



**DATE:** October 21, 2014

**SUBJECT:** Rocky River Estates Phase I

**CASE NUMBER:** # S-14-14

**OWNER/DEVELOPER:** Development Solutions Group

**LOCATION:** East side of Rocky River Road between Hearth Lane SW and Archibald Road.

**PARCEL IDENTIFICATION NUMBER:** 5528-52-1727

**AREA:** 28.35 acres

**ZONING:** Conditional District Residential Medium Density (CDRM-2)

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

This proposed subdivision lies on the east side of Rocky River Road, just south of Hearth Lane SW. The property was subject to a conditional district rezoning request which was approved in June 2008 (Z-CD-03-08). The approved site plan for the rezoning indicated the development of 56 lots, and this proposed subdivision plat indicates the same number of lots. Furthermore, the proposed design is identical to the approved site plan.

Access to the property is from Rocky River Road. A street “stub” is proposed to property to the east, and this connection was illustrated on the approved site plan from 2008.

The preliminary plat has been reviewed by the applicable City departments and there are no major objections to the proposed plat. However, the developer is continuing to work with the staff and particularly the Fire Department regarding the phasing of lots and construction of the street “stub” to the adjacent development (which is anticipated to be Phase II of this development). Fire has stated that this alternate means of access is required for developments of more than 30 homes. Additionally, development of the site will be subject to further review and approval of subdivision construction plans.

**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 residential uses for the subject property.

## **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. This mylar shall show required improvements on Rocky River Road, when those are finalized by NCDOT.
- The developer shall comply with State and City of Concord requirements for applicable stormwater treatment requirements.
- The developer shall comply with minimum street connection requirements as specified by NCDOT, City of Concord and the minimum NC Fire Code requirements, particularly as it relates to the future connection to the east.



NORTH CAROLINA

High Performance Living



Application for

Preliminary Plat Approval for Major Subdivision

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

- 1. Name of subdivision: Rocky River Estates, Phase 1
2. Name, address, telephone number, and fax number of owner(s)/developer(s): Development Solutions Group, 11121 Carmel Commons Blvd, Suite 360, Charlotte, NC 28226
3. Name, address, telephone number, and fax number of surveyor/engineer: WSP 128 Talbert Rd, Suite 100, Mooreville, NC 28117, 704-662-0100
4. Name, address and e-mail address of person to whom comments should be sent: Steven Bailey, 128 Talbert Rd, Suite 100, Mooresville, NC 28117 ; steven.bailey@wspgroup.com
5. Telephone number of person to whom comments should be sent: 704-662-0100 Fax: 704-662-0101
6. Location of subdivision: Rocky River Road, Concord, NC
7. Cabarrus County P.I.N.#: 5528521727
8. Current zoning classification: RM-2 (CD)
9. Total acres: 28.35 Total lots: 56

REQUIRED ATTACHMENTS/SUBMITTALS

- 1. A fee of \$100.00 for land less than 2 acres, \$200.00 2-10 acres, \$300.00 10-25acres, \$ 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.

8/29/14
Date

[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:



Request for  
Naming or Renaming a Subdivision

Date 9.2.14

Applicant Name: Kent Olson

Company (if applicable): Development Solutions Group, LLC

Address: 11121 Carmel Commons Blvd. Suite 360

City: Charlotte State NC Zip Code 28226

Phone Number: 704-543-0760

E-Mail Address (optional): kent@olsondevelopment.com

Check One: Final Plat  Preliminary Plat

Check one: Naming (subdivision does not currently have a name)  Renaming

Name of Plat: Riverside Village

Phase: Phase 1

Requested Subdivision Name:  
Rocky River Estates



Request for  
Naming or Renaming a Street

Date 9.2.14

Applicant Name: Kent Olson

Company (if applicable): Development Solutions Group, LLC

Address: 11121 Carmel Commons Blvd, Suite 360

City: Charlotte State NC Zip Code 28226

Phone Number: 704-543-0760

E-Mail Address (optional): kent@olsondevelopment.com

**For subdivisions and other plats**

Check One: Final Plat  Preliminary Plat

Name of Plat: Rocky River Estates

Phase: 1

**Requested Street Names:**

Silver Rim Court (continued from old but never developed Rocky Glen Subdivision)

