

BLACKWELDER

SUBDIVISION



DEVELOPER:

SOUTH FORK VENTURES, LLC

Charlotte Area Development Group

Dave Gullick – Representative

ENGINEER:



R. Joe Harris & Associates, Inc.

1186 Stonecrest Blvd., Tega Cay, S.C. 29708
(803) 802-1799

Brandon Pridemore – Vice President

Area Map - Google



Line #	Length	Direction
L1	177.88	S29°21'30"E
L2	89.89	N64°52'29"E
L3	74.31	N64°12'47"E
L4	49.41	N70°52'30"E
L5	48.72	S38°40'59"W
L6	48.82	S23°38'20"W
L7	76.71	S6°42'45"E
L8	82.68	S87°9'33"E
L9	23.83	S29°13'30"E
L10	145.62	S18°10'44"E
L11	170.83	S50°30'33"E
L12	152.95	S39°24'44"E
L13	218.99	S41°20'03"E
L14	40.03	S75°57'54"W
L15	59.98	S27°30'33"E
L16	54.69	S77°32'17"E
L17	85.54	N76°20'11"E
L18	21.05	S79°71'11"W
L19	38.53	S79°50'27"W
L20	31.28	S78°06'14"W
L21	30.04	N64°36'22"E

Curve #	Length	Radius	Chord	Bearing	Delta
C1	43.61	30.00	29.87	N121°6'16"E	83°17'29"

DEVELOPMENT INFORMATION:

DEVELOPER: SOUTHFORK VENTURES, LLC
3712 RIVERGRASS LANE
YORK, SC 29745
PHONE: (704) 200-4273

LAND OWNER: JENOAL G & ROBIN ANNE BLACKWELDER
5127 BLACKWELDER ROAD
CONCORD, NC 28027

TAX PARCEL NO.: 02-040-0006.20, 02-040-0006.15 & 02-040-0006.50

BOOK & PAGE: DB 8890 DP 0159

SITE ACREAGE: 40.46± ACRES

CURRENT ZONING: LDR - LOW DENSITY RESIDENTIAL

PROPOSED ZONING: RV-C2 - RESIDENTIAL VILLAGE CONDITIONAL USE DISTRICT

LAND USE: EXISTING - FARMLAND (VACANT)
PROPOSED - SINGLE FAMILY RESIDENTIAL

SETBACKS: FRONT 25 FT
CORNER 25 FT
SIDE 10 FT
REAR 25 FT

LOTS/UNITS: 77 UNITS

LOT WIDTH (MIN.): 75 FT

LOT AREA (MIN.): 9,375 SF

DENSITY: 1.90 UNITS/ACRE

OPEN SPACE: REQUIRED - 3.24 AC. (8.00% <2.1 DUA)
PROVIDED - 11.78 AC. (29.12%)

