



DATE: November 17, 2015

SUBJECT: Preliminary Plat Wal-Mart (US 601)

CASE NUMBER: # S-08-15

OWNER/DEVELOPER: Wal-Mart Stores East

LOCATION: West side of US 601, South, south of NC 49

PARCEL IDENTIFICATION NUMBER: 5539-71-5227, 82-4636

AREA: 28.36 acres

ZONING: Commercial General (C-2)

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

This proposed subdivision lies on the west side of US 601, south of NC 49. The subject property was annexed on a voluntary basis in December 2014 and June 2015. The properties were subsequently zoned to C-2 for the development of a Wal-Mart Neighborhood Market.

The development proposes the creation of lots on a major thoroughfare, as easements and publicly maintained future streets, qualifying the project as a major subdivision.

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

The plat consists of five total parcels (the main Wal-Mart parcel, plus four separate outparcels). The streets are proposed to remain as privately maintained until such time as 3 or more uses utilize the road, and at that time, the City will consider assuming maintenance.

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 designates the subject property as part of a “mixed use node.”

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:

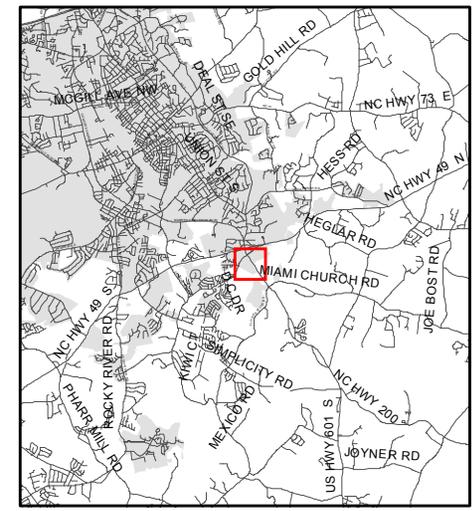
- The applicant must submit a mylar copy of the approved preliminary plat, after addressing any additional comments added by the Commission.
- The developer shall comply with NCDOT and City of Concord requirements for street connections, as well as NC Fire Code and applicable stormwater treatment requirements.