Crooked Stick Drive

Glenborough Lane

**For a public or private street**

Check one: Public street  Private street

Check one: Naming (street does not currently have a name)  Renaming

Existing name: \_\_\_\_\_

Requested name: \_\_\_\_\_

Reason for request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEVELOPMENT SERVICES GROUP PROPERTY  
TAX PARCEL # 5528521727  
WSP - PROJECT#: 076004 (i-1440036)  
GEOMATIC CONCEPTS, PLLC - PROJECT#: 14057

BEING THAT CERTAIN PARCEL OF LAND LYING IN THE NUMBER 1 TOWNSHIP,  
CABARRUS COUNTY, NORTH CAROLINA; TAX PARCEL #: 5528521727 AND MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS MONUMENT "SANDY", SAID MONUMENT HAVING NORTH CAROLINA NAD 83/2001 GRID COORDINATES OF NORTHING: 574801.321 FEET, EASTING: 1518912.310 FEET (COMBINED GRID FACTOR: 0.999848406); THENCE NORTH 34-26-03 EAST, A GROUND DISTANCE OF 10639.20 FEET (GRID DISTANCE: 10637.59 FEET) TO A FOUND #4 REBAR HAVING NORTH CAROLINA GRID COORDINATES OF: NORTHING: 583574.966 FEET, EASTING: 1524927.415 FEET, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE WITH THE CAMDEN LAND COMPANY, LLC PROPERTY (DEED BOOK: 7265, PAGE: 269), SOUTH 77-25-19 EAST, 601.70 FEET TO A FOUND #5 REBAR, A COMMON CORNER WITH CAMDEN LAND COMPANY, LLC AND SCARLETT BEAVER PARKER (DEED BOOK: 2833, PAGE: 241); THENCE WITH SAID PARKER PROPERTY SOUTH 40-18-57 EAST, 370.32 FEET TO A FOUND 1 INCH PIPE, A COMMON CORNER WITH SCARLETT BEAVER PARKER AND JAMES H. & AUDREY W. FURR (DEED BOOK: 2098, PAGE: 124); THENCE WITH SAID FURR PROPERTY THE NEXT 2 COURSES AND DISTANCES: 1) SOUTH 34-18-36 WEST, 1076.42 FEET TO A FOUND #5 REBAR 2) THENCE SOUTH 73-33-48 WEST, 970.73 FEET TO A FOUND #5 REBAR ON THE EASTERN RIGHT-OF-WAY OF ROCKY RIVER ROAD (NCDOT PROJECT #: MA10018B, DATED: 4/19/2006); THENCE CONTINUING INTO SAID RIGHT-OF-WAY SOUTH 73-33-48 WEST, A TOTAL DISTANCE OF 33.30 FEET (PASSING THROUGH A FOUND ¾ INCH PIPE AT 4.65 FEET) A POINT IN THE CENTERLINE OF SAID ROAD; THENCE WITH SAID ROAD, NORTH 08-52-27 WEST, 158.19 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD; THENCE LEAVING SAID CENTERLINE, NORTH 81-07-33 EAST, 48.35 FEET TO A FOUND NCDOT MARKER ON THE EASTERN RIGHT-OF-WAY OF ROCKY RIVER ROAD, SAID MARKER ALSO BEING A COMMON CORNER WITH THE STATE OF NORTH CAROLINA (DEED BOOK: 5770, PAGE: 253); THENCE WITH THE STATE OF NORTH CAROLINA PROPERTY THE NEXT 8 COURSES AND DISTANCES: 1) NORTH 58-10-20 EAST, 76.17 FEET TO A FOUND #4 REBAR 2) NORTH 34-12-38 EAST, 92.52 FEET TO A #4 REBAR 3) NORTH 12-26-58 EAST, 327.86 FEET TO A FOUND #4 REBAR 4) NORTH 28-03-50 EAST, 205.67 FEET TO A FOUND #5 REBAR 5) NORTH 49-05-06 EAST, 198.66 FEET TO A FOUND #4 REBAR 6) NORTH 39-18-32 EAST, 140.18 FEET TO A FOUND #5 REBAR 7) NORTH 07-34-03 EAST, 184.98 FEET TO A FOUND # 4 REBAR 8) NORTH 24-12-53 EAST, 419.52 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 28.415 ACRES MORE OR LESS.



