



DATE: July 20, 2021

SUBJECT: Special Use Permit

CASE: SUP-01-21

ACCELA: CN-SUP-2021-00004

APPLICANT: Andrew McDonald, True Homes

LOCATION: 545 Concord Parkway North

PIN: 5610-88-9731-0000

AREA: 26.13 +/- Acres

EXISTING LAND USE: Commercial Use and Church

EXISTING ZONING: C-2 (General Commercial)

REPORT PREPARED BY: Scott Sherrill, AICP – Development Review Manager

Please note: Per CDO Section 6.2.1 “*Special Use Permits are issued on a case by case basis Special uses are generally compatible with the land uses permitted by right in a zoning district, but require individual review as to their location, design, and configuration. Special uses ensure the appropriateness of the use at a particular location within a given zoning district.*” Approval or denial of a Special Use Permit should be based on the information ascertained from the public hearing and reflected in the Findings of Fact and Conclusions of Law.

BACKGROUND

The property located at 545 Concord Parkway North, zoned C-2 (General Commercial) requires a Special Use Permit for a thirty (30) unit multifamily townhome development. The project will utilize approximately 2.5 acres of the existing site of 26.13 acres. The proposed density of the multi-family component of the site is 12 dwelling units per acre. The site also meets the threshold for multi-family development of occupying less than 30% of the overall site.

The applicant is providing minimum parking and open space in excess of the minimum requirements: 54 instead of 45 spaces, and .65 acres instead of .5 acres. .25 acres of the open space will be active and consist of a community garden. The applicant is also

providing enhanced buffering between the multi-family development and the commercial development.

The site plan has been reviewed by the Development Review Committee to meet the minimum standards of the Concord Development Ordinance (CDO), with the approval of conditions. As such, if approved, the site plan will be subject to technical site plan approval.

The 2030 Land Use plan designates the site as Commercial, and C-2 is considered to be a consistent district within that land use designation.

Please note: *The draft “Conclusions of Law” listed below may be modified/added to by the Planning and Zoning Commission based on evidence presented during the course of the public hearing. Since the request is quasi-judicial, staff’s draft “Conclusions of Law” are based on general information included in the application submittal process and site/surrounding area observations. The burden of proof rests with the applicant in providing supporting information and facts.*

APPROVAL CRITERIA (Conclusions of Law)

In accordance with CDO Article 6.2, the Commission shall permit only those uses that are part of the special use permit. It should be noted that the burden of proof is with the applicant to provide evidence at the hearing as to compliance with the following criteria. The following criteria shall be issued by the Commission as the basis for review and approval of the project:

1) The proposed conditional use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.

The proposed use conforms to the surrounding land use and will act as a transition zone between the single-family homes to the west and the commercial use to the east.

2) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

A maximum of three (3) points of ingress/egress are provided for the development per City of Concord requirements for multi-family developments.

3) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The proposed use is for residential multi-family development and will not produce any of the above.

4) The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The proposed use is compatible to the surrounding property: it is residential adjacent to residential and provides enhanced buffering to an existing commercial site. The use will not impede future development.

5) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

The proposed use is for residential multi-family development and will not be a detriment, or endanger public health, safety or general welfare.

PROPOSED FINDINGS OF FACT

1. The subject property is located at 545 Concord Parkway North.
2. The property is owned by Concord Retail Investment Group, LLC.
3. The subject property is zoned C-2 (General Commercial).
4. The property consists of 26.13 acres.
5. The adopted Land Use Plan designates the property as commercial.
6. The request is for a Special Use Permit for +/- 26.13 acres of property located at 545 Concord Parkway North, in order to develop multi-family dwellings on +/- 2.5 acres of the existing site.
7. The submitted site plan and supplemental materials are being conditioned to meet the minimum requirements of the Concord Development Ordinance. The site plan under consideration is "Concord Elevation Multifamily" dated 6/16/21.

RECOMMENDATION AND SUGGESTED CONDITIONS

If the Commission votes to approve the special use permit, staff recommends the Commission consider adopting with the following conditions:

- 1) The proposed use is a 30-unit multi-family townhome development. The project will utilize approximately 2.5 acres of the existing site, 26.13 acres. Per Table 8.1.8 of Concord Development Ordinance, this use is allowed in C-2 zoning as a special use and is subject to specific design regulations.
- 2) The site will meet the requirements of the CDO Article 10 and TSM Article 2. A public sidewalk is provided along the front of the townhomes, both on street and off-street parking is provided to provide adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off - street parking (CDO section 10.3 and CDO table 10.3.1) and loading spaces, facilities for waste disposal, and illumination.
- 3) Proposed signs will meet requirements of CDO Article 12.

- 4) All screening, landscaping and buffering will meet requirements of CDO Article 11. Additional screening will be provided at the rear of the multi-family development where adjacent to the commercial use.
- 5) Three separate off-street parking areas are provided with a driveway that meets City of Concord Standards.
- 6) This site will meet requirements of the TSM Article 1 for adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm water, prevent erosion, and subdue dust.
- 7) Open space meets the standards in CDO section 10.5, CDO table 10.5.13 and CDO section 10.5.3.
- 8) The site will meet lighting and utility requirements of CDO section 7.8.11 and utility requirements in the TSM.
- 9) Adequate fire, police, water and sewer services will be provided as required by the City of Concord.
- 10) The applicant has and will continue to work with the city to ensure public health, safety, welfare and convenience.

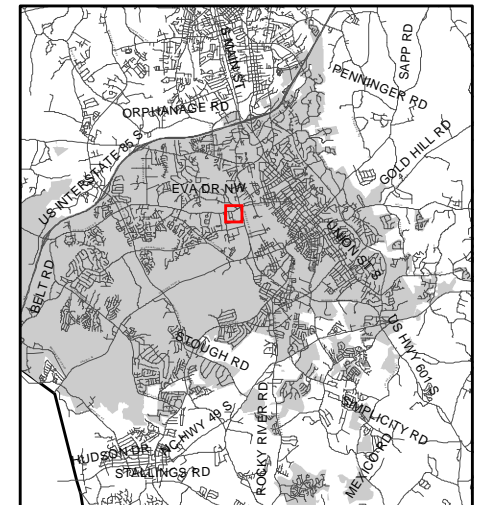
SUP-01-21

Aerial

**Application for
30 Unit Multifamily
Townhome Project in
C-2 (General Commercial)**

Cliffwood St NW

PIN: 5610-88-9731 (part of)

