



**DATE:** October 15, 2024

**REZONING CASE #:** Z(CD)-27-23

**ACCELA:** CN-RZC-2023-00023

**DESCRIPTION:** Zoning Map Amendment  
RM-1 (Residential Medium Density) to RV-CD (Residential Village – Conditional District)

**APPLICANT/OWNER:** Capital Land Partners, LLC/Hermitage Associates

**LOCATION:** 805 Branchview Dr SE

**PIN#s:** 5630-55-3690, 5630-45-9844

**AREA:** +/- 13.44 acres

**PREPARED BY:** George Daniels, Senior Planner

**BACKGROUND**

The subject properties consist of two parcels comprising 13.44 acres on the northeast side of Branchview Dr SE, west of the intersection of Crestside Dr SE. The property is currently undeveloped.

**HISTORY**

The property was annexed into the City before 1979 and the earliest recorded zoning was R-1 Residential. The zoning was converted to RM-1 (Residential Medium Density) with the adoption of the Unified Development Ordinance (UDO) and remained with the conversion to the Concord Development Ordinance (CDO). The property is vacant/wooded and does not appear to have ever been developed in the past.

**SUMMARY OF REQUEST**

The applicant is requesting to rezone the subject property from RM-1 (Residential Medium Density) to RV-CD (Residential Village – Conditional District) to construct a single-family attached (townhomes) development. The site would contain a maximum of eighty (80) townhomes, on individual lots. This would be at a density of 6.5 dwelling units per acre (RV zoning has a maximum allowance of 8 units per acre). For comparison with the surrounding zoning, RM-1 (Residential Medium Density) allows for a maximum density of 3 units per acre. The zoning application is conditional on meeting the site plan that has been submitted. The plan includes additional guest parking areas as required by the CDO, amenity areas (pocket park, dog park and playground), and buffers and screenings from adjacent residential properties. Forty-eight (48) of the proposed townhomes would have front-loaded driveway access, while thirty-two (32) would have rear-loaded driveways.

A TIA (Traffic Impact Analysis) has been completed and approved for this project. Part of this analysis has resulted in the plan including improvements to Branchview Dr SE. These are shown on the plans as a left turn lane with 100 feet of storage from the eastbound lane, and a right turn lane with 100 feet of storage on the lane headed west. Traffic exiting the site will have full access to turn left or right onto Branchview Dr SE.

The surrounding zoning on all sides of the subject property is RM-1 (Residential Medium Density). The surrounding land use is single-family residential homes. To the north the property is abutted by homes in the Winecoff Hills subdivision and to the east by the Mountain Brook subdivision. Across Branchview Dr SE is the McEachern Greenway with this segment connecting McGee Park with Myers Park. Myers Park is located approximately 400 feet south of the property across Branchview Dr SE and Lawndale Ave SE.

The conditional zoning process allows particular uses to be established on a case-by-case basis on a specific property. If a petition for conditional district zoning is approved, the conditions of approval shall become binding upon the property. Only those use and structures indicated in the approved petition and site plan may be developed on the site.

The site plan has been reviewed by the Development Review Committee (DRC) and there are no staff objections to the proposed rezoning.

<b>Existing Zoning and Land Uses (Subject Parcel)</b>					
<b>Current Zoning of Subject Property</b>	<b>Zoning Within 500 Feet</b>		<b>Land Uses(s) of Subject Property</b>	<b>Land Uses within 500 Feet</b>	
RC (Residential Compact)	<b>North</b>	RM-1 (Residential Medium Density)	Vacant land	<b>North</b>	Single-family residential
	<b>South</b>	RM-1 (Residential Medium Density)		<b>South</b>	Single-family residential, public park
	<b>East</b>	RM-1 (Residential Medium Density)		<b>East</b>	Single-family residential
	<b>West</b>	RM-1 (Residential Medium Density)		<b>West</b>	Single-family residential

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 Land Use Plan (LUP) designates the subject property as “Suburban Neighborhood” for which RV (Residential Village) is listed as a corresponding zoning district.

**From the 2030 Land Use Plan – “Suburban Neighborhood”:**

*The Suburban Neighborhood (SN) Future Land Use category includes single-family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density*

throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are typically buffered from surrounding development by transitional uses or landscaped areas. Single-family attached dwellings are an option for infill development within the suburban neighborhood future land use category. These neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers and employment base needed to support these centers. Lots at intersections of collector and arterial streets within or at the edges of suburban neighborhoods may support small-scale, neighborhood serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Pedestrian oriented uses exclude uses with drive-in, drive-through or automobile related services.

Policy Guidance:

*Land Use Goals and Objectives*

*Goal 1: Maintain a sustainable balance of residential, commercial and industrial land uses.*

*Objective 1.6: Provide a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord.*

*Housing and Neighborhoods Goals*

*Goal 9: Create sustainable neighborhoods through the provision of an adequate housing supply with diverse housing types and price levels for the growth population.*

*Objective 9.1 Provide a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord.*

The following goals from the recently adopted Strategic Plan also relate to the proposed zoning amendment:

*Goal 2: Create Economic Opportunities for Individuals and Businesses Expand Housing Choices.*

**SUGGESTED STATEMENT OF CONSISTENCY**

- The subject properties are approximately 13.44 acres combined and are zoned RM-1 (Residential Medium Density)
- The subject property was annexed into the City before 1979 and the earliest recorded zoning was R-1 (Residential), later converted to RM-1 (Residential Medium Density).
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as RV (Residential Village) is a corresponding zoning classification to the Suburban Neighborhood classification.
- The zoning amendment is reasonable and in the public interest as it provides an additional single-family housing option to the area and is compatible in use, design and density with the adjacent residential land uses.

**OR**

- The zoning amendment is not reasonable and in the public interest as the design is not compatible with the surrounding residential area and adjacent RM-1 (Residential Medium Density) zoning.

## **SUGGESTED CONDITIONS**

If approval is desired, staff recommends the following conditions:

1. Compliance with “Branchview Townhomes Rezoning Plan” document, dated 7/26/2024, sheets RZ-1 through RZ-4.
2. Compliance with the “Street Tree Planting @ Front Loaded Units”
3. Technical site plan review and approval is required including all approvals from outside local, state and federal agencies.

## **PROCEDURAL CONSIDERATIONS**

This particular case is a rezoning, which under the CDO, is legislative in nature. Legislative hearings do not require the swearing or affirming of witnesses prior to testimony at the public hearing.

**APPLICATIONS NOT COMPLETED BY THE PUBLISHED APPLICATION  
DEADLINE WILL NOT BE CONSIDERED.**

**Required Attachments / Submittals:**

- 1. Typed metes and bounds description of the property (or portion of property) in a Word document format.
  
- 2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.
  
- 3. **FOR CONDITIONAL DISTRICT APPLICATIONS ONLY**, a plan drawn to scale (conditional district plan), and elevations if applicable submitted digitally.
  
- 4. If applicable, proof of a neighborhood meeting (signature page) or receipt from certified letters mailed to adjoining property owners if project increases density or intensity (See Section 3.2.3). Staff will provide further information on this requirement during the required pre-application meeting.
  
