



DATE: June 21, 2016

SUBJECT: Preliminary Plat for Woodbridge

CASE NUMBER: # S-03-16

OWNER/DEVELOPER: Ridgeline Development Corp. & Greathorn Development Corp

LOCATION: South side of NC 73 adjacent to the Zemosa Acres subdivision

PARCEL IDENTIFICATION NUMBER: 5611-15-5353

AREA: 24.257 +/- acres

ZONING: Conditional Use Residential Compact (CU-RC).

REPORT PREPARED BY: Kevin E. Ashley AICP, Planning and Development Manager

This proposed subdivision lies on the south side of NC 73, adjacent to the Zemosa Acres subdivision. The proposed preliminary plat is for the re-approval of an expired subdivision. The property was rezoned to CU-RC Conditional Use Residential Compact (the predecessor to current conditional district zoning) in 2007. A subdivision plat, which was identical to the zoning site plan (S-08-07) was approved in May, 2007. In April 2013, the Commission approved a two year extension to the plat, which expired in April, 2015. Subsequent to our recent change to the CDO to permit longer time periods of approval and vesting, only one extension of a preliminary plat was permissible.

The subdivision is practically identical to the previously approved plat, except that density is slightly lower and the amount of open space is greater. Furthermore, the applicant is in the process of obtaining NC Wildlife Federation certification for the development as a "wildlife friendly neighborhood".

All respective City departments have reviewed the plat, and the proposed development meets the standards of the Concord Development Ordinance with the exception of the required sidewalk along the westernmost section of the street. The original conditional district plan (and previously approved plat) indicated sidewalks on one side of the street, where no homes are present. The lack of the sidewalk on this section of street minimizes impervious surface and furthers the project's compliance with the wildlife certification. DRC has no objection to the modification of the sidewalk requirement to assist in the compliance with wildlife certification.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff recommends approval of the revised subdivision plat. If the Commission concurs and chooses to approve the proposed preliminary plat, approval should be subject to the following conditions:

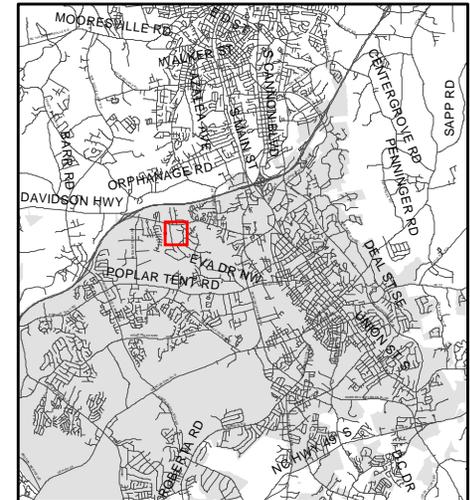
- The applicant must submit a mylar copy of the approved preliminary plat, after addressing any additional comments added by the Commission.
- The developer shall comply with NCDOT and City of Concord requirements for street connections, as well as NC Fire Code and applicable stormwater treatment requirements.

S-03-16
Aerial

Preliminary Plat

Woodbridge

Davidson Hwy
PIN: 5611-15-5353



Source: City of Concord
Planning Department

Disclaimer

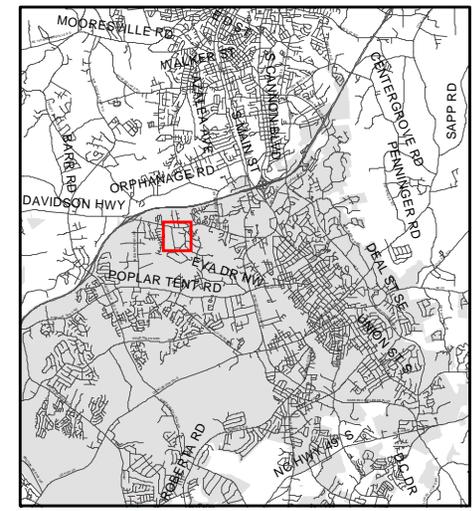
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S-03-16 Zoning Map