128 Talbert Road  
 Suite A  
 Mooresville, NC 28117  
 Main: 704 662 0100  
 www.wspgroup.com/usa

**LETTER OF TRANSMITTAL**

**Attn:** City of Concord  
 Boyd Stanley  
**Reference No.:** I1440036

**cc:**  
**Re:** Rocky River Estates, PH 1

**From:** Steven Bailey  
**Date:** September 3, 2014

**We are sending you the following:**

- Drawings
- Change Order
- Prints
- Specifications
- Copy of Letter
- Contact Prints
- Manuscript
- Photographs
- Samples
- CD/USB/Disk
- Other \_\_\_\_\_
- Plans

**For the following purpose:**

- For Approval
- For Review
- For Comment
- For Your Use
- As Requested
- Other (see below)

REMARKS:

<u>Quantity and Type</u>	<u>Description</u>	<u>Dated</u>
1	Check for \$400	
1	Prelim Plat Application	
1	Naming Subdivision Application	
1	Naming a Street Application	
1	Legal Description	
6	Preliminary Plat	

**Delivery Required by Date/Time:**

**Special Instructions:**

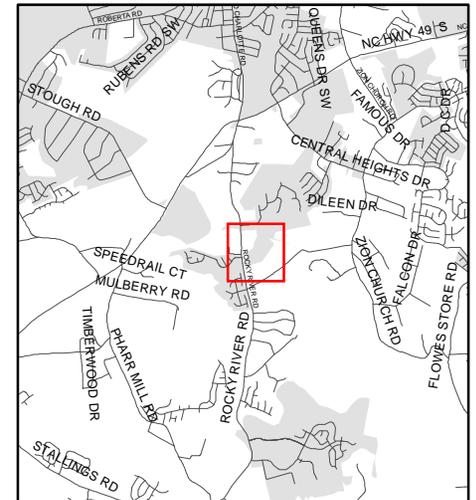
**Ship Via:**

- Mail
- Messenger
- Overnight Delivery

**S-03-14  
Zoning Map**

**Preliminary Plat  
Rocky River Estates,  
Phase I**

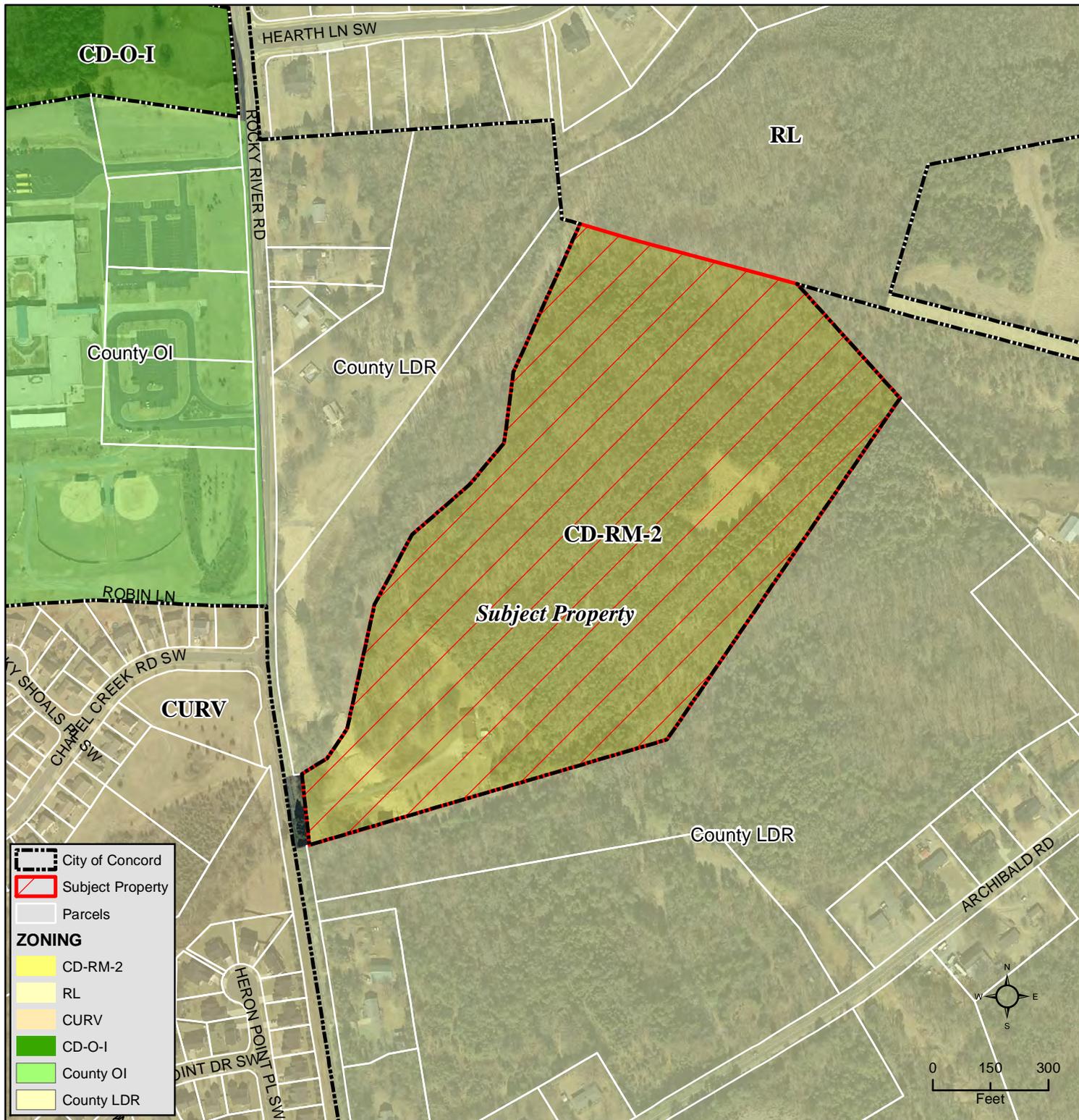
Rocky River Rd  
PIN: 5528-52-1727

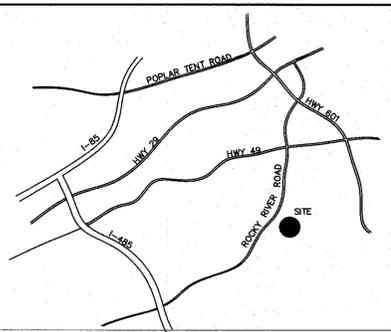


Source: City of Concord  
Planning Department

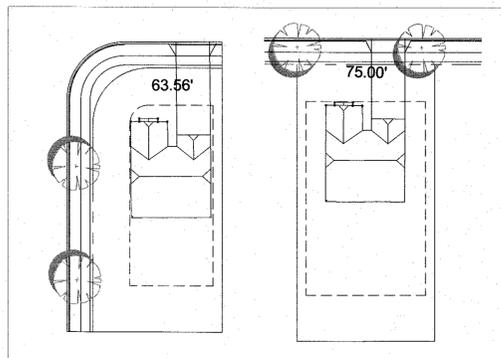
**Disclaimer**

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VICINITY MAP  
N.T.S.