- 5. Money Received by \_\_\_\_\_ Date: \_\_\_\_\_  
Check # \_\_\_\_\_ Amount: \$ 800.00 (Conditional) or \$600 (Conventional)  
Cash: \_\_\_\_\_

***The application fee is nonrefundable.***



(Please type or print)

Applicant Name, Address, Telephone Number and email address: \_\_\_\_\_

Capital Land Partners, LLC, Chris Boone, 2907 Providence Road, Suite 250, Charlotte, NC 28211, 704-516-4138  
chrisb@capitalandpartners.com

Owner Name, Address, Telephone Number: \_\_\_\_\_

Hermitage Associates, 167 Church Street NE, Concord, NC 28025

Project Location/Address: 805 Branchview Drive SE Concord, NC 28025

P.I.N.: 5630-55-3690

Area of Subject Property (acres or square feet): 13.03 ac

Lot Width: SEE SCHEDULE 1 ATTACHED Lot Depth: SEE SCHEDULE 1 ATTACHED

Current Zoning Classification: RM-1

Proposed Zoning Classification: RV-CD

Existing Land Use: RESIDENTIAL/VACANT

Future Land Use Designation: Residential Townhome Community

Surrounding Land Use: North Residential South Residential

East Residential West Residential

Reason for request: To allow the development of residential townhome units uses on the site.

Has a pre-application meeting been held with a staff member? Yes

Staff member signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Planning & Neighborhood Development**

35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025  
Phone 704-920-5152 • Fax 704-920-6962 • www.concordnc.gov

**THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY**

(Please type or print)

1. List the Use(s) Proposed in the Project:

See attached rezoning plan

---

---

---

---

---

---

---

---

2. List the Condition(s) you are offering as part of this project. Be specific with each description.  
(You may attach other sheets of paper as needed to supplement the information):

See attached rezoning plan

---

---

---

---

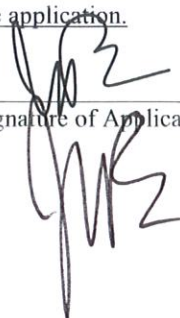
---

---


---

---

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

  
\_\_\_\_\_  
Signature of Applicant

10-26-23  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner(s)

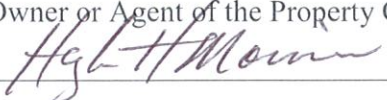
10/27/23  
\_\_\_\_\_  
Date

***Certification***

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

Date: 10-26-23

Applicant Signature:  

Property Owner or Agent of the Property Owner Signature:  


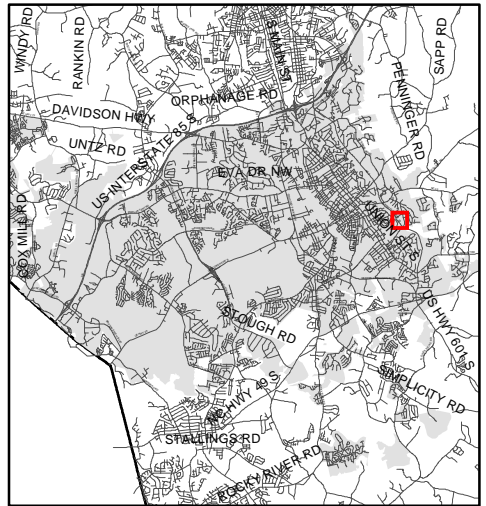






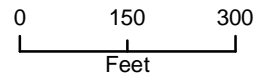
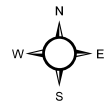
**Z(CD)-27-23  
AERIAL**

**Rezoning application  
RM-1 (Residential Medium Density)  
to RV-CD (Residential Village -  
Conditional District)**

805 Branchview Dr SE  
PINs: 5630-55-3690 &  
5630-45-9844



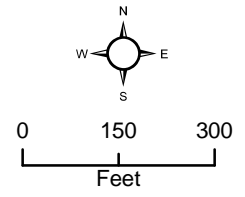
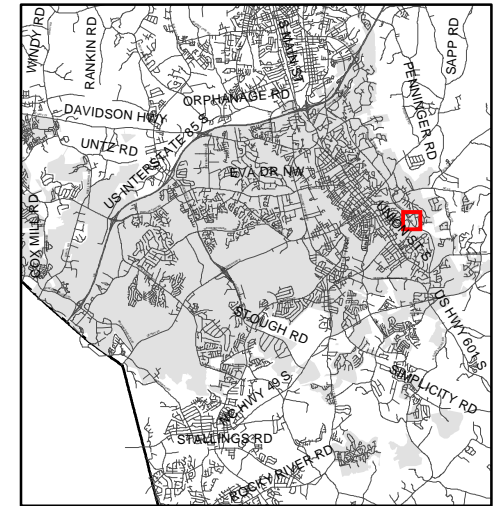
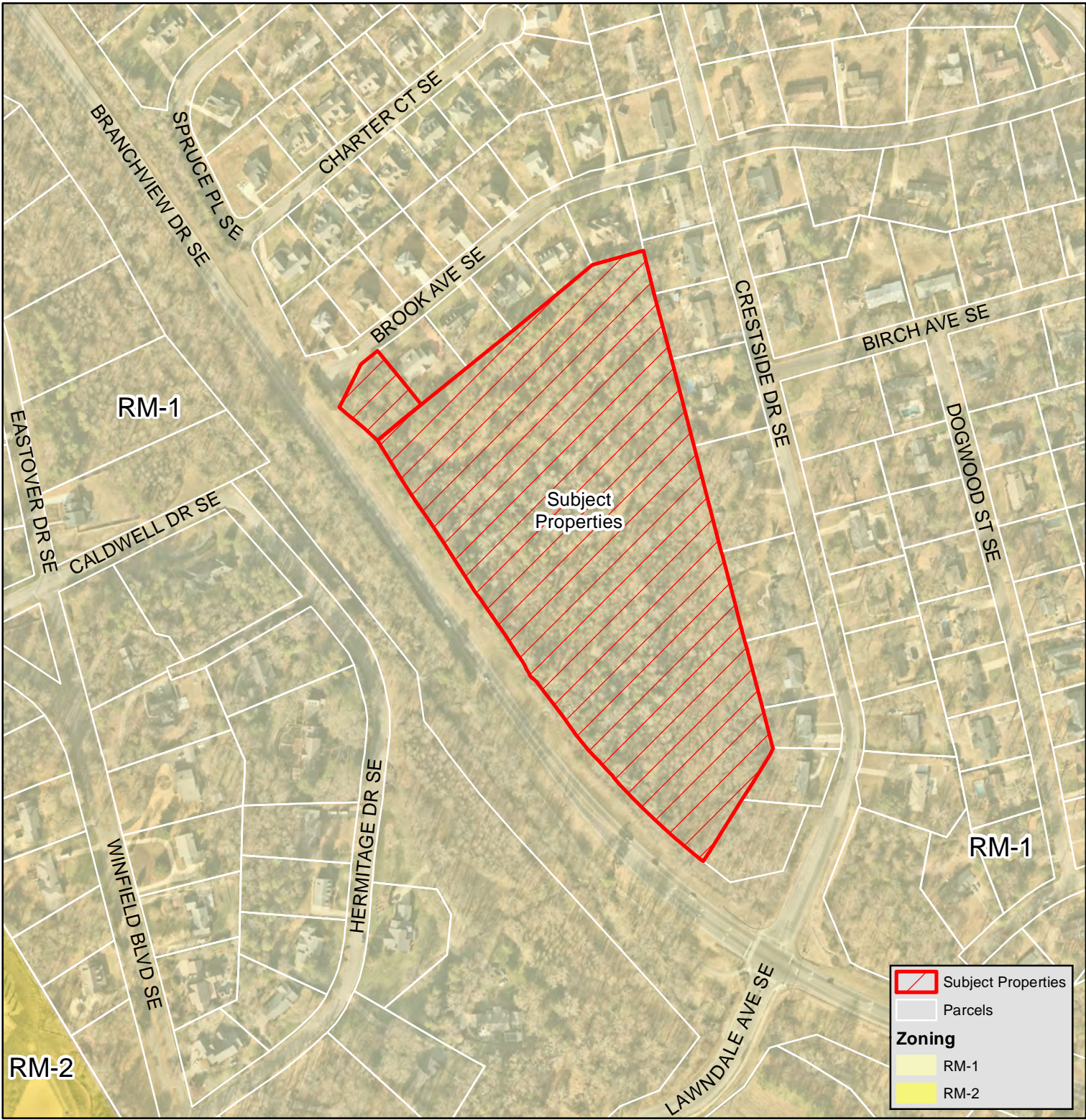
	Subject Properties
	Parcels



