PER TABLE B105.1 (NCFC APPENDIX B)
- THE REQUIRED TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROAD SHALL BE 42 FEET. (NCFC D103.3)
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE. (NCFC D103.2)
- IF STRUCTURES EXCEED 30FT IN HEIGHT THEN INTERNAL STREETS SHALL BE DESIGNED TO 26FT. IN WIDTH. GENERAL COMMENTS: THIS JURISDICTION ABIDES BY AND ENFORCES THE REQUIREMENTS OF NFPA 241 FOR CONSTRUCTION PROJECTS. A DOCUMENT WE REFER TO AS AN NFPA 241 LETTER IS REQUIRED VERIFYING THAT ALL PARTIES INVOLVED IN THIS PROJECT KNOW OF AND AGREE, TO ABIDE BY THE PROVISION REQUIRING WATER, HYDRANTS, AND ACCESS ROADS BE IN OPERATION PRIOR TO VERTICAL COMBUSTIBLE CONSTRUCTION.
- WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. (NCFC 501.4)
- NEEDED FIRE FLOW FOR THE STRUCTURE MUST BE PROVIDED AND MAINTAINED.
- THE SITE ADDRESS SHALL BE POSTED IN A TEMPORARY FORM AND UPON COMPLETION IN A PERMANENT FORM IN A VISIBLE LOCATION IN 6-INCH CHARACTERS IN A REFLECTIVE MATERIAL & CONTRASTING COLOR. (NCFC 505.1)
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WITHIN THE JURISDICTION. 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. (NCFC 503.1.1)
- ACCESS ROADS TO BUILDING ARE REQUIRED TO BE 20 FEET IN WIDTH FOR BUILDINGS UP TO 30 FEET HIGH AND 26 FEET FOR THOSE OVER 30 FEET. (NCFC 503.2.1)
- FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED CLEARANCE OF 13 FOOT 6 INCHES. (NCFC 503.2.1)
- THE REQUIRED TURNING RADIUS OF FIRE ACCESS ROADS SHALL BE DETERMINED BY THE FIRE OFFICIAL. (NCFC 503.2.4)
- DEAD END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. (NCFC 503.2.5)
- FIRE LANES REQUIRED FOR ACCESS TO THE STRUCTURE ARE REQUIRED TO BE STRIPPED AND MARKED BY SIGNS PROHIBITING PARKING IN AREAS WHERE ACCESS MAY BE BLOCKED. BLOCKAGE TO ACCESS AFTER CONSTRUCTION MAY RESULT IN FUTURE REQUIREMENTS FOR STRIPPING AND SIGNAGE. CONTACT CONCORD FIRE PREVENTION DIVISION PRIOR TO LANE STRIPPING FOR DETAILS. ALL LANES SHALL BE MARKED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION. (NCFC 03.3)
- WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING, ON-SITE FIRE HYDRANT AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. (NCFC 507.5.1)
- FIRE HYDRANTS - PUBLIC HYDRANTS SHALL BE PAINTED YELLOW AND PRIVATE HYDRANTS SHALL BE PAINTED RED. ALL NEW HYDRANTS SHALL BE EQUIPPED WITH A 5" STORZ FITTING.
- FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE PROVIDED FOR SPRINKLER SYSTEMS AND BE REMOTE FROM THE BUILDING WITH SIGNAGE. (NCFC 912.1). THE LOCATION MAY NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS DUE HOSE CONNECTION (NCFC 912.2) SEE SECTION 912 FOR DETAILS ON FDC'S. FIRE HYDRANTS ARE REQUIRED WITHIN 200 FEET OF THE LOCATION OF THE FDC.
- STRUCTURES UNDER CONSTRUCTION ARE REQUIRED TO HAVE TEMPORARY FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION. 16 FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE. (NCFC D103.2)
- BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE. (NCFC D105.1 & D105.2)
- BUILDINGS EXCEEDING 62,000 SQFT, WITHOUT SPRINKLERS OR 124,000 SQFT, WITH SPRINKLERS SHALL HAVE TWO ACCESS ROADS PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSSES. (NCFC D104.2 & D104.3)
- MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS MAY HAVE ONE ENTRANCE UP TO 200 UNITS AND ABOVE 200 MUST HAVE A SECOND REMOTE ENTRANCE (NCFC D106.1 & D106.2)
- ONE OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS, DEVELOPMENTS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS AND SHALL MEET THE REQUIREMENTS OF D104.3 (NCFC D107.1)
- WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSSES. (NCFC D104.3)

NOTE: PLEASE SEE CONCORD FIRE PREVENTION DIVISION'S WEB PAGE FOR DETAILS AND SPECIFICATIONS (HTTP://WWW.CONCORDNC.GOV/DEPARTMENTS/FIRE/)

FIRE PREVENTION DIVISION'S FIRE PREVENTION DIVISION DOWNLOADS. PLEASE UNDERSTAND THAT APPROVAL OF THESE DOCUMENTS IN NO WAY RELIEVES THE OWNER, ARCHITECT, OR ENGINEER FROM RESPONSIBILITY RELATED TO VIOLATIONS OF THE GOVERNING CODES AND REGULATIONS NOT FOUND BY OUR OFFICE OR OTHER REVIEWING AGENCIES. WHEN SUCH VIOLATIONS ARE FOUND THEY MUST BE CORRECTED. THE OCCUPANCY OF THE BUILDING/UPFIT AREA SHALL NOT BE CONDUCTED PRIOR TO A CERTIFICATE OF COMPLIANCE & OCCUPANCY BEING OBTAINED FROM THE CABARRUS COUNTY BUILDING INSPECTION DEPARTMENT.

NOTE: Draft Document. Not yet approved. Currently Under Review.



