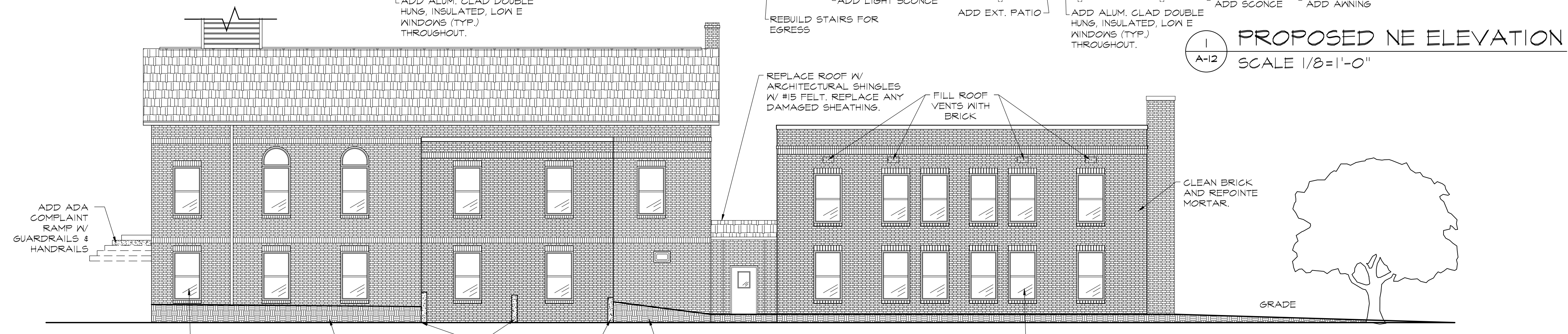
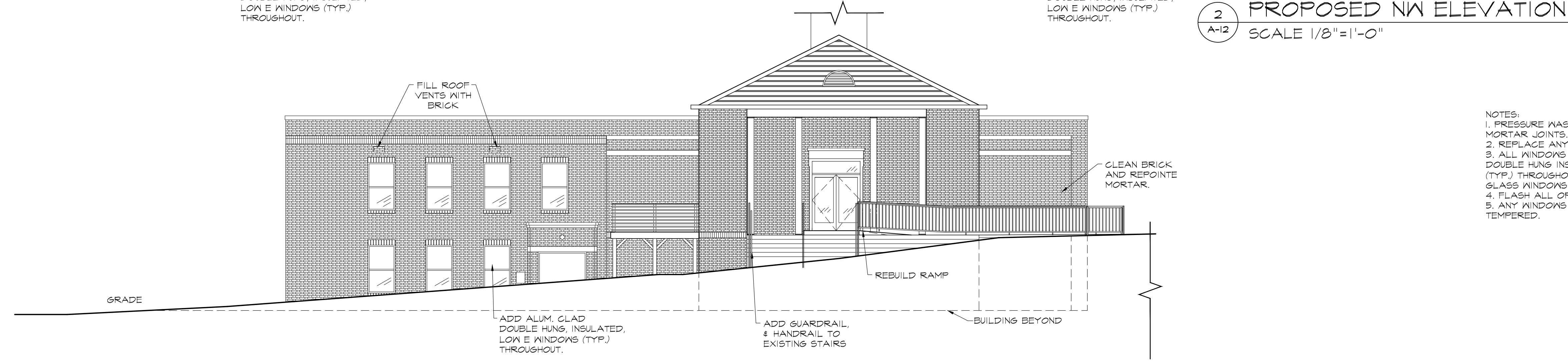


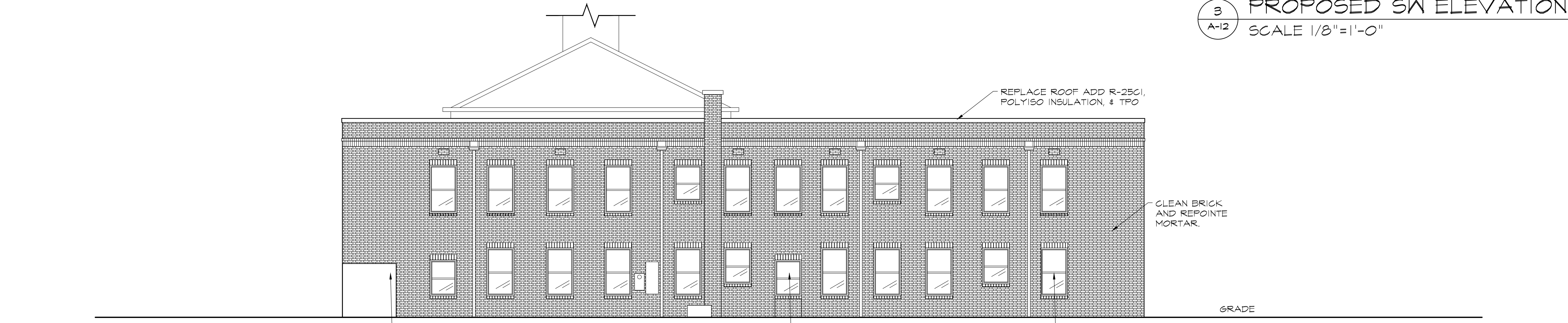
1 PROPOSED NE ELEVATION
SCALE 1/8"=1'-0"