**S-08-15
Zoning Map**

Preliminary Plat

**WalMart Neighborhood
Market**

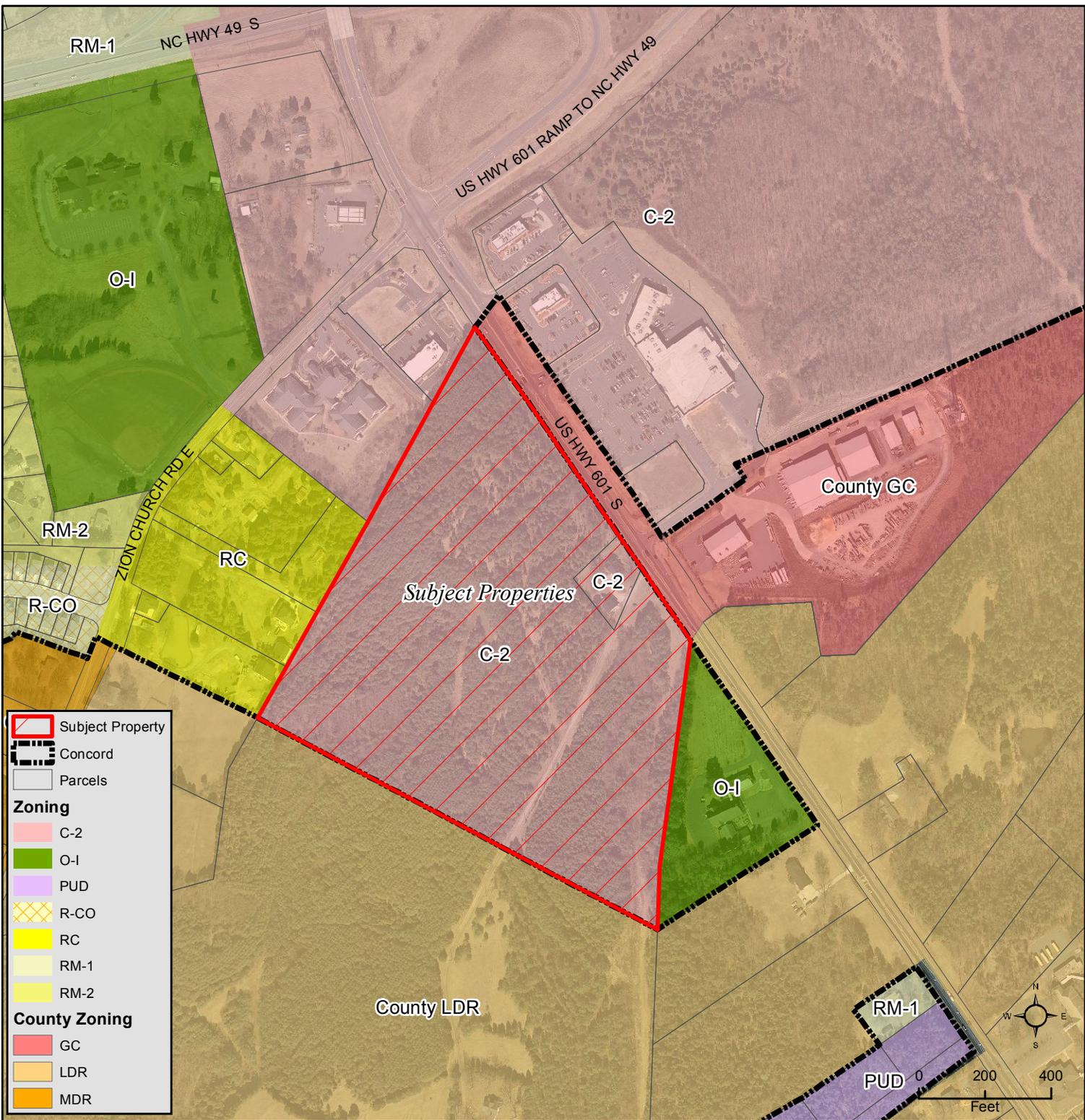
US Hwy 601 S
PIN's: 5539-71-5227, 82-4636