Preliminary Plat

Woodbridge

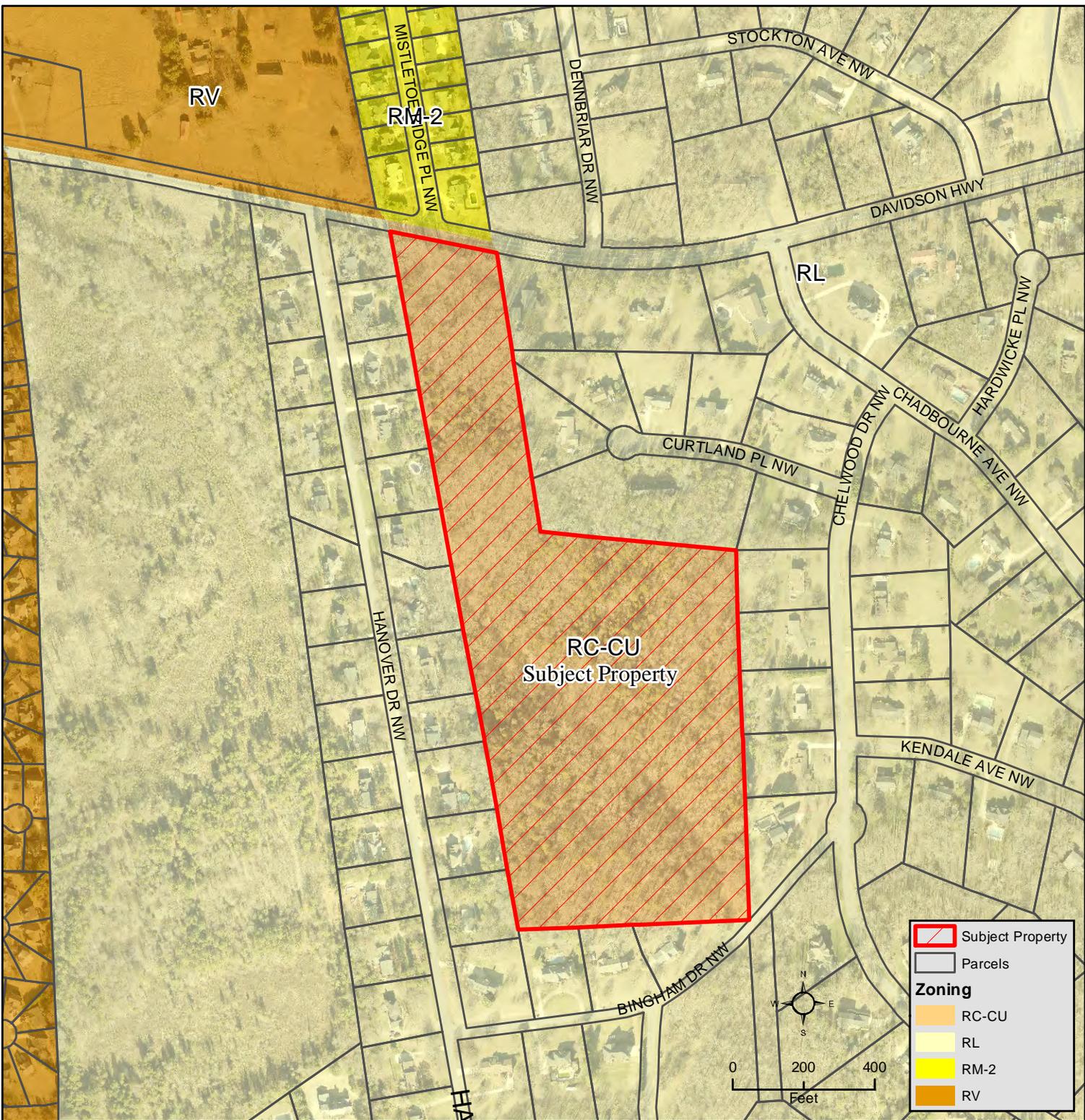
Davidson Hwy
PIN: 5611-15-5353

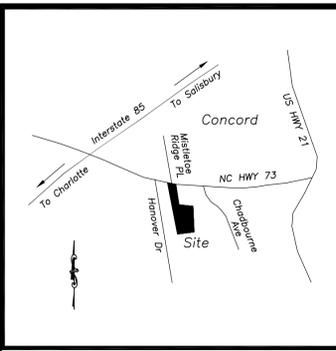


Source: City of Concord
Planning Department

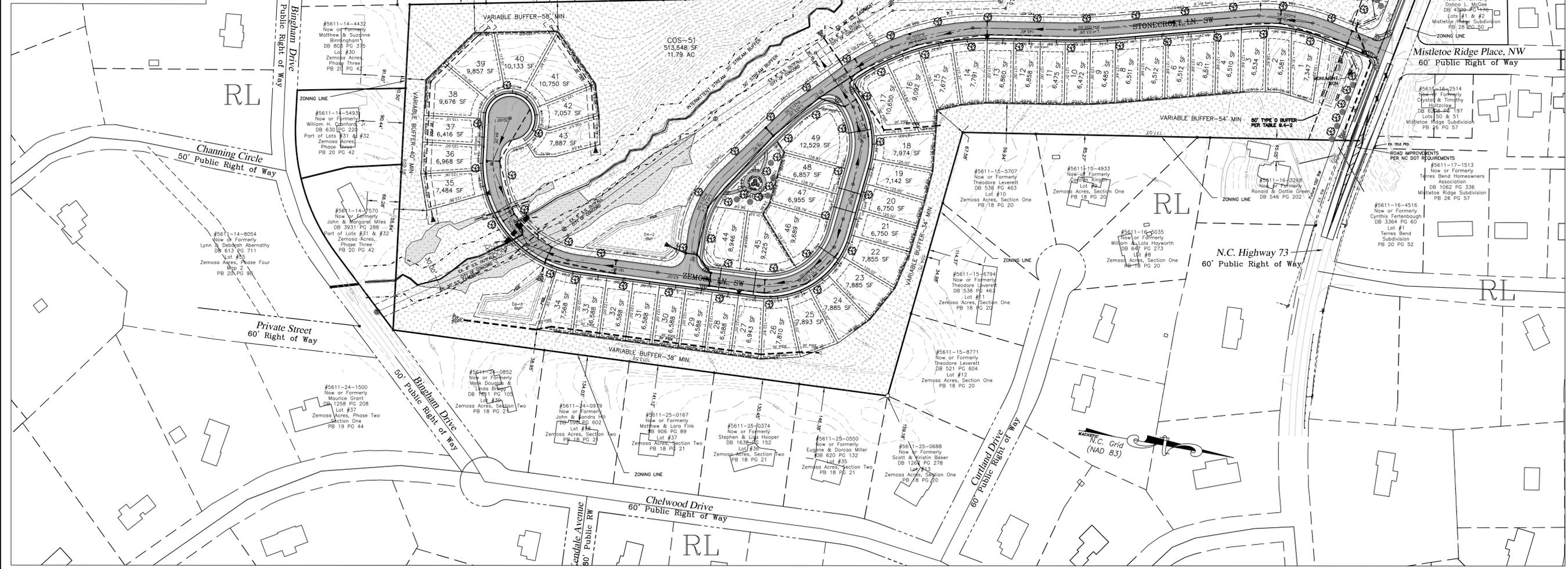
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VICINITY MAP
NO SCALE



PURPOSE:
TO UPDATE THE EXPIRED PRELIMINARY PLAN WITH THIS REVISED PRELIMINARY PLAN. CHANGES TO LAYOUT CONSISTS OF RE-ROUTING OF THE SOUTHERN SECTION OF STONECROFT LN SW BETWEEN ITS INTERSECTIONS WITH ZEMOSA LN SW, AND NARROW ITS SECTION FROM 28' BOC TO 24' BOC SINCE NO LOTS FRONT ON IT, TO INCREASE WETLAND BUFFER, AND TO SATISFY NC WILDLIFE FEDERATION CERTIFICATION REQUIREMENTS.

SITE NOTES:
* PIN # 5611-15-5353. TRACTS = 1.
* SITE ACREAGE = 24.490 ACRES
* AREA IN NC 73 RW = 0.233 ACRES
* NET SITE = 24.257 ACRES
* SITE ZONING: CU-RC. ZONING APPROVED 3/31/07.
* SITE CHARACTERISTICS: MIXED WOODS
* THIS SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA
* AS SHOWN ON FEMA FLOOD PANEL #37025-C-0080, 11/2/94.
* THIS SITE DOES NOT LIE IN A REGULATED WATER SUPPLY WATERSHED.