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- SHORING WILL BE RATING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

THIS DRAWING PREPARED AT THE
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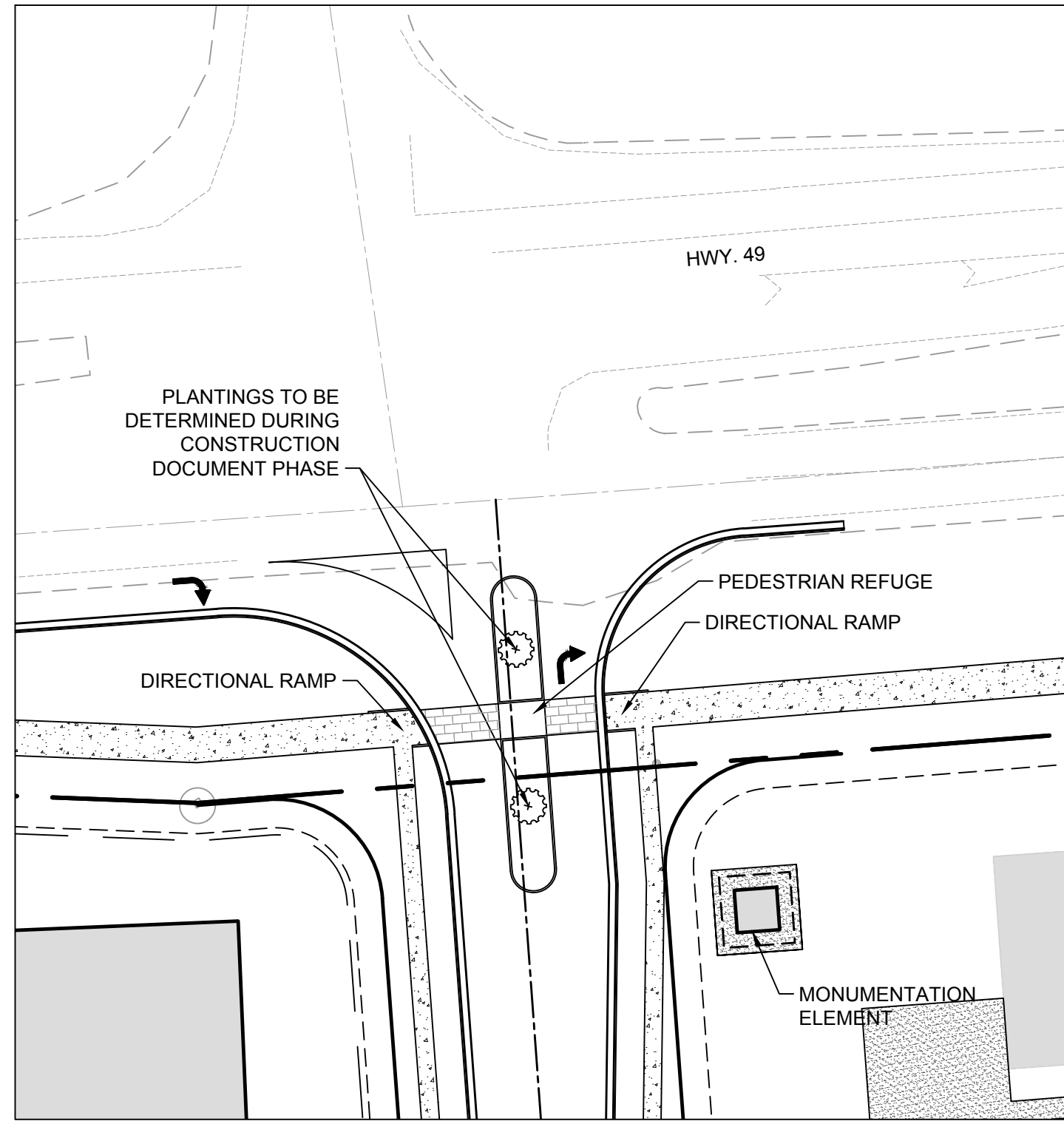
LONGBRANCH DEVELOPMENT
122 MAGNOLIA STREET
SPARTANBURG, SC 29306