**Z(CD)-27-23  
ZONING**

**Rezoning application  
RM-1 (Residential Medium Density)  
to RV-CD (Residential Village -  
Conditional District)**

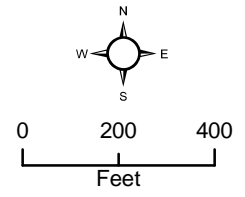
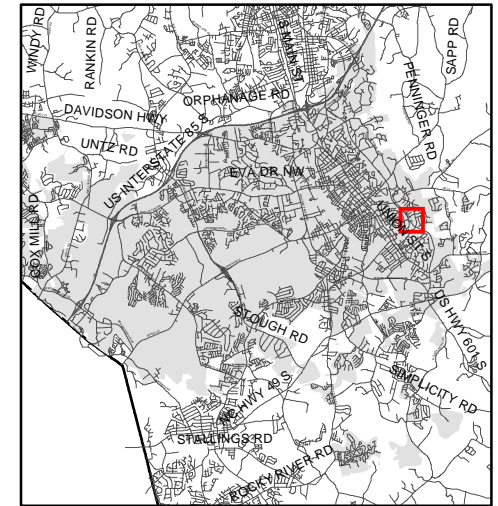
805 Branchview Dr SE  
PINs: 5630-55-3690 &  
5630-45-9844



**Z(CD)-27-23  
LAND USE PLAN**

**Rezoning application  
RM-1 (Residential Medium Density)  
to RV-CD (Residential Village -  
Conditional District)**

805 Branchview Dr SE  
PINs: 5630-55-3690 &  
5630-45-9844



# BRANCHVIEW TOWNHOMES

CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA - CN-RZC-2023-00023

## REZONING PLAN



## 2 PROJECT IMAGERY



master planning . civil engineering  
urban design . landscape architecture  
919 berryhill rd. ste 101 . charlotte, nc 28208  
704.352.1204 . www.dpr.design  
NC Firm License # C-0560

CLIENT / OWNER  
**CAPITAL LAND PARTNERS, LLC**  
2907 PROVIDENCE ROAD, SUITE 250  
CHARLOTTE, NC 28211  
704.516.4138

LAND USE ATTORNEY

---

---

---

VICINITY MAP

---

---

## PROJECT

### BRANCHVIEW TOWNHOMES

BRANCHVIEW DRIVE  
CONCORD, NC 28025

PROJECT NUMBER  
23001

DATE  
8-18-2023

ISSUED FOR

#### REZONING

NO.	DATE	DESCRIPTION	BY
0	08-18-2023	1ST SUBMISSION	RT
1	10-25-2023	2ND SUBMISSION	RT
2	03-01-2024	3RD SUBMISSION	RT
3	04-15-2024	4TH SUBMISSION	RT
4	07-26-2024	5TH SUBMISSION	AF

PROJ. MANAGER: HN  
DRAWN BY: RT  
CHECKED BY: HN

SEAL

SCALE  
AS INDICATED

DRAWING  
ILLUSTRATIVE SITE PLAN

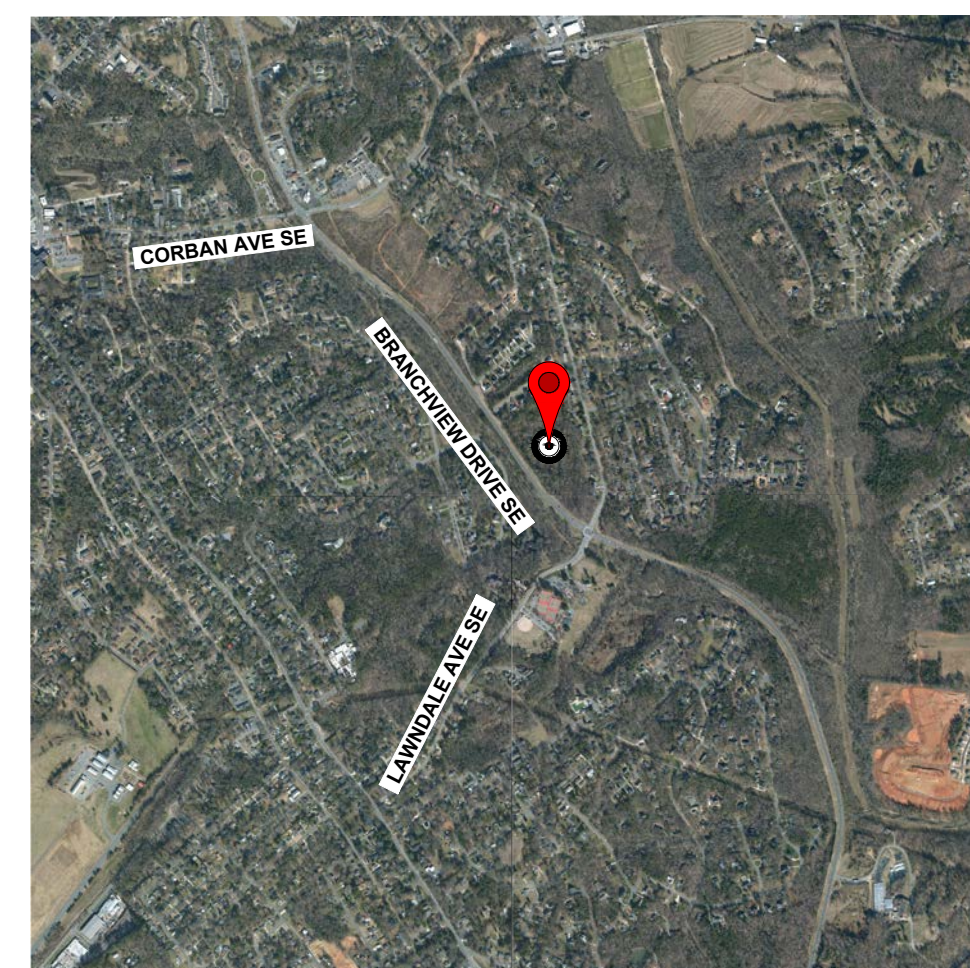
# RZ-1

Plotted: Z:\Shared\Projects\2023\23001 Branchview TH-Capital Land-Concord\Drawings\Resizing.dwg / 7/26/2024 7:10 PM

Plotfile: Z:\Shared\Projects\2023\23001 Branchview TH-Capital Land-Concord\Drawings\Resizing\23001-Resizing.dwg / 7/26/2024 7:10 PM