SAMPLE PLOT PLANS  
N.T.S.

Site Development Data	
Tax Parcel ID	5528521727
Current Zoning	RL
Proposed Zoning	(CD)RM-2
Total Site Area	28.35 ac.
Proposed Lots	56
Water/Sewer	City of Concord
Allowed Density	2 DU/Acre - 56 Lots
Proposed Density	1.97 DU/Acre - 56 Lots
Overall Avg. Lot Size	11,664.24 SF
Overall Avg. Lot Width	81.47 LF
Minimum Setbacks	
Front	20'
Side	5'
Rear	25'
Area Calculations	
Open Space Required (RL)	8% - 2.27 acres
Total Open Space Provided	33.22% - 9.42 acres
Accessible Open Space (out of stream buffers)	18.83% - 5.34 acres
Inaccessible Open Space (inside of stream buffers)	14.39% - 4.08 acres
Amenity Feature	7.68% - 2.18 acres
Area Covered by Lots	52.89% - 15.0 acres

IMPERVIOUS CALCULATIONS		
Element	EXISTING	PROPOSED
HOUSES	3,000	94,550
STREETS (INCLUDES WALKS)		125,989
DRIVEWAYS	6,100	29,120
AMENITY	0	5,340
<b>TOTAL</b>	<b>9,100</b>	<b>254,999</b>
% OF SITE	1%	21%
<b>Total Site S.F. = 1,234,926</b>		

**General Notes**  
Links = 6 Total, Nodes = 4 Total  
Ratio = 6 / 4 = 1.5  
All site plan, zoning and wetland information utilized in this sketch plan is considered to be preliminary in nature and subject to final verification.

**Wetland/Stream/Floodplain Information**  
All wetland, and flood plain information shown on this plan shall be verified in the field. Any restrictions to the 100-year FEMA flood plain shall require a flood study and possible LOMAR. Site covered under North Carolina FIRM Panel 5528. Some lots depicted on this plan may require deed restrictions to protect the vegetative setback areas as part of the stream buffer. Final platting will determine the extent of the impacts and lots affected.

**Access Points**  
1. Proposed project site entrance location is considered preliminary in nature and will be verified for adequate site distance.  
2. The conceptual master plan depicts a preliminary roadway and street system. Each road will be verified for sufficiency to satisfy or exceed minimum requirements established in the Concord CDD and any applicable standards identified in the NCDOT Land Development Standards Manual. Street connections are considered conceptual and may change pending agency review and comment.

**Open Space/Landscaping**  
Open space depicted on the conceptual master plan is subject to modifications as the preliminary plat and construction drawings are developed. Landscaping depicted on the conceptual master plan is generally located and subject to change as the project is designed and engineered.

**Public Information**  
WSP is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS or other governmental departments.

**Conceptual Master Plan**  
The conceptual master plan illustrates the general intent of the development of the site under the Conditional District RM-2 zoning option. This plan is not intended to be used during the development review process to determine actual building locations, lot lines, open space area design, exact street horizontal or vertical alignments, utility placement. The conceptual master plan is not a regulatory document unless specific language indicates otherwise.

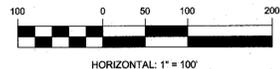
**Storm Water / Environmental Notes:**  
All impervious shall drain to a BMP. BMPs shall be designed to treat the 1-inch runoff and to control the 1 and 10 year storm events. The developer will enter into a BMP maintenance agreement with Concord. An access easement from a public road will be provided around all BMPs. Each lot will be allotted a maximum impervious area.

**Fire Hydrant Flow Note:**  
A hydraulic fire flow analysis will be submitted with construction plans. All fire hydrants must meet minimum fire flow of 1,000gpm.

**Road Improvement Notes:**  
Developer will be responsible for coordinating driveway access with NCDOT. Any improvements required by NCDOT will be the developer's responsibility.



