DATE:	February 21, 2023
REZONING CASE #:	Z (CD)-20-22
ACCELA CASE #:	CN-RZC-2022-00011
DESCRIPTION:	Zoning Map Amendment RC-CD (Residential Compact-Conditional District), RM-2 (Residential Medium Density), and O-I (Office-Institutional) to RC-CD (Residential Compact Conditional District)
APPLICANT:	Niblock Homes, LLC
OWNER:	Niblock Homes, LLC, Niblock-Richardson Development II, LLC, Peachtree Residential, LLC, Peachtree Residential NC, LLC, Skateland of Kannapolis, Inc., Nell D Frye LTD Partnership, Twisted Off, LLC, Dogwood and Pines, LLC, Jack M. and Rosemarie D. Stein
LOCATION:	South side of Eva Drive, between the intersections of Lucky Drive NW and Eva Drive NW, and Tiffany St NW and Eva Drive NW
PIN#s:	PINs: 5610-60-8138, 5611-70-1105, 5610-79-5613, p/o 5610-69-6441
AREA:	48.347 acres (40.84 +/- acres original project + 7.551 +/- acres expansion)
ZONING:	RC-CD (Residential Compact-Conditional District), RM-2 (Residential Medium Density), and O-I (Office-Institutional)
PREPARED BY:	Scott Sherrill, AICP, Planning and Development Manager

BACKGROUND

This project is a 7.551 acre expansion to add 24 additional units to the Cumberland subdivision. The Cumberland rezoning was approved by City Council as Case Z(CD)-22-19 on January 9, 2020. The original rezoning for Cumberland consisted of four (4) parcels and portions of three (3) parcels, totaling +/- 40.84 acres: portions of the original Cumberland subdivision have already been final platted. The expansion consists of three parcels and a portion of a fourth parcel. The overall subdivision has two points of frontage on the south side of Eva Dr. NW and is north of Poplar Tent Rd. The subject parcels were part of an involuntary donut hole annexation, effective 12/31/95 and were largely undeveloped prior to the Cumberland subdivision, although at one point the western part of the subdivision was a component of the Frye's amusement complex as a driving range and rail track.

SUMMARY OF REQUEST

The applicant has proposed to rezone the property to RC-CD (Residential Compact Conditional District) in order to expand a previously approved single-family detached residential neighborhood. This project would be considered infill as it would be developed between already established single-family lots. A site plan has been submitted as a condition of the rezoning request. The original subdivision site plan depicted a maximum of 120 lots at 2.94 du/a with a minimum lot size of 5,100 sf: the revised site plan reflects 144 lots with a new density of 2.98 du/a. The minimum lot size for RC (Residential Compact) is 5,000 sf and the maximum density is 15 du/a. The average lot size reflected on the site plan is 6,558 sf. Lots 1 through 120 feature a 24' garage setback/20' front setback, 5' side setback, and 5' rear setback; Lots 121-144 will feature a 7' side setback, which is consistent with the RC zoning district, but front and rear setbacks will align with lots 1-120.

The required open space for the proposed zoning classification at the current density level is 10% or 4.83 acres. Approximately 33.87% or 16.36 acres is provided, with .99 acres of active common open space, and 15.36 acres of passive open space. The active space has been reduced from the prior rezoning request, which included 1.32 acres, but the ordinance does not have a specific ratio for active vs. passive open space. The applicant provided elevation renderings as part of the conditions of the Z(CD)-22-19 rezoning, depicting the style of homes to be built. The Cumberland Subdivision is age-restricted by deed.

The applicant, in accordance with the CDO, sent a certified letter to adjoining property owners and recognized neighborhoods on December 2, 2022.

The rezoning site plan has been reviewed and conditionally approved by all applicable departments. In accordance with the CDO, the DRC has agreed that the plan is complete and meets standards required for a rezoning site plan, and therefore may be heard and considered by the Planning and Zoning Commission.

<table>
<tr><th colspan="6">Existing Zoning and Land Uses (Subject Parcel)</th></tr>
<tr><th>Current Zoning of Subject Property</th><th colspan="2">Zoning Within 500 Feet</th><th>Land Uses(s) of Subject Property</th><th colspan="2">Land Uses within 500 Feet</th></tr>
<tr><td rowspan="5">RC-CD (Residential Compact-Conditional District), RM-2 (Residential Medium Density), and O-I (Office-Institutional)</td><td>North</td><td>RM-2, C-2</td><td rowspan="5">Residential Subdivision and Vacant</td><td>North</td><td>Single-family, Auto Repair</td></tr>
<tr><td>South</td><td>RM-2, C-2</td><td>South</td><td>Residential, Recreational</td></tr>
<tr><td>East</td><td>RM-2, O-I</td><td>East</td><td>Single-family, Vacant</td></tr>
<tr><td rowspan="2">West</td><td rowspan="2">RC-CD</td><td rowspan="2">West</td><td rowspan="2">Single-Family, vacant</td></tr>
</table>

COMPLIANCE WITH 2030 LAND USE PLAN

The subject property has two different land use categories that encompass the subject property.

The 2030 LUP designates a portion of the subject property as *"Commercial," and "Suburban*

Neighborhood." The Commercial land use category includes a mix of commercial land use types. While these areas continue to support additional commercial development and redevelopment, much of the new commercial development should be concentrated within the Mixed-Use Activity Centers and Village Centers. RC (Residential Compact) is a corresponding district to the Commercial land use category; however, for consistency, it is recommended that the future land use for the entire area be updated to Urban Neighborhood.

The three (3) parcels that provide access into the proposed development are designated as *"Suburban Neighborhood,"* which allows for a variety of housing types stating*: "The Suburban Neighborhood (SN) Future Land Use category includes single-family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are typically buffered from surrounding development by transitional uses or landscaped areas."* RC (Residential Compact) is not a corresponding zoning district to the "*Suburban Neighborhood"* land use category, and therefore is not consistent with the land use plan. Approval of the rezoning plan would require a Land Use Plan amendment by City Council.

Objective 1.6: *Provide a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord.*

Policy Guidance for Objective 1.6:

- *Infill Housing: Promote a variety of compatible infill housing types in areas with access to adequate facilities and services.*

Goal 4: *Ensure compatibility between neighboring land uses.*

Policy Guidance for Objectives 4.1 to 4.3:

- *Land Use and Intensity Transitions: Zoning use and site development standards should promote a gradient in the type and intensity of uses. For instance, higher density residential development can provide a compatible transition between medium-density residences and neighborhood commercial centers.*
- *Buffers: Buffers should be used to screen uses and activities that may detract from the enjoyment of adjacent land uses. Where large buffers are not necessary, the landscape design should soften land use transitions.*
- *Building and Site Design Standards: Where land use transitions are necessary to support a walkable mix of uses or housing types, a variety of development standards should ensure that the location, scale, height and orientation of buildings and site improvements provide for compatible transitions.*
-

Objective 6.2: *Protect the natural resource base of the City and surrounding areas through a combination of strategic acquisitions, open space preservation requirements within new development and incentives for private land preservation initiatives.*

Policy Guidance for Objective 6.2:

- *Open Space Mandates: Continue to require the preservation of open space within every new residential subdivision or develop a requirement for payments in lieu of open space preservation. Consideration for expanding requirement to include some non-residential uses.*
- *Tree Preservation: Encourage tree preservation in new development.*

- *Incentives: Evaluate the use of conservation subdivision design, density bonuses and other incentives to foster the preservation of open space in excess of mandates.*
- *Partnerships: Seek partnerships and funding to develop an inter-connected greenway system throughout the community and region. Support the efforts of land trusts and conservation groups as they acquire parcels of land for conservation.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 48.347 acres, of which 7.551 acres is an addition to an approved subdivision. Portions of the previously approved subdivision are already developed as residential, and the expansion is vacant of development.

- The subject property was involuntarily annexed effective December 31, 1995.

- The proposed zoning amendment would be consistent with the Commercial Land Use category. However, the overall request for rezoning is inconsistent with the 2030 Land Use Plan (LUP) as RC (Residential Compact) is not considered a corresponding zoning district to the Suburban Neighborhood land use category and the proposed development cannot occur without the subject parcels located within the Suburban Neighborhood land use category. The request does meet the intent for the Suburban Neighborhood land use category in accordance with Land Use Plan Policy Guidance 1.6, as the request is for smaller lot infill development which could provide a new variety of housing in the area. It also furthers the Land Use Plan's intent by setting aside open space in excess of the minimum.

- The zoning amendment is reasonable and in the public interest as it demonstrates compatibility with several aspects of the 2030 Land Use Plan such as maximizing open space and providing a variety of housing type in the area. Furthermore, the proposal would allow for a transition between the lower density/larger lot single-family detached to the north and the commercial and approved multi-family developments directly to the south.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request partially consistent with the 2030 Land Use Plan, and will require an amendment to the Land Use Plan in order to provide consistency. The plan also meets the requirements of the Concord Development Ordinance. Because this petition is a conditional district request, the Commission, should they decide to approve the request, may, according to Section 3.2.8.E of the CDO, suggest "**reasonable additional conditions or augment those already provided with the petition, but only those conditions mutually agreed upon by the petitioner and the Commission or Council may be incorporated into the approval. Any such condition should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space and other matters that the Commission or Council may find appropriate."**

In the event that the Commission recommends the petition, staff recommends the following conditions:

1. Compliance with the "Cumberland Subdivision Rezoning Plan" dated 11/15/22.
2. Compliance with the "Cumberland" residential elevations.
3. Compliance with the open space/amenity detail sheet dated 11/15/22.
4. Compliance with the rezoning application dated 10-14-19.

5. Site density not to exceed 2.98 dwelling units per acre and minimum lot size of 5,100 square feet.
6. Development will not exceed 144 single-family dwellings.
7. Minimum front setbacks are 24’ unless garages are recessed four feet from the front plane of the house.
8. Open space areas, as depicted on the plan, will be preserved and maintained by the HOA.
9. Preliminary subdivision approval and technical site plan shall be required.
10. TIA will need to be approved prior to site plans.
11. All fire and life safety general comments as noted on CN-ZC-2022-00011.
12. Any movement of existing COC electric utilities can be at owner/developer cost

PROCEDURAL CONSIDERATIONS

This particular case is a rezoning to a conditional district, which under the CDO, is “legislative” in nature. Legislative hearings DO NOT require the swearing or affirming of witnesses prior to testimony at the public hearing. Due to the land use plan amendment, the Planning and Zoning Commission will be making a recommendation to City Council.