2 PROPOSED NW ELEVATION
SCALE 1/8"=1'-0"



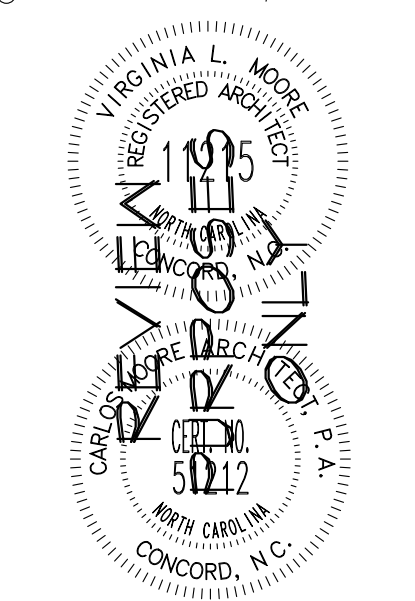
3 PROPOSED SW ELEVATION
SCALE 1/8"=1'-0"



4 PROPOSED SE ELEVATION
SCALE 1/8"=1'-0"

- NOTES:
1. PRESSURE WASH BUILDING & POINT UP MORTAR JOINTS.
 2. REPLACE ANY ROTTEN WOOD.
 3. ALL WINDOWS SHALL BE ALUM CLAD W/ DOUBLE HUNG INSULATED LOW E WINDOWS (TYP.) THROUGHOUT, EXCEPT AT STAINED GLASS WINDOWS.
 4. FLASH ALL OPENINGS.
 5. ANY WINDOWS IN BATHROOMS SHALL BE TEMPERED.

NOTICE:
ALL FEDERAL, STATE, LOCAL, CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN UNLESS OTHERWISE SPECIFIED.
THESE DRAWINGS ARE PRELIMINARY AND NOT INDICATING ALL CONDITIONS AND DETAILS AND ARE INTENDED TO BE USED BY EXPERIENCED MECHANICAL ENGINEERS AS COMPLEMENTARY TO THE OTHERS. ALL CONDITIONS AND DIMENSIONS MUST BE IDENTIFIED BY THE CONTRACTORS PRIOR TO INSTALLATION. WORK PERFORMED NOT IN COMPLIANCE WITH THE INTENT OF THESE DRAWINGS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.
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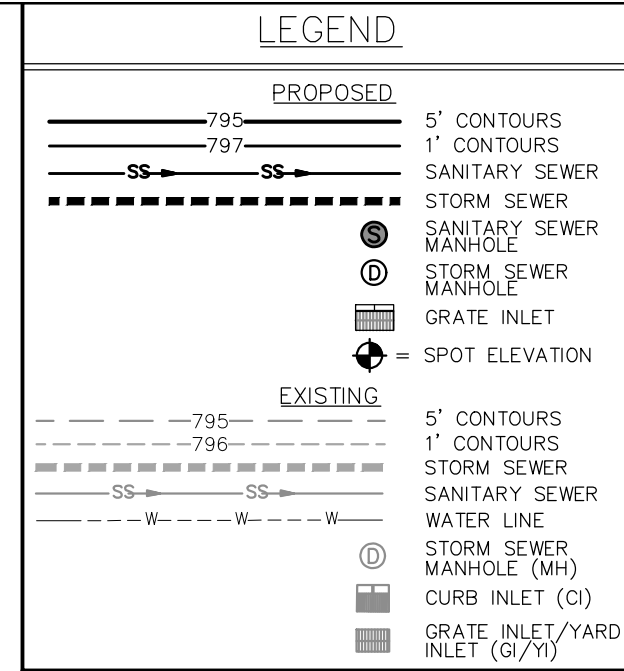
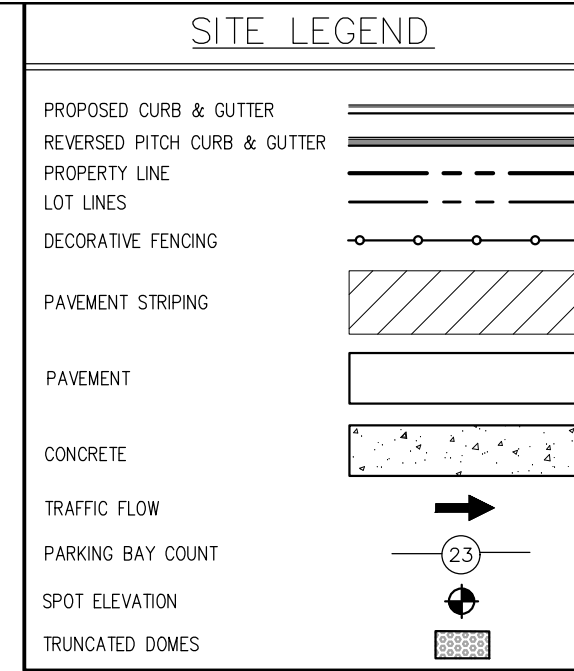
PROJECT TITLE: UPFIT FOR WE BUILD CONCORD
CEDAR & KERR MIXED-USE
114 KERR ST NW, CONCORD, NC
SHEET TITLE: PROPOSED ELEVATIONS

TODAY'S DATE: 03.07.2024
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 220402 EL
DRAWN BY: RGN & JEA
PROJECT MGR: VLM
CHECKED BY: V. MOORE

SHEET
A=12
TOTAL # OF SHEETS: .