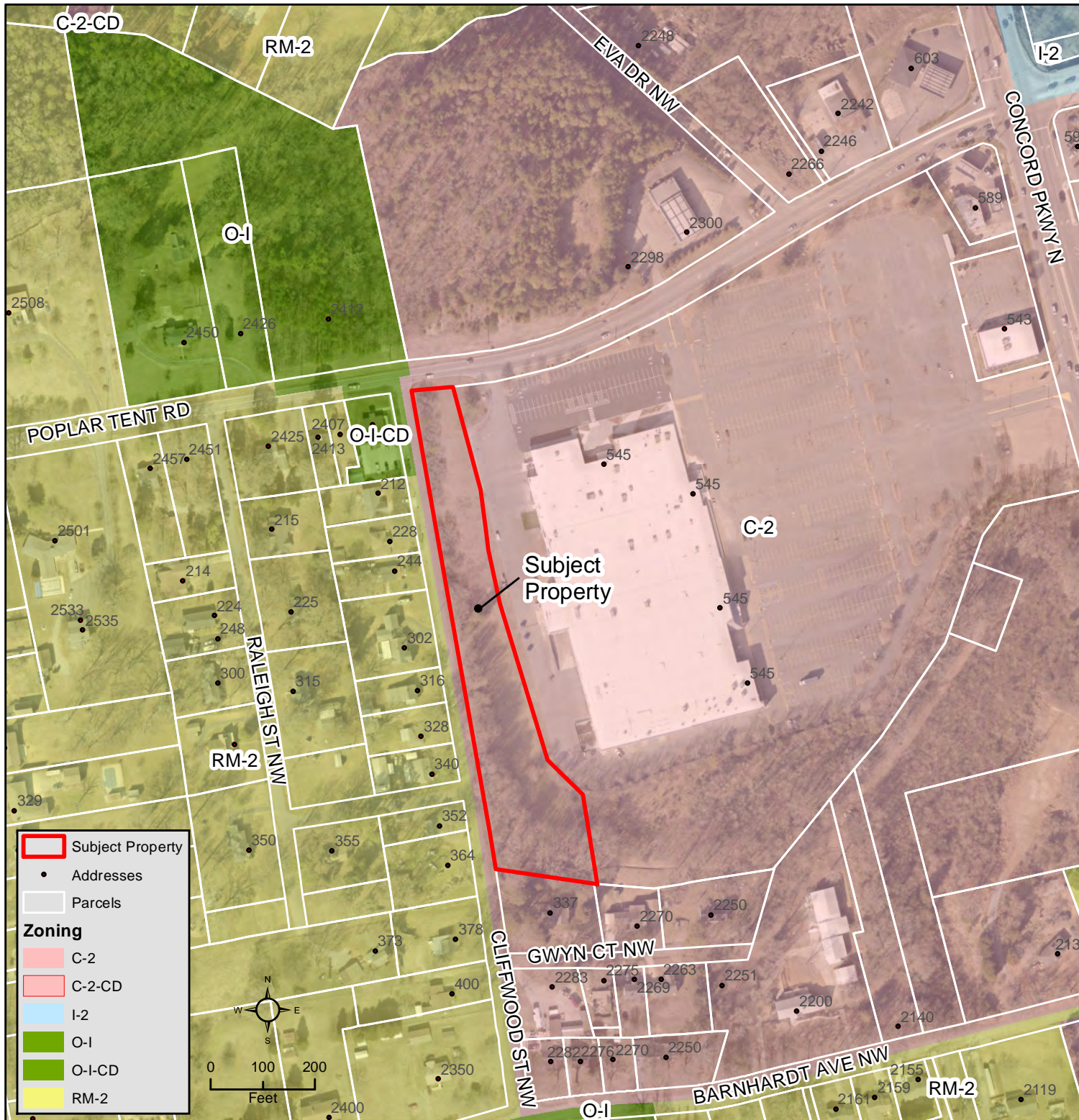


Source: City of Concord
Planning Department

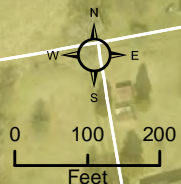
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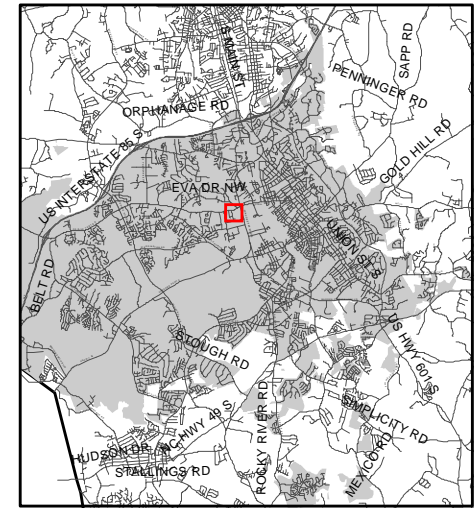


	Subject Property
	Addresses
	Parcels
Zoning	
	C-2
	I-2
	O-I
	O-I-CD
	RM-2



SUP-01-21
Zoning
Application for
30 Unit Multifamily
Townhome Project in
C-2 (General Commercial)

Cliffwood St NW
 PIN: 5610-88-9731 (part of)



Source: City of Concord
 Planning Department

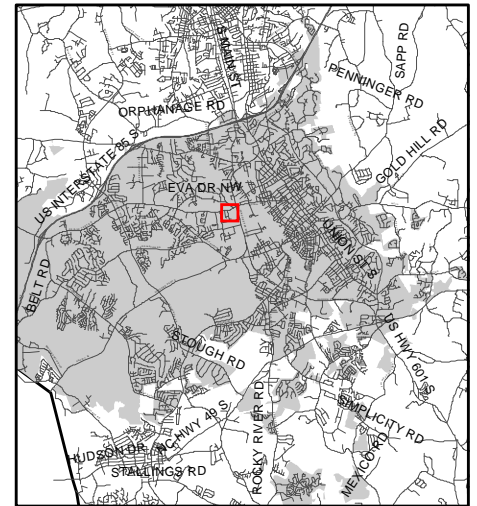
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**SUP-01-21
Land Use Plan**

**Application for
30 Unit Multifamily
Townhome Project in
C-2 (General Commercial)**

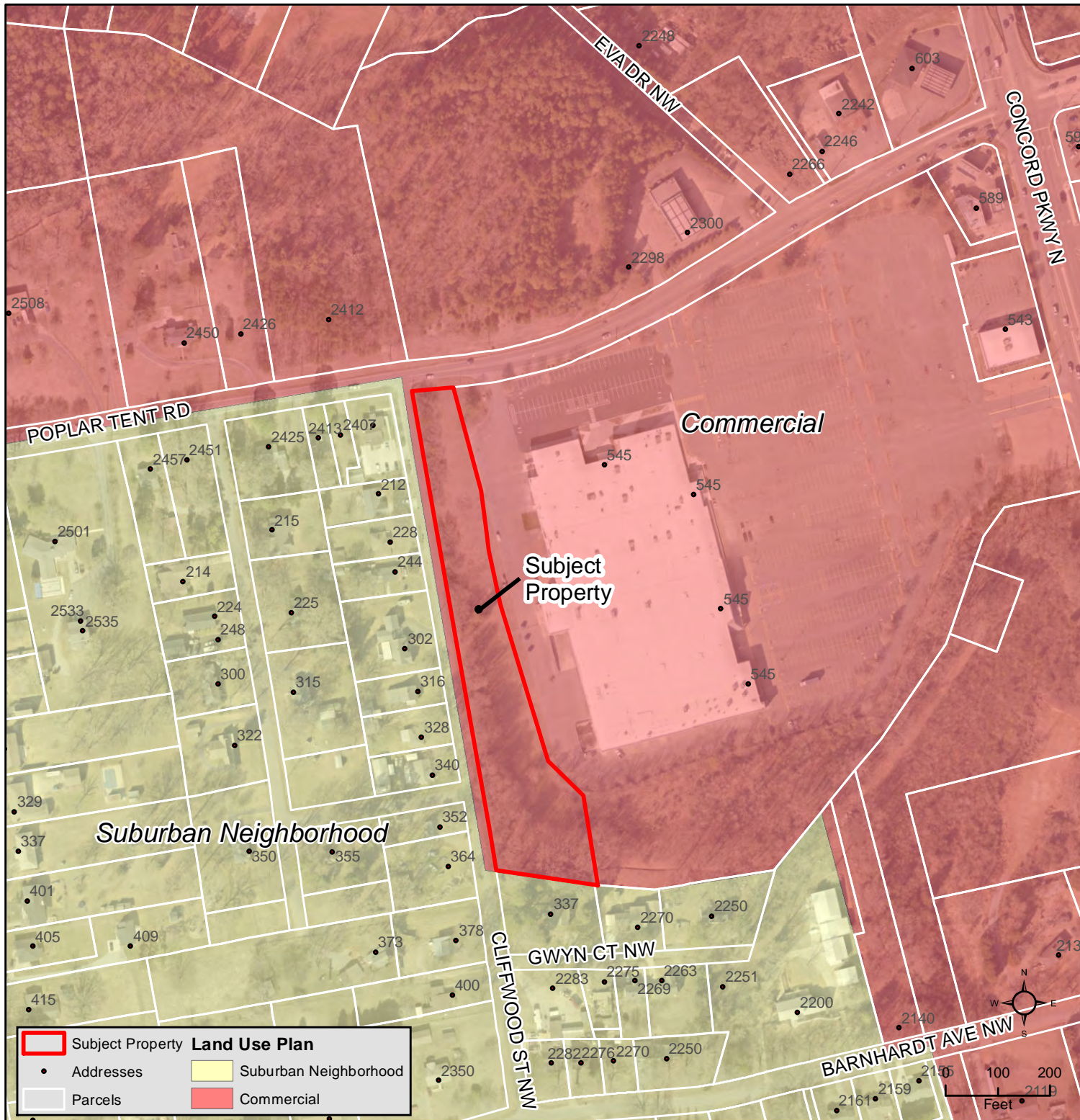
Cliffwood St NW
PIN: 5610-88-9731 (part of)



Source: City of Concord
Planning Department

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Date 05/13/21

APPLICANT NAME: Andrew McDonald COMPANY NAME: True Homes

APPLICANT ADDRESS: 2649 Brekonridge Centre Dr

CITY: Monroe STATE: NC ZIP: 28110

PHONE NUMBER OF APPLICANT: 704-288-7256

OWNER OF PROPERTY (if different from applicant) Concord Retail Investment Group LLC - George Macon

OWNER ADDRESS: 545 Concord Parkway N. Ste 40 CITY: Concord STATE: NC ZIP: 28027

PROJECT ADDRESS (if an address exist): 545 Concord Parkway N. Concord, NC 28027

P.I.N.: 56108897310000

Area of Subject Property (in acres, or square feet): 26.13

Lot Width: 790 feet Lot Depth: 1200 feet

Current Zoning Classification: C-2 General Commercial

Existing Land Use: Commercial use and a church

Description of Use Requested:

The proposed use is a 30-unit multifamily townhome development. The project will utilize approximately 2.5 acres of the existing site 26.13 acres.