Source: City of Concord
Planning Department

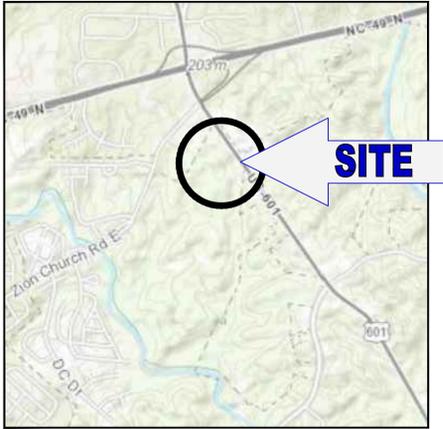
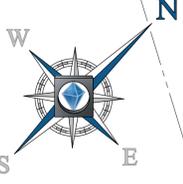
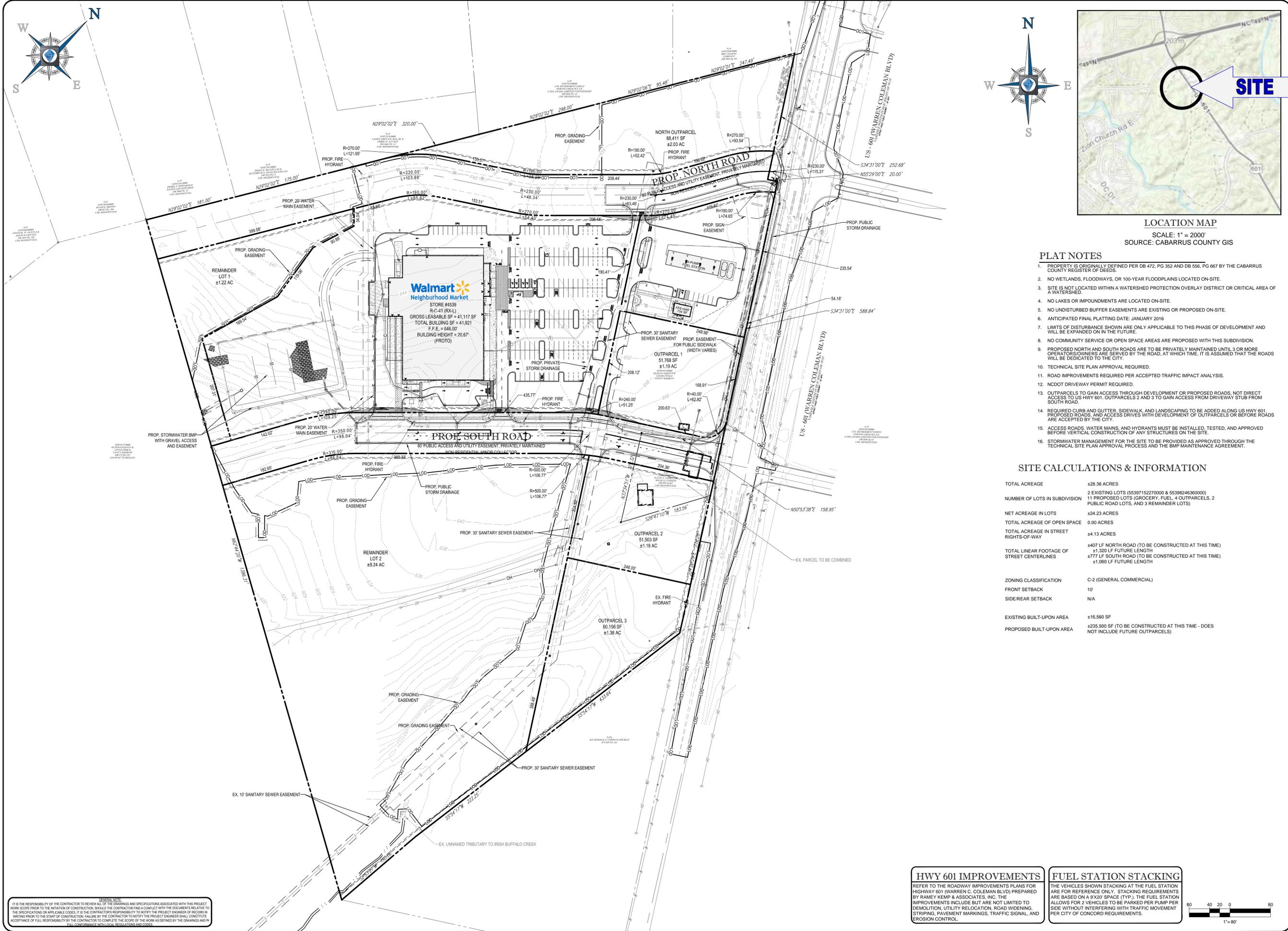
Disclaimer

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.



	Subject Property
	Concord
	Parcels
Zoning	
	C-2
	O-1
	PUD
	R-CO
	RC
	RM-1
	RM-2
County Zoning	
	GC
	LDR
	MDR





PLAT NOTES

- PROPERTY IS ORIGINALLY DEFINED PER DB 472, PG 352 AND DB 556, PG 667 BY THE CABARRUS COUNTY REGISTER OF DEEDS.
- NO WETLANDS, FLOODWAYS, OR 100-YEAR FLOODPLAINS LOCATED ON-SITE.
- SITE IS NOT LOCATED WITHIN A WATERSHED PROTECTION OVERLAY DISTRICT OR CRITICAL AREA OF A WATERSHED.
- NO LAKES OR IMPOUNDMENTS ARE LOCATED ON-SITE.
- NO UNDISTURBED BUFFER EASEMENTS ARE EXISTING OR PROPOSED ON-SITE.
- ANTICIPATED FINAL PLATTING DATE: JANUARY 2016
- LIMITS OF DISTURBANCE SHOWN ARE ONLY APPLICABLE TO THIS PHASE OF DEVELOPMENT AND WILL BE EXPANDED ON IN THE FUTURE.
- NO COMMUNITY SERVICE OR OPEN SPACE AREAS ARE PROPOSED WITH THIS SUBDIVISION.
- PROPOSED NORTH AND SOUTH ROADS ARE TO BE PRIVATELY MAINTAINED UNTIL 3 OR MORE OPERATORS/OWNERS ARE SERVED BY THE ROAD, AT WHICH TIME, IT IS ASSUMED THAT THE ROADS WILL BE DEDICATED TO THE CITY.
- TECHNICAL SITE PLAN APPROVAL REQUIRED.
- ROAD IMPROVEMENTS REQUIRED PER ACCEPTED TRAFFIC IMPACT ANALYSIS.
- NCDOT DRIVEWAY PERMIT REQUIRED.
- OUTPARCELS TO GAIN ACCESS THROUGH DEVELOPMENT OR PROPOSED ROADS, NOT DIRECT ACCESS TO US HWY 601. OUTPARCELS 2 AND 3 TO GAIN ACCESS FROM DRIVEWAY STUB FROM SOUTH ROAD.
- REQUIRED CURB AND GUTTER, SIDEWALK, AND LANDSCAPING TO BE ADDED ALONG US HWY 601, PROPOSED ROADS, AND ACCESS DRIVES WITH DEVELOPMENT OF OUTPARCELS OR BEFORE ROADS ARE ACCEPTED BY THE CITY.
- ACCESS ROADS, WATER MAINS, AND HYDRANTS MUST BE INSTALLED, TESTED, AND APPROVED BEFORE VERTICAL CONSTRUCTION OF ANY STRUCTURES ON THE SITE.
- STORMWATER MANAGEMENT FOR THE SITE TO BE PROVIDED AS APPROVED THROUGH THE TECHNICAL SITE PLAN APPROVAL PROCESS AND THE BMP MAINTENANCE AGREEMENT.