SEE ARCHITECTURAL PLANS FOR DETAILS WITHIN 5-FT OF BUILDING.

OPEN SPACE

OPEN SPACE: NOT REQUIRED, EXEMPT PER CDO SECTION 10.5.2. SITE WITHIN 1,000-FT OF PUBLIC PARK MEASURED ALONG PUBLIC PEDESTRIAN TRAVEL PATH.

OPEN SPACE EXEMPTION:
PROJECT MEETS FOLLOWING CRITERIA AND SHALL NOT BE SUBJECT TO THE OPEN SPACE REQUIREMENTS SET FORTH IN SECTION 10.5 OF THE CONCORD DEVELOPMENT ORDINANCE:
A. LESS THAN THIRTY (30) PROPOSED DWELLING UNITS, AND
B. IS LOCATED WITH 1/2 MILE WALKING DISTANCE FROM PUBLIC SCHOOL WITH RECREATION FACILITIES ACCESSIBLE TO THE GENERAL PUBLIC, AND
C. INCLUDES CONNECTION TO PARK OR SCHOOL VIA SIDEWALK AND/OR GREENWAY TRAIL.

PAVEMENT NOTES

- LIGHT DUTY ASPHALT
6" AGGREGATE BASE COURSE
2" 59.5B SURFACE COURSE
- HEAVY DUTY CONCRETE
4" AGGREGATE STONE BASE
6" THICK, 4000 PSI CONCRETE W/ 5lbs OF REINFORCING FIBER PER C.Y.
- CONCRETE SIDEWALK
4" THICK, 3600 PSI CONCRETE ON COMPACTED SUBGRADE

NOTES:
• ALL CONCRETE WORK SHALL HAVE APPROPRIATELY SPACED CONTROL AND CONSTRUCTION JOINTS.
• ALL FIRE ACCESS ROADS SHALL BE HEAVY DUTY AND CAPABLE OF SUPPORTING 80,000-LBS FOR FIRE APPARATUS.

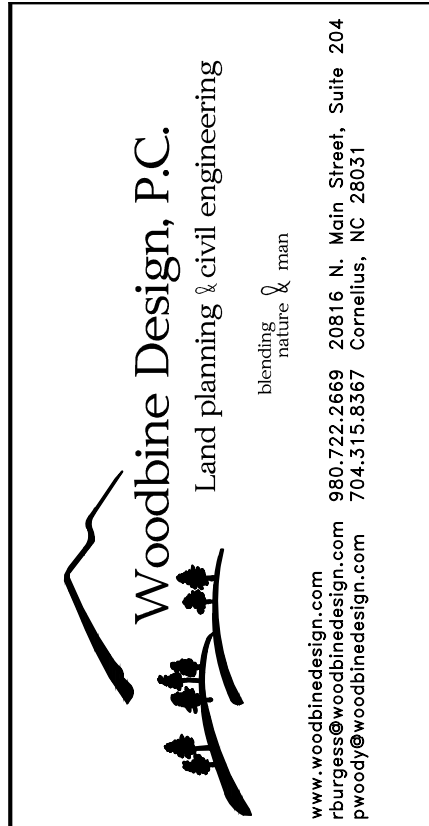
ZONING CODE SUMMARY

PROJECT NAME: CEDAR & KERR ST. DEVELOPMENT
OWNER: WEBUILD CONCORD PHONE # (704) 285-6490
PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669
TAX PARCEL ID: 5620-5794-8300.00 LOT SIZE: 36,198-SF OR 0.831-AC
ZONING: PUD (Z(CD)-04-23) JURISDICTION: CONCORD, NC
EXISTING USE: VACANT PROPOSED USE: PUD - MULTI-FAMILY & COMMERCIAL

EX. BUILDING HEIGHT: OLD SANCTUARY - APPROX. 33' (TO RIDGE), OLD BLDG - APPROX. 24'
PROP. BUILDING HEIGHT: N/A FT. PROP. BUILDING LENGTH: N/A FT.
MAX. ALLOWABLE: 48' FT. MAX. ALLOWABLE: 180' FT.
OF STORIES: 2

BUILDING COVERAGE: 7,542-SF SF. GROSS FLOOR AREA: 15,083-SF GFA
* BUILDINGS EXISTING, NO DIMENSIONAL CHANGES PROPOSED. SEE PLANS FOR BUILDING DIMENSIONS.

NUMBER OF UNITS: 13-APARTMENTS NUMBER OF LOTS: 1
DENSITY: 13 / 0.831 = 15.64 DUA DENSITY ALLOWED: 15-UNITS



SETBACK NOTES:

*UNLESS OTHERWISE REQUESTED AS DEVIATIONS, MINIMUM DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL USES SHALL COMPLY WITH RESIDENTIAL COMPACT (RC) MINIMUM REQUIREMENTS AND COMMERCIAL USES SHALL COMPLY WITH THE GENERAL COMMERCIAL (C-2) MINIMUM REQUIREMENTS. (CONCORD DEVELOPMENT ORDINANCE, SECTION 9.1.5-D)

*PROPOSED MULTI-FAMILY RESIDENTIAL SHALL ADHERE TO SECTION 7.8 OF THE CONCORD DEVELOPMENT ORDINANCE.