Certification

I hereby acknowledge and say that the information contained herein and herewith is true, and this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Development Services Department.

Date: 5/13/2021 Applicant Signature: Andrew McDonald

General Requirements

The Concord Development Ordinance (CDO) imposes the following general requirements. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements.

- (a) The Planning and Zoning Commission must find that “the establishment, maintenance, or operation of the proposed use shall not be detrimental to, or endanger, the public health, safety or general welfare.”
This proposed use is for residential multi-family development and will not be a detriment or endanger public health, safety, or general welfare.

- (b) The Planning and Zoning Commission must find that the proposed use “conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures, and the type and extent of landscaping and screening on the site.”
The proposed use conforms to the surrounding land use and will act as a transition zone between the single family homes to the west and the commercial use to the east.

- (c) The Planning and Zoning Commission must find that the proposed use “provides ingress and egress so designed as to minimize traffic hazards and to minimize congestion on the public roads.”
A maximum of 3 points of ingress/egress are provided for the development per City of Concord requirements for multi-family developments

- (d) The Planning and Zoning Commission must find that the proposed use “shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.”
This proposed use is for residential multi-family development and will not produce any of the above.

- (e) The Planning and Zoning Commission must find that “the establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.”
The proposed use is compatible to the surrounding property and does not impede future development.

Specific Requirements

The Concord Development Ordinance also imposes SPECIFIC REQUIREMENTS on the proposed use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Planning and Zoning Commission, the proposed use(s) will comply with specific requirements concerning the following:

- (1) Nature of use(s) (type, number of units, and/or area):
The proposed use is a 30-unit multifamily townhome development. The project will utilize approximately 2.5 acres of the existing site 26.13 acres. Per Table 8.1.8 of the CDO, this use is allowed in C-2 zoning as a special use and is subject to specific design regulations.

- (2) Accessory uses (if any):
None.

- (3) Setback provisions:
Setbacks meet the requirements of RC zoning in Table 7.6.2B.

- (4) Height provisions:

Building heights meet the requirements of RC zoning in Table 7.6.2A

(5) Off-street parking and loading provisions:

Proposed off street parking meets the requirements of section 10.3 and table 10.3-1.

(6) Sign provisions:

Proposed signs will meet the requirements of CDO Article 12

(7) Provisions for screening, landscaping and buffering:

All screening, landscaping and buffering will meet the requirements of CDO Article 11. Additional screening will be provided at the rear of the multi-family development where adjacent to the commercial use.

(8) Provisions for vehicular circulation and access to streets:

Three separate off-street parking areas are provided with a driveway that meets City of Concord Standards

(9) Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm water, prevent erosion, and subdue dust:

This site will meet the requirements of the City of Concord Technical Standards Manual Article 1.

(10) Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination:

This site will meet the requirements of the CDO Article 10 and TSM Article 2. A public sidewalk is provided along the front of the townhomes, both on street and offstreet parking is provided.

(11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy:

Open space meets the standards in section 10.5 and table 10.5.13

(12) Fences, walls, or year-round screen planting abutting residential districts, to protect residences from parking lot illumination, headlights, fumes, heat, blowing papers, and dust (to reduce the visual encroachment on privacy and residents):

Screening will meet the requirements of the City of Concord.

(13) Open space (including flood hazard area):

Open space meets the standards in section 10.5 and table 10.5.13

(14) Improvements within the common open space:

Open space improvements will meet the standards in section 10.5.3

(15) Parking Areas:

All proposed parking meets the requirements of section 10.3 and table 10.3-1. Both on street and off-street parking is provided.

(16) Sidewalks, trails and bikeways:

The site will meet the requirements of the CDO Article 10 and TSM Article 2.

(17) Lighting and utilities:

The site will meet the requirements of section 7.8.11 and utility requirements in the TSM

(18) Site furnishings:

None

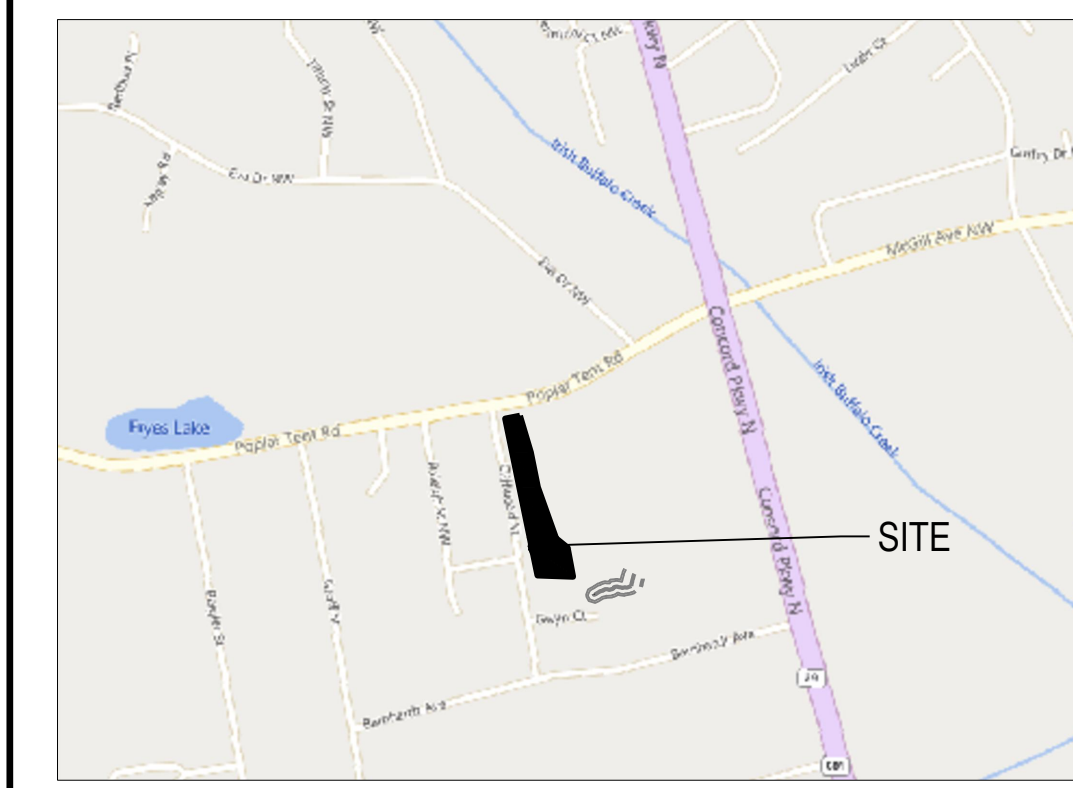
(19) Adequate fire, police, water and sewer services:



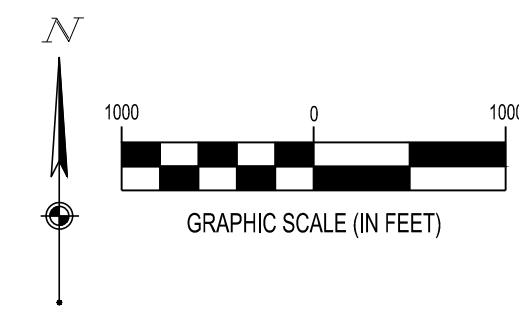
The project will provide all services as required by the City of Concord.

(20) Other requirements as may be requested by the applicant or specified by the City Council for protection of the public health, safety, welfare and convenience:

The applicant has and will continue to work with the city to ensure safe and successful project.



