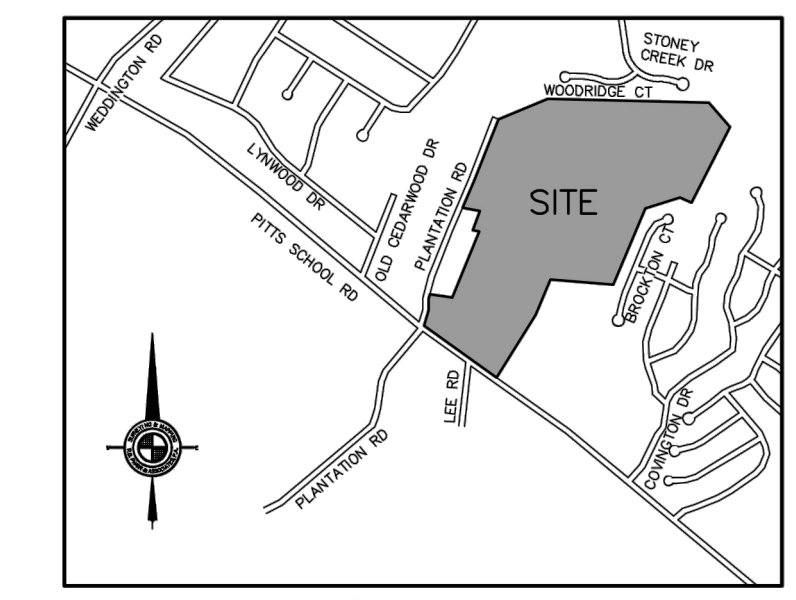


IMPERVIOUS AREA DATA

Existing Impervious Areas		Proposed Impervious Areas	
	Unit Area	Unit Area	Cumulative Area
5,404,542.4	Total Site Area - SF	Streets/Asphalt	100,093 sq. ft.
124.07	Total Site Area - Acres	Curbing	19,662 sq. ft.
4,856,060.8	Total Pervious - SF	Concrete/Sidewalks	64,655 sq. ft.
111.48	Total Pervious - Acres	Cottages	
548,481.6	Total Impervious Area - SF	Dogwood 1	6 3,138 18,826 sq. ft.
12.59	Total Impervious Area - Acres	Dogwood 2	4 3,157 12,630 sq. ft.
174,551.2	Total Building Area - SF	Iris	7 3,529 24,706 sq. ft.
4.01	Total Building Area - Acres	Lupine	16 3,276 52,420 sq. ft.
70.0%	Max. Pervious	Villas	1 12,165 12,165 sq. ft.
3,783,179.7	Max. Impervious SF.	Green House	1 12,667 12,667 sq. ft.
89.9%	Total Pervious %	Amenities	
10.1%	Total Impervious %	Villa Region	1 1145 1,145 sq. ft.
		Cottage Region	1 6738 6,738 sq. ft.
		Green House Region	1 2828 2,828 sq. ft.
		New Proposed Impervious Area	328,533 sq. ft.
		Total Impervious Area	858,209 sq. ft.
		Total Site Impervious Percentage	15.93%

LINE LEGEND:

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT
	EXISTING FENCING
	PROPOSED FENCING
	BUILDING SETBACK
	LANDSCAPE SETBACK
	STREAM BUFFERS
	STREAM CENTERLINE
	EXISTING UTILITY EASEMENT
	EXISTING ELECTRICAL LINE
	PROPOSED UTILITY EASEMENT
	WETLANDS LIMITS
	TREE LINE
	HEAVY DUTY ASPHALT PAVING
	ACTIVE OPEN SPACE



GENERAL NOTES:

- GENERAL CONTRACTOR TO:
- VISIT SITE AND BRING TO THE OWNER'S REPRESENTATIVE ATTENTION IN WRITING ANY PROBLEMS OR DISCREPANCIES WITH SITE OR PROJECT PRIOR TO BIDDING AND CONSTRUCTION.
 - COORDINATE WITH THE OWNER FOR PHASING OF CONSTRUCTION. INSURE HIGH LEVEL OF SAFETY DURING ALL PHASES OF CONSTRUCTION.
 - CHECK ALL "VERIFY" DIMENSIONS NOTED ON PLANS. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO ANY FURTHER CONSTRUCTION.
 - OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO: BUILDING, GRADING, UTILITY, EROSION CONTROL, LAND DISTURBANCE, RIGHT OF WAY ENCROACHMENT, PUBLIC WATER AND/OR SEWER EXTENSION AND OCCUPANCY.
 - KEEP ALL PLANTING AND GRASS AREAS FREE OF DEBRIS, STONES, CONSTRUCTION MATERIALS, ETC.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING AND AVOIDING ALL UNDERGROUND UTILITIES SHOWN ON SITE PLAN. UTILITIES SHOWN ON SITE PLAN ARE BASED ON THE SURVEY PROVIDED BY OTHERS MAY NOT BE ALL INCLUSIVE. CONTACT ULOCO OR OTHER APPROPRIATE UTILITY LOCATION SERVICE FOR UTILITY IDENTIFICATION PRIOR TO ANY WORK.
 - PATCH/REPAIR STREETS, STRUCTURES, ETC. AS NECESSARY AFTER CONNECTION OF PROPOSED UTILITIES.
 - COORDINATE ANY CONDUIT/IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT
 - COORDINATE SITE LIGHTING WITH SITE LAYOUT AND ARCHITECTURAL PLANS.

STORMWATER AREA CALCULATIONS

WET POND 1 TREATED BUA	
Existing BUA	0.01 AC
Streets/Asphalt/Curb	1.88 AC
Concrete/Sidewalks	0.94 AC
Cottages/Villas/Amenities	2.95 AC
Proposed BUA	5.77 AC
Future BUA	0.32 AC
Total	6.10 AC

WET POND 2 TREATED BUA	
Existing BUA	1.82 AC
Streets/Asphalt/Curb	0.42 AC
Concrete/Sidewalks	0.00 AC
Cottages/Villas/Amenities	0.00 AC
Proposed BUA	0.42 AC
Future BUA	0 AC
Total	2.24 AC

UNTREATED BUA	
Streets/Asphalt/Curb	0.45 AC
Concrete/Sidewalks	0.54 AC
Green House/Amenities	0.36 AC
Proposed BUA	1.35 AC
Future BUA	0.48 AC
Total	1.83 AC

Offset Treatment Provided*	
Total Untreated BUA	-1.83 AC
Total	0.00 AC

*Treated bua is bua that drains to a "primary" stormwater control measure that provides runoff treatment as defined by ncdcf stormwater design manual.
 *Untreated bua is the new bua that does not drain to wet pond 1 & 2.
 *Offset treatment provided is the existing bua that is treated in wet ponds 1 & 2.

PARKING DATA

Required Vehicular Parking Calculations		
Multi-Family Residential	Required	
1.5 spaces per unit (Min.)	353	
2.5 spaces per unit (Max.)	588	

Dwelling Units	
Existing Units	173
Cottage Units	33
Villa Units	17
Greenhouse Units	12
Total Units	235

Bicycle Parking	
5 spaces per 100 Auto Spaces	
Proposed Vehicle Spaces	535
Required Bicycle Spaces	27
Proposed Bicycle Spaces	28

Parking Spaces	
Existing Spaces	411 Spaces
Demolished	4 Spaces
New Surface	48 Spaces
Garage	80 Spaces
Total Vehicle Parking	535
HC Accessible	21 Spaces

SITE DATA:

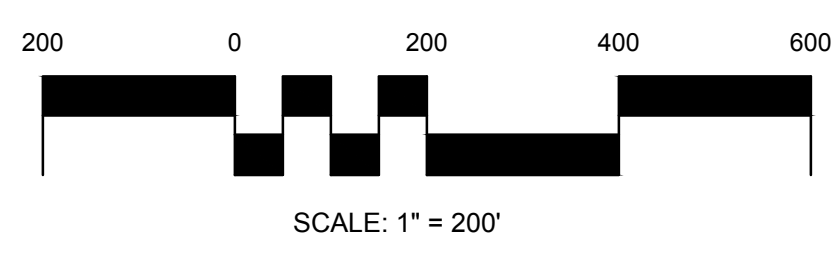
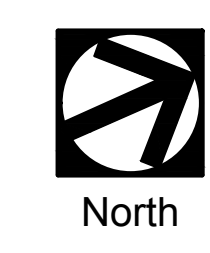
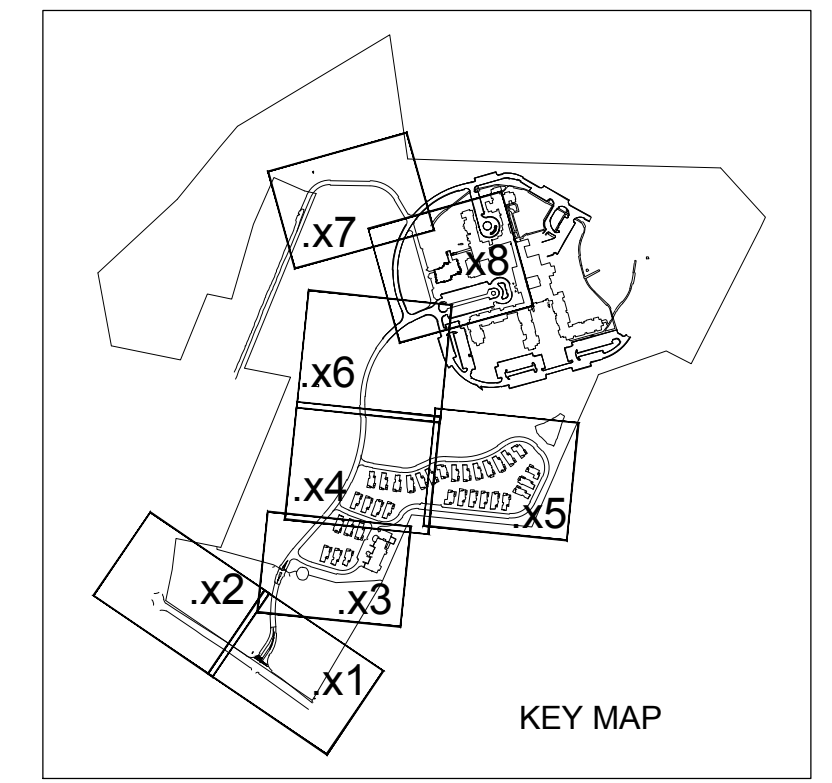
- ADDRESS: 3700 TAYLOR GLEN LANE NW
- PARCELS:

Parcel Number 5509-18-2039-0000	Parcel Number 5509-09-5299-0000	Parcel Number 5509-06-0817-0000
Real ID 02-034-0012.00	Real ID 02-034-0001.00	Real ID 02-034-0012.50
Deed Book 2752	Deed Book 11705	Deed Book 2752
Deed Page 0116	Deed Page 0109	Deed Page 0116
Plat Book 00000	Plat Book 63	Plat Book 00036
Plat Page 00000	Plat Page 54	Plat Page 00064
- ALL DEVELOPMENT MUST COMPLY WITH Z(CD)13-23, Z(CD)16-19, Z-29-97, AND CUP-02-98
- EXISTING ZONING: O-I-CD
- EXISTING USE: MULTI-FAMILY RESIDENTIAL
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL
- EXISTING # OF DWELLING UNITS: 173
- PROPOSED # OF DWELLING UNITS:

33 SINGLE FAMILY COTTAGES (2 BRM)
17 VILLA APARTMENTS (3-1BRM, 14-2BRM)
12 GREENHOUSE HOME UNITS (1-BRM)
62 TOTAL DWELLING UNITS
- SIZE OF GREENHOUSE APTS., MULTI-FAMILY VILLA, AND SINGLE FAMILY DUPLEX: SEE IMPERVIOUS DATE (THIS SHEET)
- 2030 FUTURE LAND USE: CI - CIVIC INSTITUTIONAL
- OVERALL SITE AREA: 124.07 AC
- PHASE 1 AREA: 22 +/- AC
- CENTRALIZED TRASH SERVICE PROVIDED TO MAIN BUILDING FOR VILLA AND CLUBHOUSE
- MAXIMUM BUILDING HEIGHT: 4 STORIES (PER TEXT AMENDMENT APPROVED 01/12/23)
- PROPOSED BUILDING HEIGHT: 4 STORIES - 59'-9 3/4" (MEASURED TO THE AVERAGE HEIGHT OF THE TALLEST ROOF AREA)
- PROPOSED BUILDING HEIGHT GREENHOUSE APTS., MULTI-FAMILY, AND SINGLE FAMILY COTTAGES: SEE ARCHITECTURAL PLANS
- MAXIMUM IMPERVIOUS AREA IN O-I: 70% (3,783,180 s.f.)
 PROPOSED IMPERVIOUS AREA: 15.93% (858,209 s.f.)
- PER TABLE 10.5.13 OF THE CITY OF CONCORD DEVELOPMENT ORDINANCE, ZONING DISTRICT O-I HAS NO OPEN SPACE REQUIREMENTS. NO OPEN SPACE REQUIREMENTS FROM 1998 ORIGINAL ZONING.
- ACTIVE OPEN SPACE REQUIRED PER Z(CD)13-23 TO INCLUDE 67,889 s.f. (1.55 AC) INCLUDING NEW ASPHALT & MULCH WALKING TRAILS AND GREENS BETWEEN COTTAGES. OWNER IS RESPONSIBLE FOR MAINTENANCE.