*EXISTING STRUCTURE IS NONCONFORMING WITH SOME MULTIFAMILY SETBACKS AND ANY ENLARGEMENTS, EXPANSIONS, ADDITIONS ARE SUBJECT TO NONCONFORMING STRUCTURE STANDARDS UNDER ARTICLE 13.

*ANY DEVELOPMENT MUST COMPLY WITH Z(CD)-04-23

SETBACK/YARD REQUIREMENTS:

RC ZONING SETBACKS (MULTI-FAM)* C-2 ZONING SETBACKS

SETBACK (FRONT): 24 FT. SETBACK (FRONT): 10 FT.
SIDE YARD: 20 FT. SIDE YARD: N/A FT.
REAR YARD: 20 FT. REAR YARD: N/A FT.

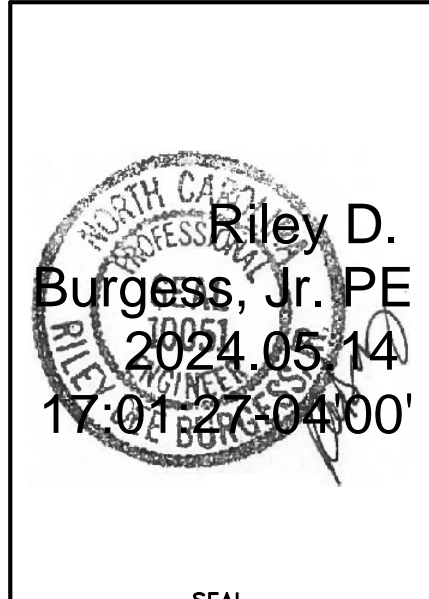
SETBACKS COMPLY WITH USE TYPE PER SECTION 9.1.5(D) OF THE CDO. SEE NOTE TO THE LEFT.

BUFFER YARD REQUIREMENTS:

FRONT: NO / YES 8' STREET YARD REAR: NO / YES 8' TYPE A
SIDE (NE): NO / YES 8' TYPE A SIDE (SW): NO / YES 8' STREET YARD

SCREENING/BUILDING YARD REQUIREMENTS:

FRONT: NO / YES 8' CATEGORY 2 REAR: NO / YES 8' CATEGORY 2
SIDE (NW): NO / YES SIDE (SE): NO / YES
PARKING: NO / YES SEE LANDSCAPE PLAN NOTE: BUILDING FACES KERR ST.

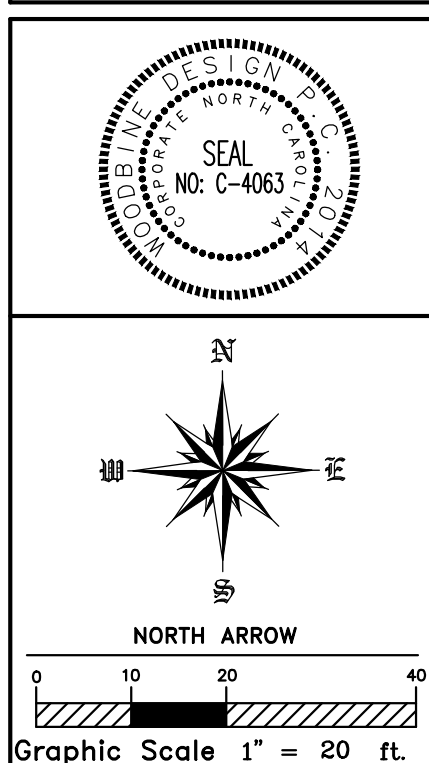


IMPERVIOUS AREA DATA

EX. CONCRETE/SIDEWALK:	1,745-sf/0.040-ac (878sf in R/W)	SQ. FT./ACRES
EX. GRAVEL:	1,590-sf/0.037-ac (103sf in R/W)	SQ. FT./ACRES
EX. BUILDING:	7,855-sf/0.176-ac	SQ. FT./ACRES
EX. ASPHALT:	4,453-sf/0.102-ac (270sf in R/W)	SQ. FT./ACRES
EX. OTHER:	39-sf	SQ. FT./ACRES
TOTAL EXISTING:	15,482-sf/0.355-ac (1251sf in R/W)	SQ. FT./ACRES
EX. IMPERVIOUS REMOVED:	2,469-sf/0.057-ac (207sf in R/W)	SQ. FT./ACRES
PROPOSED BUILDING:	0-sf/0-ac	SQ. FT./ACRES
PROPOSED TRASH ENCLOSURE:	388-sf/0.009-ac	SQ. FT./ACRES
PROPOSED SIDEWALK:	2,890-sf/0.066-ac (184sf in R/W)	SQ. FT./ACRES
PROPOSED PAVEMENT:	9,702-sf/0.222-ac (464sf in R/W)	SQ. FT./ACRES
PROPOSED OTHER:	100-sf/0.002-ac	SQ. FT./ACRES
TOTAL NEW IMPERVIOUS:	13,080-sf/0.30-ac (648sf in R/W)	SQ. FT./ACRES
OVERALL SITE IMPERVIOUS:	15,482+(13,080-2,469) = 26,093-sf/0.599-ac (1692 in R/W)	
OVERALL PERCENT IMPERVIOUS:	26,093 / 36,198 = 72% (MAX. ALLOWED = 80%)	