VICINITY MAP

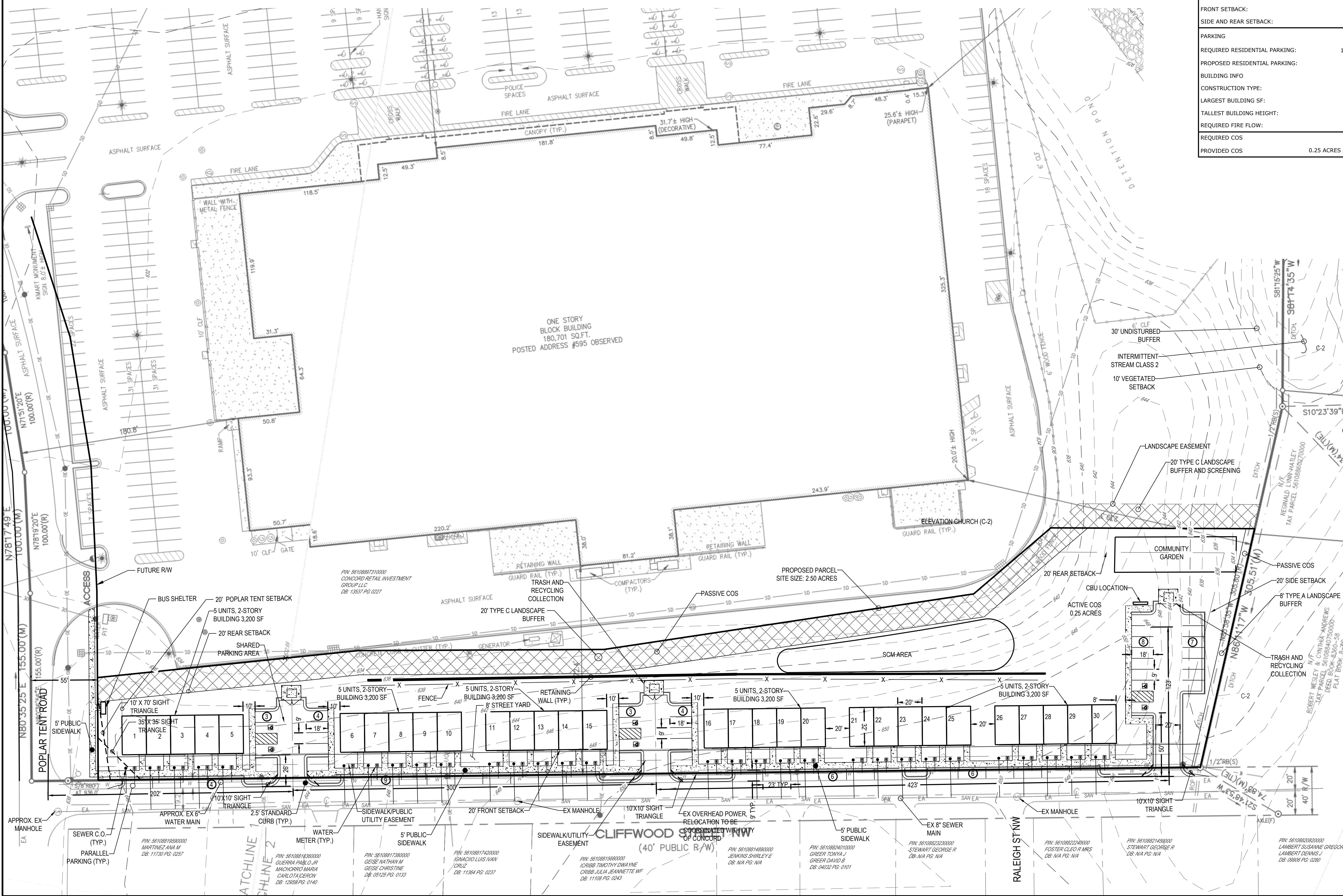


Water & Sewer Conditions - The Developer shall be responsible for any required system modifications and/or extensions to ensure service to the proposed development in accordance with City of Concord Code of Ordinance Chapter 62, Article 3, The City of Concord's policies and standard specifications, NC Fire Code, Water and Sewer Authority of Cabarrus County's standard specifications, and the North Carolina Administrative Code for wastewater collection and water distribution systems.

Public Utility Easement - Additional public utility easement and/or easement width might be required due to depth, location, and/or access to the water and sewer services and/or relocated water mains.

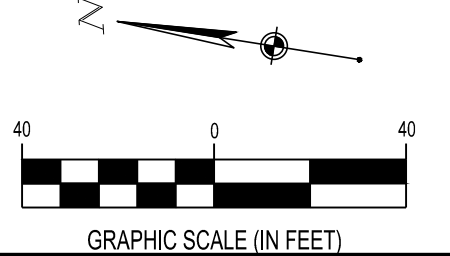
IMPERVIOUS AREA TABLE	
BUILDINGS	19,200 SF
STREETS	4,150 SF
OFF STREET PARKING	11,900 SF
SIDEWALK	9,075 SF
TOTAL	44,325 SF = 1.018 AC
SITE PERCENTAGE	1.018/2.5 = 40.7%

PROJECT DATA TABLE	
SITE ADDRESS	545 CONCORD PARKWAY, CONCORD, NC
EXISTING PARCEL AREA:	±26.13 AC
PROPOSED PARCEL AREA:	2.50 AC
P.I.D. NO.:	56108897310000
EXISTING ZONING:	C-2
PROPOSED USE:	MULTIFAMILY RESIDENTIAL (ALLOWED WITH SPECIAL USE PERMIT)
MAXIMUM DENSITY:	15 DUA
PROPOSED # OF TOWNHOUSES:	30 TOWNHOUSES
PROPOSED TOWNHOUSE DENSITY:	30 UNITS/2.50 AC = 12 DUA
BUILDING SPACING:	20' MINIMUM
MAXIMUM BUILDING LENGTH:	180 FT
PROPOSED BUILDING LENGTH:	100 FT
MAXIMUM BUILDING HEIGHT:	35' FT
PROPOSED BUILDING HEIGHT:	20 FT
FRONT SETBACK:	20 FT
SIDE AND REAR SETBACK:	20 FT
PARKING	
REQUIRED RESIDENTIAL PARKING:	1.5/UNIT = 45 SPACES MINIMUM
PROPOSED RESIDENTIAL PARKING:	54 SPACES 1.8/UNIT
BUILDING INFO	
CONSTRUCTION TYPE:	TYPE V (WOOD FRAME)
LARGEST BUILDING SF:	3,200 SF/FL (6,400 TOTAL)
TALLEST BUILDING HEIGHT:	2 STORIES (20 FT)
REQUIRED FIRE FLOW:	1,500 GPM
REQUIRED COS:	20%/0.5 ACRES
PROVIDED COS:	0.25 ACRES ACTIVE + 0.4 ACRES PASSIVE (0.65 TOTAL)



LEGEND

- CONCRETE CURB
- PAVEMENT WALK
- EXISTING CONCRETE CURB
- EXISTING PAVEMENT WALK
- X 8' FENCE
- RETAINING WALL
- PROPOSED CONCRETE SIDEWALK
- SCREENED BUFFER YARD
- PARKING SPACE COUNT
- SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- SANITARY SEWER PIPE
- WATER MAIN



NO.	DATE	REVISION DESCRIPTION

TRUE HOMES
CONCORD ELEVATION
MULTIFAMILY
CONCORD, NORTH CAROLINA

SPECIAL USE PERMIT SITE PLAN

ISSUE PERMIT DATE:	6/16/2021
JOB NO.:	759160-01
DESIGN:	PFD
DRAWN:	PFD
CHECKED:	RLC
SHEET NO.	SUP-01

W:\PROJECTS\TRUE HOMES\59160_01_ELEVATION CHURCH\CONCORD_NC\03-CIVIL\PLANS\SHETS\ELEVATION CHURCH HOUSING SUP SITE PLAN.DWG - 6/16/2021 2:25 PM

Concord Elevation Multifamily Elevations Examples



GENERAL LANDSCAPE NOTATIONS & GUIDELINES

11.6 PARKING LOT YARDS.

11.6.2 DESIGN CRITERIA.

- A. **Minimum Net Area of Landscaping.** Parking lots shall provide a minimum 10% net area of landscaping on the interior or exterior of parking lots.
- B. **Minimum Quantity of Landscape Plantings.** Landscaped planting areas and islands for parking lot yards shall have one (1) shade tree, or two (2) ornamental trees, and eight (8) small shrubs per each ten (10) parking spaces.
- C. **Minimum Planting Area Dimensional Requirements.** Planting areas and islands shall be not less than eight (8) feet in width and shall include a minimum of 150 square feet of open planting area for ornamental trees and 300 square feet for canopy trees. Shrubs, or ground covers may be planted within the required open planting area for trees without increasing the area. Planting areas and islands shall have a minimum prepared depth of 18 inches. All landscaped areas shall be protected from vehicular encroachment by concrete curb and gutter. Landscaped areas shall be covered with mulch, ground cover or grass between shrub and tree plantings.
- D. **Location of Trees.** Required trees shall be located within or adjacent to parking lots as tree islands, medians, at the end of parking bays, traffic delineators, or between rows or parking spaces in a manner such that no parking space is located more than 60 feet from a parking lot tree.

Table 11.6.2: Parking Lot Yard Landscaping Requirements

Minimum Width	Min. Required Shade Trees	Min. Required OR Ornamental Trees	Min. Required Small Evergreen Shrubs
8'	1 per 10 parking spaces	2 per 10 parking spaces	8 per 10 parking spaces

Parking Yard Length & Required Minimum Calculations

Parking Spaces	Min. Required Shade Trees	Min. Required OR Ornamental Trees	Min. Required Small Evergreen Shrubs
11	1.1	2.2	8.8

Table 11.3.1: Points for Individual Plant Type Site Quantities:

Type of Plant	Required Quantity	Count	vs. Required Quantity
Shade Tree	1.1	2	2.9
Ornamental Tree			
Large Shrub			
Medium Shrub			
Small Shrub	8.8	21	12.2

BUFFER YARD NOTATIONS & GUIDELINES

Table 11.4-2: Buffer Yard Landscaping Requirements

Buffer Yard Type	Minimum Width	Min. Required Shade Trees	Min. Required Ornamental Trees	Min. Required Evergreen Shrubs	Min. Required Points per Linear Foot
A	8'	1/100'	Optional	Optional	0.2

* Complete visual separation is required through the use of densely planted landscaping that would provide complete visual separation within three (3) years of planting. See Section 11.4.4.8 regarding visual separation.