CN-RZC-2022-00011

3061 EVA DR NW, CONCORD NC 28027

2/16/2023 8:10:21 AM

General Conditions

FIRE

General Comments

1.Additional comments may be generated upon first technical submittal.
2.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.
3.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)
4.Needed Fire Flow for the structure must be provided and maintained.
5.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)
6.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)
7.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)
8.Fire access roads shall have unobstructed clearance of 13 foot 6 inches. (NCFC 503.2.1)
9.The required turning radius of fire access roads shall be determined by the fire official. (NCFC 503.2.4)

10.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)
11.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 Marshal's Office prior to lane stripping for details. All lanes shall be marked in accordance with department specifications and approved prior to installation. (NCFC 503.3)

12.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.
13.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.
14.Fire Hydrants are required within 200 feet of the location of the FDC.
15.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)
17.Please see Concord Fire & Life Safety Web Page for details and specifications (http://www.concordnc.gov/Departments/Fire/Fire-Prevention-Division/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.

Concord
NORTH CAROLINA
High Performance Living

Application for
Zoning Map Amendment

(Please type or print)

Applicant Name, Address, Telephone Number and email address:
Niblock Homes, LLC, 759 Concord Pkwy N, Suite 20, Concord, NC 28027
704 788-4818, wniblock@niblockhomes.com

Owner Name, Address, Telephone Number:
see attached list

Project Location/Address: Eva Drive, Concord, NC

P.I.N.: see attached list

Area of Subject Property (acres or square feet): 48.347 acres

Lot Width: _____ Lot Depth: _____

Current Zoning Classification: RC - CD, RM-2 AND OI

Proposed Zoning Classification: RC - CD

Existing Land Use: Residential and vacant

Future Land Use Designation: Residential

Surrounding Land Use: North residential South residential, commercial and vacant
East residential West residential

Reason for request: add 7.51 acres to the existing Cumberland neighborhood

Has a pre-application meeting been held with a staff member? yes

Staff member signature: _____ Date: _____

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

1. List the Use(s) Proposed in the Project:
   residential single-family detached age restricted neighborhood

2. List the Condition(s) you are offering as part of this project. Be specific with each description.
   (You may attach other sheets of paper as needed to supplement the information):
   see submitted plans

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

Niblock Homes, LLC

Signature of Applicant Date

William T. Niblock, Authorized Signer

see attached list

Signature of Owner(s) Date

Certification

I hereby acknowledge and say that the information contained herein and herewith is true, and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department.

Date: 8/11/22

Applicant Signature: _____

Property Owner or Agent of the Property Owner Signature:

see attached list

56105917260000	lot 40	Peachtree Residential LLC	7380 McGinnis Ferry Rd., Suwanee, GA 30024	
56105907640000	lot 41	"	"	
56105907130000	lot 42	"	"	
56114093720000	lot 74	"	"	
56105909300000	lot 83	"	"	
56105909830000	lot 84	"	"	
56105919250000	lot 85	"	"	
56105919880000	lot 86	"	"	
56114095940000	lot 70	Peachtree Residential NC LLC	7380 McGinnis Ferry Rd., Suwanee, GA 30024	
56114094890000	lot 71	"	"	
56114094830000	lot 72	"	"	
56114093760000	lot 73	"	"	
56116091560000	1.59 ac 2615 Eva Dr	Skateland of Kannapolis Inc.	2600 Poplar Tent Rd., Concord, NC 28025	X
56106965710000	10.74 ac	Nell D Frye LTD Partnership	2600 Poplar Tent Rd., Concord, NC 28025	X
56104977740000	lot 43	Twisted Off LLC	7320 River Run Ct., Lewisville, NC 27023	
56107956130000	4.93 ac	Dogwood and Pines LLC	800 Wilhelm Place NE, Concord, NC 28025	
56117011050000	1.57 ac 2601 Eva Dr	"	"	
56104967650000	lot 45	Jack M. and Rosemarie D. Stein	3053 Alveston Dr., Concord, NC 28027	
			page 3 of 3	

5610591726000	lot 40	Peachtree Residential LLC	7380 McGinnis Ferry Rd., Suwanee, GA 30024	
56105907640000	lot 41	"	"	"
56105907130000	lot 42	"	"	"
56114093720000	lot 74	"	"	"
56105909300000	lot 83	"	"	"
56105909830000	lot 84	"	"	"
56105919250000	lot 85	"	"	"
56105919880000	lot 86	"	"	"
56114095940000	lot 70	Peachtree Residential NC LLC	7380 McGinnis Ferry Rd., Suwanee, GA 30024	
56114094890000	lot 71	"	"	"
56114094830000	lot 72	"	"	"
56114093780000	lot 73	"	"	"
56116091560000	1.59 ac 2615 Eva Dr	Skateland of Kannapolis Inc.	2800 Poplar Tent Rd., Concord, NC 28025	X
56106965710000	10.74 ac	Nell D Frye LTD Partnership	2800 Poplar Tent Rd., Concord, NC 28025	X
56104977740000	lot 43	Twisted Off LLC	7320 River Run Ct., Lewisville, NC 27023	Dale Bl
56107956130000	4.93 ac	Dogwood and Pines LLC	800 Wilhelm Place NE, Concord, NC 28025	James D. Campbell
56117011050000	1.57 ac 2601 Eva Dr	"	"	"
56104967650000	lot 45	Jack M. and Rosemarie D. Stein	3053 Alveston Dr., Concord, NC 28027	
			Page 3 of 3	

5610496717 Lot 46 Ronald E. Brady & Mary R. Brady 3057 Alveston Drive, NW Concord, NC 28027

Ronald E Brady
Mary R. Brady

(2)

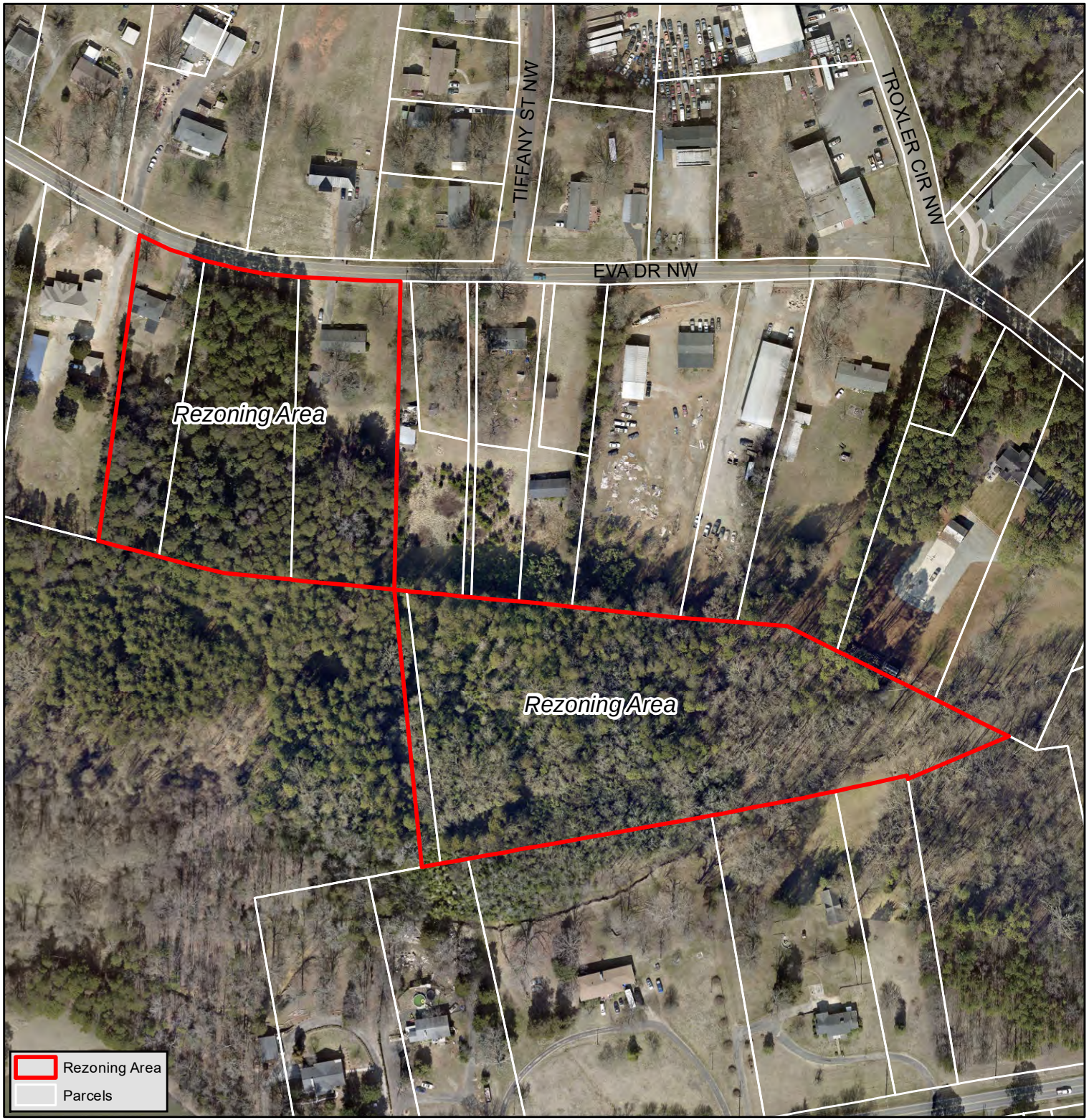
56105917260000	lot 40	Peachtree Residential LLC	7380 McGinnis Ferry Rd., Suwanee, GA 30024	
56105907640000	lot 41	"	"	"
56105907130000	lot 42	"	"	"
56114093720000	lot 74	"	"	"
56105909300000	lot 83	"	"	"
56105909830000	lot 84	"	"	"
56105919250000	lot 85	"	"	"
56105919880000	lot 86	"	"	"
56114095940000	lot 70	Peachtree Residential NC LLC	7380 McGinnis Ferry Rd., Suwanee, GA 30024	
56114094890000	lot 71	"	"	"
56114094830000	lot 72	"	"	"
56114093780000	lot 73	"	"	"
56116091560000	1.59 ac 2615 Eva Dr	Skateland of Kannapolis Inc.	2800 Poplar Tent Rd., Concord, NC 28025	X
56106965710000	10.74 ac	Neil D Frye LTD Partnership	2800 Poplar Tent Rd., Concord, NC 28025	X
56104977740000	lot 43	Twisted Off LLC	7320 River Run Ct., Lewisville, NC 27023	Dale H
56107956130000	4.93 ac	Dogwood and Pines LLC	800 Wilhelm Place NE, Concord, NC 28025	James D. Campbell
56117011050000	1.57 ac 2601 Eva Dr	"	"	"
56104967650000	lot 45	Jack M. and Rosemarie D. Stein	3053 Alveston Dr., Concord, NC 28027	Jack M./Rosemarie Stein
			page 3 of 3	

