



DATE: September 16, 2014

SUBJECT: Preliminary Plat, Lot 2, Oakmont Business Park

CASE NUMBER: # S-02-14

OWNER/DEVELOPER: Oakmont Business Partners II, LLC.

LOCATION: South Side of Poplar Tent Road, east of Derita Road, at the terminus of Westmoreland Drive, NW.

PARCEL IDENTIFICATION NUMBER: 4690-06-3730

AREA: 13.5591 acres

ZONING: Limited Industrial (I-1)

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

This proposed subdivision lies on the southwest side of Poplar Tent Road, just east of Derita Road. The property is a previously platted lot which is proposed to be split. This proposed division does not meet the lot size exceptions as specified in the General Statutes (and the CDO); therefore, the division is considered a major subdivision.

Two lots are proposed. Both lots will have and main access on Westmoreland Drive, NW. Lot "2B" is a double frontage lot and has an approved curb cut from NCDOT on Poplar Tent Road.

All respective City departments have reviewed the plat, and the proposed development meets the standards of the Concord Development Ordinance.

SUGGESTED STATEMENT OF CONSISTENCY (Not required, but offered as information)

The proposed preliminary plat is consistent with the standards outlined in the Concord Development Ordinance and 2015 Land Use Plan. The City of Concord Land Use Plan recommends industrial uses for the subject property.

SUGGESTED RECOMMENDATION AND CONDITIONS

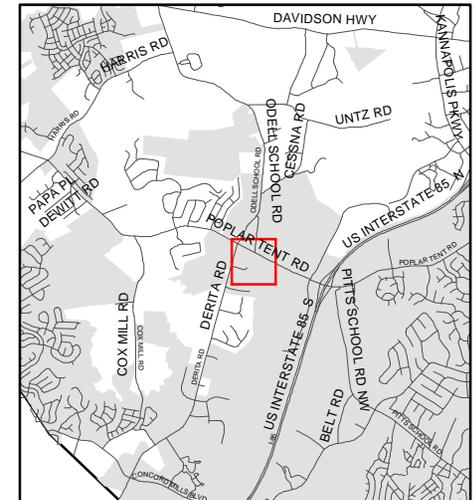
The staff recommends approval of the subdivision plat. If the Commission concurs and chooses to approve the proposed preliminary plat, approval should be subject to the following conditions:

- 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-02-14
Zoning Map**

**Preliminary Plat
Lot 2
Oakmont Business Park**

Westmoreland Dr Nw
PIN: 4690-06-3730



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



OWNER:
 OAKMONT BUSINESS PARTNERS II, LLC
 1132 QUEENS ROAD WEST
 CHARLOTTE, NC 28207

LINE	BEARING	DISTANCE
L1	S22°51'57"W	61.80
L2	S07°00'35"W	48.82
L3	S07°32'27"W	57.53
L4	N82°27'33"W	5.96

LEGEND:

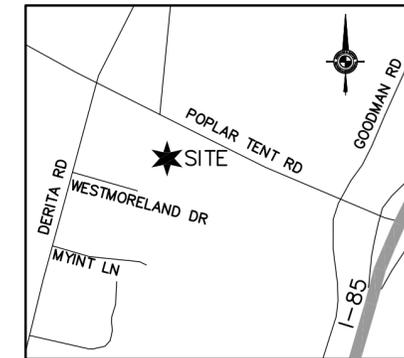
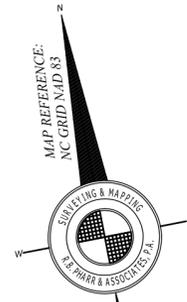
- D.B. - DEED BOOK
- ECM - EXISTING CONCRETE MONUMENT
- EIR - EXISTING IRON ROD
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- PIN - PARCEL IDENTIFICATION NUMBER
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- (T) - TOTAL PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	110.00	130.59	S51°09'07"E	123.06
C2	110.00	33.20	N73°48'34"W	33.07
C3	243.59	55.05	S13°38'49"W	54.93
C4	95.00	149.23	S52°32'27"W	134.35
C5	95.00	33.24	S72°26'08"E	33.07

PRELIMINARY PLAT OF: LOT 2, OAKMONT BUSINESS PARK

OWNER: OAKMONT BUSINESS PARTNERS II, LLC
 8445 WESTMORELAND DRIVE NW
 CITY OF CONCORD, CABARRUS COUNTY, N.C.
 LOT 2, OAKMONT BUSINESS PARK
 MAP BOOK: 44, PAGE 96
 DEED REFERENCE: 6089, PAGE 177
 TAX PARCEL #: 4690-06-3730

**TOTAL AREA:
 590,632 SQ. FT. OR 13.5591 ACRES**



VICINITY MAP
 NOT TO SCALE

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
 SUBJECT PROPERTY ZONED: I-1

MINIMUM SETBACK: 30'
 MINIMUM SIDE YARD: 0'
 MINIMUM REAR YARD: 0'
 MAX. BUILDING HEIGHT: 72'

FOR FURTHER INFORMATION CONTACT THE CITY
 OF CONCORD ZONING DEPARTMENT AT
 704-920-5152.

NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
4. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
5. POPLAR TENT ROAD (S.R. #1394) IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE CITY OF CONCORD THOROUGHFARE PLAN AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE. (AS SHOWN ON MAP BOOK 44, PAGE 96)
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
8. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.
9. TOTAL NUMBER OF LOTS CREATED=2.
 TOTAL AREA OF LOTS CREATED=590,632 SQ. FT. (13.5591 ACRES)

GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

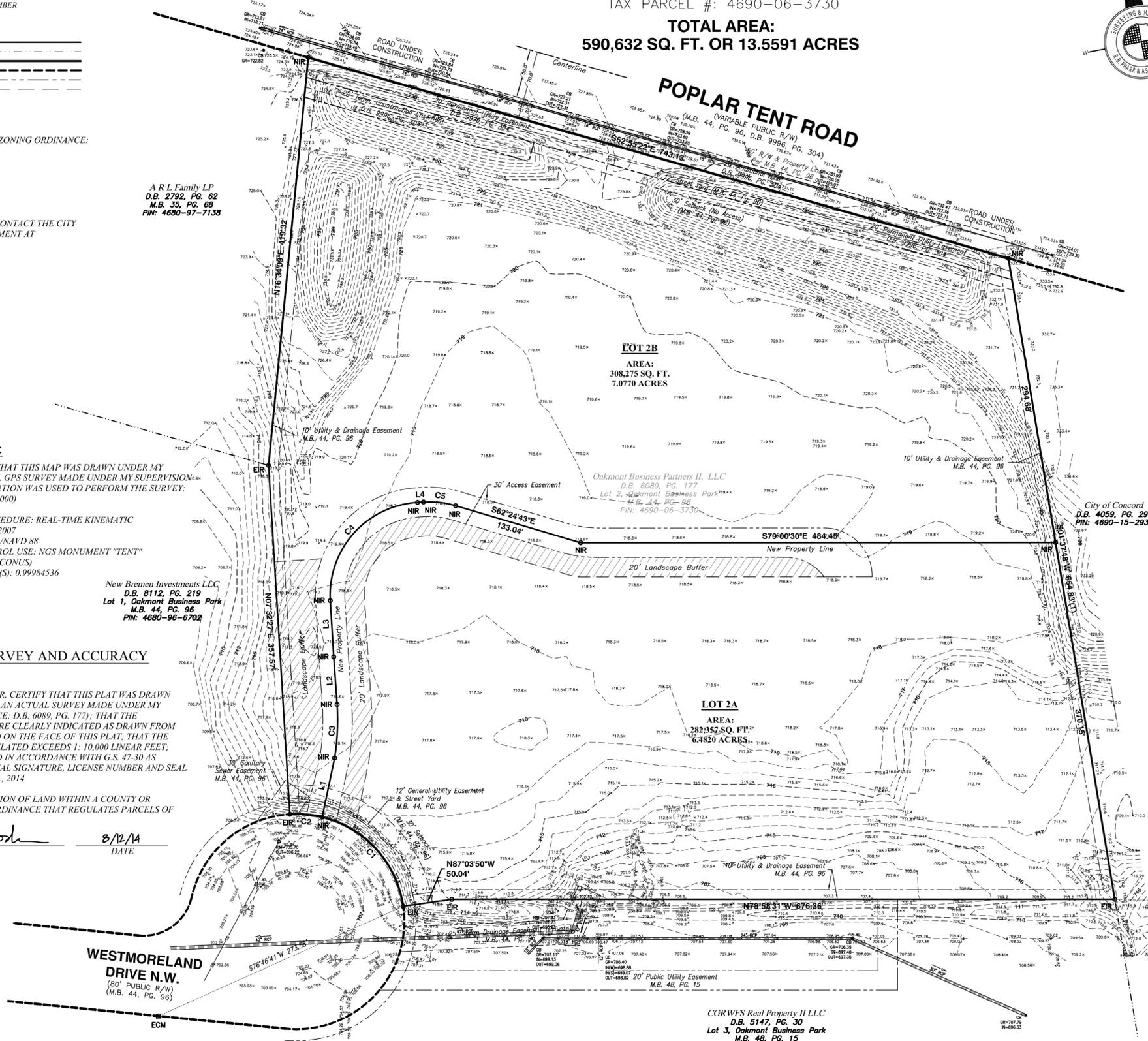
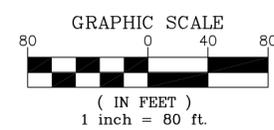
- (1) CLASS OF SURVEY: A(1:10,000)
- (2) POSITIONAL ACCURACY:
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- (4) DATES OF SURVEY: 05/10/2007
- (5) DATUM/EPOCH: NAD 1983/NAVD 88
- (6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "TENT"
- (7) GEOID MODEL: GEOID03(CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99984536
- (9) UNITS: US SURVEY FEET

CERTIFICATE OF SURVEY AND ACCURACY

STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: D.B. 6089, PG. 177); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 12TH DAY OF AUGUST, A.D., 2014.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Andrew B. Baker 8/12/14
 ANDREW B. BAKER, PLS L-4542 DATE



NGS MONT. "TENT"
 N=605,533.46
 E=1,493,829.15
 ELEV=741.14
 CGF: 0.99984536

CGRWS Real Property II LLC
 D.B. 5147, PG. 30
 Lot 3, Oakmont Business Park
 M.B. 48, PG. 15
 PIN: 4690-05-1867

FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 5, 2008
 MAP NUMBER: 37104690000; ZONE 'X'

CREW:	DRAWN:	REVISED:
EH/GW	NM	
R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO. C-1471 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186		
SCALE: 1" = 80'	DATE: JULY 26, 2014	FILE NO. W-4615RM JOB NO. 81861