Buffer Yard Length & Required Minimum Calculations

Linear Ft	Min. Required Shade Trees	Min. Required Ornamental Trees	Min. Required Evergreen Shrubs	Min. Required Points per Linear Foot
205	2.1			41.0

Table 11.3.1: Points for Individual Plant Types Site Quantities:

Type of Plant	Points	Count	Points
Shade Tree	12	2	24
Ornamental Tree	6		0
Large Shrub	3		0
Medium Shrub	2	21	42
Small Shrub	1		0
TOTAL			66

vs. Required Points 25.0

SAMPLE PLANT SCHEDULE - 8' Buffer Yard A

SYB	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE
☀	2	Southern Magnolia	Magnolia grandiflora	2"-2.5" CAL., 10'-12" Ht. Min.
☀	21	Fortune Tea Olive	Osmanthus fortunei	7 Gal, 36" Min.
		Carolina Cherry Laurel	Prunus caroliniana	7 Gal, 36" Min.

Sample Plant Selections - with Size & Growth Rates

Plant	Type	Maturity Size		Growth Rate Per Year	Maturity (Years)
		Height	Width		
Southern Magnolia	Evergreen	60-80'	40'	1-2'	10-20
Deodar Cedar	Evergreen	40-50'	20-40'	1-2'	45
Cherry Laurel	Evergreen	40'	25'	2'	20
Fortune Tea Olive	Evergreen	15-20'	15-20'	1'	20

Table 11.4-2: Buffer Yard Landscaping Requirements

Buffer Yard Type	Minimum Width	Min. Required Shade Trees	Min. Required Ornamental Trees	Min. Required Evergreen Shrubs	Min. Required Points per Linear Foot
C	20'	1/50'	1/75'	Optional	1.0

1. Complete visual separation is required through the use of densely planted landscaping that would provide complete visual separation within three (3) years of planting. See Section 11.4.4.8 regarding visual separation.

Buffer Yard Length & Required Minimums Calculations:

Linear Ft	Min. Required Shade Trees	Min. Required Ornamental Trees	Min. Required Evergreen Shrubs	Min. Required Points per Linear Foot
975	19.5	13.0		975.0

Table 11.3.1: Points for Individual Plant Type Site Quantities:

Type of Plant	Points	Count	Points
Shade Tree	12	77	924
Ornamental Tree	6	20	120
Large Shrub	3	117	351
Medium Shrub	2		0
Small Shrub	1		0
TOTAL			1,395

vs. Require Points +420.0

SAMPLE PLANT SCHEDULE - 20' Buffer Yard C

SYB	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE
☀	19	Shumard Oak	Quercus shumardii	2"-2.5" CAL., 10'-12" Ht. Min.
☀	20	Bitternut Hickory	Carya cordiformis	2"-2.5" CAL., 10'-12" Ht. Min.
☀	19	Southern Magnolia	Magnolia grandiflora	2"-2.5" CAL., 10'-12" Ht. Min.
☀	19	Loblolly Pine	Pinus taeda	2"-2.5" CAL., 10'-12" Ht. Min.
☀	10	Magnolia (Saucer, Alt. Star)	Magnolia soulangeana, Alt. Magnolia stellata	1.5"-2" CAL., 6'-8" Ht. Min.
☀	10	Yoshino Cherry	Prunus yedoensis	1.5"-2" CAL., 6'-8" Ht. Min.
☀	58	Fortune Tea Olive	Osmanthus fortunei	7 Gal, 36" Min.
☀	59	Carolina Cherry Laurel	Prunus caroliniana	7 Gal, 36" Min.
TBD		Pine Needles		19,475 SQFT

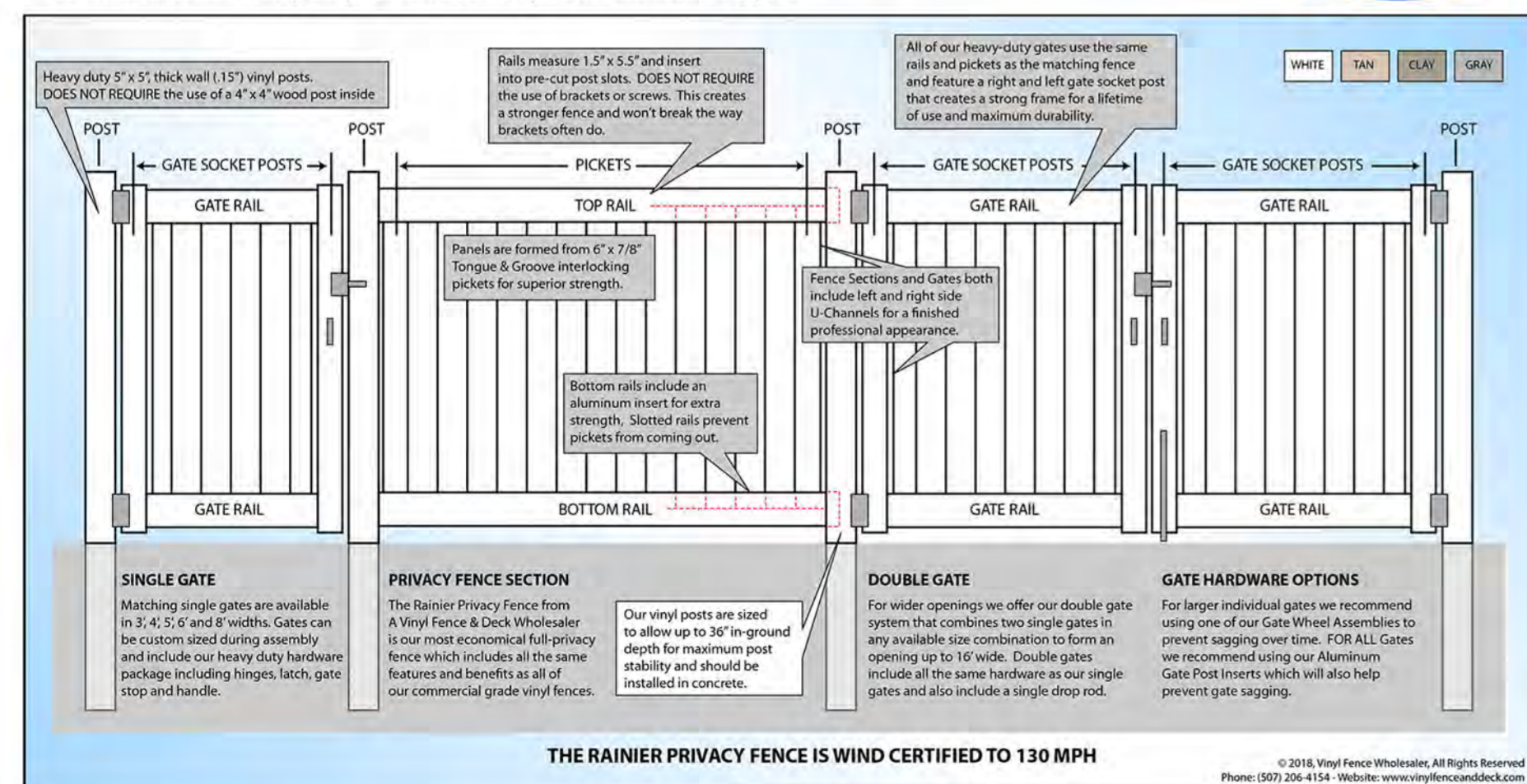
Sample Plant Selections - with Size & Growth Rates

Plant	Type	Maturity Size		Growth Rate Per Year	Maturity (Years)
		Height	Width		
Southern Magnolia	Evergreen	60-80'	40'	1-2'	10-20
Deodar Cedar	Evergreen	40-50'	20-40'	1-2'	45
Shumard Oak	Deciduous	50-60'	50-60'	2-3'	20
Pine (Generic)	Evergreen	60-90'	25-35'	2-3'	25-30
Yoshino Cherry	Deciduous	30-50'	25-40'	1-2'	30
Saucer Magnolia	Deciduous	20-30'	20-25'	1-2'	20-30
Cherry Laurel	Evergreen	40'	25'	2'	20
Fortune Tea Olive	Evergreen	15-20'	15-20'	1'	20
Bitternut Hickory	Deciduous	60-70'	30-35'	1'	30