WATERSHED: NOT WITHIN A WATERSHED

NOTES:
1) MAXIMUM ALLOWABLE IMPERVIOUS AREA = 80%
2) LESS THAN 20,000-SF OF NEW IMPERVIOUS PROPOSED AND LESS THAN 1-ACRE DISTURBED AREA, NO DETENTION SHALL BE REQUIRED.
3) PROPOSED PAVEMENT INCLUDES CURB & GUTTER.
4) 100% CREDIT FOR EXISTING IMPERVIOUS REMOVED.



GENERAL NOTES

- DIMENSIONS FROM BACK OF CURB (TYP).
- ALL CURB RADIUS TO BE 5'-0" UNO.
- STANDARD PARKING DIMENSIONS:
STD AUTO: 9'-0" WIDE X 18'-0" LONG
PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG
HANDICAP: 9'-0" WIDE X 22'-0" LONG WITH 5'-0" CLEAR UNLOADING SPACE ADJACENT
- SEE ARCHITECTURAL PLANS FOR ADA ACCESSIBLE TRAVEL PATH.

LEGAL DESCRIPTION

PER CITY GIS: NE INTERSEC KERR ST. & CEDAR DR

TRASH NOTES

ROLL-OUT WASTE AND RECYCLING PROVIDED AS SHOWN ON PLANS. TRASH/RECYCLING AREA SHALL BE SCREENED 6-FT BRICK ENCLOSURE TO MATCH BUILDING. OWNER SHALL COORDINATE TRASH & RECYCLING SERVICE.

PHASING NOTES

NO PROJECT PHASING PROPOSED.

OPEN SPACE

NOT REQUIRED, EXEMPT PER CDO SECTION 10.5.2. SITE WITHIN 1,000-FT OF PUBLIC PARK MEASURED ALONG PUBLIC PEDESTRIAN TRAVEL PATH. SEE SHEET C1.1 FOR DETAILS.

PARKING DATA

PARKING REQUIREMENTS PER CONCORD ZONING ORDINANCE SECTION NO. 10.3

MULTI-FAM. APARTMENTS	ART GALLERY/STUDIO
PARKING REQUIREMENTS: 1.5/UNIT (MIN)	PARKING REQUIREMENTS: 1/1,000-GFA (MIN)
2.5/UNIT (MAX)	1.5/1,000-GFA (MAX)
NUMBER OF UNITS: 13 APARTMENTS	GROSS FLOOR AREA: 3,125-SF
SPACES REQUIRED: 20 (MIN); 32 (MAX)	SPACES REQUIRED: 3 (MIN); 5 (MAX)
PROVIDED: 21-SPACES	PROVIDED: 3-SPACES
TOTAL REQUIRED: 23 (MIN); 37 (MAX)	HC REQUIRED: 1-SPACES
PROVIDED: 24-SPACES	PROVIDED: 2-SPACES

NOTE: SEE ARCHITECTURAL PLANS FOR ADA ACCESSIBLE ROUTE.

BICYCLE PARKING REQUIREMENTS: 1 PER 5-UNITS
SPACES REQUIRED: 3-SPACES
PROVIDED: 4-SPACES (2 INVERTED U RACKS)

LANDSCAPE NOTES

- LANDSCAPE AREAS SHALL BE COVERED WITH MULCH, GROUND COVER, OR GRASS BETWEEN SHRUB AND TREE PLANTINGS.
- THE PORTION OF STREET YARD ALONG KERR ST., LOCATED IN FRONT OF PROPOSED ART GALLERY, SHALL BE EXEMPT PER TOWN COMMENTS.
- EXISTING BUILDINGS/STRUCTURES THAT EXTEND INTO REQUIRED BUFFER YARDS ARE NON-CONFORMING EXISTING USES.
- ALL PARKING SPACES SHALL BE LOCATED WITH 60'-FT OF A CANOPY TREE.
- NO PLANTINGS SHALL BE INSTALLED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS.
- ONE (1) CANOPY TREE SHALL BE SUBSTITUTED WITH TWO (2) ORNAMENTAL TREES WHEN PLANTED UNDER OVERHEAD UTILITIES.
- ALL LANDSCAPING SHALL ADHERE TO ARTICLE 11 OF THE CONCORD DEVELOPMENT ORDINANCE AND ALL OTHER APPLICABLE TOWN/CITY/COUNTY STANDARDS.

SEE LANDSCAPE PLAN SHEET C2 FOR LANDSCAPE DETAILS.

