

SITE DEVELOPMENT INFORMATION

JURISDICTION: CITY OF LOCUST / CABARRUS COUNTY, STANLY COUNTY
 ADDRESS: 6370 NC HWY 24/27 E / 12379 PINE BLUFF RD MIDLAND, NC 28107
 TAX PARCEL # 556429265000 (CABARRUS)
 556401396263 (STANLY)

SITE ACREAGE ±59.51 ACRES

ZONING

EXISTING ZONING

PROPOSED ZONING

HC - HIGHWAY COMMERCIAL (CABARRUS)
 CBI - CAMPUS BUSINESS AND INSTITUTIONAL (STANLY)
 OPS-(CD) - OPEN SPACE CONDITIONAL (LOCUST)

OPEN SPACE
 REQUIRED OPEN SPACE
 PROVIDED OPEN SPACE

10% (±6.00 ACRES)
 MIN 10% (±6.0 ACRES)

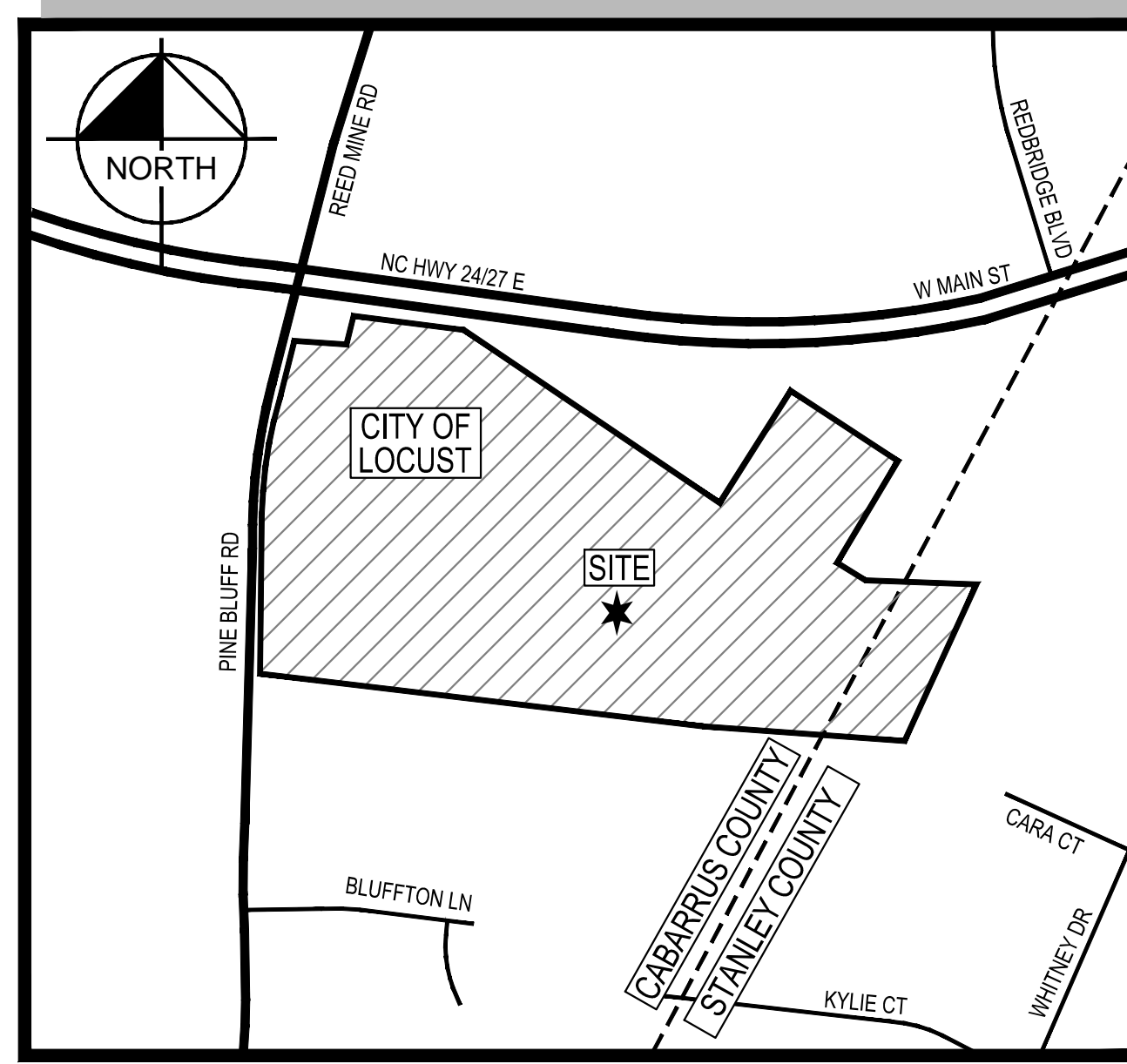
LOT INFORMATION

PROPOSED TOTAL UNITS 145 (115 - 70'X120' AND 30 - 80'X120')
 MAXIMUM DWELLING UNITS/ACRE: 2.50 DUA
 PROPOSED DWELLING UNITS / ACRE: 2.44 DUA
 MAX PRIMARY BUILDING HEIGHT 30'
 MIN LOT SIZE 8,400 SF
 MINIMUM LOT WIDTH 70', 80' (MEASURED AT SETBACK)

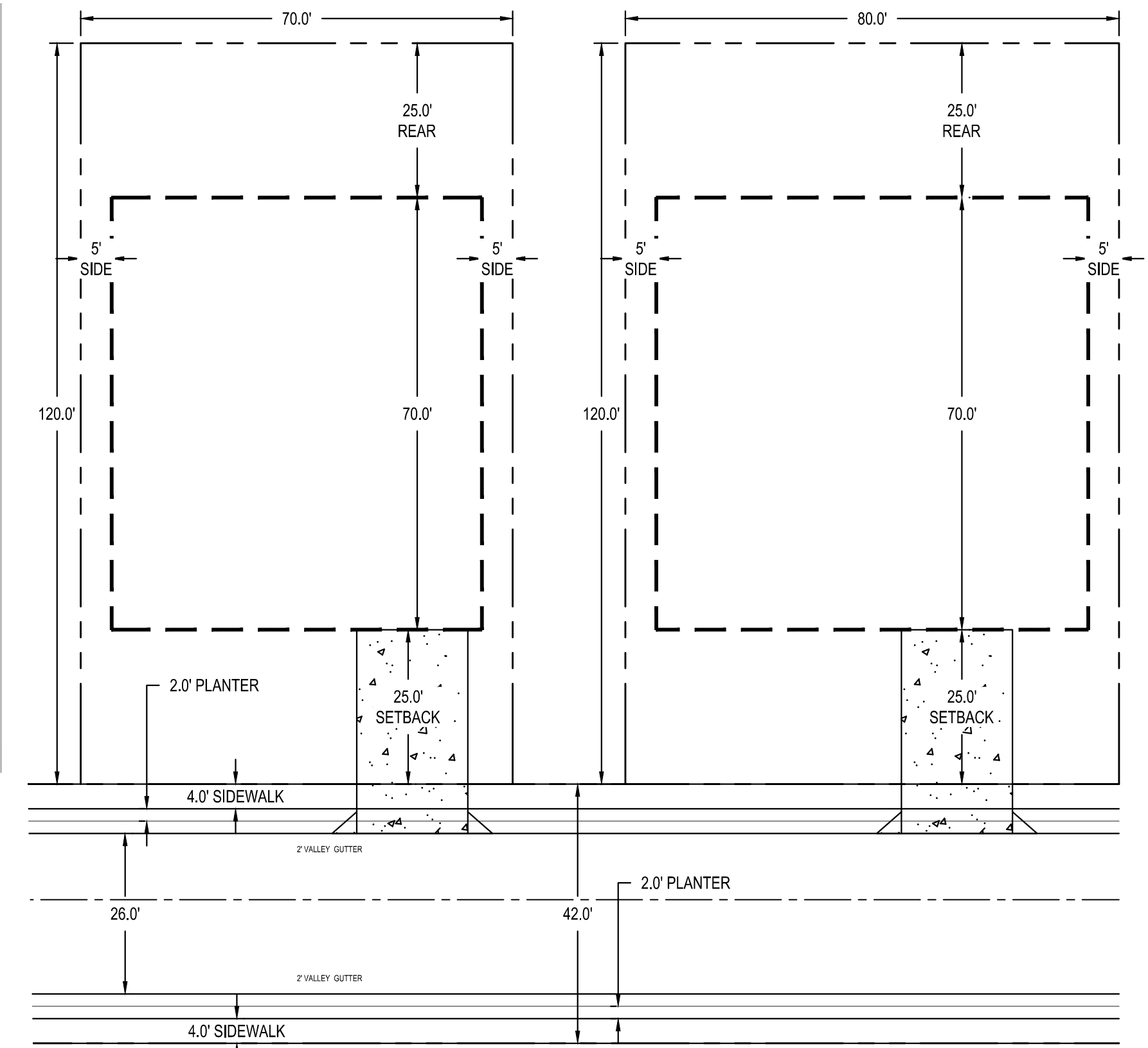
SETBACKS

FRONT SETBACK
 SIDE SETBACK
 REAR SETBACK

25'
 5'
 25'