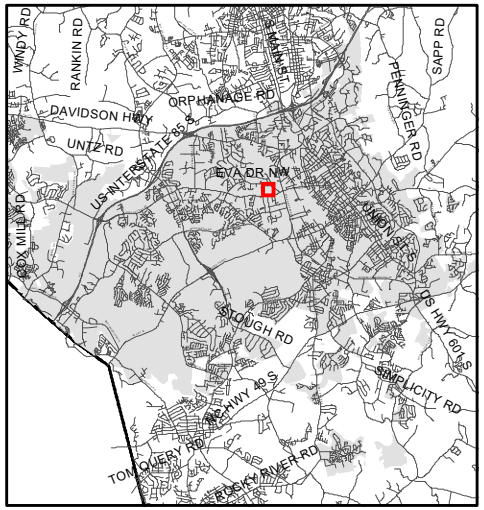
5610591726800	lot 40	Peachtree Residential LLC	7980 McGinnis Ferry Rd., Suwanee, GA 30024	
5610590764000	lot 41	"	"	"
5610590719000	lot 42	"	"	"
5611409372000	lot 74	"	"	"
5610590930000	lot 83	"	"	"
5610590983000	lot 84	"	"	"
5610591925000	lot 85	"	"	"
5610591988000	lot 86	"	"	"
5611409594000	lot 70	Peachtree Residential NC LLC	7980 McGinnis Ferry Rd., Suwanee, GA 30024	
5611409489000	lot 71	"	"	"
5611409483000	lot 72	"	"	"
5611409378000	lot 73	"	"	"
5611609156000	1.59 ac 2613 Eva Dr	Skateland of Kannapolis Inc.	2808 Poplar Tent Rd., Concord, NC 28025	X Sandra Frye
5610696571000	10.74 ac	Neil D Frye LTD Partnership	2808 Poplar Tent Rd., Concord, NC 28025	X Sandra Frye
5610497774000	lot 43	Twisted Oil LLC	7838 River Run Ct., Lewisville, NC 27023	
5610795613000	4.93 ac	Dogwood and Pines LLC	800 Wilhelm Place NE, Concord, NC 28025	
5611701105000	1.57 ac 2601 Eva Dr	"	"	"
5610496765000	lot 45	Jack M. and Rosemarie D. Stein	5053 Alveston Dr., Concord, NC 28027	
			Page 3 of 8	

Z(CD)-20-22
AERIAL

Rezoning application
RC-CD (Residential Compact - Conditional District),
RM-2 (Residential Medium Density) & O-I (Office-Institutional)
to
RC-CD (Residential Compact - Conditional District)

3061 Eva Dr NW
PINs: 5611-60-8138, 5611-60-9156, 5611-70-1105, 5610-79-5613 & part of 5610-69-6441





Concord
NORTH CAROLINA

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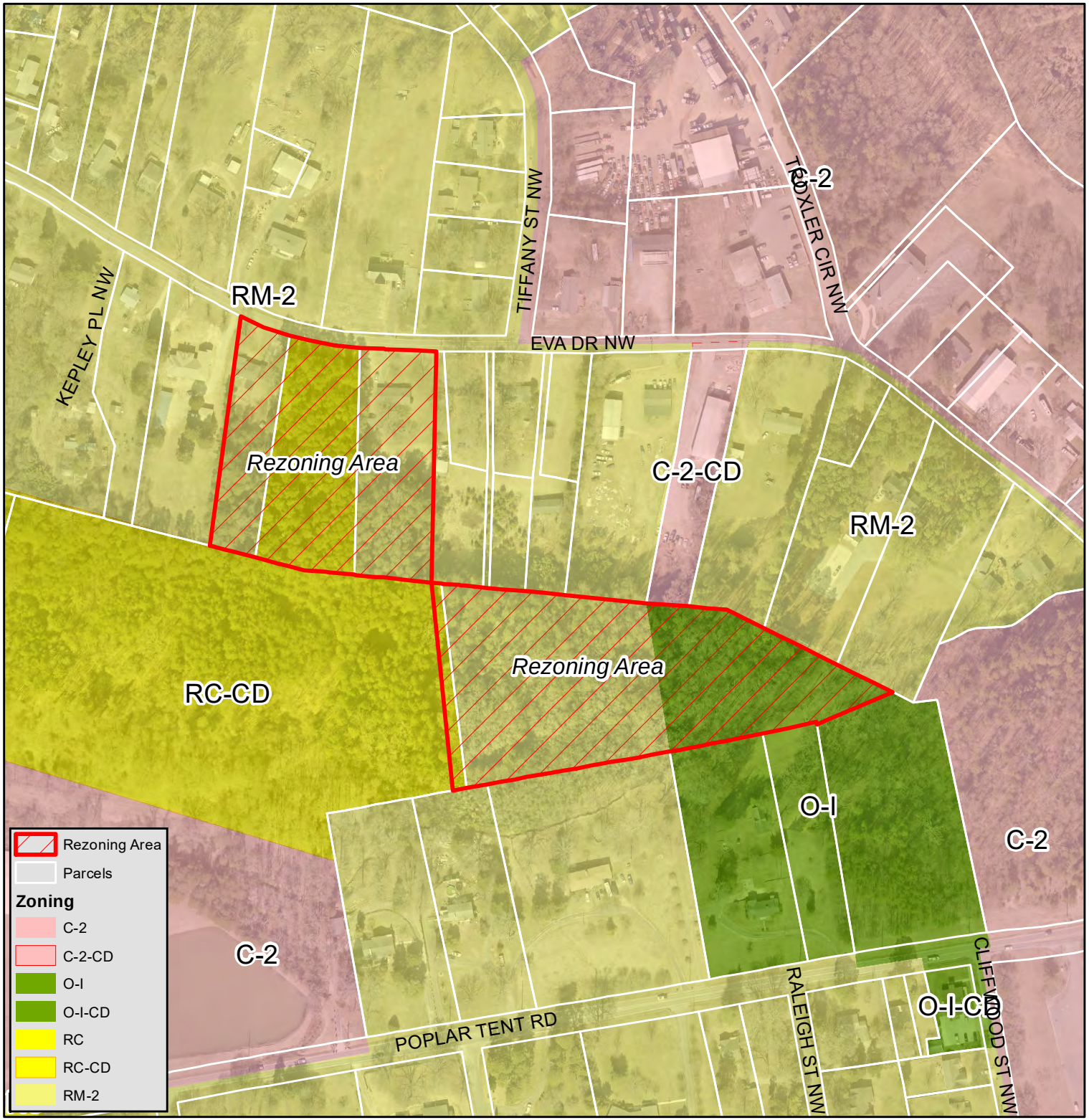

Z(CD)-20-22
ZONING

Rezoning application
RC-CD (Residential Compact - Conditional District),
RM-2 (Residential Medium Density)
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RC-CD (Residential Compact - Conditional District)

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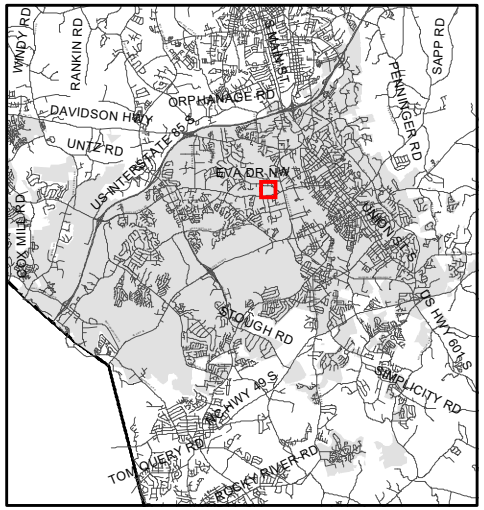