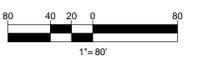
SITE CALCULATIONS & INFORMATION

TOTAL ACREAGE	±28.36 ACRES
NUMBER OF LOTS IN SUBDIVISION	2 EXISTING LOTS (55397152270000 & 55398246360000) 11 PROPOSED LOTS (GROCERY, FUEL, 4 OUTPARCELS, 2 PUBLIC ROAD LOTS, AND 3 REMAINDER LOTS)
NET ACREAGE IN LOTS	±24.23 ACRES
TOTAL ACREAGE OF OPEN SPACE	0.00 ACRES
TOTAL ACREAGE IN STREET RIGHTS-OF-WAY	±4.13 ACRES
TOTAL LINEAR FOOTAGE OF STREET CENTERLINES	±407 LF NORTH ROAD (TO BE CONSTRUCTED AT THIS TIME) ±1,320 LF FUTURE LENGTH ±777 LF SOUTH ROAD (TO BE CONSTRUCTED AT THIS TIME) ±1,060 LF FUTURE LENGTH
ZONING CLASSIFICATION	C-2 (GENERAL COMMERCIAL)
FRONT SETBACK	10'
SIDE/REAR SETBACK	N/A
EXISTING BUILT-UPON AREA	±16,560 SF
PROPOSED BUILT-UPON AREA	±235,500 SF (TO BE CONSTRUCTED AT THIS TIME - DOES NOT INCLUDE FUTURE OUTPARCELS)

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHOULD BE STOPPED IMMEDIATELY IF THE CONTRACTOR FINDS A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.

HWY 601 IMPROVEMENTS
REFER TO THE ROADWAY IMPROVEMENTS PLANS FOR HIGHWAY 601 (WARREN C. COLEMAN BLVD) PREPARED BY RAMEY KEMP & ASSOCIATES, INC. THE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION, UTILITY RELOCATION, ROAD WIDENING, STRIPING, PAVEMENT MARKINGS, TRAFFIC SIGNAL, AND EROSION CONTROL.

FUEL STATION STACKING
THE VEHICLES SHOWN STACKING AT THE FUEL STATION ARE FOR REFERENCE ONLY. STACKING REQUIREMENTS ARE BASED ON A 9'X20' SPACE (TYP.). THE FUEL STATION ALLOWS FOR 2 VEHICLES TO BE PARKED PER PUMP PER SIDE WITHOUT INTERFERING WITH TRAFFIC MOVEMENT PER CITY OF CONCORD REQUIREMENTS.