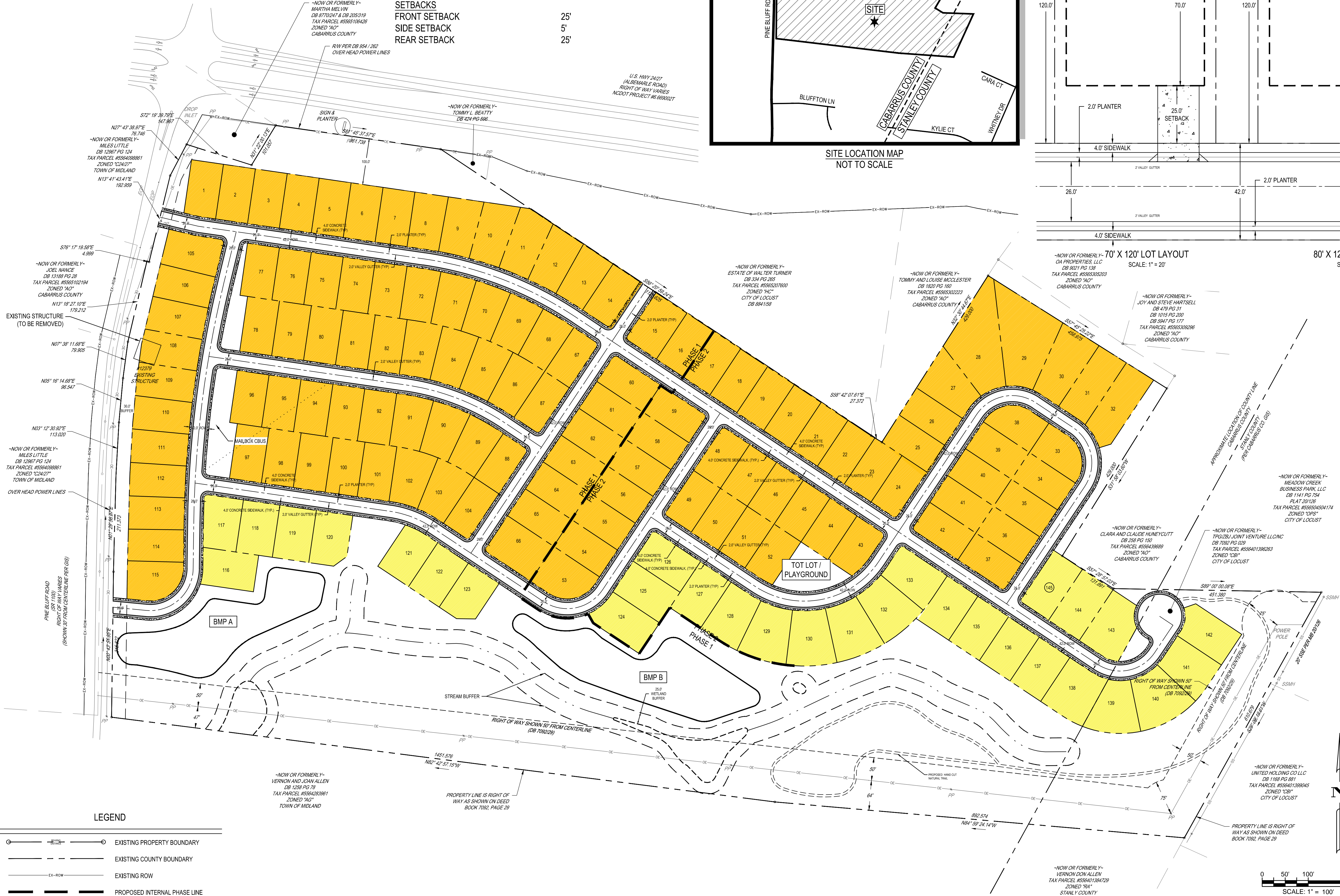


SITE LOCATION MAP
 NOT TO SCALE



70' X 120' LOT LAYOUT
 SCALE: 1" = 20'

80' X 120' LOT LAYOUT
 SCALE: 1" = 20'



LEGEND

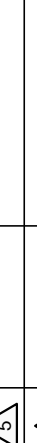
- EXISTING PROPERTY BOUNDARY
- EXISTING COUNTY BOUNDARY
- EXISTING ROW
- PROPOSED INTERNAL PHASE LINE