Concord NORTH CAROLINA

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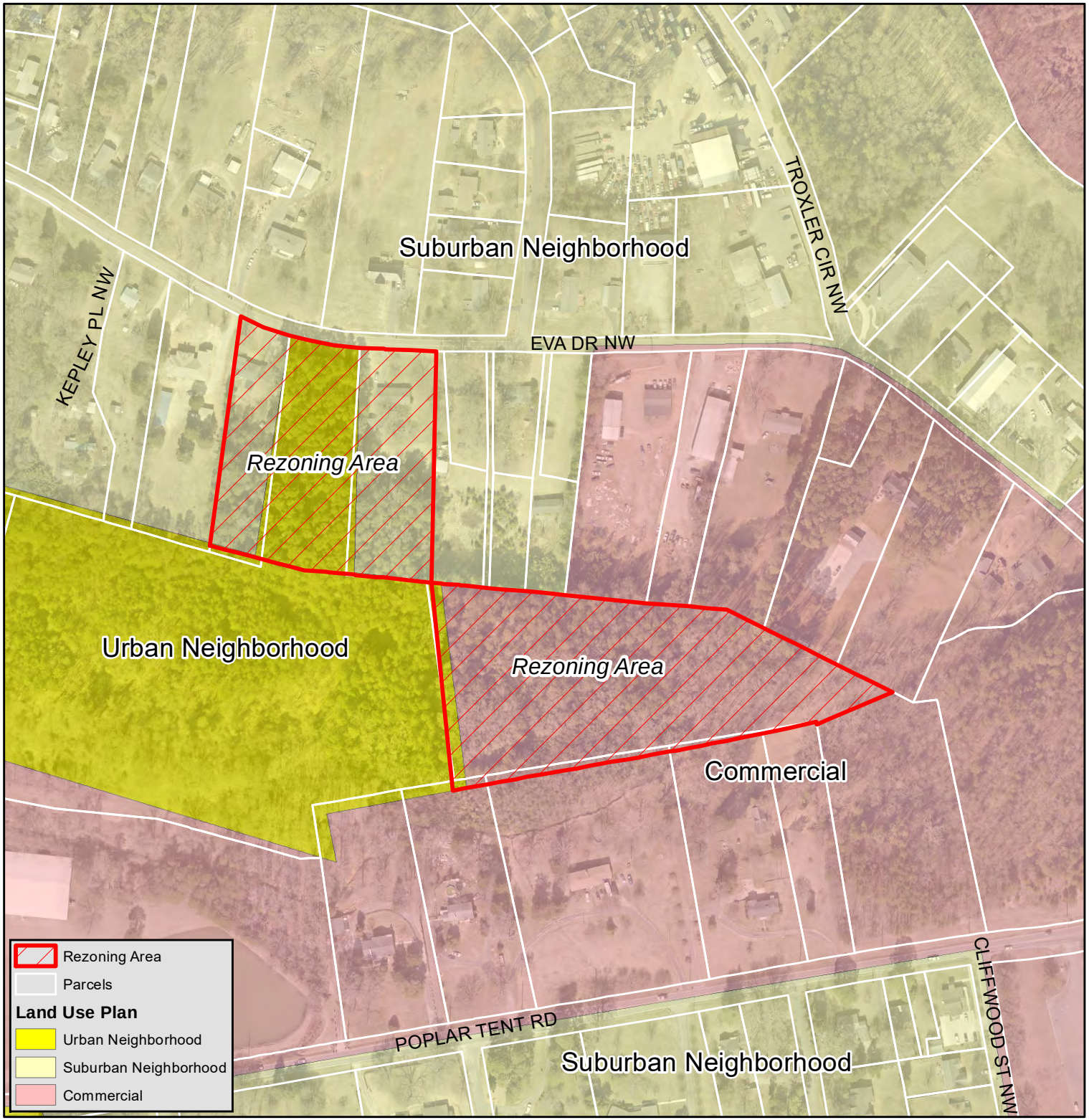
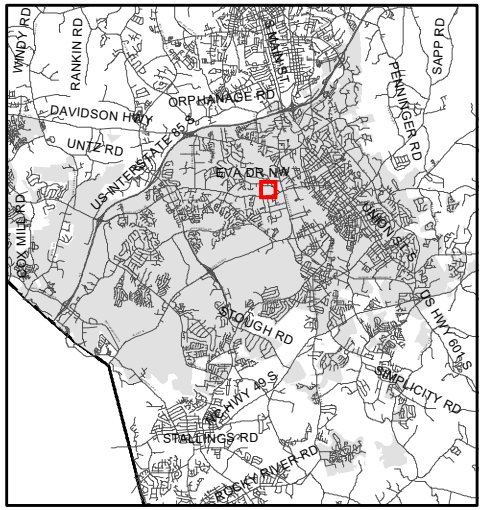
Z(CD)-20-22
LAND USE PLAN

Rezoning application
RC-CD (Residential Compact - Conditional District),
RM-2 (Residential Medium Density) & O-I (Office-Institutional)
to
RC-CD (Residential Compact - Conditional District)

3061 Eva Dr NW
PINs: 5611-60-8138, 5611-60-9156, 5611-70-1105, 5610-79-5613 & part of 5610-69-6441





Concord
NORTH CAROLINA

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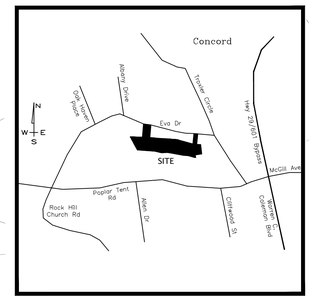
Feet

Line Table		
Line	Direction	Length
L1	N74° 40' 15"W	59.84'
L2	N83° 33' 31"W	97.67'
L3	N86° 18' 56"W	50.01'
L4	N87° 33' 07"W	50.04'
L5	N88° 43' 26"W	51.32'
L6	S85° 55' 30"E	99.91'
L7	S85° 40' 21"E	98.24'
L8	S86° 24' 18"E	99.73'
L9	S84° 57' 44"E	120.30'
L10	S71° 44' 49"E	14.79'
L11	S71° 44' 50"E	14.79'
L12	S80° 20' 23"W	103.79'
L13	S8° 46' 58"E	103.59'
L14	S89° 14' 59"W	38.53'
L15	N76° 53' 16"W	59.13'

Line Table		
Line	Direction	Length
L16	N86° 47' 46"W	67.48'
L17	N24° 43' 09"W	120.12'
L18	N29° 10' 17"W	155.77'
L19	N29° 10' 17"W	136.73'
L20	N29° 10' 17"W	94.41'
L21	N29° 10' 17"W	123.83'
L23	S85° 01' 12"E	150.95'
L24	N4° 01' 00"E	72.05'
L25	N86° 47' 46"W	57.43'
L26	S1° 24' 35"E	10.21'



VICINITY MAP
NO SCALE

Cumberland	
Rezoning Application for RC - CD	
Certification by all affected property owners	

This certification by all the affected property owners is incorporated and herein made a part of the Application
for Zoning Map Amendment for Cumberland Subdivision dated August 15, 2022.

PIN	Description	Owner	Address
5610497724000	lot 44	Niblock Homes, LLC	759 Concord Pkwy N, Suite 20, Concord, NC 28027
5610598510000	lot 47	-	-
5611404512000	lot 53	-	-
5611404780000	lot 52	-	-
5610597871000	lt 959 ac Phase 2	-	-
5611608138000	1.01 ac 2635 Eva Dr	-	-
5611502185000	COS Ph 1	Niblock Richardson Development II, LLC	759 Concord Pkwy N, Suite 20, Concord, NC 28027
5610597819000	lot 38	-	-
5610597478000	lot 39	-	-
5610597333000	COS Ph 3	-	-
5610595824000	lot 48	-	-
5610594837000	lot 49	-	-
5610594904000	lot 50	-	-
5611405938000	lot 53	-	-
5611406537000	lot 54	-	-
5611406051000	lot 55	Niblock Richardson Development II, LLC	759 Concord Pkwy N, Suite 20, Concord, NC 28027
5610596973000	lot 56	-	-
5610597898000	lot 57	-	-
5610597965000	lot 58	-	-
5611407079000	lot 59	-	-
5611407079000	lot 60	-	-
5611407181000	lot 61	-	-
5611407187000	lot 62	-	-
5611407296000	lot 63	-	-
5611407298000	lot 64	-	-
5611408353000	lot 65	-	-
5611408389000	lot 66	-	-
5611408414000	lot 67	-	-
5611408510000	lot 68	-	-
5611408525000	lot 69	-	-
5610499716000	COS Ph 3	-	-
5611409267000	lot 75	-	-
5611409263000	lot 76	-	-
5611409156000	lot 77	-	-
5611409132000	lot 78	-	-
5611409045000	lot 79	-	-
5610499599000	lot 80	-	-
5610499944000	lot 81	-	-
5610499847000	lot 82	-	-
5610591726000	lot 40	Peachtree Residential LLC	7380 McGinnis Ferry Rd., Suwanee, GA 30024
5610597640000	lot 41	-	-
5610596714000	lot 42	-	-
5611409372000	lot 74	-	-
5610596930000	lot 83	-	-
5610596983000	lot 84	-	-
5610591352000	lot 85	-	-
5610591988000	lot 86	-	-
5611405936000	lot 70	Peachtree Residential NC LLC	7380 McGinnis Ferry Rd., Suwanee, GA 30024
5611404894000	lot 71	-	-
5611404483000	lot 72	-	-
5611403736000	lot 73	-	-
5611605156000	1.59 ac 2635 Eva Dr	Skateland of Kannapolis Inc.	2800 Poplar Tent Rd., Concord, NC 28025
5610596571000	10.74 ac	Nell D Frye LTD Partnership	2800 Poplar Tent Rd., Concord, NC 28025
5610597774000	lot 43	Twisted Off LLC	7320 River Run Ct., Lewisville, NC 27023
5610795130000	4.93 ac	Dogwood and Pines LLC	305 Withers Place NE, Concord, NC 28025
5611701105000	3.57 ac 2601 Eva Dr	-	-
5610496750000	lot 45	Jack M. and Rosemarie D. Stein	3053 Alvaston Dr., Concord, NC 28027
5610496717000	lot 46	Ronald E. & Mary Brady	3057 Alvaston Drive, NW Concord, NC 28027

PHASE 1, 2, 3 PREVIOUSLY REZONED UNDER CASE NUMBER CN-RZC-2019-00013. PHASE 1 IS COMPLETED & PHASE 2 IS UNDER CONSTRUCTION IN CUMBERLAND SUBDIVISION. THE PURPOSE OF THIS REZONING, IS TO ADD LOTS 121-144 TO THE PREVIOUSLY APPROVED RE-ZONING AND CONDITIONS OF LOTS 1-120. REFER TO SHEET P-2 FOR STREET CROSS SECTIONS, NOTES, PROJECT DATA, IMPERVIOUS DATA & OPEN SPACE DATA.

Legend

- Overhead Electric
- Right of Way
- Calculated Point (CP)
- Sewer Manhole
- Power Pole
- Concrete Monument
- Corner as Described
- N.C.G.S. Monument
- Fire Hydrant

GRAPHIC SCALE
0 60 120 240
1 inch =120 feet

Location: PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS WITHIN MUST BE WITH THE WRITTEN CONSENT OF PIEDMONT DESIGN ASSOCIATES, P.A. Owner: _____ Approved: _____ Date of Issue: _____

PIEDMONT DESIGN
ENGINEERING SURVEYING PLANNING
Associates, P.A.
Suite 101 Westfield Center, 125 East Plaza Drive
Mooresville, North Carolina 28115
Phone:(704) 660-0687 Fax:(704) 660-0688 www.pdapa.com
NCBELS License # C-1007

PREPARED FOR:
NIBLOCK HOMES
759 CONCORD PKWY N. STE 20
CONCORD, NC 28027
704-788-4818

REZONING PLAN
CUMBERLAND SUBDIVISION
EVA DRIVE NW
CABARRUS Co., NORTH CAROLINA

REVISIONS	BY
PER STAFF COMMENTS DATED 09/29/22	CLF
PER STAFF COMMENTS DATED 11/15/22	CLF

Date: 12/30/19
Scale: 1" = 120'
Drawn: CLF
Checked: DLM
Project: 2019-04-07
Job: 2019-04-07
Sheet
P-1
B 11/18/22
of Sheets

Phase 3
56 Lots

ADDITIONAL R/W DEDICATED
30' FROM CL

APPROXIMATE LOCATION OF EXISTING
FIRE HYDRANTS

Existing 11' Lanes

8' Level 1 Street Yard

Paved Road

Eva Drive N.W.
30' Public R/W

Iron Pipe Found

1" Square Iron Found

Bent 1" Iron Found

1/2" Iron Found

#5611-60-5252
Dakota Joseph Carpenter
DB 13568, PG 153
Lot 145 & Part of Lots 146 & 147,
Block A
Westover Map 1
PB 6, PG 71
Zoned RM-2

#5611-60-7127
Adriana Lopez
DB 12273, PG 56
Lots 142-144,
Block A
Westover Map 1
PB 6, PG 71
Zoned RM-2

PROPOSED ZONING
TO BE RC-CD.