PROJECT NOTES:
* ZONING: CU-RC (SEE TABLE FOR ZONING CONSTRAINTS & PROP. PROJECT DATA.)
* TOTAL PROP. LOTS = 49 SGL FAM LOTS. (SEE TABLE FOR PROJECT DATA.)
* 3,017 LF OF NEW STREETS WILL BE ADDED TO THE SYSTEM. (SEE TABLE FOR STREET & BLOCK LENGTHS.)
* ALL STREET GRADES TO BE DESIGNED TO MEET LEVEL TERRAIN CLASSIFICATION REQUIREMENTS.
* SHADE TREES PER C.4.2.10 SHALL BE PLANTED 80' OC AS SHOWN.
* PLANTING: RED MAPLES, PIN OAK OR EQUIV. 2" CALIBER, 8'-10' MIN HT, +/- 80' OC
* IMPROVEMENTS TO NC 73 REFLECT NC DOT REQUIREMENTS, AND WILL BE CONSTRUCTED CONCURRENTLY WITH THE PLATTING OF THE SUBDIVISION. NC 73 RW DEDICATION OF 50' AS SHOWN.
* ALL OPS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOA.
* CONSTRUCTION EXPECTED TO COMMENCE FALL 2016 WITH FINAL PLAT BY SUMMER 2018.
* THE DEVELOPER MAY OPT TO BOND THE IMPROVEMENTS AS PERMITTED AND PLAT EARLIER THAN EXPECTED.
* ALL RESIDENTIAL LOTS WILL HAVE EITHER WALLS OR FENCES ALONG THE REAR PROPERTY LINES.

STREAM AND WETLAND DELINEATION BY:
WETLAND AND NATURAL RESOURCE CONSULTANTS, INC.
68 POPLAR ST
CANTON, NC 28716
828-648-8801
* ALL DELINEATIONS HAVE BEEN CONFIRMED BY THE ARMY CORPS OF ENGINEERS AND NC DEPT. OF WATER QUALITY.

Prop. CU-RC Project Data		
RC Zone	Req.	Prop.
Lots	na	49
Avg Lot Size	na	7,628
Smallest Lot	5,000	6,416
Total Acres less NC 73 RW	na	24.100
Density	8	2.03
OPS (25% Max Inaccessible)	10.00%	49.79%
OPS in Acres	2.410	12.000
Area in Lots	na	8.58
Setback-Frt	20	20
Setback-Side	5	7
Setback-Strt Side	20	20
Setback-Rear	5	5
Setback-Side-Access	5	5
Setback-Rear-Access	5	5
Impervious Ratio	0.50	-
Min Lot Depth	100	115
Min Lot Width at Setback	50	54
Max Bldg Height	35	35
Min Buffer-Frontage	na	34
Min Buffer-Perimeter	Type D	Type D
Connectivity Ratio	1.40	1.33
Area in RW	na	3.519

Street Length Chart		
Block	Length	
Stonecroft Ln.	1,893	
Zemosa Ln.	1,324	
Total	3,017	

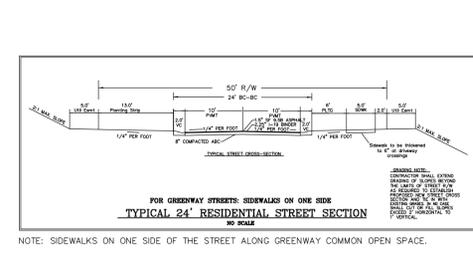
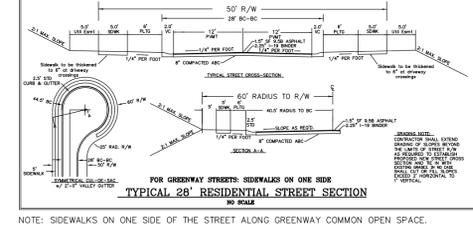
Block Length Chart		
Block	Length	
Stonecroft-Entry	1,174	
Stonecroft-Part	519	
Zemosa-Circle	687	
Zemosa-Cul de sac	637	
Total	3,017	

NC 73 Buffer Calculations		
Item	Quantity	Points
Frontage Length	333	Pts
Shade Trees @ 1/50'	7	84.00
Ornamental Trees @ 1/50'	7	42.00
Existing Woodland Credit		275.00
Total Points		401.00
Points per LF		1.20

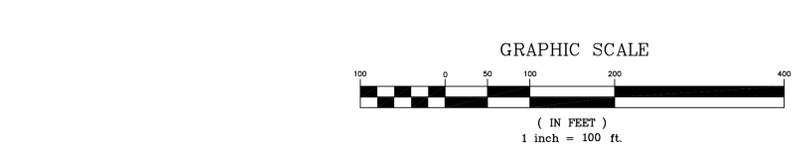
OPS Data		
Lot #	SF	AC
COS-50-Active	9,346.00	0.21
COS-51-Passive	513,548.00	11.79
Total	522,894	12.00
OPS %		49.79%