		1111 METROPOLITAN AVE, SUITE 250 CHARLOTTE, NC 28204 www.bceinc.com NC LICENSE #C-4397
DESIGNED BY:	WSM	SMITH DOUGLAS HOMES 4297 NC HWY 24/27 E, SUITE B MIDLAND, NC 28107
DRAWN BY:	LMK	
REVIEWED BY:	APG	
REZONING PLAN		NOT FOR CONSTRUCTION FILE NUMBER: 7768-02 DATE: 05/27/2021 RZ-1



REQUIREMENTS OF THE CITY'S ORDINANCES SHALL BE MET IN ADDITION TO THE SUPPLEMENTAL CONDITIONS LISTED BELOW. THE REQUIREMENTS LISTED BELOW MUST ALSO BE RECORDED WITH THE REGISTER OF DEEDS OF CABARRUS COUNTY AND STANLY COUNTY, AND ARE PERPETUALLY BINDING, UNLESS ANOTHER REZONING REQUEST IS BROUGHT TO THE CITY AND APPROVED BY THE CITY COUNCIL.

- A. PARCEL**
1. SIZE: .591 ACRES
2. ZONING:
- EXISTING ZONING – HC (CABARRUS), CBI (STANLY)
- PROPOSED ZONING – OPS-(CD) (LOCUST)
- B. TOTAL HOMES NOT TO EXCEED:**
- 145 SINGLE FAMILY HOMES
- C. PRIMARY BUILDING PLACEMENT**
1. FRONT SETBACK - 25'
2. SIDE SETBACK - 5'
3. REAR SETBACK - 25'
4. MAX PRIMARY BUILDING HEIGHT - 30'
- D. LOT DIMENSIONS:**
1. MINIMUM LOT SIZE – 8,400 SQUARE FEET
2. MINIMUM LOT WIDTH – 70', 80' (MEASURED AT FRONT SETBACK)
- E. OPEN SPACE**
1. REQUIRED OPEN SPACE - 10% (±6.0 ACRES)
2. PROVIDED OPEN SPACE - MIN 10% (±6.0 ACRES)
- F. PERMITTED USES (ADDITIONAL CONDITIONS MAY APPLY PER OPS ZONING):**
1. SINGLE-FAMILY, DETACHED AND STRUCTURES ACCESSORY TO DETACHED SINGLE-FAMILY.
2. OPEN SPACE AND/OR NATURE PRESERVE.
3. AMENITY AREAS THAT MAY INCLUDE PARKS, CLUBHOUSES, CABANAS, POOL, PLAYGROUNDS, SPORTS FACILITIES, AND/OR OTHER ACTIVE AND PASSIVE RECREATIONAL USES.
4. UTILITY DISTRIBUTION FACILITIES TO SERVE INTENDED SINGLE-FAMILY DETACHED COMMUNITY.
5. SOLAR ENERGY: ROOF MOUNTED, PARKING LOT COVER, OR BUILDING INTEGRATED (LEVEL 1)
- G. BUILDING DESIGN REQUIREMENTS**
1. EXTERIOR MATERIALS SHALL BE DURABLE AND RESIDENTIAL IN CHARACTER. EXTERIOR WALL MATERIALS SHALL BE WOOD SHINGLES, BRICK, STONE, STUCCO, WOOD SIDING, FIBER CEMENT SIDING, OR SIMILAR MATERIALS. VINYL SIDINGS WILL NOT BE ALLOWED AS A MAIN SIDING MATERIAL, HOWEVER, VINYL SOFFIT, VINYL WINDOWS, AND OTHER TRIM MATERIALS MAY BE CONSIDERED OF VINYL PRODUCTS.
2. WINDOWS IN THE FRONT OF THE HOUSE WILL HAVE GRIDS TO VISUALLY DIVIDE THE WINDOWPANELS.
3. SHUTTERS WILL BE PROVIDED ON THE FRONT WINDOWS.
4. GARAGE DOORS SHALL HAVE RAISED PANELING.
5. DRIVEWAYS WILL BE CONCRETE OR SIMILAR HARDSCAPE MATERIAL AND WILL ACCOMMODATE TWO CARS.
6. PRIMARY HOUSE ROOF PITCH SHALL BETWEEN 4:12 AND 12:12. ROOF MATERIALS SHALL BE ASPHALT SHINGLES, STANDING SEAM METAL, SLATE, TILE, OR SIMILAR MATERIALS.
7. FRONT EXTERIOR BUILDING ELEVATIONS (FAÇADE) AND COLOR SCHEME SHALL BE DISPERSED THROUGHOUT THE NEIGHBORHOOD. THE SAME BUILDING ELEVATION IS NOT ALLOWED ON ADJACENT PROPERTIES UNLESS A SUBSTANTIALLY DIFFERENT COLOR SCHEME IS PROVIDED. RIGHT AND LEFT-HAND VERSIONS SHALL BE CONSIDERED THE SAME BUILDING ELEVATION.