1'-6" C&G, Typ.
2'-6" C&G, Typ.

PROPOSED ZONING
TO BE RC-CD.

#5611-70-2115
Bev-Mar Property Management, LLC
DB 4999, PG 256

#5611-70-2162
Beverly Hinson & Mark T. Fortner
DB 3303, PG 318
Zoned RM-2

8' BUFFER YARD WITH
REQUIRED PLANTINGS:
1 SHADE TREE/100'

8' BUFFER YARD WITH
REQUIRED PLANTINGS:
1 SHADE TREE/100'

Residential Collector Street
60' ROW & 24' Pvmt
Main Entrance to Intersection

Stallion Lane

PARCEL 1

PARCEL 2

#5610-79-2915
Bev-Mar Property Management, LLC
DB 4999, PG 253
Zoned RM-2

#5610-79-2993
Beverly Hinson & Mark T. Fortner
DB 3303, PG 318
Zoned RM-2

#5610-79-5962
Bev-Mar Property Management, LLC
DB 4912, PG 23
Zoned RM-2

#5611-70-5013
DFR Motors, LLC
DB 10467, PG 160
Lots 124-127,
Block A
Westover Map 1
PB 6, PG 71
Zoned RM-2

#5611-70-6053
Thomas L. Kies & Markl Down Kies
DB 11562, PG 211
Lots 122-123, Block A
Westover Map 1
PB 6, PG 71
Zoned C-2-CD

#5610-79-7943
Audrey H. Foster
DB 352, PG 188
Lots 118-121,
Block A
Westover Map 1
PB 6, PG 71
Zoned RM-2

#5610-79-9930
Gena Welch & Ryan D. Welch
DB 12900, PG 188
Lots 114-117,
Block A
Westover Map 1
PB 6, PG 71
Zoned RM-2

ADDITIONAL PARCELS TO BE ADDED:
- PARCEL 1: 1.01 Ac.
- PARCEL 2: 1.57 Ac.
- PARCEL 3: 4.93 Ac.

TOTAL OF 7.51 Ac. TO BE ADDED

VICINITY MAP
NO SCALE

Concord
Poplar Tent Rd
Eva Dr
SITE
Rock Hill Church Rd
Flowes Store Rd
Weddington Rd
Concord Mills Blvd
Roberta Rd
McGill Ave
Derita Rd
Cabarrus Ave
Union St

8' Buffer Yard with Required Plantings: 1 Shade Tree/100'

#5 Rebar Found 8.2' North of P/L

#5 Rebar Found 6.3' North of P/L

Square Iron Found 7.8' North of P/L

Axle Found 2.5' North of P/L

COS 5

1" Square Iron Found

1/2" Found

COS 2

COS 6

COS 4

Retaining Wall #1

Typ. 2' VALLEY CURB

Alveston Drive

Alveston Dr.

Retaining Wall

SCM #3

SCM

40' x 70' Pickle Ball Court

Dog Park

PARCEL 3

Undisturbed Stream Buffer

20' Vegetated Setback

Centerline of Creek

Existing Sewer Line

TRANSITION FROM 2'-6" STD.
C&G TO 2'-0" VALLEY CURB, TYP.
EACH SIDE OF INTERSECTION

100 Yard Floodline per FEMA Flood Insurance Rate Map #3710561000K, dated November 16th, 2018

Calculated Point on Sewer Manhole

30' Sanitary Sewer Right-of-Way and Easement to The City of Concord DB 1995, Pages 174 & 175

PARCEL 3 LINE.

Residual Tract

Legend
- .....Overhead Electric
- .....Right of Way
- ..Calculated Point (CP)
- .....Sewer Manhole
- .....Power Pole
- .....Concrete Monument
- .....Corner as Described
- .....N.C.G.S. Monument
- .....Fire Hydrant

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS WITHIN MUST BE WITH THE WRITTEN CONSENT OF PIEDMONT DESIGN ASSOCIATES, P.A.

Location:

Owner: _____ Approved: _____ Date of Issue: _____

PIEDMONT DESIGN
ENGINEERING SURVEYING PLANNING
Associates, P.A.
Suite 101 Westfield Center, 125 East Plaza Drive
Mooresville, North Carolina 28115
Phone:(704) 660-4466 Fax:(704) 660-4476 www.pdapa.com
NCBELS License # C-1007

PREPARED FOR:
NIBLOCK HOMES
759 CONCORD PKWY N. STE 20
CONCORD, NC 28027
704-788-4818

REZONING PLAN
CUMBERLAND SUBDIVISION
EVA DRIVE NW
CABARRUS Co., NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17327 Christopher L. Fowler 11-18-22

REVISIONS	BY
A PER STAFF COMMENTS DATED 09/29/22	CLF
B PER STAFF COMMENTS DATED 11/15/22	CLF

Date: 12/30/19
Scale: 1" = 50'
Drawn: CLF
Checked: DLM
Project: 2019-04-07
Job: 2019-04-07
Sheet
P-1a
B 11/18/22
of 1 Sheets

Site Notes:
Parcel ID: Phase 1 & 2 of Existing Cumberland Subdivision; 5611-60-9156; Portion of 5610-69-6571 (Both Previously Approved Phase 3 of Cumberland); Portion of 5610-79-5613; 5611-70-1105; 5611-60-8138.
Net Site Size: 48.29 acres.
Site Zoning: Previously Approved Cumberland Subdivision is RC-CD. RM-2 & O-I, Re-Zoning to RC-CD (Concord)
Density: 2.98 DUA. Requires 10% open space. (See Project Data Table Below)
Anticipated Date for Final Platting: Fall 2023
Average Lot Size: 6,558 sf; Typical Lot Size: 51'x 116'
Flood: This property is partially in a 100 and 500 year floodplain.
Stream and Wetlands: Two wetlands exist on Parcel 5610-59-5810 as field located by Atlas Environmental, Inc and verified the Corps of Army Engineers.

Site Development Notes:
Proposed Lots: 144 Single Family lots. (See Project Data)
Lots 9, 16, 57, 82, 117, and 118 should take access off of the street with the lowest classification.
Subdivision Phasing: Three Phase.
Storm Water-Water Quality: This project must provide water quality treatment for the first 1" of rain and detain the stormwater runoff flows to the predeveloped rates for the 1yr & 10yr 24hr storm events for Concord.
Impervious Allocation: Refer to tables below for impervious calcs.
Open Space: 34% (16.36 acres.) SCM's not included in Open Space. (See Open Space calcs)
Setbacks:
Front: 24' or 20' if garages are recessed 4' behind front plane of the main structure.
Side: 5', Side Street 20'.
Rear: 5'
Max Height: 35'.
Buffers: Jurisdictional stream buffers as shown on plan and in accordance with Article 4 - Section 4.3 of the City of Concord Development Ordinance.
Streets: 4,735 LF of new Public Streets will be built to Concord Street Stds and Dedicated to the City of Concord. (See Cross Sections). Crosswalks to be HI-Vis style per NCDOT 1205.07.

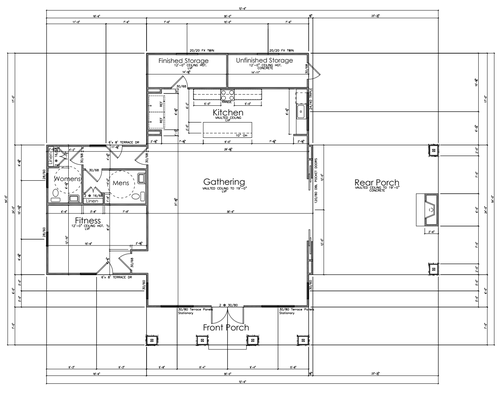
Utilities: Water, Sanitary Sewer and Storm Water utilities will be permitted and installed to Concord Land Development Stds.

1. The Developer shall be responsible for any required system modifications and/or extensions to ensure service to the proposed development in accordance with City of Concord Code of Ordinance Chapter 62, Article 3; The City of Concord's policies and standard specifications; NC Fire Code; Water and Sewer Authority of Cabarrus County's standard specifications; and the North Carolina Administrative Code for wastewater collection and water distribution systems.
2. Any utility relocation/modifications associated with NCDOT roadway improvements and/or the NCDOT driveway permit will be at the developer's expense and will need to be include in the project scope. Additional easements maybe required to accommodate the relocated water main.
3. Any movement of existing City of Concord electric utilities can be at owner/developer cost.
4. All electrical installations must comply with City of Concord technical standards manual.

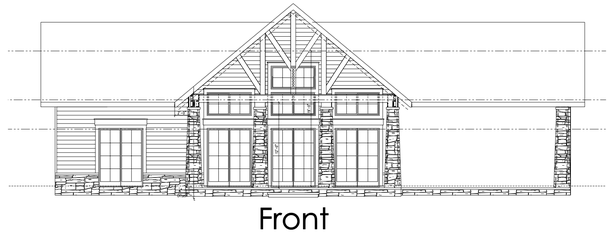
Utility Easements: A 5' public utility and access easement run along all property frontage lines/right of way.

1. Public portions of the water and sewer services are to be encompassed in public road right of way, public 30-ft utility easements, and/or a combination of both based on the designs and alignment of the public utility. Additional easement and/or easement width might be required due to depth, location, and/or access. Reference the City of Concord Code of Ordinance Chapter 62, Article 3.
2. Per City of Concord Code of Ordinance Chapter 62, Article 3, Section 62-98 -Additional sewer easements are to be indicated to ensure the adjacent parcels located within the tributary sewer basin can be served.

Sanitation Collection: Roll out containers by the City of Concord.