Legend

- Overhead Electric
- Ex. Right of Way
- Ex. Storm Water Line
- Prop Right of Way
- Prop Lot Line
- Prop Setback
- Prop Buffer
- Prop Utility Esmt
- Prop Retaining Wall
- Adjoiner PL
- Prop Storm Water Line
- Prop Sanitary Sewer Line
- Prop Water Line



Impervious Area Est. - Overall Project			
Site Size	24.10		1,050,012.00
High Density Threshold	24.00%		252,002.88
Roads			85,779.00
SW (includes amenity SW)			16,142.00
COS Improvements			1,562.00
House	40.00	70.00	2,800.00
Patio or Sunroom	10.00	12.00	120.00
Driveway	20.00	30.00	600.00
Walkway	4.00	16.00	64.00
Misc			
Total Typical Lot		3,584.00	
Total Structures	49.00		175,616.00
COS Improvements			
Total Planned Impervious			279,099.00 26.58%



PIEDMONT DESIGN ASSOCIATES, P.A.
ENGINEERING/SURVEYING/PLANNING
Suite 101 Westfield Center, 125 East Plaza Drive
Mooresville, North Carolina 28115
Phone: (704) 664-7888 Fax: (704) 664-1778 www.pdapa.com

PREPARED FOR:
RIDGELINE DEVELOPMENT CORP
& **GREATHORN DEVELOPMENT CORP**
P.O. BOX 39, CORNELIUS, NC 28031
704-362-5007

REVISED PRELIMINARY SUBDIVISION PLAN
WOODBRIDGE
NC 73
CONCORD, NORTH CAROLINA



REVISIONS	BY
REVISION PER STAFF COMMENTS DATED 6/14/16	RAB

Date: 4/26/16
Scale: 1" = 100'
2" = CONTOURS
Drawn: RAB
Checked: DLM
Project: 06-10-02
Job: 06-10-02
Sheet: **P-1**
6/16/16
1 of 1 Sheets

Application for Preliminary Plat Approval – Major Subdivision
 (Please type or print)

1. Name of subdivision: Woodbridge: Update of Expired Approved Prelim Plat.
2. Name, address, telephone number, and fax number of owner(s)/developer(s): _____
Ridgeline Development Corp & Greathorn Development Corp, P.O. Box 39, Cornelius, NC 28031
704-362-5007 (Ken Foster), kenfoster@outlook.com.
3. Name, address, telephone number, and fax number of surveyor/engineer: Piedmont Design
Associates, PA, 125 E. Plaza Dr, Ste 101, Mooresville, NC 28115: 704-664-7888 (Dick Brolin)
4. Name, address and e-mail address of person to whom comments should be sent:
Dick Brolin, Piedmont Design Associates, PA, (address above): dbrolin@pdapa.com
5. Telephone number of person to whom comments should be sent: 704-664-7888
 Fax: 704-664-1778
6. Location of subdivision: Southside of Hwy 73 across from Mistletoe Ridge Pl, NW.
7. Cabarrus County P.I.N.#: 5611-15-5353
8. Current zoning classification: CU-RC (3/31/07)
9. Total acres: 24.257 acres Total lots: 49 lots

REQUIRED ATTACHMENTS/SUBMITTALS

1. A fee of \$100.00 for land less than 2 acres, \$200.00 2-10 acres, \$300.00 10-25 acres, \$ 400.00 for more than 25 acres shall accompany the preliminary plat.
2. Legal deed description of the property.
3. Six (6) **FOLDED** black/blue line copies of the plat are required at the time of submission.
4. One (1) Mylar should be submitted **after** approval has been granted by the Planning and Zoning Commission and any conditions placed on the plat by the Commission have been met.
5. Completed "Street Name Review and Confirmation" sheet.

4-27-2016
 Date

W. K. [Signature]
 Signature of Owner/Agent

NOTE: By affixing his or her signature hereto, the sub divider acknowledges understanding of and agreement to comply with all provisions of the Concord Subdivision Regulations which include, but are not limited to, the requirement to pay costs of construction inspections of improvements to be owned and maintained by the City of Concord as conditions precedent to approval of the final plat for recording.

Staff Use Only:

Fee: _____ Received by: _____ Date: _____