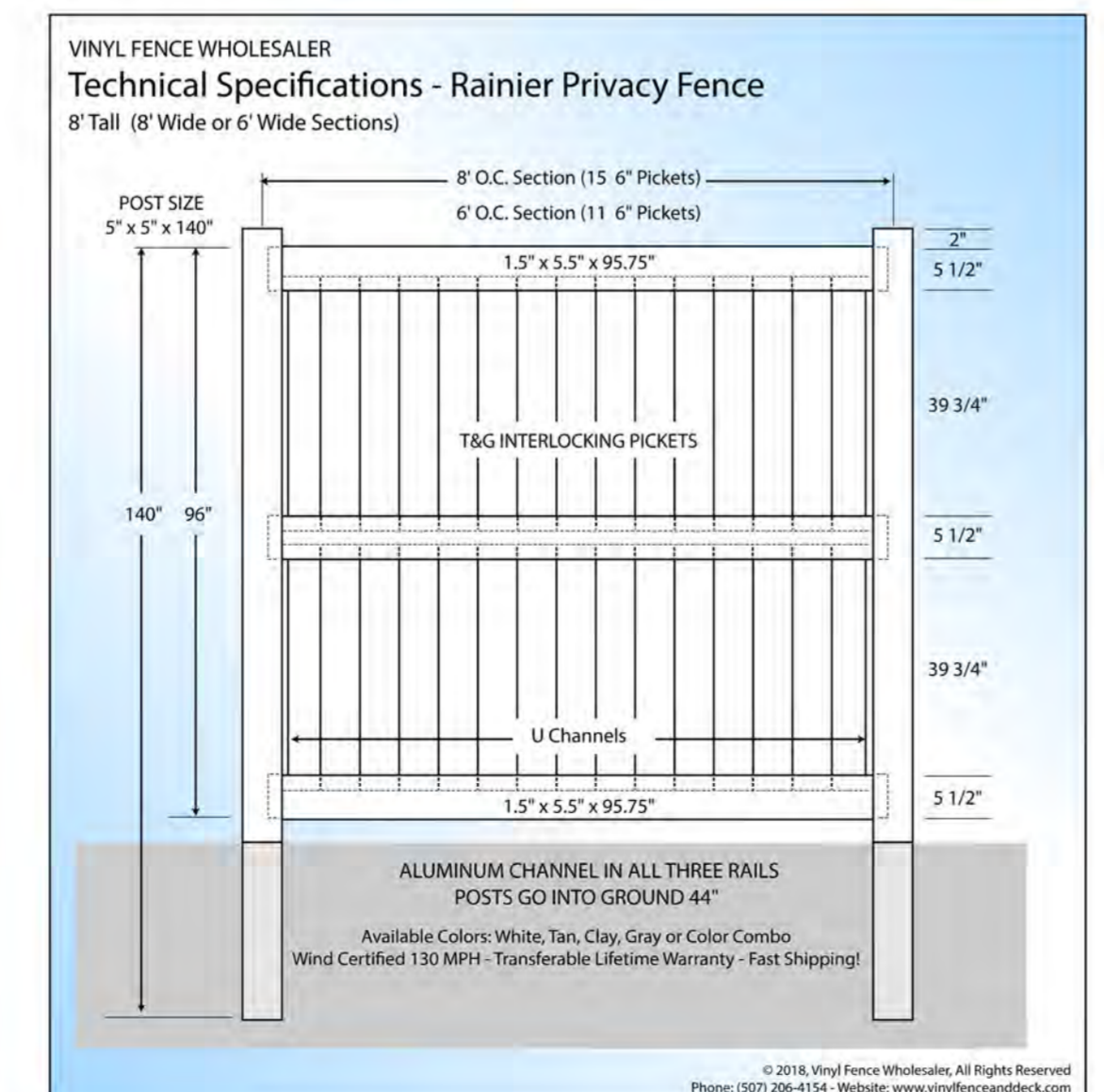
FENCE TYPICAL - 8' VINYL PRIVACY

Rainier Privacy Fence System - Features & Benefits

Commercial Grade - Heavy-Duty - Lifetime Warranty - 24/7 Installation Support



Purchase Factory Direct 24/7 - Heavy Duty Vinyl Fence & Decking
Your Trusted Manufacturer & Supplier Since 1995!
Phone: (507) 206-4154 - Website: www.vinylfenceanddeck.com



NOTATIONS:
Contractor(s) to verify all site conditions, layouts, dimensions, grades, specifications and material selections. Drawings for conceptual design and layout purposes. Adjustments may be needed in regards to grades and exact layout.



inspire. enhance. create.

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landscape | design
golf | build
| management

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Concord Elevation Multifamily
Poplar Tent Road
Concord, NC

SCALE: -NA-

SHEET TITLE:
Landscape
Requirements
Notation
Sheet

SHEET No: 1 OF

LP-0

FUTURE CONCORD ELEVATION MULTIFAMILY DEVELOPMENT

SCALE : 1" = 40' - 0"



PROJECT NAME: 0100
 PROJECT NUMBER: 0100
 FILE: *DWG
 ISSUED DATE: 03/05/2021
 REVISIONS:
 Δ
 6.17.2021

NOTATIONS:
 Contractor(s) to verify all site conditions, layouts, dimensions, grades, specifications and material selections. Drawings for conceptual design and layout purposes. Adjustments may be needed in regards to grades and exact layout.



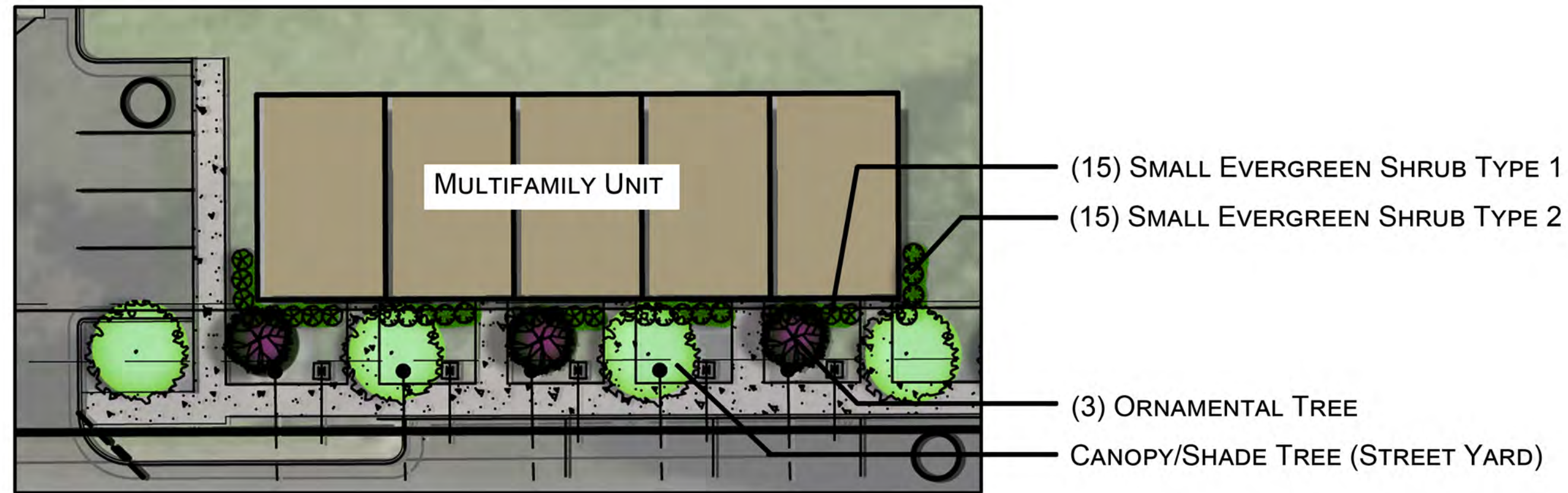
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MULTIFAMILY UNIT "TYPICAL" LANDSCAPE PLAN

SCALE : 1" = 20' - 0"



Sample Plant Schedule - Multifamily Unit

SYB	QTY	PLANT TYPE	SIZE
TREES			
	3	Ornamental Tree	1.5"-2" CAL
	TBD	Shade Tree - Per Street Yard Requirement	2"-2.5" CAL
SHRUBS			
	15	Small Evergreen Shrub Type 1	18"-24"
	15	Small Evergreen Shrub Type 2	18"-24"

BUILDING YARD NOTATIONS & GUIDELINES

Table 11.5-1: Building Yard Landscaping Requirements

Building Yard Category	Minimum Width	Min. Required Shade Trees	Min. Required Ornamental Trees	Min. Required Small or Medium Evergreen Shrubs	Min. Required Points per Linear Foot
2	8'	N/A	1 per 30 lin. Feet	8 per 30 lin. Feet	0.5