PARKING LOT


Front

PROJECT DATA			
Item	**SF**	**AC**	**%**
Net Site Size	2,103,621.4	48.29	
RW Dedication	0	0.00	
Net Site	2,103,621	48.29	
Area in Lots	944,386	21.68	44.89%
Area in RW	299,378	6.87	14.23%
Area in Homestead	0	0.00	0.00%
Other	0	0.00	0.00%
Area in COS	712,463	16.36	33.87%
Area in SCM	147,394	3.38	7.01%
Total	2,103,621	48.29	100%
Linear Feet of New Roads	4,735		
Lots/DUA	**144.00**	**2.98**	
Max Density for RC		15	

SETBACKS FOR RC			
FRONT	**SIDE**	**STRT SIDE**	**REAR**
**24 / 20	5' for lots 1-120 7' for lots 121-144	** 24 / 20	5

**Setback can be reduced to 20' if the garage is recessed 4' behind front plane of the main structure.

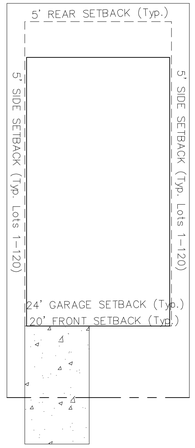
Overall Impervious Data			
		SF	Ac
Site		2,103,621.43	48.29
Phasing	**Units**	**Acres**	**DUA**
Phase 1	49		
Phase 2	39		
Phase 3	56		
	144	48.29	2.98
Impervious Area Calcs		**SF**	**Ac**
Proposed Impervious		**SF**	**Ac**
51' - 55' Wide Lots 4,064		585,216	13.43
Ammenity Area w/ Walking Trail & Pickle Ball		25,998	0.60
Streets		126,836	2.91
Sidewalks in RW		53,050	1.22
Surplus		0	0.00
Total Est. Impervious	37.61%	791,101	18.16

Individual Lot Impervious Breakdown			
Item	Dim	Dim	Total SF
Bldg	40.00	75.00	3,000.00
Driveway	20.00	28.00	560.00
Driveway Apron in RW	8.00	20.00	160.00
Sidewalk in lot	0.00	0.00	0.00
Patio	12.00	12.00	144.00
Misc			200.00
Total			4,064.00

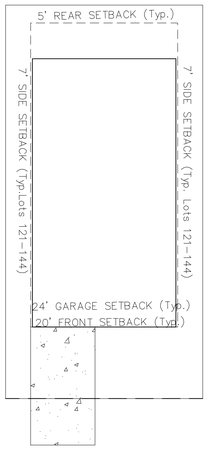
OPEN SPACE REQ CALCS			
Item	**SF**	**AC**	**%**
Net Site	2,103,621	48.29	
Open Space-2.1-4 dua			**10%**
Open Space Req	**210,362**	**4.83**	

OPEN SPACE PROVIDED			QUALIFIED		
Lot #	**SF**	**AC**	**SF**		**AC**
COS-1: Amenity Center	20,430	0.47	20,430	active	0.47
COS-2: Southern Portion of Property	538,130	12.35	538,130	passive	12.35
COS-3: Middle of Roadway Split	14,083	0.32	14,083	active	0.32
COS-4: Dog Park	5,935	0.14	5,935	active	0.14
COS-5: Northern Portion of Property	131,085	3.01	131,085	passive	3.01
COS-6: Pickle Ball Court	2,800	0.06	2,800	active	0.06
Totals	**712,463**	**16.36**	**712,463**		**16.36**
Percentages					**34%**

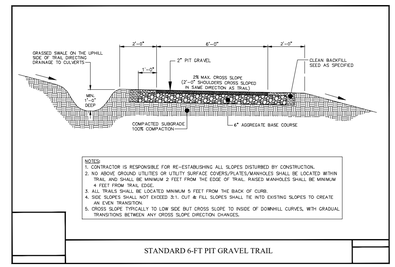
SCM EASEMENTS	
Wetpond 1	43,877.53
Wetpond 2	52,548.59
Wetpond 3	37,251.28
Wetpond 4	13,716.64
TOTAL	147,394.04



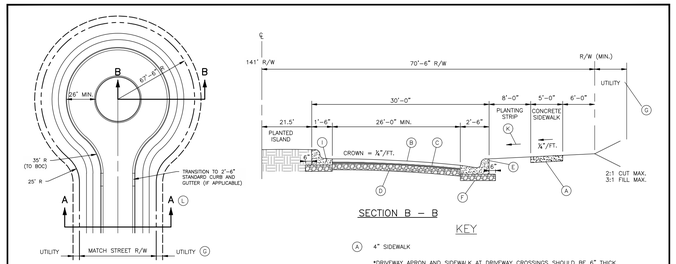
TYPICAL LOT LAYOUT
LOTS 1 THRU 120



TYPICAL LOT LAYOUT
LOTS 121 THRU 144



STANDARD 6-FT PIT GRAVEL TRAIL



SECTION B - B

PLAN

NOTES
1. THIS DETAIL APPLIES TO RESIDENTIAL CUL-DE-SACS WITH A LENGTH GREATER THAN 150' FROM THE CENTERLINE OF THE INTERSECTING STREET PROVIDING ACCESS TO THE CENTER TERMINUS OF THE CUL-DE-SAC.
2. PLANTINGS IN ISLAND SHOULD BE GRASS/SHRUBS WITH A MAXIMUM MATURE HEIGHT OF 3'. TREES WITH WITH A CANOPY OF 8' OR HIGHER ABOVE THE STREET SURFACE MAY BE ALLOWED AS APPROVED BY THE CITY ARBORIST.
3. LANDSCAPING AND PLANTINGS WITHIN THE ISLAND SHALL BE MAINTAINED BY THE DEVELOPER, HOMEOWNER'S ASSOCIATION OR OTHER LEGAL ENTITY THROUGH AN ENCROACHMENT AGREEMENT WITH THE CITY OF CONCORD.

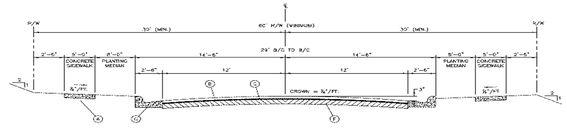
KEY
- (A) 4" SIDEWALK
  *DRIVEWAY APRON AND SIDEWALK AT DRIVEWAY CROSSINGS SHOULD BE 6" THICK
- (B) TO MATCH TYPICAL SECTION OF ADJOINING STREET
- (C) TO MATCH TYPICAL SECTION OF ADJOINING STREET
- (D) TO MATCH TYPICAL SECTION OF ADJOINING STREET
- (E) 2'-6" STANDARD CURB AND GUTTER
- (F) 6" COMPACTED AGGREGATE BASE COURSE OR 4" B-25.0C BASE COURSE
- (G) ADDITIONAL UTILITY R/W OR EASEMENT TO BE DETERMINED BY APPLICABLE PARTIES
- (I) 1'-6" STANDARD CURB AND GUTTER
- (K) PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO 1/4" PER FOOT (MIN.) TO 1-1/4" PER FOOT (MAX.). PRIOR APPROVAL REQUIRED FOR STEEPER GRADES.
- (L) SECTION A-A TO MATCH ADJOINING STREET CROSS SECTION

NOT TO SCALE

Concord NORTH CAROLINA High Performance Living

RESIDENTIAL CUL-DE-SAC
LENGTH GREATER THAN 150'

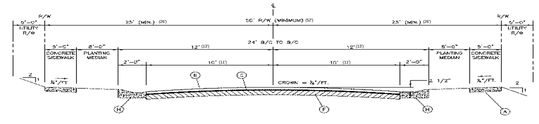
3-2022
STR-112
SHEET 1 OF 1



TYPICAL CROSS SECTION

- (A) 4" SIDEWALK
- (B) 3" SF 9.5A SURFACE COURSE
- (C) 2.25" I-19.0X INTERMEDIATE COURSE
- (F) 10" COMPACTED AGGREGATE BASE COURSE OR 5" B-25.0X
- (H) 2'-6" STANDARD CURB AND GUTTER

TYPICAL SECTION
MINOR COLLECTOR WITHOUT ON-STREET PARKING



SECTION A-A
TYPICAL CROSS SECTION

DIMENSIONS FOR LANES USING 2'-0" STANDARD CURB AND GUTTER OR VALLEY GUTTER
- (A) 4" SIDEWALK
- (B) 3" SF 9.5A SURFACE COURSE
- (C) 2.25" I-19.0X INTERMEDIATE COURSE
- (F) 6" COMPACTED AGGREGATE BASE COURSE OR 3.5" B-25.0X BASE COURSE
- (M) 2'-0" VALLEY GUTTER

TYPICAL SECTION
LOCAL STREET

Note: Lane width will be increased to 11' and right of way increased to 52' for the street between the two enrty streets.

A
B

PIEDMONT DESIGN ENGINEERING SURVEYING PLANNING
Associates, P.A.
Suite 101 Westfield Center, 125 East Plaza Drive
Mooresville, North Carolina 28115
Phone:(704) 660-0556 Fax:(704) 660-0644 www.pdapa.com
NCBELS License # C-1007

PREPARED FOR:
NIBLOCK HOMES
759 CONCORD PKWY N. STE 20
CONCORD, NC 28027
704-788-4818

SUBDIVISION NOTES & DETAILS
CUMBERLAND-An Age Restricted Community
EVA DRIVE
CABARRUS Co., NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17227 CHRISTOPHER L. FLOWERS 10/18/22

REVISIONS	BY
PER STAFF COMMENTS DATED 09/29/22	CLF
PER STAFF COMMENTS DATED 11/15/22	CLF

Date: 12/30/19
Scale: 1" = 100'
Drawn: CLF
Checked: DLM
Project: 2019-04-07
Job: 2019-04-07
Sheet P-2
B 11/18/22
of Sheets

Location: PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS WITHIN MUST BE WITH THE WRITTEN CONSENT OF PIEDMONT DESIGN ASSOCIATES, P.A. Owner: _____ Approved:_____ Date of Issue: _____

ADDITIONAL R/W DEDICATED
30' FROM CL

APPROXIMATE LOCATION OF EXISTING
FIRE HYDRANTS

1" Square Iron Found

8' Level 1 Street Yard

Existing 11' Lanes

Iron Pipe Found

Bent 1" Iron Found

Poved Road

Eva Drive N.W.
30' Public R/W

#5611-60-5252
Dakota Joseph Carpenter
DB 13568, PG 153
Lot 145 & Part of Lots 146 & 147, Block A
Westover Map 1
PB 6, PG 71
Zoned RM-2

8' Level 1 Street Yard

#5611-60-7127
Adriana Lopez
DB 12273, PG 56
Lots 142-144, Block A
Westover Map 1
PB 6, PG 71
Zoned RM-2

1/2" Iron Found

1'-6" C&G, Typ.
2'-6" C&G, Typ.

