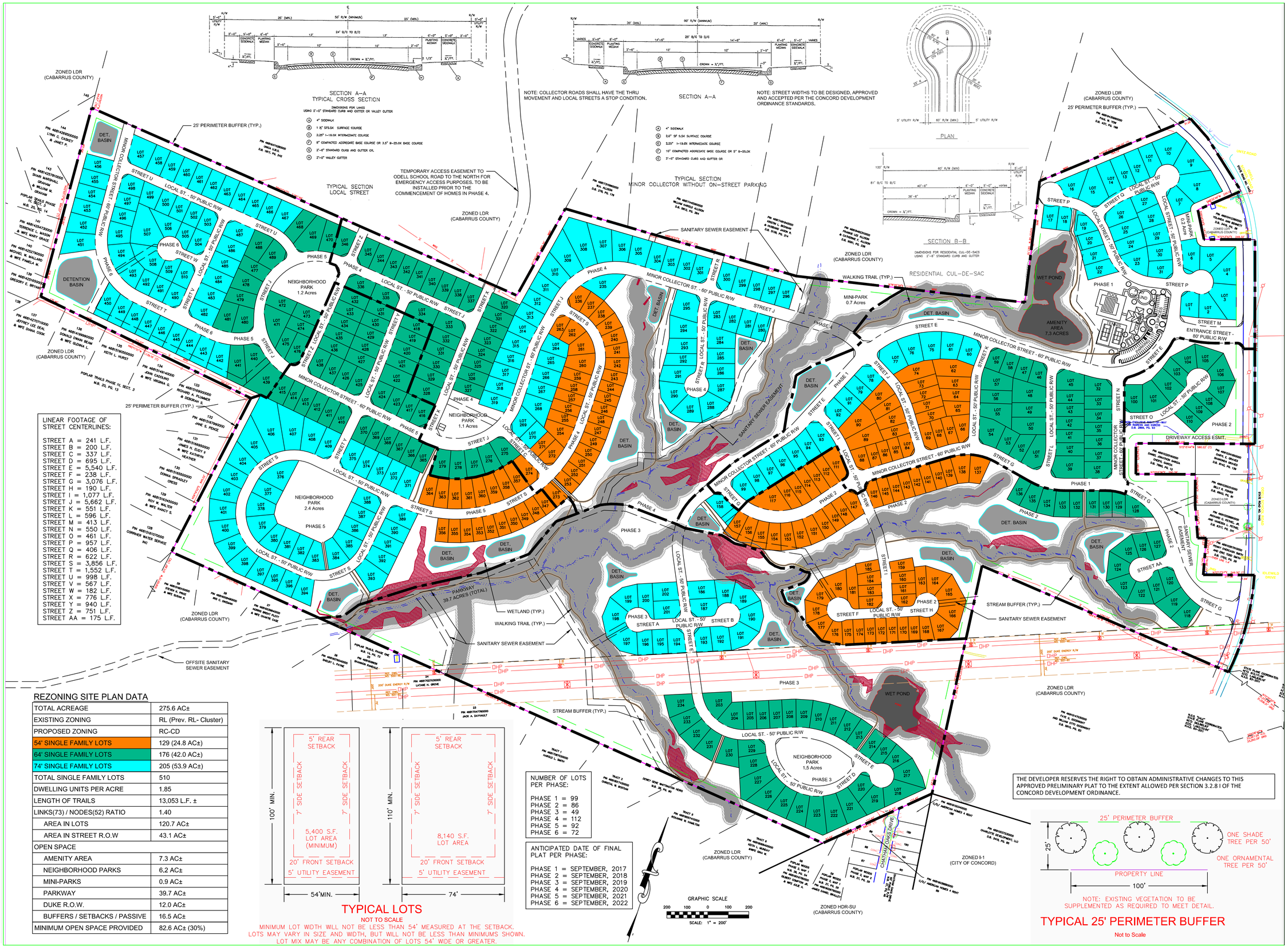


LINEAR FOOTAGE OF STREET CENTERLINES:

STREET A =	241 L.F.
STREET B =	200 L.F.
STREET C =	337 L.F.
STREET D =	695 L.F.
STREET E =	5,540 L.F.
STREET F =	238 L.F.
STREET G =	3,076 L.F.
STREET H =	190 L.F.
STREET I =	1,077 L.F.
STREET J =	5,662 L.F.
STREET K =	551 L.F.
STREET L =	596 L.F.
STREET M =	413 L.F.
STREET N =	550 L.F.
STREET O =	461 L.F.
STREET P =	957 L.F.
STREET Q =	406 L.F.
STREET R =	622 L.F.
STREET S =	3,856 L.F.
STREET T =	1,552 L.F.
STREET U =	998 L.F.
STREET V =	567 L.F.
STREET W =	182 L.F.
STREET X =	776 L.F.
STREET Y =	940 L.F.
STREET Z =	751 L.F.
STREET AA =	175 L.F.