**LEGEND**

- EXISTING PROPERTY LINE
- - - PROPOSED LOT LINE
- - - PROPOSED PUBLIC STREET RIGHT OF WAY
- - - PROPOSED PRIVATE ALLEY RIGHT OF WAY
- 25' X 25' ST. TYP
- SIGHT DISTANCE TRIANGLE
- - - PROPOSED SETBACK LINE
- PROP. RETAINING WALL
- PROPOSED COMMON OPEN SPACE
- PROPOSED FIRE HYDRANT



**SITE DEVELOPMENT DATA:**

**SITE:**  
 TOTAL SITE AREA: ± 13.03 AC.  
 TAX PARCEL #: 5630553690000

**EXISTING ZONING:** RM-1  
**PROPOSED ZONING:** RV-CD  
**PROPOSED USE:** NOT TO EXCEED 80 ATTACHED DWELLING UNITS

**PROPOSED DENSITY:** 80 DU / 13.03 AC. = 6.2 DU PER AC. (MAXIMUM)

**PARKING RATIO REQUIRED:** 2 PER UNIT  
**PARKING SPACES REQUIRED:** 200 SPACES (160 RESIDENT + 40 VISITOR)\*  
**PARKING SPACES PROVIDED:** 200 SPACES MIN., INCLUDING 40 VISITOR PARKING, PARKING LOT AND PARALLEL ON-STREET PARKING

\*PER SECTION 7.7.4.E.1D AND 7.7.4.E.2

**COS REQUIRED:** 2.60 AC (20.0%)  
**COS PROVIDED:**

COS 1	28,000 SF (0.64 AC.) - PASSIVE
COS 2	34,000 SF (0.78 AC.) - PASSIVE
COS 3	68,000 SF (1.56 AC.) - ACTIVE
COS 4	5,700 SF (0.13 AC.) - ACTIVE
COS 5	40,400 SF (0.93 AC.) - PASSIVE
COS 6	40,000 SF (0.92 AC.) - PASSIVE
216,100 SF = 4.96 AC (38.0%) (STORMWATER POND AREA INCLUDED)	

**TREESAVE REQUIRED:** 1.30 AC (50% OF REQUIRED COS)  
**TREESAVE PROVIDED:** 1.30 AC

**SETBACKS:**

**TOWNHOMES:**

FRONT LOADED:	24' (20' FROM PROPERTY LINE IF GARAGE RECESSED 4')
FRONT YARD:	7' MIN. (BUILDING SEPARATION IS 14')
SIDE YARD:	24'
CORNER LOT:	5'
REAR YARD:	5'
REAR LOADED:	10'
FRONT YARD:	7.5' (BUILDING SEPARATION IS 15')
SIDE YARD:	NOT REQUIRED (7.7.4.E.2.D)
INTERIOR SIDE YARD:	10'
CORNER LOT:	10' FROM EOP (ALLEY GARAGE SETBACK)
REAR YARD:	10' FROM EOP (ALLEY GARAGE SETBACK)

**NOTES:**

A. ALLEYS NEED TO BE CONSTRUCTED TO LOAD BEARING STANDARDS TO SUPPORT SOLID WASTE VEHICLES, AS WELL AS A DAMAGE WAIVER PROVIDED.

B. PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL PROJECT PERMITTING.

C. MAXIMUM IMPERVIOUS AREA IN RESIDENTIAL SHALL BE 60%.

D. REQUIRED SITE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS, INCLUDING ALLEYS.

E. PROPOSED 30' TYPE D BUFFER WITH 6" BERM ALONG BRANCHVIEW ROAD FRONTAGE IS PER TABLE 11-4-2 BUFFER YARD LANDSCAPE REQUIREMENTS.

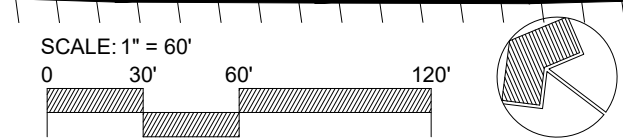
F. PROPOSED 8' TYPE A BUFFER ALONG THE SITE PERIMETER THAT ABUTS EXISTING RM-1 NEIGHBORHOOD IS PER TABLE 11-4-2 BUFFER YARD LANDSCAPE REQUIREMENTS. THE PETITIONER PROPOSES A VOLUNTARY 25' UNDISTURBED BUFFER AS SHOWN ON THE PLAN, EXCEPT ADJACENT TO THE BATESKI'S AND CARPENTER'S PROPERTIES, AN APPROXIMATE 10' OF AN EXISTING SEWER EASEMENT WITHIN THE 25' IS TO REMAIN.

G. FRONT LOADED TOWNHOMES REQUIRES 12' MINIMUM SEPARATION BETWEEN DRIVEWAYS, WITHIN PUBLIC STREET RIGHT OF WAY. DRIVEWAY WIDTH OF 10' MINIMUM IS REQUIRED.

H. ALL TOWNHOMES ARE TO BE SUBDIVIDED, WITH SUB-LOT LINES AS SHOWN ON THE PLAN.

**Estimated Impervious Area Summary**

	Imperv. Area (Ac)	% of Imp. Area of Site Area
Proposed TownHomes	4.00	29.96%
Proposed Amenity, CMB & Misc.	0.20	1.50%
Proposed Streets	2.60	19.48%
<b>Total Proposed BUA</b>	<b>6.80</b>	<b>50.94%</b>
		<b>60% Max. Allowed</b>



master planning . civil engineering  
 urban design . landscape architecture

919 berryhill rd. ste 101 . charlotte, nc 28208  
 704.352.1204 . www.dpr.design  
 NC Firm License # C-0560

CLIENT / OWNER  
**CAPITAL LAND PARTNERS, LLC**  
 2907 PROVIDENCE ROAD, SUITE 250  
 CHARLOTTE, NC 28211  
 704.516.4138

LAND USE ATTORNEY

VICINITY MAP

PROJECT

# BRANCHVIEW TOWNHOMES

BRANCHVIEW DRIVE  
 CONCORD, NC 28025

PROJECT NUMBER  
 23001

DATE  
 8-18-2023

ISSUED FOR

**REZONING**

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	08-18-2023	1ST SUBMISSION	RT
1	10-25-2023	2ND SUBMISSION	RT
2	03-01-2024	3RD SUBMISSION	RT
3	04-15-2024	4TH SUBMISSION	RT
4	07-26-2024	5TH SUBMISSION	AF