PROPOSED ZONING
TO BE RC-CD.

PROPOSED ZONING
TO BE RC-CD.

#5611-70-2115
Bev-Mar Property Management, LLC
DB 4999, PG 256

#5611-70-2162
Beverly Hinson & Mark T. Fortner
DB 3303, PG 318
Zoned RM-2

8' BUFFER YARD WITH
REQUIRED PLANTINGS:
1 SHADE TREE/100'

8' BUFFER YARD WITH
REQUIRED PLANTINGS:
1 SHADE TREE/100'

Residential Collector Street
60' ROW & 24' Pvmt
Main Entrance to Intersection

Phase 3
56 Lots

PARCEL 1

PARCEL 2

Stallion Lane

#5610-79-2915
Bev-Mar Property Management, LLC
DB 4999, PG 253
Zoned RM-2

#5610-79-2993
Beverly Hinson & Mark T. Fortner
DB 3303, PG 318
Zoned RM-2

#5610-79-3962
Bev-Mar Property Management, LLC
DB 4912, PG 23
Zoned RM-2

#5611-70-5013
DFR Motors, LLC
DB 10467, PG 160
Lots 124-127, Block A
Westover Map 1
PB 6, PG 71
Zoned RM-2

#5611-70-6053
Thomas L. Kies & Marki Dawn Kies
DB 11562, PG 211
Lots 122-123, Block A
Westover Map 1
PB 6, PG 71
Zoned C-2-CD

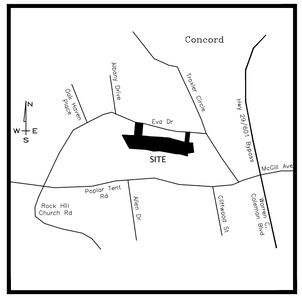
#5610-79-7943
Audrey H. Foster
DB 352, PG 188
Lots 118-121, Block A
Westover Map 1
PB 6, PG 71
Zoned RM-2

#5610-79-9930
Gena Welch & Ryan D. Welch
DB 12900, PG 188
Lots 114-117, Block A
Westover Map 1
PB 6, PG 71
Zoned RM-2

ADDITIONAL PARCELS TO BE ADDED:

- PARCEL 1: 1.01 Ac.
- PARCEL 2: 1.57 Ac.
- PARCEL 3: 4.93 Ac.

TOTAL OF 7.51 Ac. TO BE ADDED



VICINITY MAP
NO SCALE

#5 Rebar Found 8.2' North of P/L

#5 Rebar Found 6.3' North of P/L

Square Iron Found 7.8' North of P/L

Axle Found 2.5' North of P/L

COS 5

1" Square Iron Found

COS 2

1/2" Found

1" Square Iron Found

#5 Rebar Found

1/2" Bent Pipe Found

Axle Found

#5 Rebar Found

#5 Rebar Found

#5 Rebar Found

2" Bent Pipe Found

#4 Rebar Found

#4 Rebar Found

#4 Rebar Set

#4 Rebar Found

#5 Rebar Found

Retaining Wall #1

Alveston Drive

TYP. 2' VALLEY CURB

Alveston Dr.

Pegasus Lane

COS 6

40' x 70' Pickle Ball Court

SCM

Stormwater Access & Maintenance Easement

30' Vegetated Setback

50' Undisturbed Stream Buffer

Centerline of Creek

Existing Sewer Line

PARCEL 3

COS 2

COS 4

Dog Park

20' Retaining Wall Esmt

Retaining Wall

SCM #3

TRANSITION FROM 2'-6" STD. C&G TO 2'-0" VALLEY CURB, TYP. EACH SIDE OF INTERSECTION

PARCEL 3 LINE.

100 Yard Floodline per FEMA Flood Insurance Rate Map #3710561000K, dated November 16th, 2018

Calculated Point on Sewer Manhole

30' Sanitary Sewer Right-of-Way and Easement to The City of Concord DB 1995, Pages 174 & 1

Residual

Legend

- .....Overhead Electric
- .....Right of Way
- ..Calculated Point (CP)
- .....Sewer Manhole
- .....Power Pole
- .....Concrete Monument
- .....Corner as Described
- .....N.C.G.S. Monument
- .....Fire Hydrant

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS WITHIN MUST BE WITH THE WRITTEN CONSENT OF PIEDMONT DESIGN ASSOCIATES, P.A.

Location: Owner: Approved: Date of Issue:

PIEDMONT DESIGN
ENGINEERING SURVEYING PLANNING
Associates, P.A.
Suite 101 Westfield Center, 125 East Plaza Drive
Mooresville, North Carolina 28115
Phone:(704) 660-4441 Fax:(704) 660-4476 www.pdapa.com
NCBELS License # C-1107

PREPARED FOR:
NIBLOCK HOMES
759 CONCORD PKWY N. STE 20
CONCORD, NC 28027
704-788-4818

PRELIMINARY UTILITY PLAN
CUMBERLAND SUBDIVISION
EVA DRIVE NW
CABARRUS Co., NORTH CAROLINA

REVISIONS	BY
PER STAFF COMMENTS DATED 09/29/22	CLF
PER STAFF COMMENTS DATED 11/15/22	CLF

Date: 12/30/19
Scale: 1" = 50'
Drawn: CLF
Checked: DLM
Project: 2019-04-07
Job: 2019-04-07
Sheet P-3
B 11/18/22
of 1 Sheets

A Charlotte Home Building Legacy since 1979

Elevations from
Z(CD)-22-19

The Avondale

Note: We reserve the right to make changes to plans and specifications. Dimensions may not be exact. Features may vary according to different elevations and specifications.

A Charlotte Home Building Legacy since 1979

Dogwood Collection

The Woodhaven

Note: We reserve the right to make changes to plans and specifications. Dimensions may not be exact. Features may vary according to different elevations and specifications.

A Charlotte Home Building Legacy since 1979

The Linden

Note: We reserve the right to make changes to plans and specifications. Dimensions may not be exact. Features may vary according to different elevations and specifications.

Previous Site Plan from Z(CD)22-19

APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT

#5611-40-9915 Shella Yow Isenhour DB 11305, PG 156 Zoned RM-2

#5611-40-7989 Shella Yow Isenhour DB 11360, PG 11 Zoned RM-2

#5611-50-0916 Jamie Small & Gary Small DB 11148, PG 297 Zoned RM-2

#5611-51-1074 Anngenell Yow Cooke DB 11515, PG 48 Zoned RM-2

Existing 11' Lanes

ADDITIONAL R/W DEDICATED 30' FROM CL

APPROXIMATE LOCATION OF EXISTING 8" WATER LINE

APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT

Bent 1" Pipe Found

N63°43'08"W 39.41' Tie Line

3/4" Pipe Found

Eva Drive N.W.
30' Public R/W

Nail Found in Wood Post

Paved Road

S31° 35' 58"E 7501.44' Grid Tie Line

EVA DRIVE NW

#4 Rebar Set

3/4" Pipe Found

#5611-40-5418 Grace B. Flynt, George Flynt & Robert A. Dorman DB 7535, PG 280 Lots 30-31, Block B Westover Map 2 PB 6, PG 72 Zoned RM-2

#5611-40-6598 Andrew Wehrli & Kara Wehrli DB 13030 PG 223 Zoned RM-2

TYP. 2'-6" C&G

S57°38'59"W 596.16' Tie Line

#5611-40-2370 Joseph Kobylarz & Kayla Price DB 13430, PG 316 Lots 32-34, Block B Westover Map 2 PB 6, PG 72 Zoned RM-2

#5611-40-6362 Zion Moriah Church DB 592, PG 637 Part of Lots 28 & 29, Block B Westover Map 2 PB 6, PG 72 Zoned RM-2

#5 Rebar Found

S19°16'13"E 82.12' Tie Line

1/2" Pipe Found N = 610,134.56 Feet E = 1,514,720.07 Feet

8' BUFFER YARD WITH REQUIRED PLANTINGS: 1 SHADE TREE/100'

Phase 2
41 Lots
12.09 AC

#4 Rebar Set

S19°16'13"E 84.85' Tie Line

S88° 13' 21"E 172.37'

S88° 04' 31"E 198.00'

S86° 50' 35"E 140.14'

1/2" Iron Found

#5 Rebar Found

30' PUE

Bowers Creek Stormwater Pond #2

Existing Power Pole

Local Street
50' ROW & 20' Pvmt
Intersection towards Cul-de-sac

Existing Fence

Existing Axle Found

Class 2, 30' Undisturbed Stream Buffer

#5610-49-7334 Southwood Realty Company DB 13348, PG 192 Zoned CD-RC

Sanitary Sewer Right-of-Way and Easement to The City of Concord DB 1889, Page 230

N86° 47' 46"W 828.94'

Phase 3

Phase 2

COS 5

10' Vegetated Setback

1/2" Bent Pipe Found

#4 Rebar Set

S85° 03' 09"W 234.32' Total

Wetland 1 811.04' Total

Wetland 2

Field Located Wetlands

Field Located Wetlands

384.38'

N24° 43' 09"W 526.67'

20' Vegetated Setback

Class 1, Undisturbed Stream Buffer

N79° 59' 34"W 421.98'

N78° 55' 51"W 252.20'

N83° 57' 51"W 199.96'

N74° 33' 46"W 286.88'

#4 Rebar Set

#4 Rebar Found

L12

S79° 54' 39"W

Axle Found

Fire Ring

6' Wide Walking Trail

TURNAROUND STRIPED AS FIRE LANE AND CONTAINED IN DEDICATED EASEMENT

COS 1

SCM 1

SCM 2

SCM 3

PARK AREA COS 3

PARK AREA COS 2

COS 4

COS 5

#5610-49-7334 Southwood Realty Company DB 13348, PG 192 Zoned CD-RC

N6°02'55"E 534.95' Tie Line

Remaining Portion of Parcel #5610-59-2606 The Frye Family Revocable Trust DB 12814, PG 289 Zoned C-2

#4 Rebar

New Property Line follows Southern Side of Sanitary Sewer R/W

Sanitary Sewer Right-of-Way and Easement to The City of Concord DB 1889, Page 222

Sanitary Sewer Right-of-Way and Easement to The City of Concord DB 1889, Page 224

Sanitary Sewer Right-of-Way and Easement to The City of Concord DB 1889, Page 226

Sanitary Sewer Right-of-Way and Easement to The City of Concord DB 1889, Page 232