DATE: 08/16/2021
DRAWN BY: S. GREER
DESIGNED BY: K. BRADLEY
CHECKED BY: C. TODD
SCALE: AS SHOWN

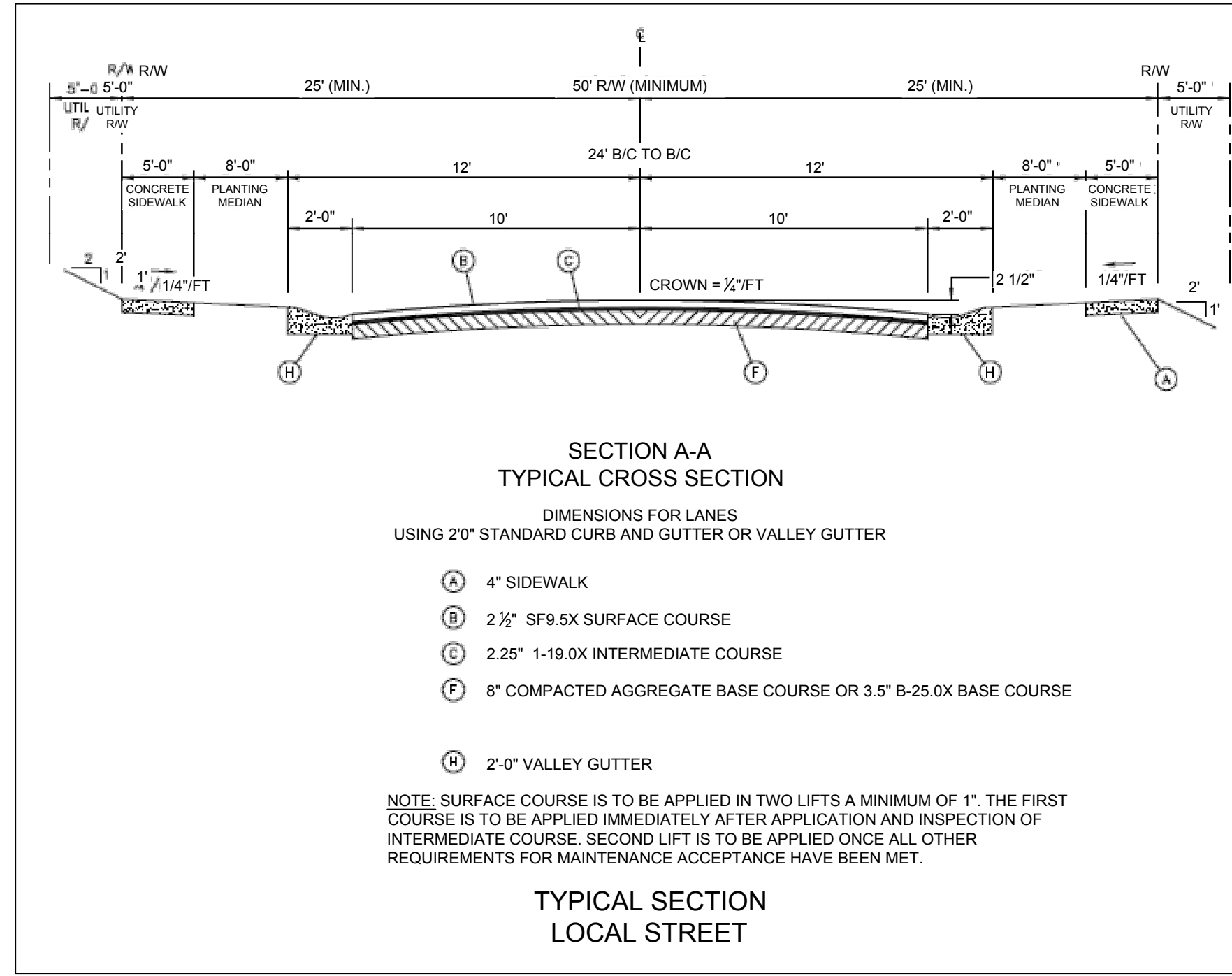
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
MORRISON RIDGE
CONCORD, NORTH CAROLINA
SITE DETAILS AND NOTES