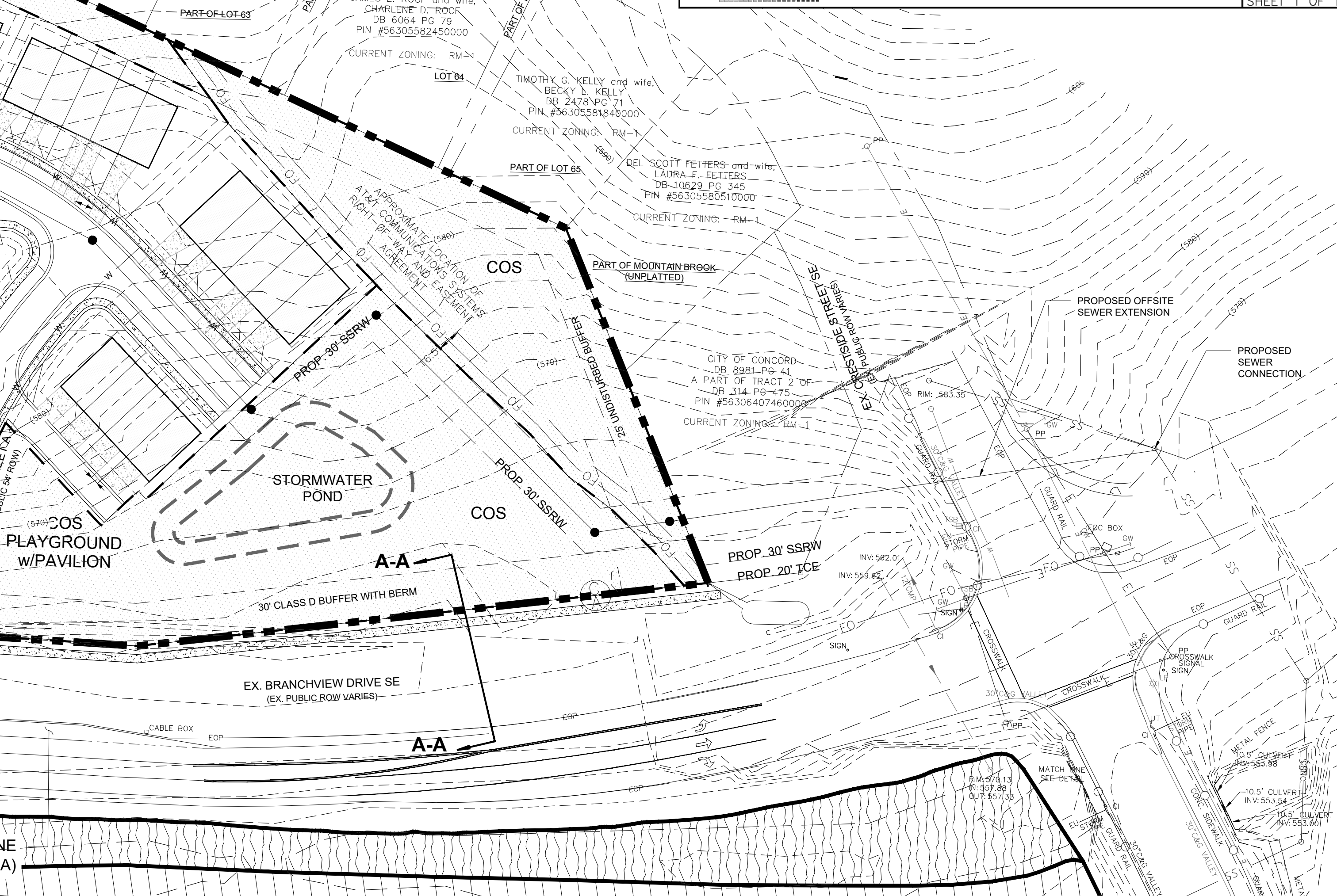
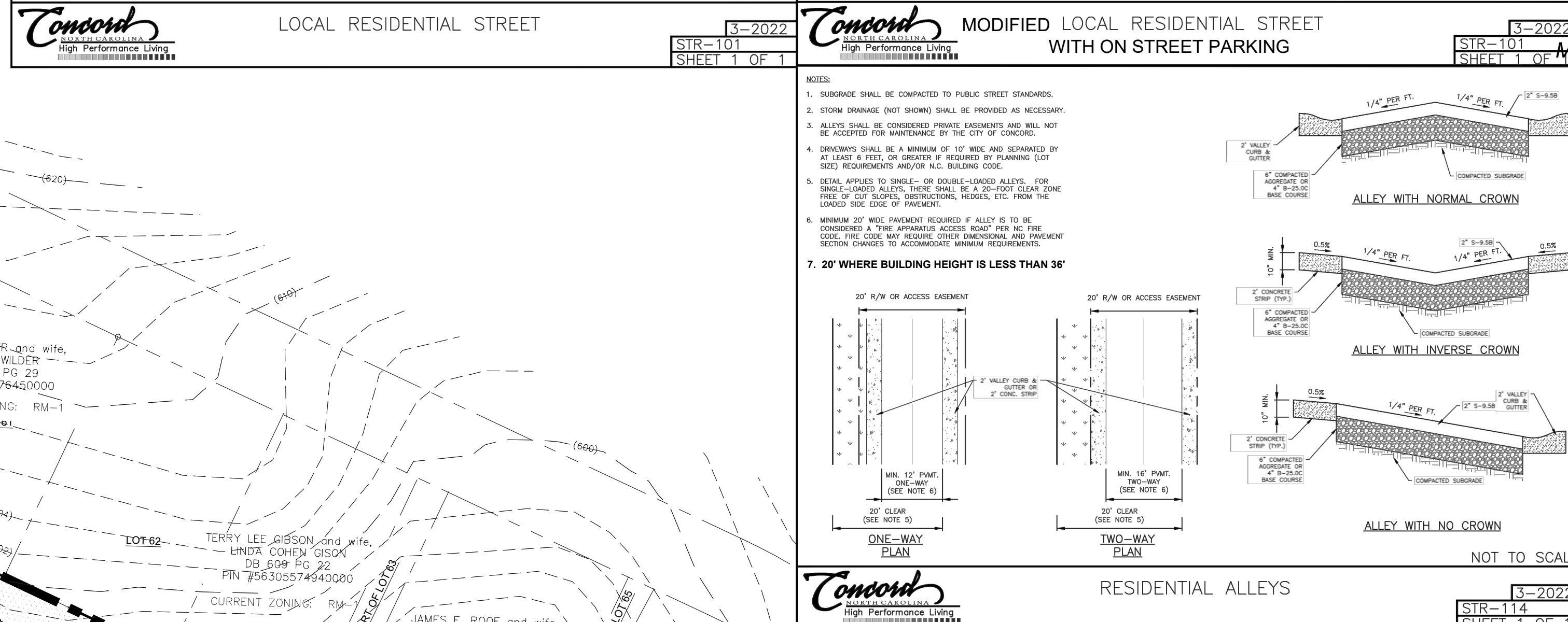
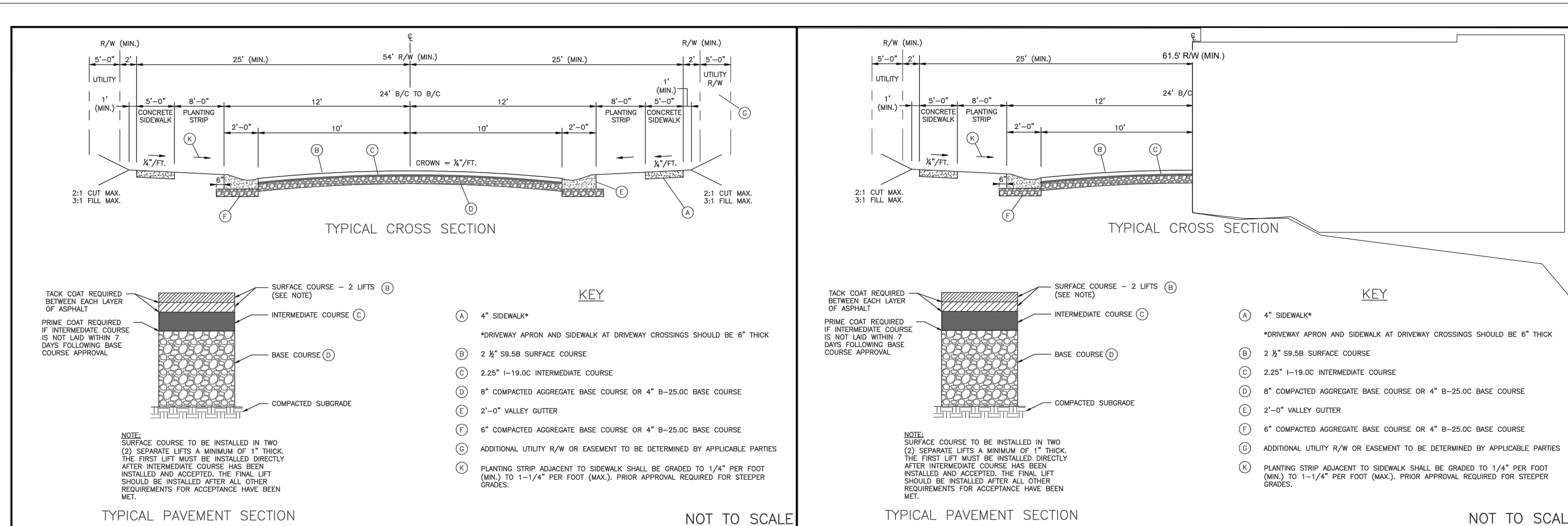
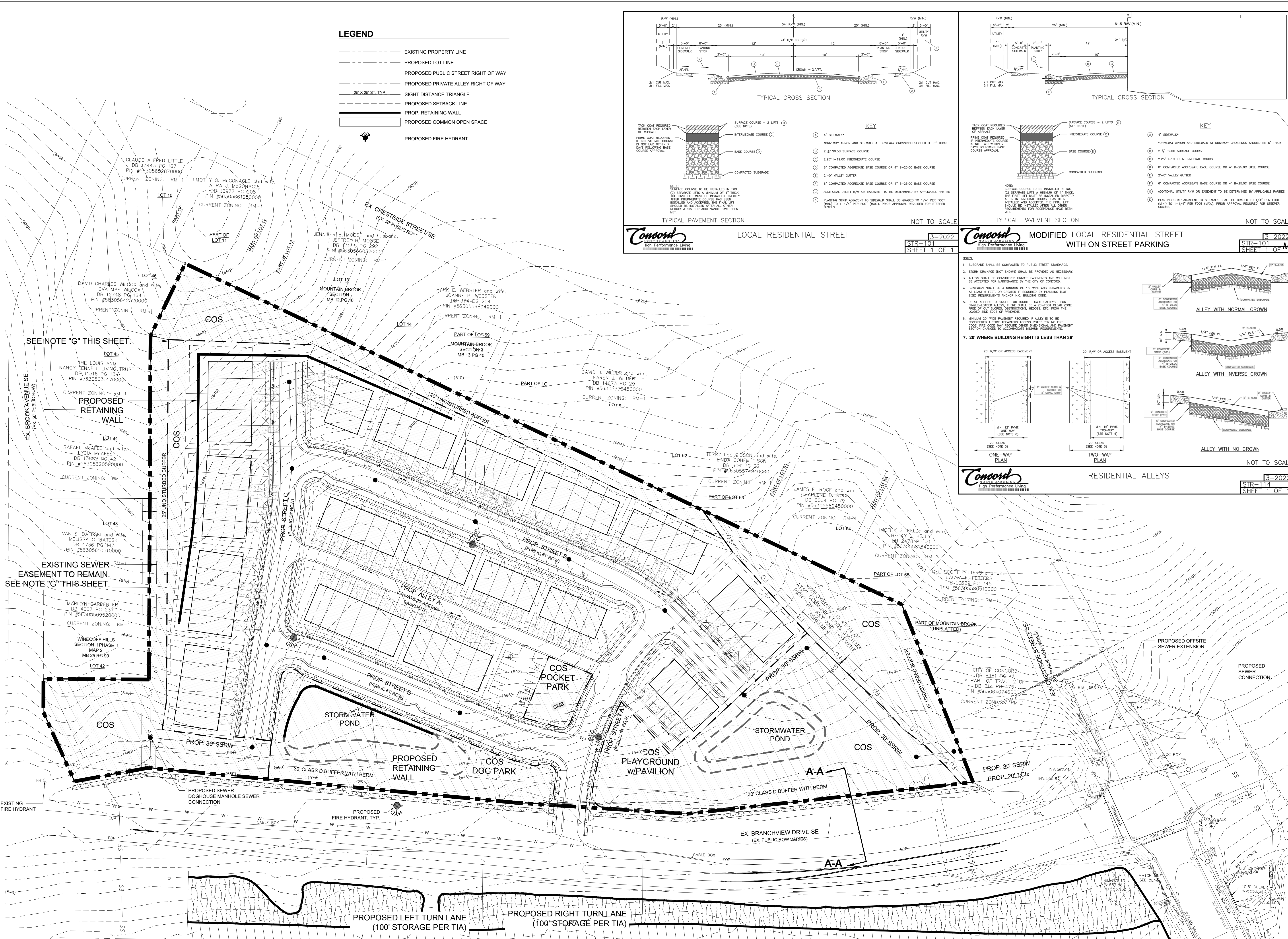
PROJ. MANAGER: HN  
 DRAWN BY: RT  
 CHECKED BY: HN