Sanitary Sewer Right-of-Way and Easement to The City of Concord DB 1889, Page 228

100 Yard Floodline per FEMA Flood Insurance Rate Map #3710561000K, dated November 16th, 2018

Remaining Portion of Parcel #5610-59-6252 Nell D. Frye Family Limited Partnership DB 1543, PG 234 Tract 2 Lots 40 and part of 42, Block B Westover, Map 1 PB 6, PG 72 Zoned C-2

Remaining Portion of Parcel #5610-69-6571 Nell D. Frye Family Limited Partnership DB 1543, PG 234 Tract 1 Lots 1-33,153-156, Block A Westover, Map 1 PB 6, PG 71 Zoned C-2

New Property line follows Southern Side of Sanitary Sewer R/W

#5610-79-0136 David & Jennifer Calvert DB 1228, PG 152 Lots 34-40, Block A Westover, Map 1 PB 6, PG 71 Zoned RM-2

#5610-79-2139 Joy Sherrill Milam DB 12514, PG 305 Lots 41-46, Block A Westover, Map 1 PB 6, PG 71 Zoned RM-2

N85°04'58"W 463.50' Tie Line

S5°40'02"W 436.61' Tie Line

S5°55'37"E

N85°04'58"W 78.88' Tie Line

N85°04' 89.29'

1" Square Iron Found

1/2" Ben Pipe Foun

S85° 36' 09"E 155.56'

Local Street
50' ROW & 20' Pvmt
Entrance Road to End of Stub Street

Total Site Acreage
40.837 Acres
1,778,852 SF

Phase 3
49 Lots
16.79 AC

Residential Collector Street
60' ROW & 24' Pvmt
Main Entrance to Intersection

15' BUFFER YARD WITH REQUIRED PLANTINGS: 1 SHADE TREE/75' & 1 ORNAMENTAL TREE/100'

Residential Collector Street
60' ROW & 24' Pvmt
Main Entrance to Intersection

Modified Local Street
52' ROW & 22' Pvmt
Main Entrance Road to Main Entrance Road

Phase 1
30 Lots
11.96 AC

Existing 11' Lanes

APPROXIMATE LOCATION OF EXISTING 8" WATER LINE

APPROXIMATE LOCATION OF EXISTING FIRE HYDRANTS

ADDITIONAL R/W DEDICATED 30' FROM CL

Eva Drive N.W.
30' Public R/W

Paved Road

N68°21'36"W 98.82' Tie Line

1" Square Iron Found

Iron Pipe Found

Bent 1" Iron Found

1/2" Iron Found

#5611-40-1440 Universal House of Prayer DB 4823, PG 207 Lots 20-23, Block B Westover Map 2 PB 6, PG 72 Zoned O-I

#5611-50-2387 Kimberly L. Simpson DB 8941, PG 218 Lots 18 & 19, Block B Westover Map 2 PB 6, PG 72 Zoned RM-2

#5611-50-3398 Fidel Reyes & Margorita Rodriguez DB 13194, PG 121 Lots 16 & 17, Block B Westover Map 2 PB 6, PG 72 Zoned RM-2

#5611-50-6377 Kenneth Y. Stroupe DB 247, PG 313 Lots 7-15, Block B Westover Map 2 PB 6, PG 72 Zoned RM-2

#5611-50-9347 Robert A. Dorman, Jr. DB 1550, PG 197 Lots 5 & 6, Block B Westover Map 2 PB 6, PG 72 Zoned RM-2

#5611-60-0345 Pamela T. Lindley DB 260, PG 297 Lots 3 & 4, Block B Westover Map 2 PB 6, PG 72 Zoned RM-2

#5611-60-1563 Jeffrey A. Wedner & Jennifer J. Wedner DB 9372, PG 1 Part of Lots 1 & 2, Block B Westover Map 2 PB 6, PG 72

#5611-60-1263 Frye's Roller Rink, Inc. DB 572, PG 167 Part of Lots 1 & 2, Block B Westover Map 2 PB 6, PG 72 Zoned RM-2

#5611-60-3268 Kenneth Richard Kepley, Sr. DB 3103, PG 9 Lots 147-152, Block A Westover Map 1 PB 6, PG 71 Zoned RM-2

#5611-60-5252 Dakota Joseph Carpenter DB 13568, PG 153 Lot 145 & Part of Lots 146 & 147, Block A Westover Map 1 PB 6, PG 71 Zoned RM-2

#5611-60-7127 Adriana Lopez DB 12273, PG 56 Lots 142-144, Block A Westover Map 1 PB 6, PG 71 Zoned RM-2

#5611-60-8138 Katelyn A. Evans DB 12212, PG 286 Lots 140 & 141, Block A Westover Map 1 PB 6, PG 71 Zoned RM-2

#5611-60-9548 Estate of Ted Fortner DB 252, PG 141 Zoned RM-2

#5611-70-0569 Larry Roy Hubbard Jr. DB 9126, PG 229 Zoned RM-2

#5611-70-2115 Bev-Mar Property Management, LLC DB 4999, PG 256

#5610-79-2915 Bev-Mar Property Management, LLC DB 4999, PG 253 Zoned RM-2

#5611-70-1105 Lotha B. Hartsell DB 345, PG 141 Lots 134-136, Block A Westover Map 1 PB 6, PG 71 Zoned RM-2

1'-6" C&G, Typ.

2'-6" C&G, Typ.

TRANSITION FROM 2'-6" STD. C&G TO 2'-0" VALLEY CURB, TYP. EACH SIDE OF INTERSECTION

Square Iron Found 7.8' North of P/L

Axle Found 2.5' North of P/L

1/2" Iron Found 9.0' North of P/L

#5 Rebar Found 8.2' North of P/L

#5 Rebar Found 6.3' North of P/L

S73° 34' 04"E 614.78'

S6°35'57"W 443.98' Tie Line

S7°43'02"W 438.62'

S13° 06' 27"E 437.56'

S16° 34' 34"E

Existing Axle Found

Existing Power Pole

Existing Fence

Chain Link Fence Encroaches

Axle Found 2.4' North of P/L

Axle Found 2.5' North of P/L

1/2" Bent Pipe Found

1/2" Iron Found

Axle Found

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11

S89°21'34"E 450.19' Tie Line

N89°47'57"E 99.82' Tie Line

S89°38'12"E 99.62' Tie Line

S79°02'43"E 114.76' Tie Line

S4°48'44"W 540.55' Tie Line

S4°43'58"W 584.75' Tie Line

S4°45'01"W 592.64' Tie Line

S4°48'47"W 598.25' Tie Line

S4°12'26"W 586.47' Tie Line

S85° 19' 51"E 200.10'

S85° 48' 44"E 550.02' Total 348.33'

201.69'

S87° 38' 12"E 246.64'

Angle Iron Found

1/2" Iron Found

#5 Rebar Found

#4 Rebar Set

TRANSITION FROM 2'-6" STD. C&G TO 2'-0" VALLEY CURB, TYP. EACH SIDE OF INTERSECTION

TYP. 2' VALLEY CURB

-1'-6" C&G

Line Table

Line	Direction	Length
L1	N74° 40' 15"W	59.84'
L2	N83° 33' 31"W	97.67'
L3	N86° 18' 56"W	50.01'
L4	N87° 33' 07"W	50.04'
L5	N88° 43' 26"W	51.32'
L6	S85° 55' 30"E	99.91'
L7	S85° 40' 21"E	98.24'
L8	S86° 24' 18"E	99.73'
L9	S84° 57' 44"E	120.30'
L10	S71° 44' 49"E	14.79'
L11	S71° 44' 50"E	14.79'
L12	S80° 20' 23"W	103.79'
L13	S8° 46' 58"E	103.59'
L14	S89° 14' 59"W	38.53'
L15	N76° 53' 16"W	59.13'

Line Table

Line	Direction	Length
L16	N86° 47' 46"W	67.48'
L17	N24° 43' 09"W	120.12'
L18	N29° 10' 17"W	155.77'
L19	N29° 10' 17"W	136.73'
L20	N29° 10' 17"W	94.41'
L21	N29° 10' 17"W	123.83'
L22	S86° 48' 31"E	59.72'
L23	S85° 01' 12"E	150.95'
L24	N4° 01' 00"E	72.05'
L25	N86° 47' 46"W	57.43'
L26	S1° 24' 35"E	10.21'

REFER TO SHEET P-2 FOR STREET CROSS SECTIONS, NOTES, PROJECT DATA, IMPERVIOUS DATA & OPEN SPACE DATA

Legend

- .....Overhead Electric
- .....Right of Way
- o ..Calculated Point (CP)
- Ⓢ .....Sewer Manhole
- .....Power Pole
- □ .....Concrete Monument
- ● .....Corner as Described
- △ .....N.C.G.S. Monument
- .....Fire Hydrant

GRAPHIC SCALE

0 50 100 200

1 inch =100 feet

Location:

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY DETAILS WITHIN MUST BE WITH THE WRITTEN CONSENT OF PIEDMONT DESIGN ASSOCIATES, P.A.

Owner: _____ Approved: _____ Date of Issue: _____

Vicinity Map
Not to Scale

Concord, Poplar Tent Rd, Concord Mills Blvd, Derita Rd, Harris Blvd, Odell School Rd, Weddington Rd, Eva Dr, SITE, Rock Hill Church Rd, Zion Church Rd, Cabarrus Co, Mecklenburg Co, McGill Ave, Interstate 85/Express Lanes

VICINITY MAP
NO SCALE

PIEDMONT DESIGN
ENGINEERING / SURVEYING / PLANNING
Associates, P.A.
Suite 101 Westfield Center, 125 East Plaza Drive
Mooresville, North Carolina 28115
Phone:(704) 664-4673 Fax:(704) 664-1710 www.pdapa.com
NCBELS Licenses C-1907

PREPARED FOR:
NIBLOCK HOMES
759 CONCORD PKWY N. STE 20
CONCORD, NC 28027
704-788-4818

PRELIMINARY SUBDIVISION
CUMBERLAND-An Age Restricted Community
EVA DRIVE
CABARRUS Co., NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17327 DONALD L. DOWNING

REVISIONS	BY
PER STAFF COMMENTS DATED 11/08/19	CLF

Date: 11/19/19
Scale: 1" = 100'
Drawn: CLF
Checked: DLM
Project: 2019-04-07
Job: 2019-04-07

Sheet
P-1
A 12/05/19
of Sheets