JOB NO. 46245
SHEET NO. RZ-003

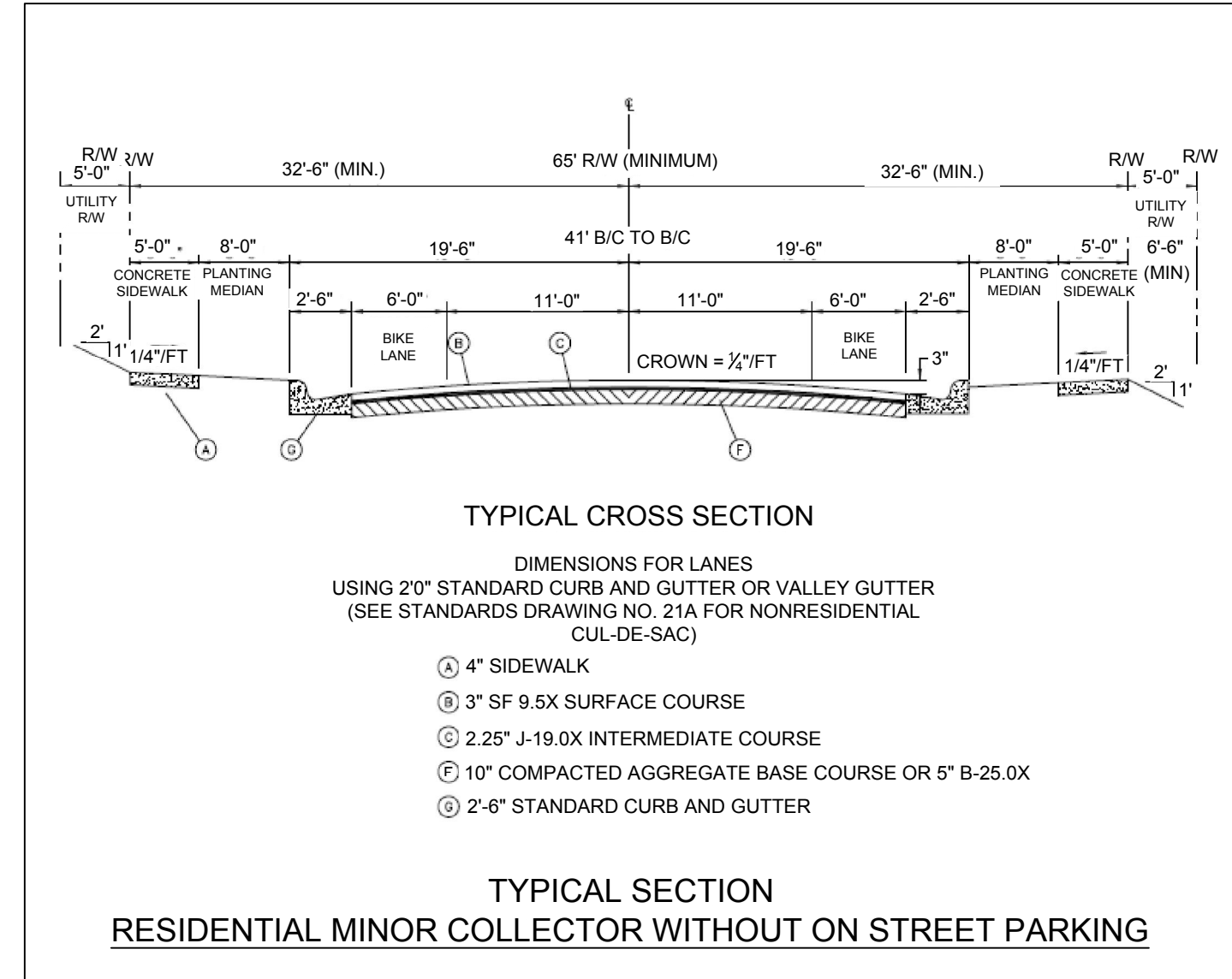
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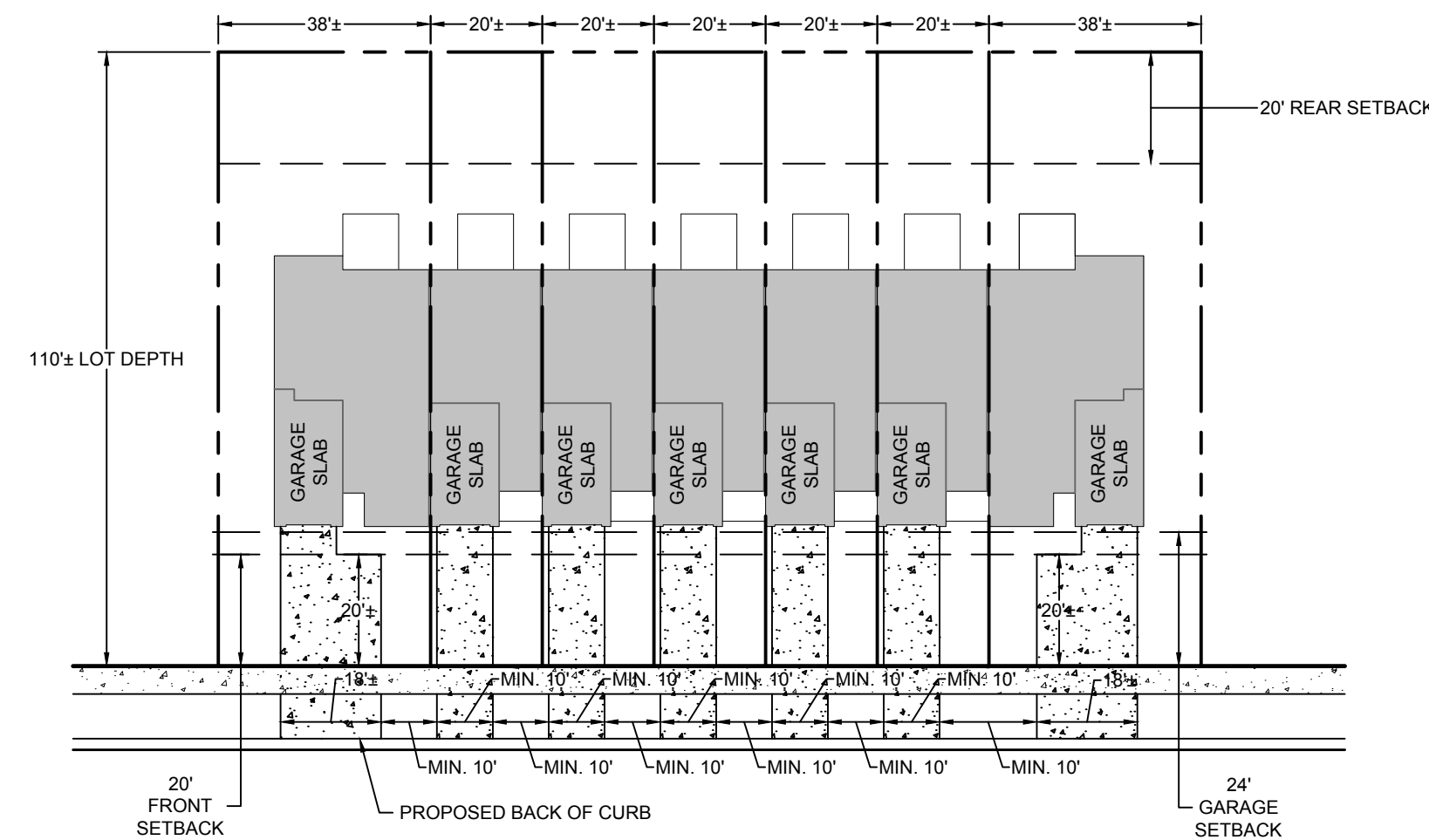
**ACCESS DRIVE 2 -
ENHANCED ENTRANCE**
N.T.S.