- H. LANDSCAPING & BUFFERING:**
1. PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLIANCE BY THE CITY OF LOCUST, THE FOLLOWING LANDSCAPING SHALL BE IN PLACE:
- a. FRONT YARDS SHALL BE SOODED TO THE FRONT CORNER OF THE HOUSE.
- I. ADDITIONAL SITE-SPECIFIC CONDITIONS:**
1. DEVELOPER SHALL PERFORM OR GUARANTEE WITH BOND BY THE TIME OF FINAL PLAT APPROVAL REQUIRED OFF-SITE IMPROVEMENTS NEEDED TO ACCOMMODATE THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO WATER SYSTEM, SEWER SYSTEM, AND STREET SYSTEM IMPROVEMENTS.
2. HOMEOWNER'S ASSOCIATION SHALL OWN AND MAINTAIN ALL COMMON OPEN SPACE AREAS.
3. SIDEWALKS ON PROPOSED RESIDENTIAL LOTS SHALL BE INSTALLED AT THE TIME OF HOME CONSTRUCTION ON EACH LOT. SIDEWALKS LOCATED ALONG THE FRONTAGE OF OPEN SPACES WILL BE CONSTRUCTED AS EARLY AS IS FEASIBLE DURING THE CONSTRUCTION PROCESS. SECTIONS OF OPEN SPACE SIDEWALK THAT MAY BE SUBJECT TO DAMAGE DUE TO ONGOING CONSTRUCTION ACTIVITIES, SUCH AS MAINTENANCE OF EROSION CONTROL DEVICES, MAY BE INSTALLED ONCE ALL CONSTRUCTION ACTIVITIES IN THAT AREA ARE COMPLETED.
4. POWER SERVICE TO THE COMMUNITY SHALL BE PROVIDED BY UNDERGROUND WIRING INCLUDING STREET LIGHTING.
5. THE DEVELOPER SHALL PROVIDE STREET LIGHTING ON ALL STREETS WITHIN THE SUBDIVISION IN ACCORDANCE WITH DUKE ENERGY'S OUTDOOR LIGHTING PRODUCT SPECIFICATIONS. STREET LIGHTING INTENSITIES WILL BE CONTROLLED TO ASSURE ADEQUATE COMMUNITY LIGHTING AND PREVENT LIGHT SPILLAGE AND GLARE DIRECTED AT ADJACENT PROPERTIES OR THE SKY. THE TYPE OF LIGHTING FIXTURES, HEIGHTS, AND FOOT-CANDLE ILLUMINATION WILL BE DETERMINED AT THE TIME OF CONSTRUCTION DOCUMENT SUBMITTAL AND WILL BE LIMITED TO FIXTURES AVAILABLE FROM THE LOCAL UTILITY COMPANY.
6. ALL HOMES SHALL BE SERVED BY MUNICIPAL WATER AND SEWER.
7. AN HOA SHALL BE ESTABLISHED BY THE DEVELOPER OR BUILDER AND MAINTAINED BY THE COMMUNITY. THE APPLICANT SHALL PROVIDE COVENANTS, CONDITIONS, AND RESTRICTIONS (CCRS) TO THE TOWN PRIOR TO RECORDATION OF THE FINAL PLAT TO ENSURE CONSISTENCY WITH COMMITMENTS AND APPROVALS.
8. ROADWAY IMPROVEMENTS TO PINE BLUFF ROAD COMPLY WITH CITY UDO AND THE NCDOT APPROVED TRAFFIC IMPACT ANALYSIS.
9. THIS DEVELOPMENT MAY BE CONSTRUCTED IN PHASES.
- K. STORMWATER**
1. EROSION CONTROL AND STORMWATER MEASURES SHALL BE DESIGNED AND MAINTAINED TO BE COMPLIANT WITH LOCAL, STATE, AND FEDERAL RULES AND REQUIREMENTS. THE DESIGN OF THESE STRUCTURES SHALL BE SUCH THAT ADJACENT STREAMS, CHANNELS, AND DRAINAGE WAYS ARE PROTECTED.
2. THIS PROJECT IS TO BE CLASSIFIED HIGH-DENSITY BASED ON NCDOT REGULATIONS.

DESIGNED BY:	WSM	REV	DATE	DESCRIPTION
DRAWN BY:	LMK			
REVIEWED BY:	APG			
				
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Know what's below.
Call before you dig.