Building Yard Length & Required Minimum Calculations

Linear Ft	Min. Required Shade Trees	Min. Required Ornamental Trees	Min. Required Evergreen Shrubs	Min. Required Points per Linear Foot
600		20.0	160.0	300.0

Table 11.3.1: Points for Individual Plant Types Site Quantities:

Type of Plant	Points	Count	Points
Shade Tree	12		0
Ornamental Tree	6	20	120
Large Shrub	3		0
Medium Shrub	2		0
Small Shrub	1	192	192
			312
			vs. Required Points 12.0

STREET YARD NOTATIONS & GUIDELINES

Table 11.7-1: Street Yard Landscaping Requirements

Street Yard Level	Minimum Width	Min. Required Shade Trees**	Min. Required Points per Linear Foot
2	8'	1 per 40' to 50' depending on utilities and possible conflicts	0.4

Street Yard Length & Required Minimum Calculations

Linear Ft	Min. Required Shade Trees	Min. Required Points per Linear Foot
597	19.9	398.8

Table 11.3.1: Points for Individual Plant Types Site Quantities:

Type of Plant	Points	Count	Points
Shade Tree	12	25	300
Ornamental Tree	6		0
Large Shrub	3		0
Medium Shrub	2		0
Small Shrub	1		0
			300
			vs. Required Points (98.8)

GENERAL LANDSCAPE NOTATIONS & GUIDELINES

11.1.2. GENERAL STANDARDS.
 Retention of Existing Vegetation. Existing trees, shrubs and ground cover shall be retained and incorporated into the landscape plan to the extent possible.

11.8. SPECIFICATIONS FOR PLANT MATERIALS AND INSTALLATION.
 11.8.1. SIZE STANDARDS.
 The minimum allowable plant size for new installations shall be as set forth herein. Due to the variation between genus and species, the caliper or height necessary for newly installed plant materials may vary. As a general rule, the caliper or diameter of trees shall be measured 6 inches from the ground level up to a 4-inch caliper diameter and at 12 inches for 4-inch caliper diameter or greater. The height of shrubs shall be a minimum of 24 inches as measured at ground level to the top of the densest portion of the top of the shrub or hedge.

A. Shade Trees. Shade trees shall measure a minimum 2 to 2.5-inches in caliper, and 10 to 12 feet in height at the time of planting.
 B. Ornamental Trees. Ornamental trees shall measure a minimum 1.5 to 2-inches in caliper for single-stem trees or 1 to 1.5-inches in caliper for multi stem trees, and 6 to 8 feet in height at the time of planting.

C. Large Shrubs. Large shrubs, normally planted for screening, shall measure a minimum of 3 to 3½ feet in height at the time of planting. Shrubs planted for screening purposes shall form the required density to block visibility within three (3) years from the date of installation.

D. Small Shrubs. Small shrubs shall measure a minimum of 18 to 24 inches in spread and/or height at the time of planting. A mix of deciduous and evergreen shrubs is encouraged in order to obtain a variety of color and texture throughout the year.

E. Ground Cover (Organic). Organic ground covers shall provide 100 percent coverage on the ground within three (3) years of installation. Except for seeding, grass or turf shall provide 100 percent coverage upon installation. Organic mulch may be used around plantings to maintain soil moisture and prevent the growth of weeds.

F. Ground Cover (Inorganic). Inorganic ground covers consisting of river rock or similar materials may be used provided they do not exceed 20 percent coverage of the required landscape planting area.

Concord Elevation Multifamily
 Poplar Tent Road
 Concord, NC

SCALE: 1" = 15' - 0"

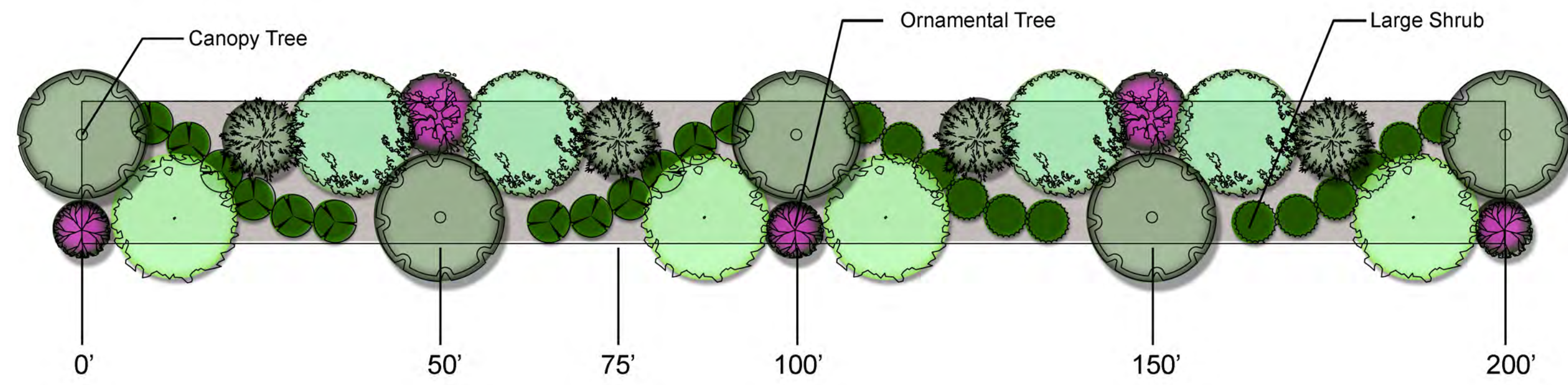
SHEET TITLE:
 Landscape
 Layout
 Exhibit

SHEET No: 1 OF

LA-1

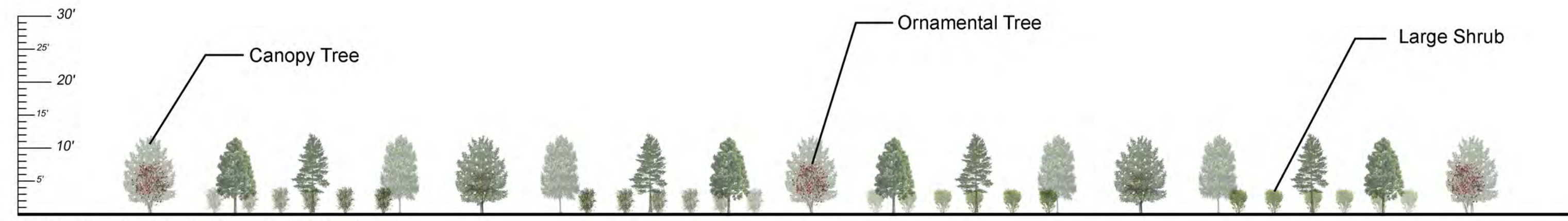
Buffer "Typical" Plan View

Scale: 1"= 15'- 0"



Buffer "Typical" Section Install Height

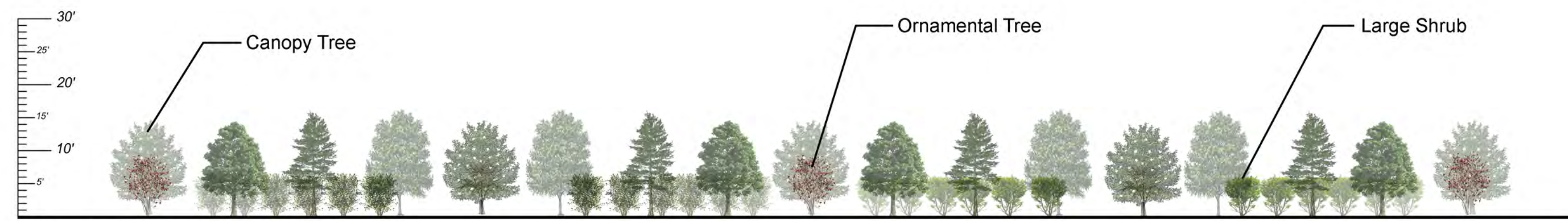
Scale: 1"= 15'- 0"



* Visualization Based Upon Install Heights

Buffer "Typical" Section 3-5* Year Growth

Scale: 1"= 15'- 0"