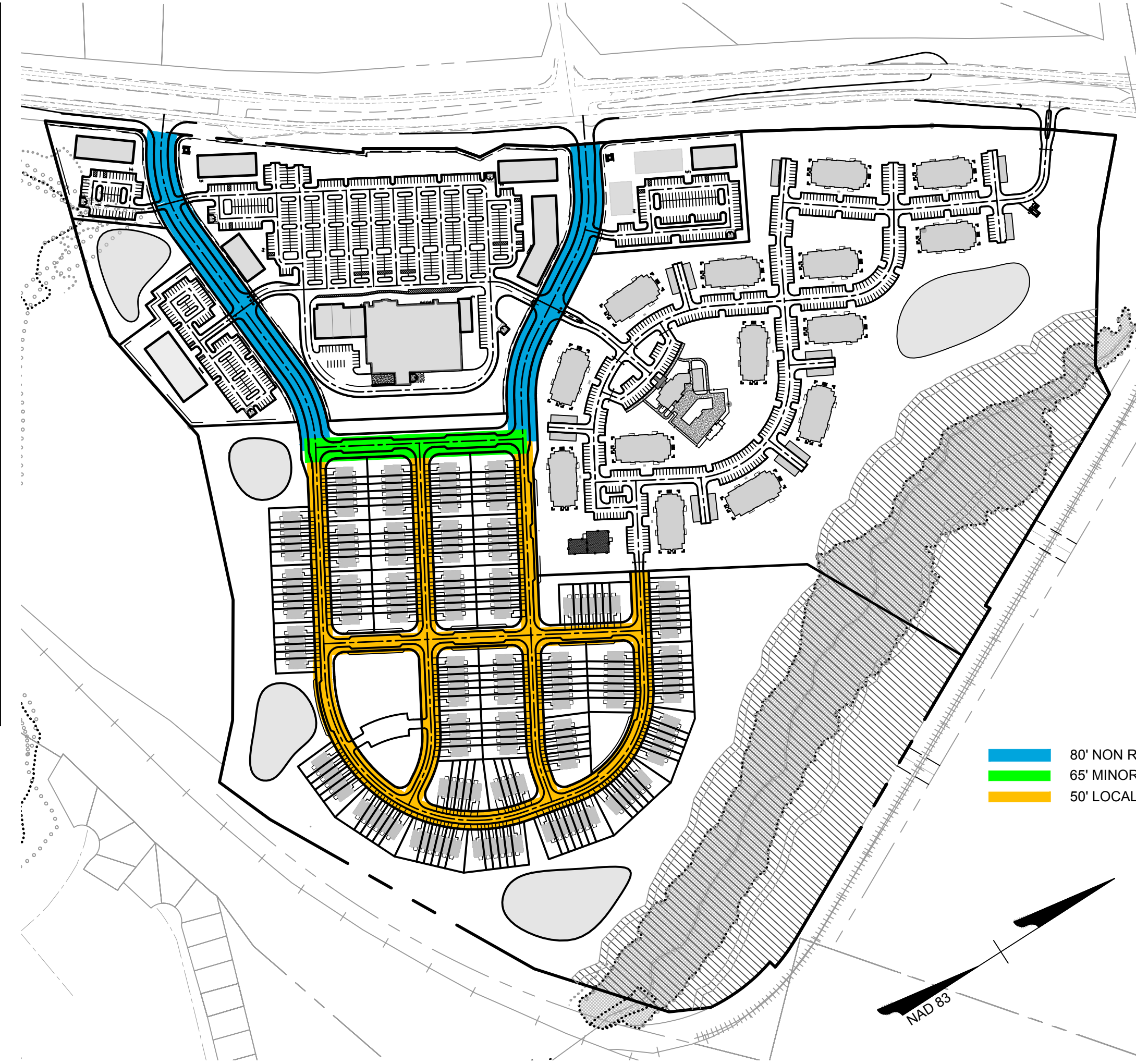
LOCAL RESIDENTIAL STREET
(50' R/W)



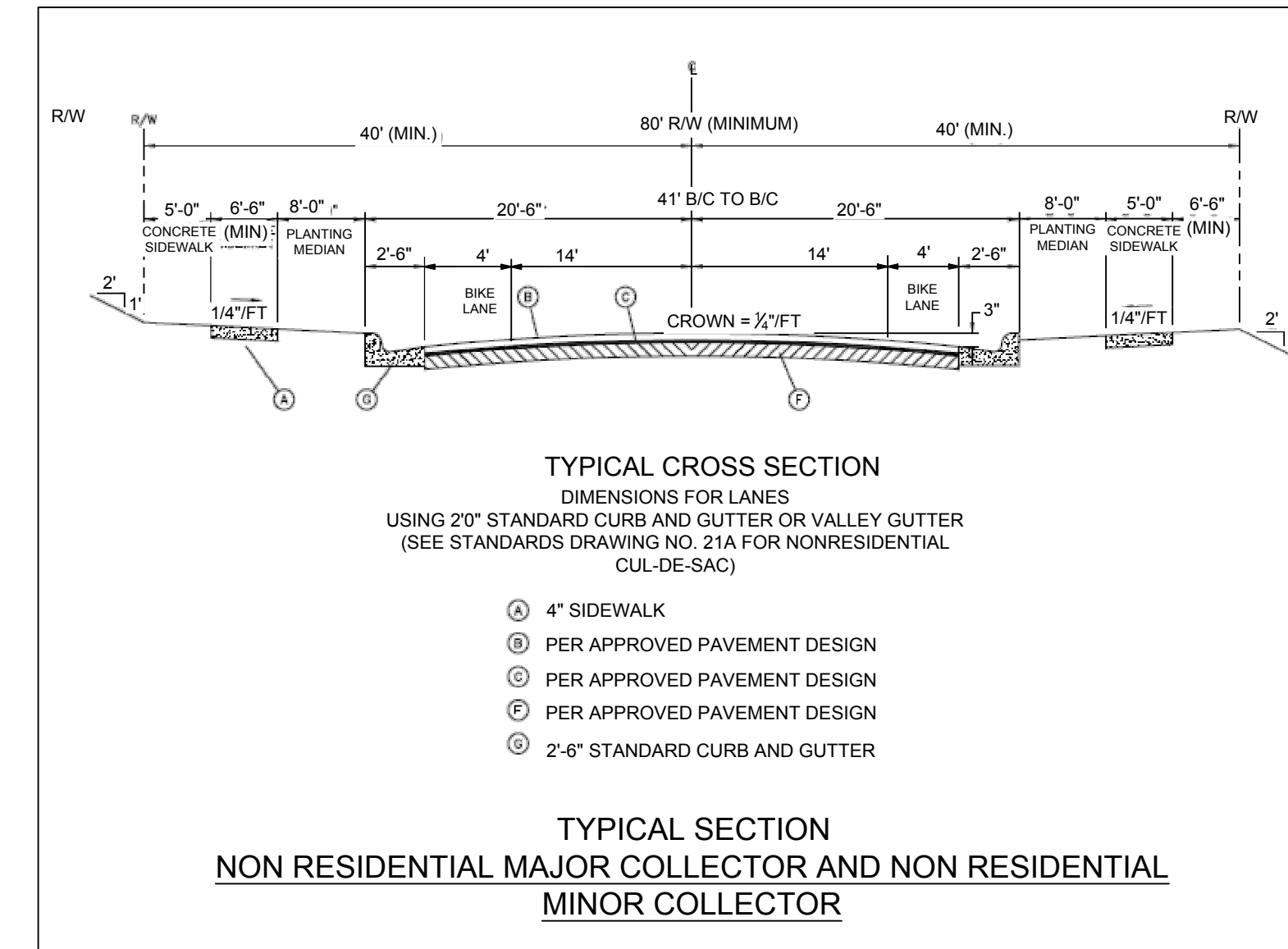
RESIDENTIAL MINOR COLLECTOR WITHOUT ON STREET PARKING
(65' R/W)



TYPICAL LOT DIAGRAM
1" = 30'



STREET TYPE MAP
N.T.S.