SCALE  
 AS INDICATED

DRAWING  
**SCHEMATIC SITE PLAN**

# RZ-2

Plotted: Z:\Shared\Projects\2023\23001\Branchview TH-Capital Land-Concord\Draw\Sheets\Rezoning\23001-Resizing.dwg / 7/26/2024 7:10 PM



master planning . civil engineering  
urban design . landscape architecture

919 berryhill rd. ste 101 . charlotte, nc 28208  
704.352.1204 . www.dpr.design

NC Firm License # C-0560

CLIENT / OWNER

CAPITAL LAND PARTNERS, LLC  
2907 PROVIDENCE ROAD, SUITE 250  
CHARLOTTE, NC 28211  
704.516.4138

LAND USE ATTORNEY

PROJECT

BRANCHVIEW DRIVE  
CONCORD, NC 28025

PROJECT NUMBER

23001

DATE

8-18-2023

ISSUED FOR

REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY
0	08-18-2023	1ST SUBMISSION	RT
1	10-25-2023	2ND SUBMISSION	RT
2	03-01-2024	3RD SUBMISSION	RT
3	04-15-2024	4TH SUBMISSION	RT
4	07-26-2024	5TH SUBMISSION	AF

PROJ. MANAGER: HN

DRAWN BY: RT

CHECKED BY: HN

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

0 30 60 120'

SCALE

AS INDICATED

DRAWING

SCHEMATIC UTILITY PLAN

SCALE: 1" = 60'