LIGHTING & UTILITY NOTES

- ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND AND ADHERE TO ALL APPLICABLE STANDARDS SET FORTH BY THE TOWN/CITY/COUNTY AND/OR UTILITY PROVIDER. SEE UTILITY PLAN FOR DETAILS.
- OUTDOOR AREA LIGHTING SHALL BE PROVIDED FOR SECURITY. SUCH LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DOWNWARD AND NOT INTO DWELLING UNITS OR ADJACENT TO THE MULTI-FAMILY SITE. LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE INTERSECTIONS OF PRIMARY INTERIOR DRIVEWAYS AND BUILDING ENTRANCES.
- ALL LIGHTING SHALL ADHERE TO THE STANDARDS SET FORTH WITHIN THE TOWN/CITY/COUNTY DEVELOPMENT ORDINANCE AND/OR ZONING ORDINANCE AND ANY OTHER APPLICABLE TOWN/CITY STANDARDS.
- LIGHTING SHALL BE PERMITTED SEPARATELY AND IS NOT INCLUDED WITHIN THIS PLAN SET.
- CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER TO RELOCATE EXISTING UTILITIES AS NEEDED.
- ALL UTILITIES SERVING SITE ARE EXISTING UNLESS NOTED OTHERWISE.

Project: WEBUILD CEDAR & KERR ST. DEVELOPMENT
Location: 114 KERR ST. NW CONCORD, NC 28025
Sheet Title: SITE PLAN

DEVELOPER/OWNER
WEBUILD CONCORD
4 BARBRICK AVE. SW
CONCORD, NC 28025

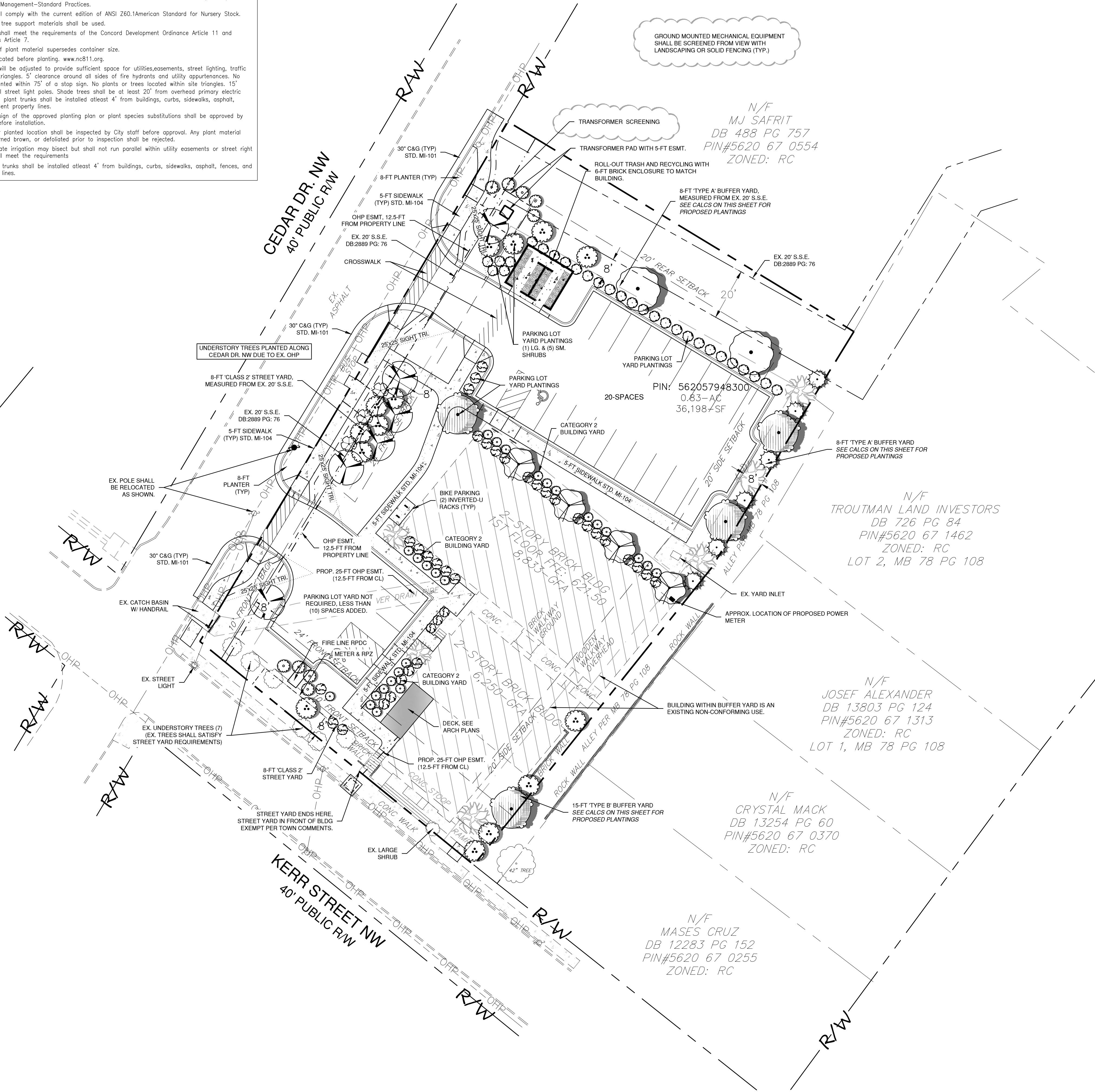
Designed By: WOODBINE DESIGN
Drawn By: PW
Date: 1/15/23

Revisions
2/23/24-2nd Review Com.
5/14/24-3rd Review Com.