SETBACKS

Multi-Family on 1 Parcel with Private Road	
Front Setback from edge of Private Drive	50' Min.
Street Side Setback from Private Drive	50' Min.
Interior Side Setback	20' Min.
Rear Setback	20' Min.



EXISTING ZONING CONDITIONS

EXISTING ZONING: O-I-CU (CASE # CUP-02-98 APPROVED ON JUNE 11, 1998)

- ALL SITE LIGHTING AT TAYLOR GLEN SHALL BE DIRECTED AWAY FROM THE ADJOINING RESIDENTIAL PROPERTY
- A COMBINATION OF BERMS, EXISTING PLANT MATERIAL, NEW PLANT MATERIAL, AND/OR FENCING SHALL BE INSTALLED TO PROVIDE AN OPAQUE SCREEN BETWEEN THE INITIAL PHASE OF TAYLOR GLEN AND THE FOLLOWING EXISTING ADJOINING LOTS IN "THE WOODLANDS" SUBDIVISION: 129, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, AND 149
- WHEN COMPLETED, AND AT FULL BUILD OUT, THE TOTAL NUMBER OF UNITS IN TAYLOR GLEN, WITH EACH INDIVIDUAL BED IN THE CONGREGATE CARE UNIT INCLUDED AS A RESIDENTIAL UNIT, SHALL NOT EXCEED THE LIMIT OF UNITS ALLOWED UNDER THE CITY OF CONCORD ZONING ORDINANCE PER THE ORIGINAL PROPERTY ZONING (R-2, R-2.7, AND R-T)
- THE FOLLOWING LAND USES, OTHERWISE PERMITTED IN O-I, SHALL BE EXCLUDED FROM THE PROJECT:
 - ADVERTISING AGENCIES
 - BUSINESS AND SECRETARIAL SCHOOLS
 - CARNIVALS, CIRCUSES, AND FAIRS
 - CEMETERIES
 - CHRISTMAS TREES AND SEASONAL PLANT SALES
 - COLLEGES, UNIVERSITIES AND PROFESSIONAL SCHOOLS
 - COMMERCIAL PRINTING AND LITHOGRAPHY
 - COMPUTER SERVICES
 - CONVENTIONS AND TRADE SHOWS
 - CORRECTIONAL INSTITUTIONS
 - CREDIT UNIONS
 - ELEMENTARY AND SECONDARY SCHOOLS
 - ENGINEERING, ARCHITECTURAL AND SURVEYING SERVICES
 - FUNERAL SERVICES AND CREMATORIES
 - GOVERNMENT OFFICES
 - INSURANCE AGENTS, BROKERS AND SERVICES
 - JOB TRAINING AND VOCATIONAL
 - JUNIOR COLLEGES AND TECHNICAL INSTITUTES
 - MISCELLANEOUS BUSINESS SERVICES
 - MUSEUMS AND ART GALLERIES
 - NEWSPAPER PUBLISHING AND PRINTING
 - PERIODICALS PUBLISHING AND PRINTING

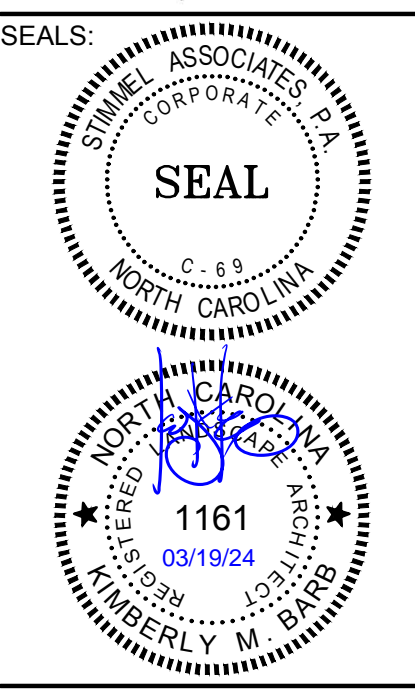
- PERSONAL SUPPLY SERVICES
- PROFESSIONAL MEMBERSHIP ORGANIZATIONS
- PUBLIC AIRPORTS
- PUBLIC UTILITY OFFICES AND EQUIPMENT STORAGE
- PUBLIC UTILITY SUBSTATIONS
- REAL ESTATE AGENTS AND MANAGERS
- REAL ESTATE OPERATORS AND LESSORS
- REHABILITATION SERVICES
- SECURITY AND COMMODITY BROKERS, DEALERS, EXCHANGES, AND SERVICES
- TELEGRAPH AND OTHER MESSAGE COMMUNICATIONS
- VETERINARY SERVICES
- VOCATIONAL SCHOOLS