REVISIONS	BY

NOT APPROVED FOR CONSTRUCTION



BOHLER ENGINEERING
INC. P.L.L.C. NC REG. S.P. #1132
800 WEST HILL STREET, SUITE 101
CHARLOTTE, NC 28208
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

PRELIMINARY PLAT
WAL-MART NEIGHBORHOOD MARKET # 4539-000
CABARRUS COUNTY, CONCORD (E), NORTH CAROLINA
WAL-MART STORES, INC.
BENTONVILLE, AR

Walmart

DRAWN	JBW
CHECKED	
MAT	
DATE	10/06/15
SCALE	1"=80'
JOB No.	NCC148003
SHEET	

PLAT



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

- 1. Name of subdivision: (Not yet assigned)
2. Name, address, telephone number, and fax number of owner(s)/developer(s): Wal-Mart Stores East, LP; 2001 S.E. 10th Street, Bentonville, AR 72716-5570; Contact: Abe Badeen (479) 204-1195 Linda Fink and Barrow Henley Investments LLC; 236 Virginia Street SE, Concord, NC 28025; Contact: Dan Moseley (704) 794-9518
3. Name, address, telephone number, and fax number of surveyor/engineer: Bohler Engineering; 800 West Hill Street, Suite 101, Charlotte, NC 28208; Contact: Mike Theberge (980) 272-3400; Fax (980) 272-3401
4. Name, address and e-mail address of person to whom comments should be sent: Mike Theberge; 800 West Hill Street, Suite 101, Charlotte, NC 28208; mtheberge@bohlereng.com
5. Telephone number of person to whom comments should be sent: (980) 272-3400 Fax: (980) 272-3401
6. Location of subdivision: 3560 US Highway 601 S, Concord, NC 28025
7. Cabarrus County P.I.N.#: 55397152270000 and 55398246360000
8. Current zoning classification: C-2
9. Total acres: +/- 173.25 Total lots: 11

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.

Date 10/6/15

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 10/6/15

Applicant Name: Mike Theberge, agent for Wal-Mart Stores East, LP

Company (if applicable): Bohler Engineering

Address: 800 West Hill Street, Suite 101

City: Charlotte State NC Zip Code 28208

Phone Number: (980) 272-3400

E-Mail Address (optional): mtheberge@bohlereng.com

Check One: Final Plat Preliminary Plat

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

Name of Plat: Preliminary Plat Wal-Mart Neighborhood Market #4539-000 Cabarrus County, Concord (E), North Carolina

Phase: N/A

Requested Subdivision Name:



Date 10/6/15

Applicant Name: Mike Theberge, agent for Wal-Mart Stores East, LP

Company (if applicable): Bohler Engineering

Address: 800 West Hill Street, Suite 101

City: Charlotte State NC Zip Code 28208

Phone Number: (980) 272-3400

E-Mail Address (optional): mtheberge@bohlereng.com

For subdivisions and other plats

Check One: Final Plat Preliminary Plat

Name of Plat: Preliminary Plat Wal-Mart Neighborhood Market #4539-000 Cabarrus County, Concord (E), North Carolina

Phase: N/A

Requested Street Names:

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:

BOHLER ENGINEERING NC, PLLC

Professional Engineering Services

800 West Hill Street, Charlotte, NC 28208
Telephone: (980)272-3400 Fax: (980)272-3401

LETTER OF TRANSMITTAL

VIA: FedEx

TO: City Hall Annex Building
Planning Department
66 Union Street, South
Concord, NC 28025

RE: HWY 601 Wal-Mart
Preliminary Plat

ATTN: Boyd Stanley

DATE: October 6, 2015
JOB NO: NCC148003

WE ARE SENDING YOU Shop drawings Copy of letter Attached Prints Change order

<u>COPIES</u>	<u>DESCRIPTION</u>
6	Preliminary Plat
1	Preliminary Plat Application
1	Request for Naming or Renaming a Subdivision
1	Request for Naming or Renaming a Street
1	Check for Review Fee (\$400)
1	Property Deeds
1	Site Map from Soil Survey
1	USGS Quadrangle

These Are Transmitted: For approval For review and comment Returned for corrections For your use Approved as submitted As requested Approved as noted

REMARKS:

Boyd,

Attached is the full package for your review of the preliminary plat for the above-referenced project. We have included the subdivision and road name request forms, but have yet to hear from the client and developer and their preferences for these names. If you have any questions or require any additional information, please do not hesitate to contact our office at (980) 272-3400.

COPY TO:

SIGNED:



Mike Theberge, P.E.