Sheet: C2 of 12
Project Number: 23005



- CONCORD NC LANDSCAPE NOTES**
- Landscape contractor shall coordinate an on-site meeting with the City Arborist before installation of any plant material.
 - All work shall be in accordance with the current edition of the ANSIA300 Standard for Tree, Shrub, and other Woody Plant Management-Standard Practices.
 - All plant stock shall comply with the current edition of ANSI Z60.1 American Standard for Nursery Stock.
 - Only biodegradable tree support materials shall be used.
 - All planting areas shall meet the requirements of the Concord Development Ordinance Article 11 and Technical Standards Article 7.
 - Height and width of plant material supersedes container size.
 - Utilities shall be located before planting. www.nc811.org.
 - Planting locations will be adjusted to provide sufficient space for utilities, easements, street lighting, traffic signs, and sight triangles. 5' clearance around all sides of fire hydrants and utility appurtenances. No trees shall be planted within 75' of a stop sign. No plants or trees located within site triangles. 15' clearance from all street light poles. Shade trees shall be at least 20' from overhead primary electric lines. All tree and plant trunks shall be installed at least 4' from buildings, curbs, sidewalks, asphalt, fences, and adjacent property lines.
 - Any proposed redesign of the approved planting plan or plant species substitutions shall be approved by the City Arborist before installation.
 - All trees and their planted location shall be inspected by City staff before approval. Any plant material which has died, turned brown, or deteriorated prior to inspection shall be rejected.
 - Any proposed private irrigation may bisect but shall not run parallel within utility easements or street right of ways, and shall meet the requirements.
 - All tree and plant trunks shall be installed at least 4' from buildings, curbs, sidewalks, asphalt, fences, and adjacent property lines.



PLANT SCHEDULE

SYMBOL	COMMON NAME	#	BOTANICAL NAME	SIZE	ROOT	SPAC'G	NOTES
	LIVE OAK	3	Quercus virginiana	2.5"Ø, 10'-12' TALL	B&B	AS SHOWN	EVERGREEN SHADE
	SHUMARD OAK	2	Quercus shumardii	2.5"Ø, 10'-12' TALL	B&B	AS SHOWN	EVERGREEN SHADE
	EASTERN REDBUD	6	Cercis canadensis	1"-1.5"Ø, 6'-8' TALL	B&B	AS SHOWN	DECIDUOUS ORNAMENTAL
	'NATCHEZ' GRAPEMYRTLE	4	Lagerstroemia x fauriei 'Natchez'	1"-1.5"Ø, 6'-8' TALL	B&B	AS SHOWN	DECIDUOUS ORNAMENTAL
	SAVANNAH HOLLY	6	Ilex x attenuata savannah	1.5"-2"Ø, 6'-8' TALL	B&B	AS SHOWN	EVERGREEN ORNAMENTAL
	'NELLIE R. STEVENS' HOLLY	15	Ilex x 'Nellie R. Stevens'	36" MIN. HEIGHT	B&B	AS SHOWN	EVERGREEN LARGE SHRUB
	'EVER RED' LOROPETALUM	3	Loropetalum chinense 'Crimson Fire'	24"-36" HEIGHT	B&B	AS SHOWN	EVERGREEN MEDIUM SHRUB
	BRIDAL WREATH SPIRAEA	6	Spiraea prunifolia	24"-36" HEIGHT	B&B	AS SHOWN	EVERGREEN MEDIUM SHRUB
	DWARF BURFORD HOLLY	36	Ilex cornuta 'Dwarf Burford'	18"-24" HEIGHT	B&B	AS SHOWN	EVERGREEN SMALL SHRUB
	CRIMSON FIRE LOROPETALUM	35	Loropetalum chinense 'Crimson Fire'	24"-36" HEIGHT	B&B	AS SHOWN	EVERGREEN SMALL SHRUB
	'COMPACTA' COMPACT HOLLY	28	Ilex crenata	18"-24" HEIGHT	B&B	AS SHOWN	EVERGREEN SMALL SHRUB

BUFFER YARD REQUIREMENTS:

FRONT: NO / YES SEE STREET YARD REAR: NO / YES 8' TYPE A / 15' TYPE B

SIDE (NE): NO / YES 8' TYPE A SIDE (SW): NO / YES SEE STREET YARD

REAR BUFFER = 143-FT (TYPE A) & 78-FT (TYPE B)
 BUFFER YARD REQUIRED: 8' TYPE A & 20' TYPE C

REQUIREMENTS TYPE A: (1) SHADE TREE/100' & 0.2 PNTS/LF
 REQUIREMENTS TYPE B: (1) SHADE TREE/75' (1) ORNAMENTAL TREE /100' & .7 PNTS/LF

SHADE TREES REQ'D:	2	SHADE TREES PROP.:	3
ORNAMENTAL TREES REQ'D:	1	ORNAMENTAL TREES PROP.:	4
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	4
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	6
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
POINTS REQ'D:	83.2	POINTS PROP.:	84