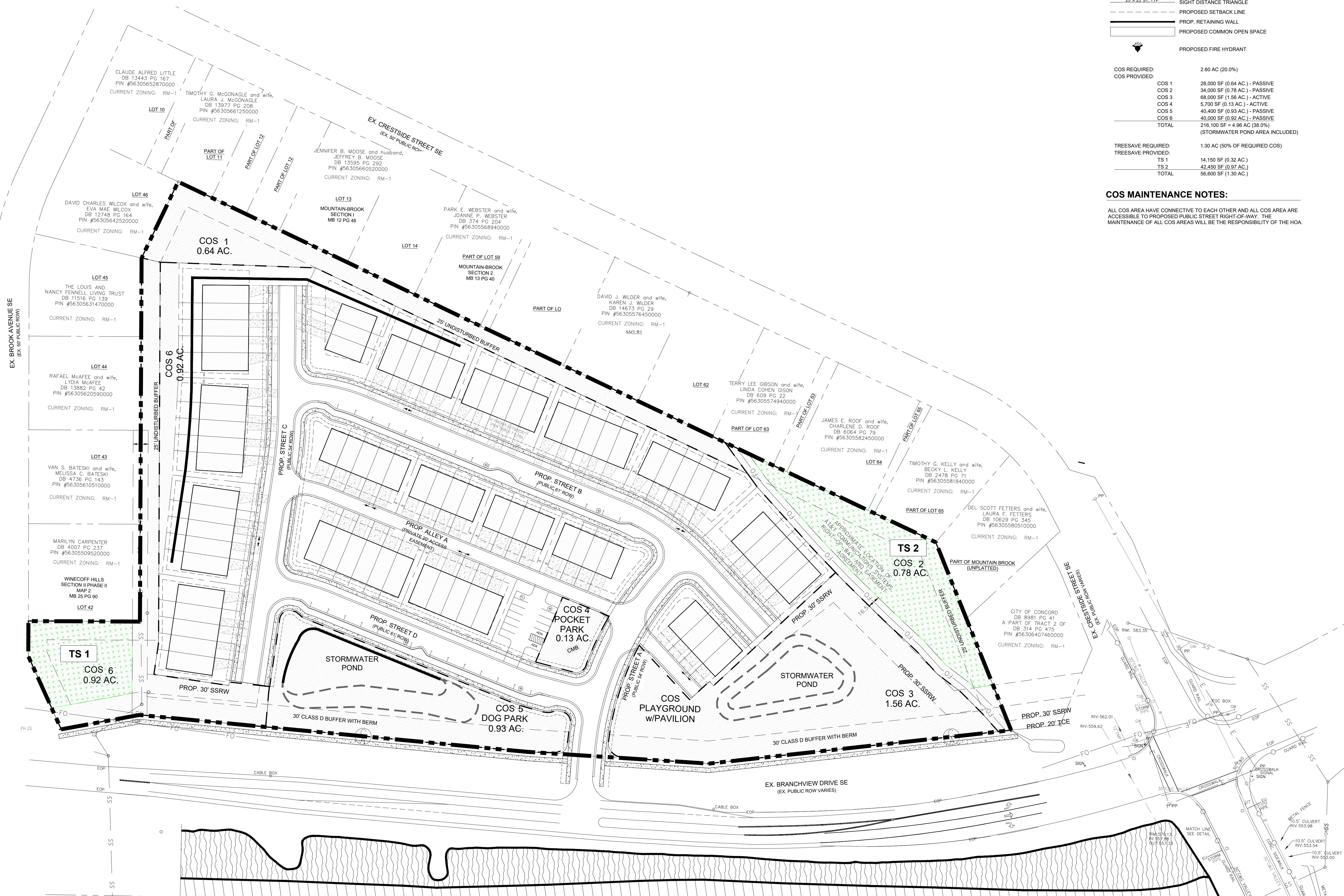
0 30 60 120'

SCALE

AS INDICATED

DRAWING

Plotfile: Z:\Shared\Projects\2023\23001 Branchview TH-Capital Land-Concord\Drawings\Resizing\23001-Resizing.dwg / 7/26/2024 7:10 PM



**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED PUBLIC STREET RIGHT OF WAY
- PROPOSED PRIVATE ALLEY RIGHT OF WAY
- 25' X 20' ST. TYP
- SIGHT DISTANCE TRIANGLE
- PROPOSED SETBACK LINE
- PROP. RETAINING WALL
- PROPOSED COMMON OPEN SPACE
- PROPOSED FIRE HYDRANT

**COS REQUIRED:** 2.60 AC (20.0%)  
**COS PROVIDED:**

COS 1	28,000 SF (0.64 AC) - PASSIVE
COS 2	34,000 SF (0.78 AC) - PASSIVE
COS 3	68,000 SF (1.56 AC) - ACTIVE
COS 4	5,700 SF (0.13 AC) - ACTIVE
COS 5	40,400 SF (0.93 AC) - PASSIVE
COS 6	40,000 SF (0.92 AC) - PASSIVE
<b>TOTAL</b>	<b>216,100 SF = 4.96 AC (38.0%)</b> (STORMWATER POND AREA INCLUDED)

**TREESAVE REQUIRED:** 1.30 AC (50% OF REQUIRED COS)  
**TREESAVE PROVIDED:**

TS 1	14,150 SF (0.32 AC)
TS 2	42,450 SF (0.97 AC)
<b>TOTAL</b>	<b>56,600 SF (1.30 AC)</b>

**COS MAINTENANCE NOTES:**  
 ALL COS AREA HAVE CONNECTIVE TO EACH OTHER AND ALL COS AREA ARE ACCESSIBLE TO PROPOSED PUBLIC STREET RIGHT-OF-WAY. THE MAINTENANCE OF ALL COS AREAS WILL BE THE RESPONSIBILITY OF THE HOA.



master planning . civil engineering  
 urban design . landscape architecture  
 919 berryhill rd. ste 101 . charlotte, nc 28208  
 704.332.1204 . www.dpr.design  
 NC Firm License # C-0560

**CLIENT / OWNER**  
 CAPITAL LAND PARTNERS, LLC  
 2907 PROVIDENCE ROAD, SUITE 250  
 CHARLOTTE, NC 28211  
 704.516.4138

**LAND USE ATTORNEY**  
 ---  
 ---  
 ---

**VICINITY MAP**  
 ---  
 ---  
 ---

**PROJECT**  
**BRANCHVIEW TOWNHOMES**

BRANCHVIEW DRIVE  
 CONCORD, NC 28025

**PROJECT NUMBER**  
 23001  
**DATE**  
 8-18-2023

**ISSUED FOR**  
**REZONING**

NO.	DATE	DESCRIPTION	BY
0	08-18-2023	1ST SUBMISSION	RT
1	10-25-2023	2ND SUBMISSION	RT
2	03-01-2024	3RD SUBMISSION	RT
3	04-15-2024	4TH SUBMISSION	RT
4	07-26-2024	5TH SUBMISSION	AF

**PROJ. MANAGER:** HN  
**DRAWN BY:** RT  
**CHECKED BY:** HN

**SCALE**  
 AS INDICATED

**DRAWING**  
 SCHEMATIC COS AND TREESAVE PLAN

**RZ-3A**



**DEVELOPMENT STANDARDS:**

**1. GENERAL PROVISIONS:**

- a) **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CAPITAL LAND PARTNERS, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THE APPROXIMATELY 13.03 ACRE SITE LOCATED AT 805 BRANCHVIEW DRIVE SE (THE "SITE").
- b) **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CONCORD DEVELOPMENT ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RV-CD ZONING CLASSIFICATION SHALL GOVERN.
- c) **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF LOTS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, BUFFERS, STORM WATER FACILITIES, TRAILS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDES FOR SIGNIFICANT FLEXIBILITY IN ALLOWING ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING AMENDMENTS TO THE REZONING PETITION, AND THESE INSTANCES GENERALLY INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- d) **ANY TECHNICAL ISSUES** NOT ADDRESSED WITH THE REZONING SITE PLAN SHALL BE SUBJECT TO THE CONSTRUCTION DOCUMENT APPROVAL AND COMPLIANCE WITH THE CITY'S SUBDIVISION AND LAND DEVELOPMENT STANDARDS.