09/12/2019 APPROVAL CONDITIONS CASE #Z(CD)-16-19
 REZONING FROM O-I-CU TO O-I-CD, FOR PINS:
 • 5509-09-5299
 • 5509-06-0817
 • 5509-18-0045

- ALL CONDITIONS FROM THE ORIGINAL CONDITIONAL REZONING (Z-29-97, ORDINANCE #88-47, CUP-02-98) REMAIN IN EFFECT.
- REMOVE THE EXISTING BARBED WIRE FENCE ALONG LOTS 128, 138-149 OF WOODRIDGE CT. NW AND STONEY CREEK DR. NW, AND INSTALL 6 FOOT HIGH EVERGREEN SCREENING BETWEEN THE PROPOSED FENCE AND THE REAR LOT LINES OF LOTS 140-149. EXISTING LANDSCAPE MATERIAL BEHIND THE REMAINING LOTS (150-155) OF STONEY CREEK DR. NW WILL PROVIDE SCREENING OF THE PROPOSED FENCE AS INDICATED ON THE SITE PLAN. THE PROPOSED FENCE ALONG LOTS 129-135 SHALL BE 7" IN HEIGHT, BLACK VINYL COATED
- THE TOP OF THE FENCE SHALL BE A TENSION WIRE RATHER THAN A SOLID PIPE.

CONDITIONS FROM Z(CD)13-23

- PROJECT RECEIVED PRELIMINARY WASTE WATER FLOW ALLOCATION APPROVAL ON SEPT. 20, 2022 FOR 50 UNITS AND MARCH 23, 2023 FOR 12 UNITS. THE PRELIMINARY FLOW ALLOCATION IS VALID UNTIL MARCH 20, 2024 PER 6 MONTH EXTENSION GRANTED FOR THE 50 UNITS AND MARCH 23, 2024 FOR THE 12 UNITS. IF FINAL WASTE WATER FLOW ACCEPTANCE IS NOT ACQUIRED BY THOSE DEADLINES, THE PROJECT WILL HAVE TO REAPPLY FOR PRELIMINARY WASTE WATER FLOW APPROVAL.
- ANY DEVELOPMENT WITH THE 100 YEAR FLOODPLAIN (AKA SFHA) MUST MEET ARTICLE 4 - SECTION 4.7 OF THE CONCORD DEVELOPMENT ORDINANCE.
- ALL MECHANICAL AREAS TO BE SCREENED.
- GATES AND FENCING AT ENTRANCES TO BE 6' HT. ALUMINUM PICKET WITH KNOX BOX. DETAILS TO BE SUBMITTED TO CITY FOR REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.
- TRASH FOR COTTAGES TO BE COLLECTED WEEKLY AND TRASH FOR VILLA BUILDING & CLUBHOUSE TO BE TAKEN OVER TO EXISTING MAIN BUILDING DUMPSTER BY TAYLOR GLEN STAFF. NO NEW DUMPSTER PROPOSED.
- PARKING SPACES TO MEET CITY OF CONCORD STANDARDS. ALL ADA SPACES TO INCLUDE REQUIRED RAMPS & ACCESS AISLES.
- OPEN SPACES WILL INCLUDE WALKING TRAILS AND SIDEWALKS, BENCHES, FIRE PITS & COMMUNITY GATHERING AREAS.
- NEW BICYCLE RACKS TO BE ADDED AROUND THE CAMPUS.



PROJECT:

**TAYLOR GLEN
 A THRIVEMORE COMMUNITY**
 3700 TAYLOR GLEN LANE
 CONCORD, NORTH CAROLINA

CLIENT:
 REED VANDERSLIK
 THRIVEMORE
 450 WEST HANES MILL RD.
 SUITE 105
 WINSTON SALEM NC 27105
 (336) 768-6446

DATE: 02/07/24
 REVISIONS:

DRAWN: KMB, TEG, CEC
 JOB NO.: 22-070
 SHEET TITLE:

OVERALL
 SITE PLAN

SCALE: 1" = 200'

SHEET NO.:

C-2.00

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