* Visualization Based Upon 3-5 Year Growth

Buffer "Typical" Section 10-15* Year Growth

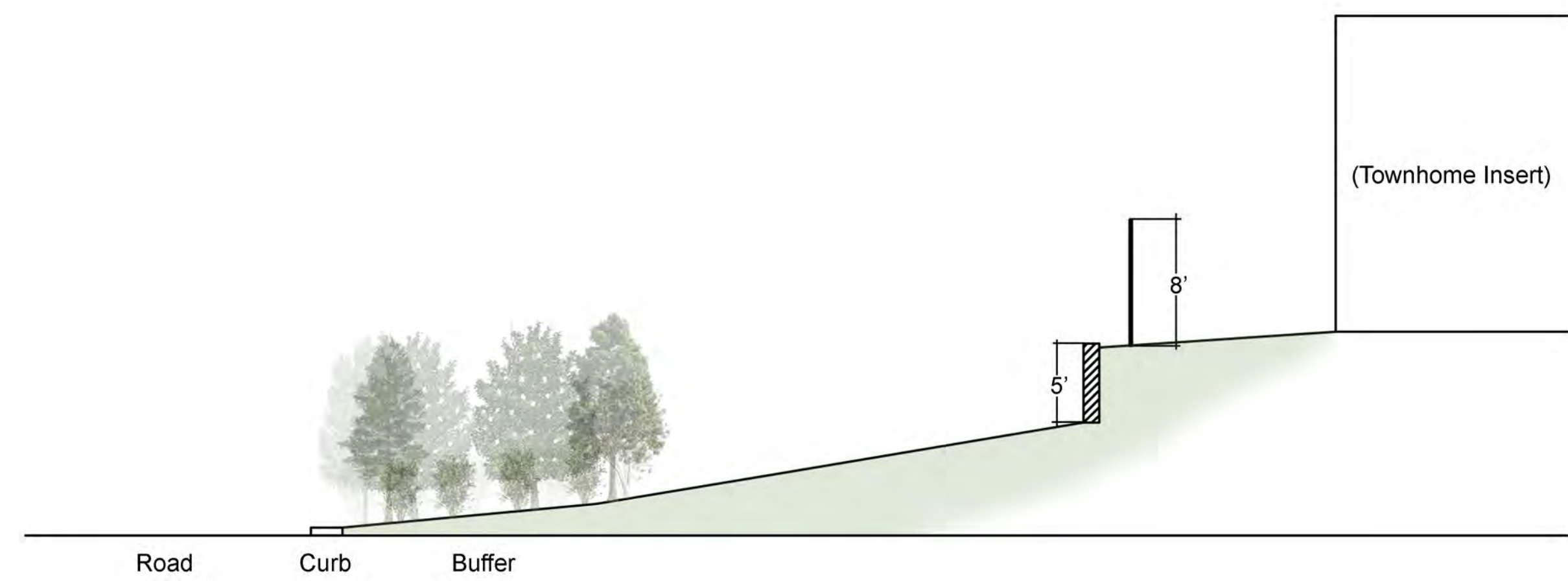
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* Visualization Based Upon 3-5 Year Growth

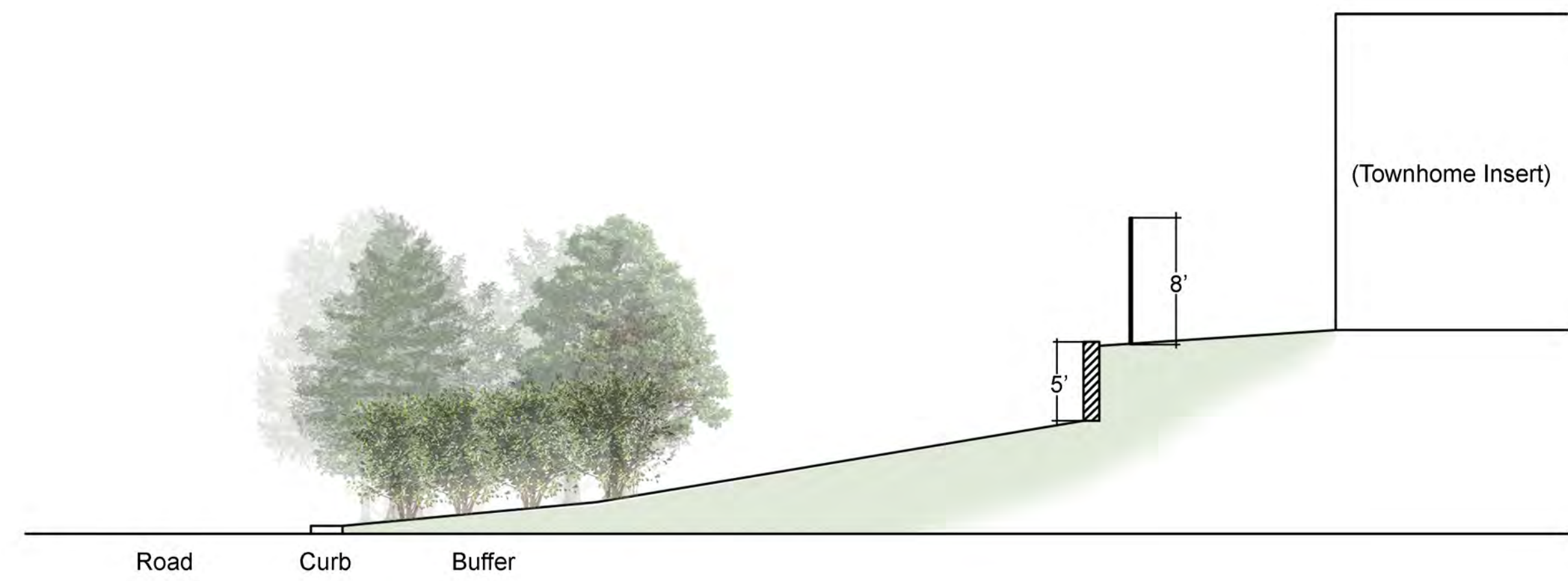
Buffer "Typical" Cross Section Install Height

Scale: 1"= 8'- 0"



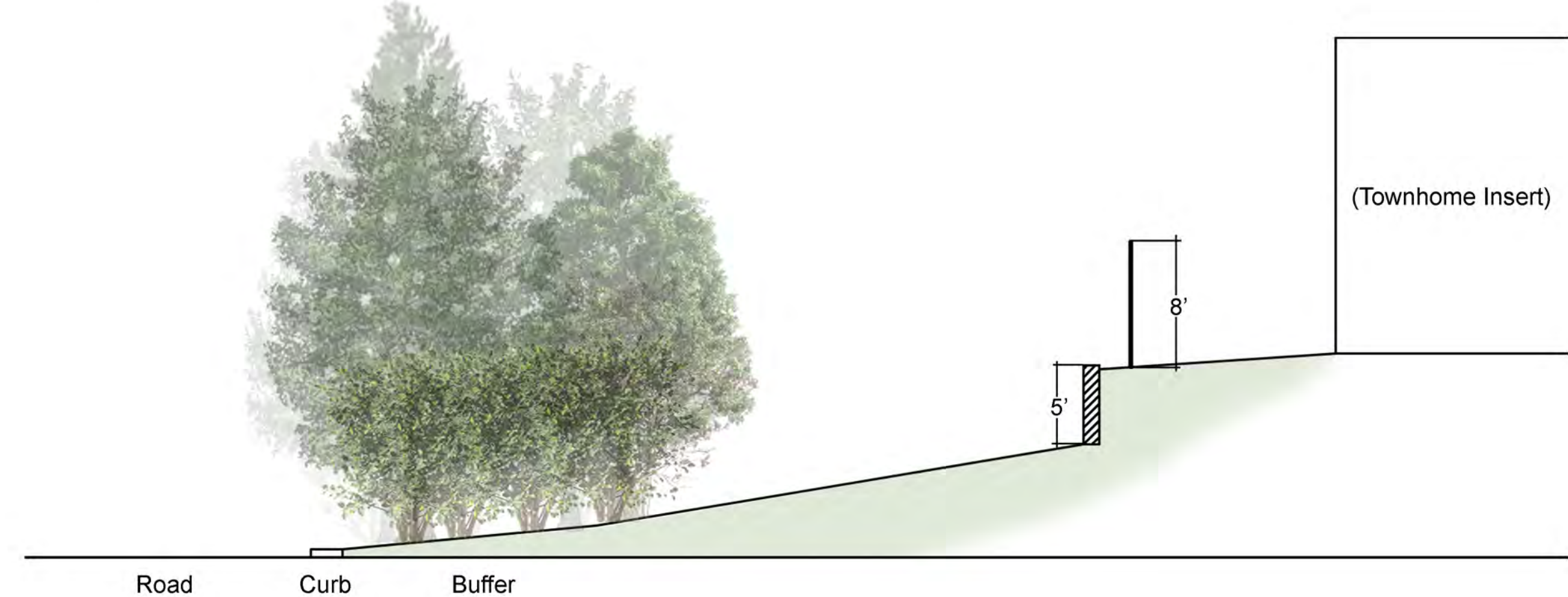
Buffer "Typical" Cross Section 3-5* Year Growth

Scale: 1"= 8'- 0"



Buffer "Typical" Cross Section 10-15* Year Growth

Scale: 1"= 8'- 0"



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Concord Elevation Multifamily
 Poplar Tent Road
 Concord, NC

SCALE: 1"= 15'- 0"

SHEET TITLE:
Landscape Elevations Exhibit

SHEET No: 1 OF

LA-2