SIDE (NORTH EAST) BUFFER = 134-FT
 BUFFER YARD REQUIRED: 8' TYPE A & 20' TYPE C
 REQUIREMENTS TYPE A: (1) SHADE TREE/100' & 0.2 POINTS/LF

SHADE TREES REQ'D:	1	SHADE TREES PROP.:	2
ORNAMENTAL TREES REQ'D:	0	ORNAMENTAL TREES PROP.:	0
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	2
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	0
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
POINTS REQ'D:	26.8	POINTS PROP.:	30

BUILDING YARD REQUIREMENTS:

FRONT: NO / YES 8' CATEGORY 2 REAR: NO / YES 8' CATEGORY 2

SIDE (NW): NO / YES SIDE (SE): NO / YES

*FRONT OF BUILDING FACES KERR ST.

CATEGORY 2 = (1) ORNAMENTAL TREE/30-LF, (8) SHRUBS/30-LF, & .5 POINTS/LF

FRONT = 42-LF (EXCLUDES ENTRYWAYS)

SHADE TREES REQUIRED:	N/A	PROVIDED:	N/A
ORNAMENTAL TREES REQ'D:	42/30 = 1	PROVIDED:	1
SHRUBS REQUIRED:	(42/30)*8 = 11	PROVIDED:	16 SMALL
POINTS REQUIRED:	(42*0.5) = 21	PROVIDED:	22

SIDE = 45-LF (EXCLUDES SIDEWALKS)

SHADE TREES REQUIRED:	N/A	PROVIDED:	N/A
ORNAMENTAL TREES REQ'D:	45/30 = 2	PROVIDED:	2
SHRUBS REQUIRED:	(45/30)*8 = 12	PROVIDED:	12 SMALL
POINTS REQUIRED:	(45*0.5) = 22.5	PROVIDED:	24

REAR = 100-LF (EXCLUDES SIDEWALKS)

SHADE TREES REQUIRED:	N/A	PROVIDED:	N/A
ORNAMENTAL TREES REQ'D:	100/30 = 3	PROVIDED:	4
SHRUBS REQUIRED:	(100/30)*8 = 27	PROVIDED:	28 SMALL
POINTS REQUIRED:	(100*0.5) = 50	PROVIDED:	52

PARKING LOT YARD REQUIREMENTS:

MIN. CRITERIA: 10% NET AREA OF PARKING LOT. (1) SHADE, OR (2) ORNAMENTAL TREES, AND (8) SMALL SHRUBS PER (10) SPACES.

PARKING LOT AREA = 7,298-SF
 AREA REQUIRED: 7,298 x 10% = 730-SF AREA PROVIDED: 856-SF

TOTAL PARKING SPACES = 20
 TREES REQUIRED: 2.0 x 1 = 1 SHADE TREES TREES PROVIDED: 1
 SHRUBS REQUIRED: 2.0 x 8 = 16 SHRUBS SHRUBS PROVIDED: 27

STREET YARD REQUIREMENTS:

CEDAR ST. NW = 143-FT (EXCLUDES DRIVEWAY ENTRANCES)
 STREET YARD REQUIRED: 8' LEVEL 2
 PLANTINGS REQUIRED: (2) ORNAMENTAL TREES/40'-50'; 4 POINTS/LF

SHADE TREES REQ'D:	0	SHADE TREES PROP.:	0
ORNAMENTAL TREES REQ'D:	6	ORNAMENTAL TREES PROP.:	6
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	6
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	3
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
POINTS REQ'D:	57.2	POINTS PROP.:	60

KERR ST. NW = 69-FT (EXCLUDES DRIVEWAY ENTRANCE & FRONT OF BLDG)
 STREET YARD REQUIRED: 8' LEVEL 2
 PLANTINGS REQUIRED: (2) ORNAMENTAL TREES/40'-50'; 4 POINTS/LF

SHADE TREES REQ'D:	0	SHADE TREES PROP.:	0
ORNAMENTAL TREES REQ'D:	4	ORNAMENTAL TREES PROP.:	7 (EXISTING)
LG. SHRUBS REQ'D:	0	LG. SHRUBS PROP.:	0
MD. SHRUBS REQ'D:	0	MD. SHRUBS PROP.:	0
SM. SHRUBS REQ'D:	0	SM. SHRUBS PROP.:	0
POINTS REQ'D:	27.6	POINTS PROP.:	42

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

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Riley D. Burgess, Jr. PE
 2024.05.14
 17-01-600-0400

SEAL
 NO. C-4063
 NORTH ARROW
 Graphic Scale 1" = 20 ft.

WE BUILD CEDAR & KERR ST. DEVELOPMENT
 114 KERR ST. NW
 CONCORD, NC 28025
 LANDSCAPE PLAN

DEVELOPER/OWNER
 WE BUILD CONCORD
 4 BARBRICK AVE. SW
 CONCORD, NC 28025

Designed By **WOODBINE DESIGN**
 Drawn By **PW**
 Date **1/15/23**
 Revisions
 2/23/24-2nd Review Com.
 5/14/24-3rd Review Com.

Sheet: **C9** of **12**
 Project Number: **23005**