REZONING SITE PLAN DATA

TOTAL ACREAGE	275.6 AC±
EXISTING ZONING	RL (Prev. RL- Cluster)
PROPOSED ZONING	RC-CD
54' SINGLE FAMILY LOTS	129 (24.8 AC±)
64' SINGLE FAMILY LOTS	176 (42.0 AC±)
74' SINGLE FAMILY LOTS	205 (53.9 AC±)
TOTAL SINGLE FAMILY LOTS	510
DWELLING UNITS PER ACRE	1.85
LENGTH OF TRAILS	13,053 L.F. ±
LINKS(73) / NODES(52) RATIO	1.40
AREA IN LOTS	120.7 AC±
AREA IN STREET R.O.W	43.1 AC±
OPEN SPACE	
AMENITY AREA	7.3 AC±
NEIGHBORHOOD PARKS	6.2 AC±
MINI-PARKS	0.9 AC±
PARKWAY	39.7 AC±
DUKE R.O.W.	12.0 AC±
BUFFERS / SETBACKS / PASSIVE	16.5 AC±
MINIMUM OPEN SPACE PROVIDED	82.6 AC± (30%)

TYPICAL LOTS

NOT TO SCALE

MINIMUM LOT WIDTH WILL NOT BE LESS THAN 54' MEASURED AT THE SETBACK. LOTS MAY VARY IN SIZE AND WIDTH, BUT WILL NOT BE LESS THAN MINIMUMS SHOWN. LOT MIX MAY BE ANY COMBINATION OF LOTS 54' WIDE OR GREATER.

NUMBER OF LOTS PER PHASE:

PHASE 1 = 99
PHASE 2 = 86
PHASE 3 = 49
PHASE 4 = 112
PHASE 5 = 92
PHASE 6 = 72

ANTICIPATED DATE OF FINAL PLAT PER PHASE:

PHASE 1 = SEPTEMBER, 2017
PHASE 2 = SEPTEMBER, 2018
PHASE 3 = SEPTEMBER, 2019
PHASE 4 = SEPTEMBER, 2020
PHASE 5 = SEPTEMBER, 2021
PHASE 6 = SEPTEMBER, 2022

GRAPHIC SCALE
200 100 0 100 200
SCALE: 1" = 200'

THE DEVELOPER RESERVES THE RIGHT TO OBTAIN ADMINISTRATIVE CHANGES TO THIS APPROVED PRELIMINARY PLAT TO THE EXTENT ALLOWED PER SECTION 3.2.8 I OF THE CONCORD DEVELOPMENT ORDINANCE.

NOTE: EXISTING VEGETATION TO BE SUPPLEMENTED AS REQUIRED TO MEET DETAIL.

TYPICAL 25' PERIMETER BUFFER

Not to Scale

STEWART
200 S. COLLEGE ST., STE 720
CHARLOTTE, NC 28202
T 704.334.7925
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: X13007.00

Client: Walton North Carolina, LLC
10735 David Taylor Drive, Suite 150
Charlotte, North Carolina 28262
(704) 879 - 2480

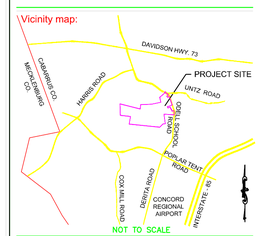
Walton™ APPRECIATE THE LAND

Project:

RIDGES AT CONCORD

A RESIDENTIAL NEIGHBORHOOD

Vicinity map:



Seal:

NORTH CAROLINA PROFESSIONAL SEAL 16741 ENGINEER JAMES M. CARPENTER
08/19/2016

Issued for:

REZONING PLAN

No.	Date	Description

Scale: 1" = 200'

Title:

OVERALL SITE PLAN

Project number: X13007.00
Date: 06-03-2016
Drawn by: JMC
Approved by: JMC

Sheet: C300

Q:\PROJECTS\2013\X13007.00 The Ridges at Concord Subdivision\DWGS\1-Planning\X13007-site Concept G3 - Rezoning Plan - Preliminary Plat.dwg Aug 19, 2016 - 4:15pm