**NON RESIDENTIAL MAJOR COLLECTOR AND NON
RESIDENTIAL MINOR COLLECTOR**
(80' R/W)



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CONCURRENCY
LONGBRANCH DEVELOPMENT
132 MAGNOLIA STREET
SPARTANBURG, SC 29306

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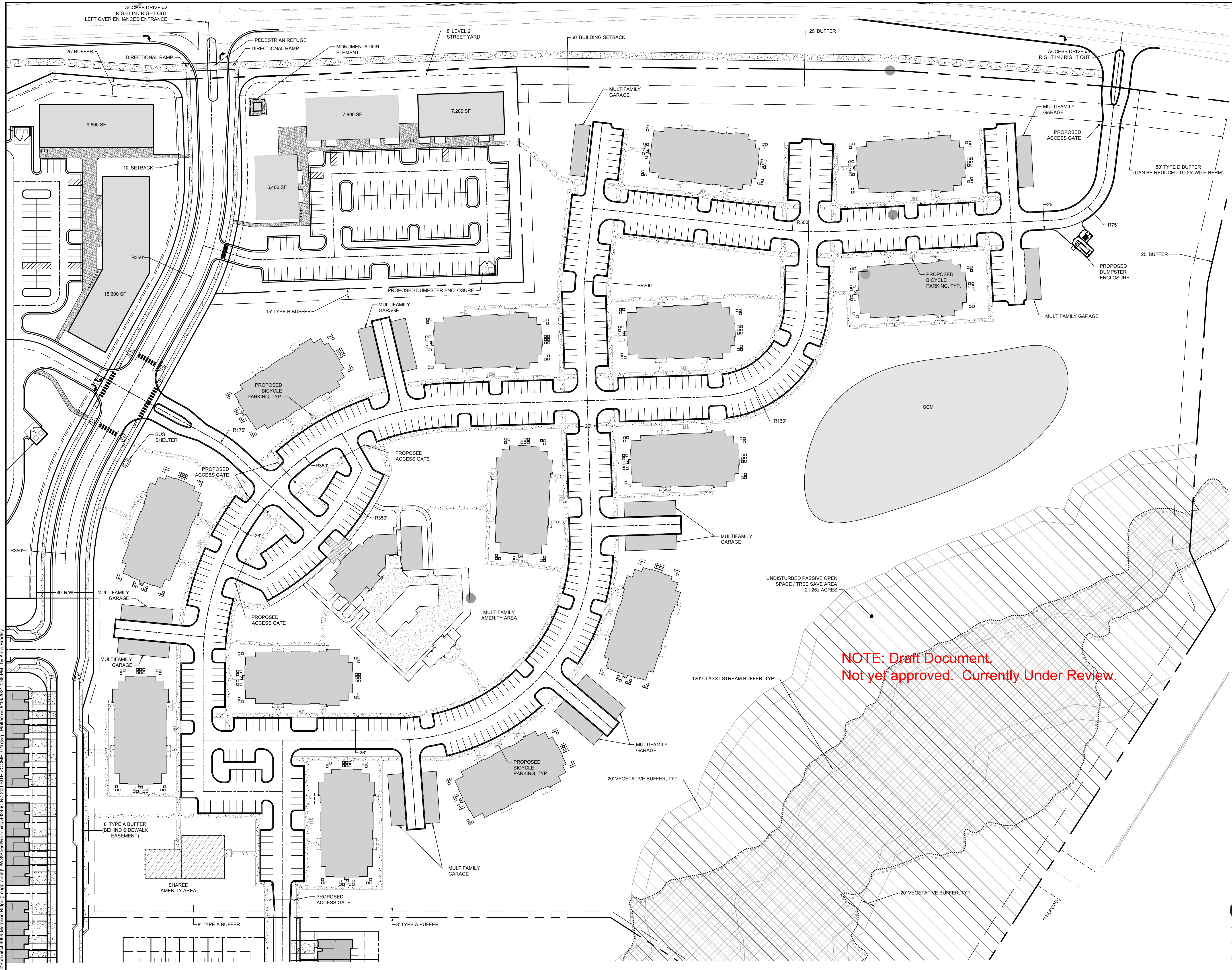
MORRISON RIDGE
CONCORD, NORTH CAROLINA
SITE DETAILS AND NOTES

JOB NO.
46245

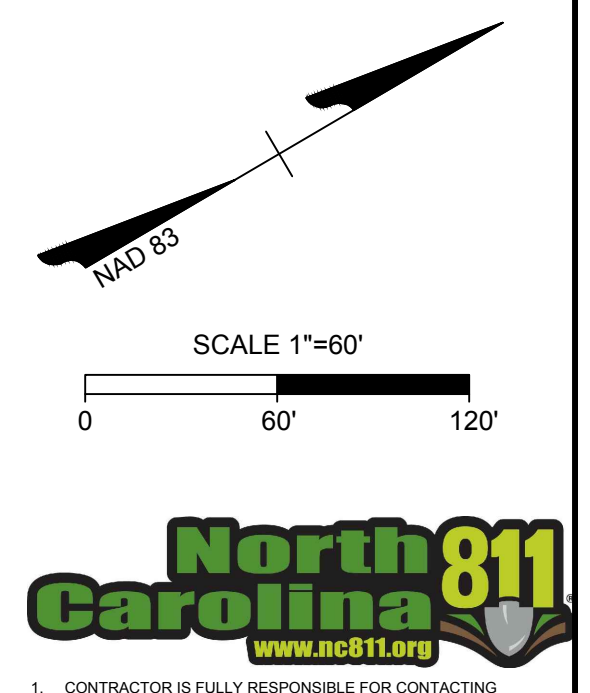
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RZ-004

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NOTE: Draft Document.
Not yet approved. Currently Under Review.



