

GENERAL NOTES:

1. THE FENCE ALIGNMENT SHALL BE FIELD ADJUSTED TO PRESERVE MATURE TREES AND TO MINIMIZE IMPACT TO EXISTING VEGETATION.
2. ALL WORK WITHIN THE STREAM BUFFER SHALL BE PERFORMED TO MINIMIZE DISTURBANCE TO BROWN CROCKERS, SHRUBS AND TREES, AND TO MAINTAIN DIFFUSED FLOW OF RUNOFF THROUGH THE BUFFER TOWARD THE STREAM.
3. STREAM CROSSINGS WILL BE PERPENDICULAR TO THE STREAM OR WILL FOLLOW THE ALIGNMENT OF THE EXISTING SEWER RIGHT-OF-WAY WHERE POSSIBLE.

SYMBOL LEGEND

- EXISTING DECORATIVE FENCING TO REMAIN - CIRCA 2014
- EXISTING GREEN PVC COATED FENCING TO REMAIN - CIRCA 1998
- PROPOSED NEW 7" HT. GREEN PVC COATED FENCING - APPROX. 2,735 L.F.

SITE DATA SUMMARY

EXISTING ZONING: O-I-CU (CASE # CUP-02-98 APPROVED ON JUNE 11, 1998)
 EXISTING PROPERTY AC: 101.77
 NEW TRACT AC: 22.35
 TOTAL PROPERTY AC: 124.12
 EXISTING USES: CONTINUING CARE COMMUNITY, OFFICE, INSTITUTIONAL

1. ALL SITE LIGHTING AT TAYLOR GLEN SHALL BE DIRECTED AWAY FROM THE ADJOINING RESIDENTIAL PROPERTY
2. A COMBINATION OF BERMS, EXISTING PLANT MATERIAL, NEW PLANT MATERIAL, AND/OR FENCING SHALL BE INSTALLED TO PROVIDE AN GRADE SCREEN BETWEEN THE INITIAL PHASE OF TAYLOR GLEN AND THE FOLLOWING EXISTING ADJOINING LOTS IN THE WOODLANDS SUBDIVISION: 128, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, AND 149.
3. WHEN COMPLETED, AND AT FULL BUILD OUT, THE TOTAL NUMBER OF UNITS IN TAYLOR GLEN, WITH EACH INDIVIDUAL BED IN THE CONGRUATE 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 1).
4. 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
5. THE HEIGHT OF THE TALLEST BUILDING OR BUILDINGS INCLUDED IN TAYLOR GLEN, MEASURED FROM GRADE, SHALL NOT EXCEED THREE (3) STORIES, EXCLUDING ROOF STRUCTURES AND BASEMENTS AS THOSE TERMS ARE DEFINED BY THE NORTH CAROLINA STATE BUILDING CODE.
6. SERVICE AND EMERGENCY VEHICULAR ACCESS TO TAYLOR GLEN SHALL BE LIMITED EXCLUSIVELY TO THE PITTS SCHOOL ROAD ENTRANCE.
7. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT TAYLOR GLEN FROM PITTS SCHOOL ROAD.
8. ALL ELECTRICAL SERVICES CONTROLLED BY THE BAPTIST RETIREMENT HOMES OF NORTH CAROLINA, INC. AT TAYLOR GLEN, SHALL BE UNDERGROUND.

PROJECT:

**BAPTIST RETIREMENT HOMES
 TAYLOR GLEN
 CONCORD, NORTH CAROLINA**

CLIENT:

BILL STILLERMAN
 1199 HAYES FOREST DR.
 WINSTON-SALEM, NC
 27106
 (336) 682-1167

DRAWN: KMB, CEC, RHP
 DATE: 06/26/19
 REVISIONS:

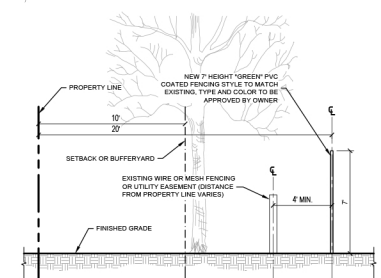
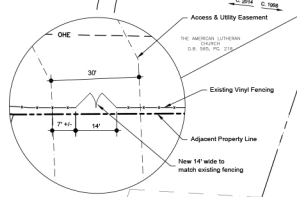
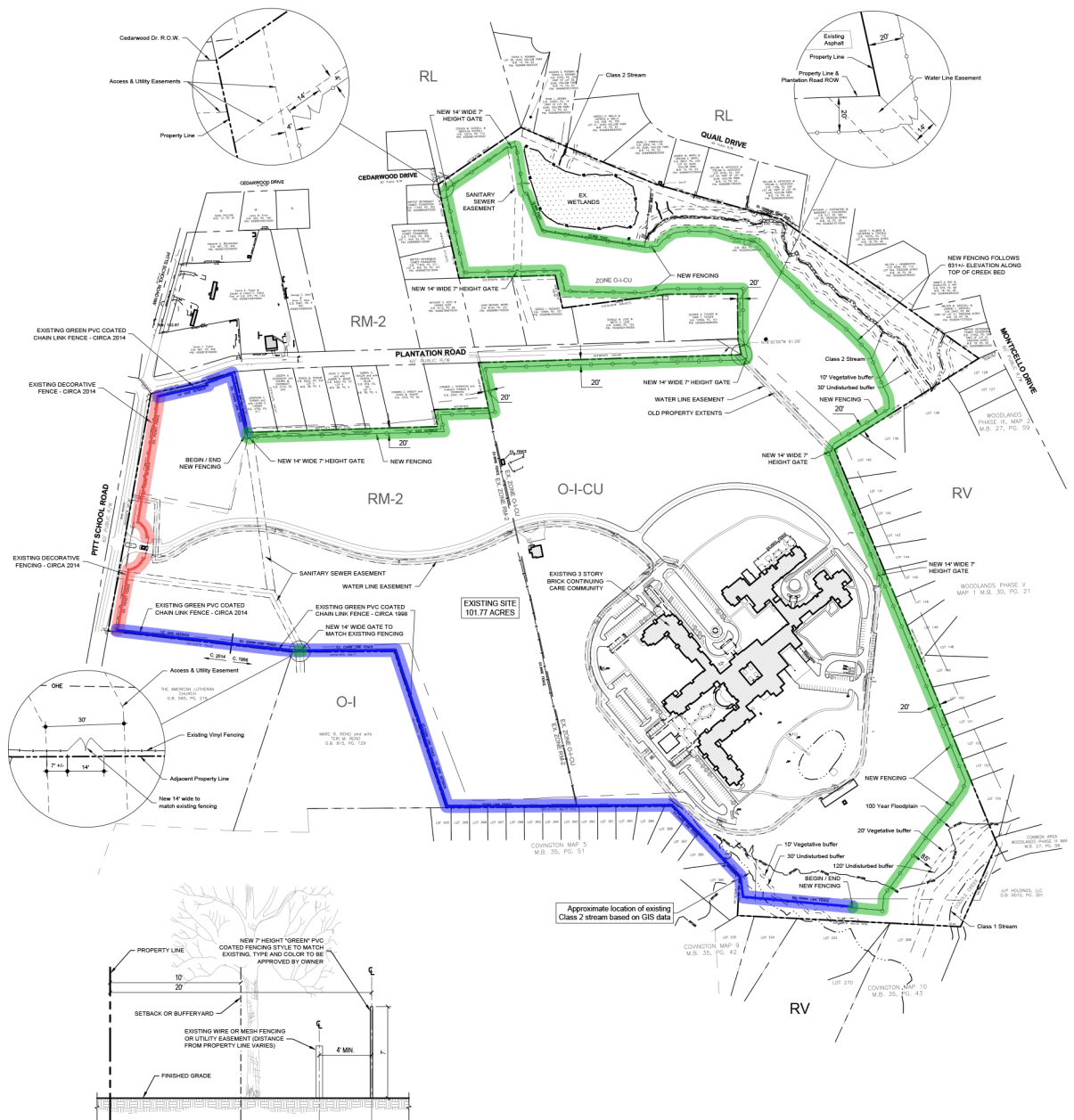
JOB NO.: 15-209
 SHEET TITLE:

**CONDITIONAL
 SITE PLAN**

SCALE: 1" = 200'
 SHEET NO.:

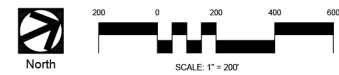
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1 FENCING PLACEMENT DETAIL
 SCALE: 1/4" = 1'-0"

BASE INFORMATION COMPILED FROM SURVEYS DATED JANUARY 13, 2012; JULY 25, 2015; AUGUST 7, 2015; JANUARY 23, 2017; SEPTEMBER 23, 2017; AND WETLANDS AREA ON JUNE 16, 2019 BY R.B. PHARR & ASSOCIATES P.A.



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