GRAPHIC SCALE

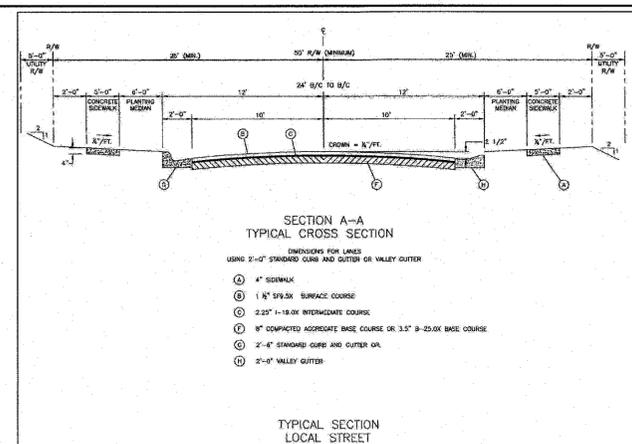


**Special Sedimentation and Erosion Control Note**  
All appropriate permits regarding sedimentation and erosion control shall be obtained. The design will employ DWQ and City of Concord recognized BMP practices to reduce the impacts to streams and riparian habitat. Any disturbed areas in the buffer zones depicted, shall be revegetated with native species.  
Cabarrus, Soil, Water and Conservation District shall be contacted for suggestions and improvements to the plan with respect water quality issues



**PROPOSED STREET CENTERLINE LENGTHS**

CROOKED STICK:	1,716'
SILVER RIM:	615'
GLENBOROUGH:	1,094'



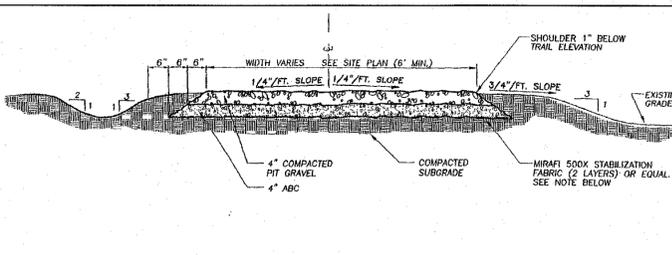
TYPICAL SECTION LOCAL STREET

6' PEDESTRIAN TRAIL  
(Final design and location to be determined at construction drawing phase)

INTERMITTENT STREAM BUFFER  
(30' NO BUILD, 10' VEGETATIVE SETBACK)

STUB CONNECTION TO ROCKY GLEN SUBDIVISION

COORDINATION WITH ADJOINING DEVELOPER FOR WATER AND SEWER CONNECTION.



TYPICAL PEDESTRIAN PATH SECTION  
N.T.S.

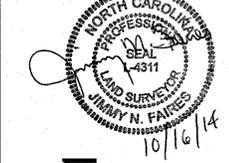
- NOTES**
- (2) LAYERS OF FABRIC SHALL BE INSTALLED IN HEAVY FLOOD AREAS AS PER ENGINEER. (1) LAYER SHALL BE PLACED BETWEEN STONE LAYERS AND THE OTHER BETWEEN SUBGRADE LAYER.
  - SIDE DITCHES TO BE INSTALLED ONLY WHEN SHOWN ON SITE PLAN.
  - STRIP EXISTING TOPSOIL 4"-6" DEEP AS REQUIRED PRIOR TO FILL PLACEMENT.
  - SEED AND MULCH ALL DISTURBED AREAS.



128 Talbert Road, Suite A  
Mooresville, NC 28117  
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**ROCKY RIVER ESTATES, PHASE 1**  
ROCKY RIVER ROAD, CONCORD, NC  
DEVELOPMENT SOLUTIONS GROUP  
11121 CARMEL COMMONS BLVD, SUITE 360  
CHARLOTTE, NC 28226  
704-543-0760

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NO.	BY	DATE	REVISION

PROJECT #: I-1440036 DATE: 9/27/14  
DRAWN BY: JWB CHECKED BY: [ ]  
TITLE: PRELIMINARY PLAT  
SHEET: C-1.0