**NOTE: Draft Document.
Not yet approved. Currently Under Review.**



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LONGBRANCH DEVELOPMENT
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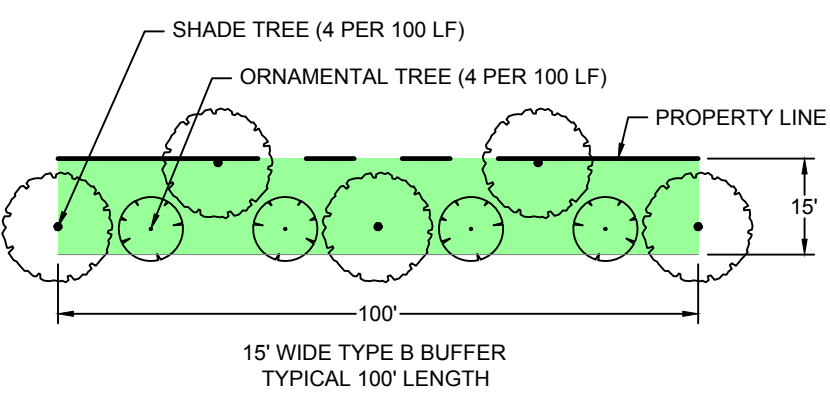
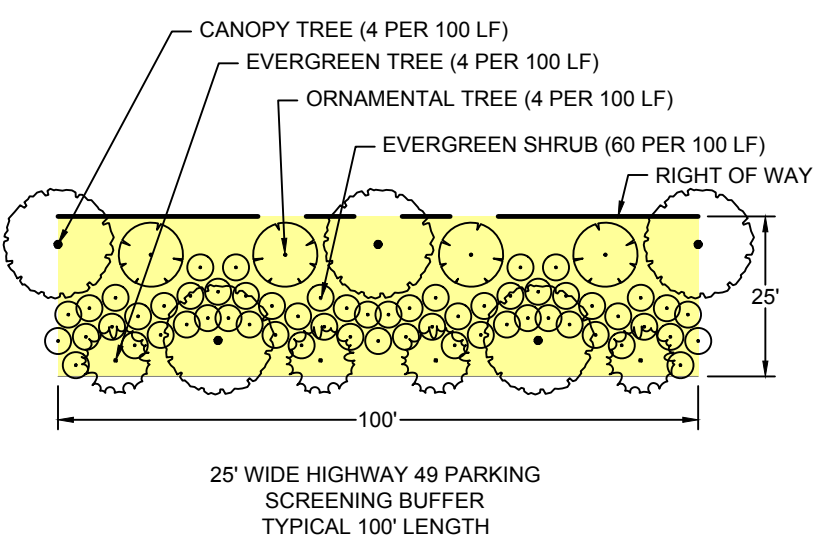
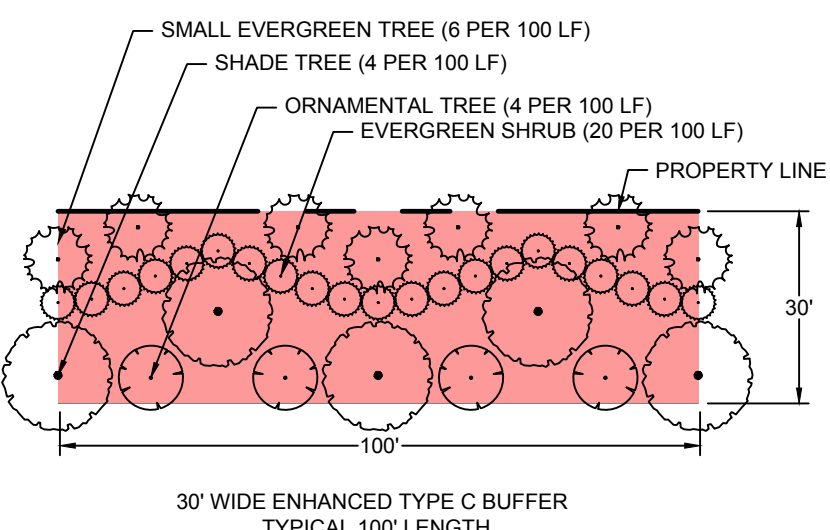
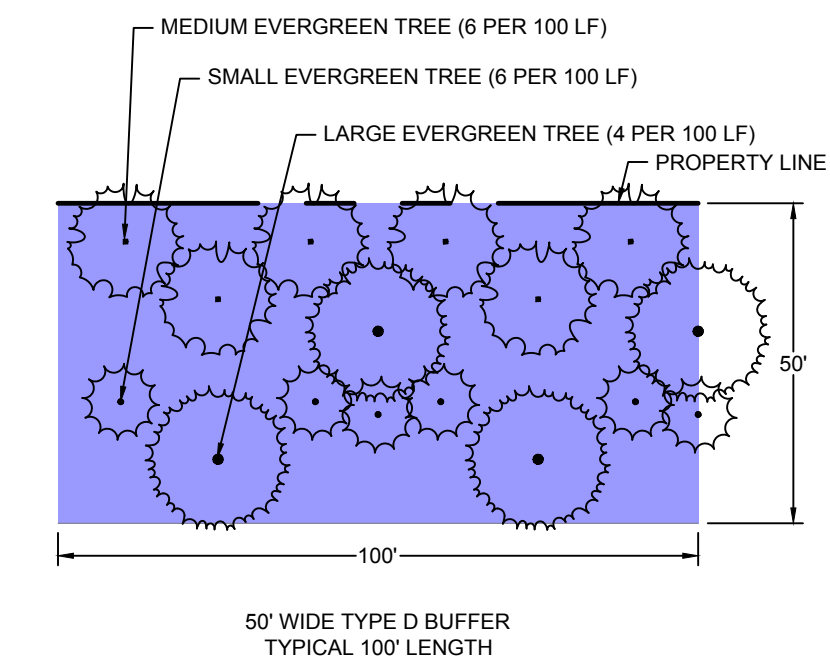
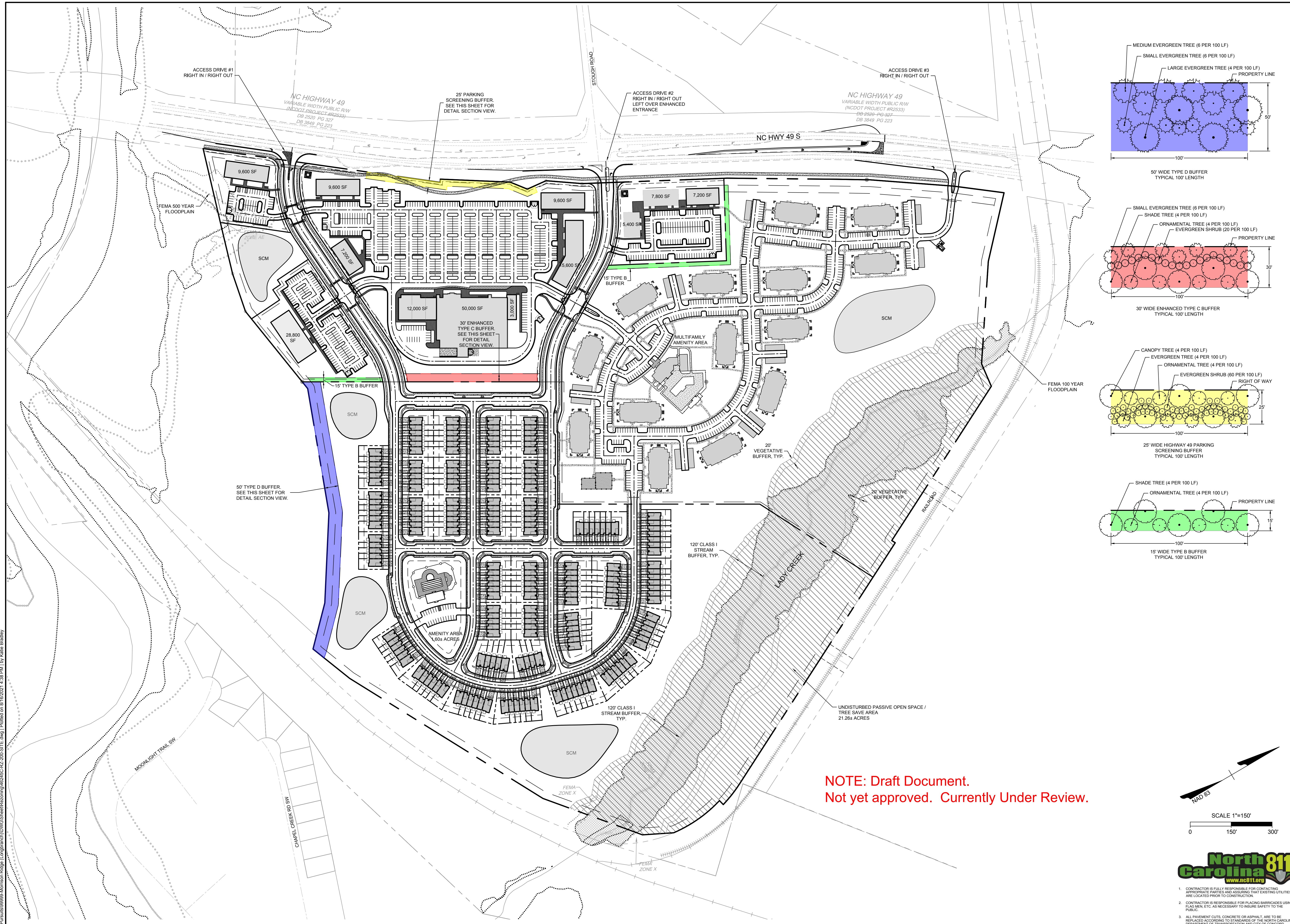
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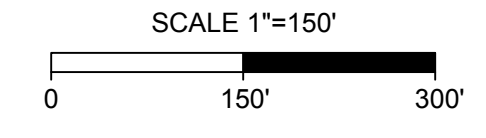
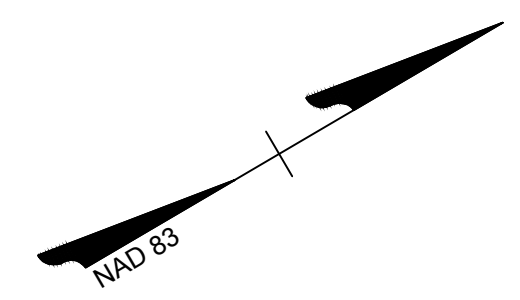
TIMMONS GROUP

MORRISON RIDGE
 CONCORD, NORTH CAROLINA
 SITE PLAN MULTI FAMILY PROPERTY

JOB NO.	46245
SHEET NO.	RZ-007



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NORTH CAROLINA LICENSE NO. C-1652

MORRISON RIDGE

CONCORD, NORTH CAROLINA

ENHANCED BUFFER PLAN

DATE	REVISION DESCRIPTION

DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
08/16/2021	S. GREER	K. BRADLEY	C. TODD	1" = 150'

JOB NO.	SHEET NO.
46245	RZ-009

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