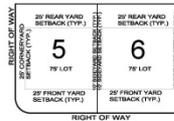
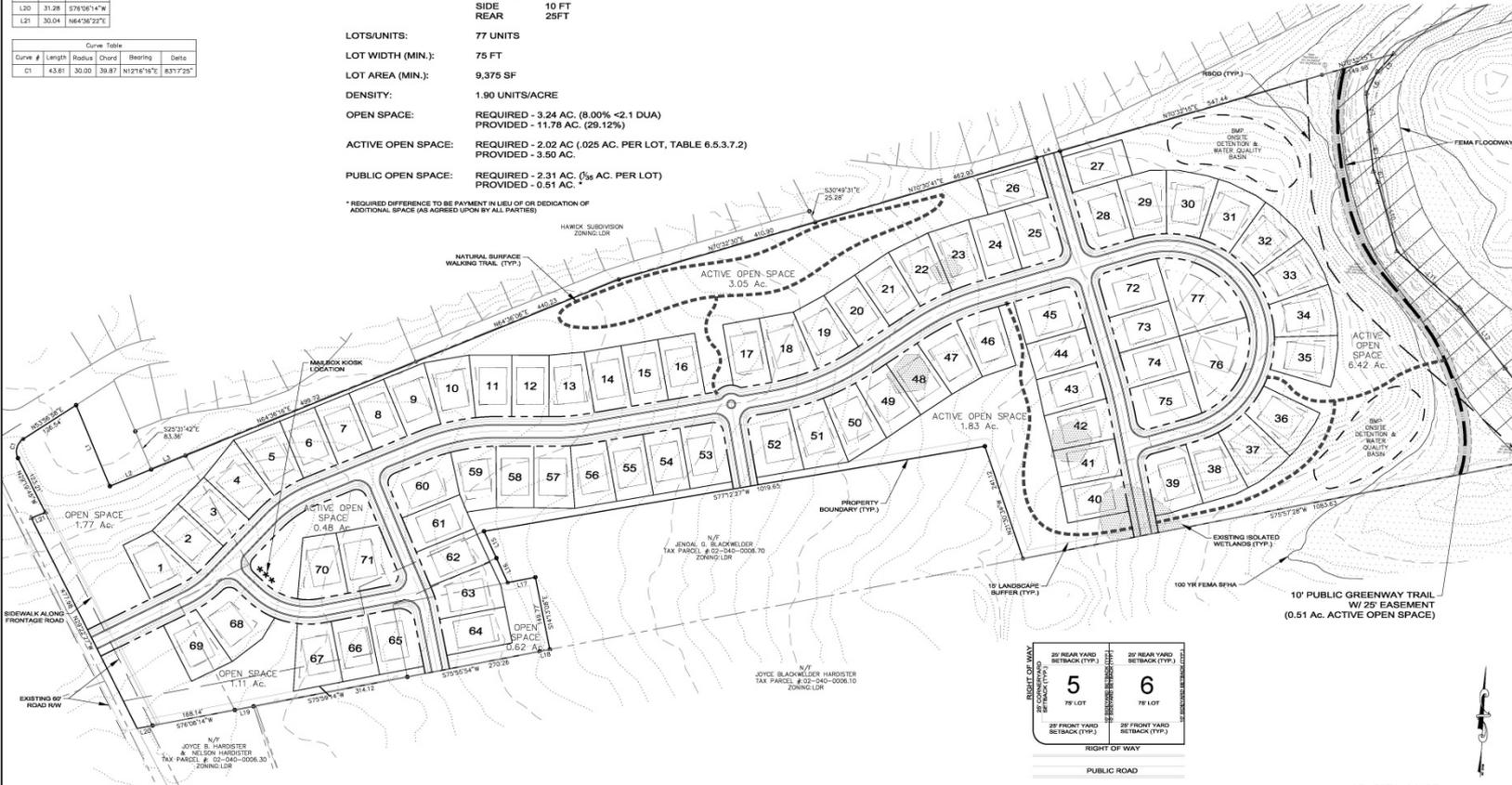
ACTIVE OPEN SPACE: REQUIRED - 2.02 AC (0.25 AC. PER LOT, TABLE 6.5.3.7.2)
PROVIDED - 3.50 AC.

PUBLIC OPEN SPACE: REQUIRED - 2.31 AC. (1/5 AC. PER LOT)
PROVIDED - 0.51 AC.

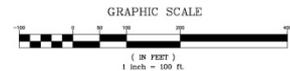
* REQUIRED DIFFERENCE TO BE PAYMENT IN LIEU OF OR DEDICATION OF ADDITIONAL SPACE (AS AGREED UPON BY ALL PARTIES)



VICINITY MAP - N.T.S.



SINGLE FAMILY RESIDENTIAL LOT SETBACKS
Not To Scale



DATE	ISSUED FOR	REV
10/16/19	Initial Submission	0

811
Know what's below. Call before you dig.

North Carolina 811
North Carolina One-Call Center

Project Manager: **A. Bowersox**
Client: **A. Bowersox**

Department Manager: **P. Murphy**
Checked: **P. Murphy**

December 16, 2019

South Fork Ventures, LLC
3712 RIVERGRASS LANE
YORK, SC 29745
P. (704) 506-2407

RJH
R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management

www.rjeharris.com

FOR INFORMATION ONLY

Project: **Blackwelder Subdivision**

Drawing Title: **Conditional Rezoning Plan Site Plan**

Project No.: 3329
Drawing No.: SP-1

ORTHOGRAPHIC OVERLAY

SCALE: 1"=200'



DEVELOPMENT SUMMARY

- SIZE OF THE PROJECT IS 40.46 ACRES
- 77 SINGLE FAMILY RESIDENTIAL LOTS
- D.U.A. = 1.90
- 75' WIDTH WITH 10' SIDE YARDS
- 55' BUILDABLE WIDTH
- LOTS WILL BE NO LESS THAN 9,375 SF
- NEARLY 12 ACRES OF OPEN SPACE (3.24 AC. REQUIRED)
- TYPE "A" BUFFER & "B" BUFFERS APPLIED
- TRAFFIC IMPACT STUDY IS UNDERWAY (TOWN)

QUESTIONS?