**2. PERMITTED USES & DEVELOPMENT AREA:**

- a) THE DEVELOPMENT AREA MAY BE DEVELOPED WITH UP TO 80 RESIDENTIAL TOWNHOME UNITS, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS PERMITTED IN THE RV-CD ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, RECREATION, OPEN SPACE AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, /GATHERING SHELTERS, GAZEBO, DOG PARKS, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, AND/OR OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES).
- b) TOTAL NUMBER OF UNITS IS APPROXIMATE. FINAL COUNTS FOR EACH SIZE MAY VARY BUT THE TOTAL LOT YIELD SHALL NOT EXCEED 80 UNITS.

**3. ACCESS AND TRANSPORTATION:**

- a) **ACCESS.** ACCESS TO THE SITE WILL BE FROM BRANCHVIEW DRIVE, AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CONCORD AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- b) **IMPROVEMENTS AND PHASING.** THE PETITIONER SHALL INSTALL PHASED TRANSPORTATION IMPROVEMENTS TO THE FOLLOWING:
  - i. **PHASING.** THE PETITIONER MAY DEVELOP IN PHASES A DEPICTED ON THE PLAN.
- c) **STREET NETWORK.**
  - i. THE OVERALL STREET NETWORK IS CONCEPTUAL IN NATURE AND MAY BE ADJUSTED DURING THE PERMITTING PROCESS SO LONG AS THE PROVISIONS OF THE ORDINANCE ARE ADHERED TO.
  - ii. APPROVAL OF REZONING PLAN DOES NOT CONSTITUTE APPROVAL OF ANY TRANSPORTATION ELEMENT SHOWN ON PLAN WHICH MAY NOT MEET TECHNICAL STANDARDS. TECHNICAL REVIEW DONE DURING THE PRELIMINARY PLAN AND/OR SITE PLAN STAGE MAY IDENTIFY ELEMENTS WHICH DO NOT MEET TECHNICAL STANDARDS AND WILL NEED TO BE REVISED FOR TECHNICAL PLAN APPROVAL. SUCH REVISIONS MAY REQUIRE SIGNIFICANT ALTERATIONS TO THE CONCEPTUAL LAYOUT DEPICTED IN THESE PLANS.
  - iii. THIS COMMUNITY HAS A CONTROLLED ACCESS (C/A) DICTATED BY NCDOT.
  - iv. THE PROPOSED ROAD IMPROVEMENTS ARE SUBJECT TO THE RESULTS OF A TYPE A TIA.
- d) **TRIP GENERATION TABLE (PER 11TH GENERATION ITE MANUAL)**

Code	Land Use	Unit	Size	Daily			AM Peak			PM Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
215	Single-Family Attached Housing	80	DU	290	290	580	9	9	36	26	16	44

- i. THE PROJECT FRONTAGE WILL REQUIRE LEFT AND RIGHT TURN LANE IMPROVEMENTS, AS DEPICTED ON THE SITE PLAN, AND AS OUTLINED IN THE TIA REPORT APPROVED BY NCDOT AND CITY OF CONCORD.

**4. DESIGN INTENT STATEMENT:**

- a) THE PETITIONER PROPOSES TO DEVELOP A WALKABLE RESIDENTIAL COMMUNITY WHERE THE RESIDENTS OF THE COMMUNITY WILL HAVE CONVENIENT AND EASY ACCESS TO A SERIES OF PASSIVE AND ACTIVE OPEN SPACES THAT ARE INTERCONNECTED BY A NETWORK OF STREETS, SIDEWALKS, AND TRAILS.
- b) LOT LINES SHALL BE SUBJECT TO THE LATEST CITY OF CONCORD LAND DEVELOPMENT DESIGN GUIDELINES AND ORDINANCE.
- c) LOCATION OF ADDITIONAL PARKING SHOWN ON SITE PLAN IS FOR REFERENCE ONLY. ACTUAL LOCATIONS MAY VARY BASED ON ENGINEERING DESIGN.
- d) THE CITY IS UNDER NO OBLIGATION TO ACCEPT THE PROPOSED STREETS FOR PUBLIC MAINTENANCE. PROPERLY DESIGNED AND CONSTRUCTED STREETS THAT MEET THE STREET ACCEPTANCE REQUIREMENTS ARE ELIGIBLE TO APPLY/REQUEST THE STREETS TO BE ACCEPTED INTO THE PUBLIC SYSTEM.
- e) THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF CONCORD FIRE MARSHALL APPROVAL AND 2018 NC FIRE CODE.
- f) THE FOLLOWING MINIMUM STANDARDS ARE REQUIRED FOR THE SUCCESSFUL DEVELOPMENT OF THIS PROPERTY. OTHER MODIFICATIONS MAY BE REQUESTED DURING THE FINAL DESIGN OF THE PROJECT AS PROVIDED IN THE CONCORD DEVELOPMENT ORDINANCE:
  - i. TRANSITION FROM VERTICAL CURB AT INLETS TO VALLEY CURB IS TEN (10) FEET ON EACH SIDE OF THE CURB INLETS. MINIMUM ALLOWED ON CASE BY CASE BASIS IS 5'. SUCH REQUEST AND APPROVAL WILL BE MADE DURING TECHNICAL SITE PLAN REVIEW.
  - ii. THE MINIMUM HORIZONTAL CENTERLINE SEPARATION BETWEEN DOMESTIC WATER LINES AND SANITARY SEWER LATERALS SHALL BE FIVE (5) FEET.

**5. STREETScape, LANDSCAPING, AND OPEN SPACE:**

- a) SETBACKS AND YARDS AS REQUIRED BY ORDINANCE WILL BE PROVIDED AND AS CALLED OUT ON SHEET RZ-2.
- b) THE PETITIONER SHALL PROVIDE AN SIX (6) FOOT SIDEWALK BEHIND THE EXISTING DITCH ALONG THE SITE'S FRONTAGE ON BRANCHVIEW DRIVE, EXTENDING TO CRESTVIEW DRIVE.
- c) COMMUNITY GATHERING SPACE SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND IS INTENDED TO PROVIDE POCKETS OF OPEN SPACE THROUGHOUT THE DEVELOPMENT. COMMUNITY GATHERING SPACES MAY INCLUDE BENCHES, PLAY STRUCTURES, TRAILS, SIGNATURE LANDSCAPING, LAWNS AND/OR OTHER FEATURES THAT PROVIDE OPPORTUNITIES TO RECREATE OR FOSTER COMMUNITY ENGAGEMENT.
- d) STORMWATER AREAS ARE INCLUDED IN OPEN SPACE AND MEET REQUIREMENTS SET FORTH IN ARTICLE 10.5.4.
- e) A SIX (6) FOOT PRIVACY FENCE SHALL BE INSTALLED ALONG THE REAR AND SIDE BOUNDARIES ABUTTING EXISTING HOMES WHERE THE PROPOSED RETAINING WALL DOES NOT EXCEEDS 3' HIGH.
- f) ALL CLUSTER MAILBOXES SHALL BE SUBJECT TO THE LATEST USPS CLUSTER MAILBOX GUIDELINES AND CITY OF CONCORD ORDINANCE.
- g) THE PETITIONER AGREES TO SUBMIT A LANDSCAPE PLAN AND LIGHTING PLAN WITH THE CONSTRUCTION DOCUMENTS.
- h) ALL STREET TREES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF STREET TREES IN PLANTING STRIPS BETWEEN CURBS AND SIDEWALKS WHICH ARE WITHIN THE STREET RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE HOMEOWNERS ASSOCIATION.
- i) SIGNAGE WITHIN THE DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

**6. ENVIRONMENTAL FEATURES:**

- a) THE SITE SHALL COMPLY WITH STORMWATER AND WATER QUALITY REQUIREMENTS AS SET FORTH IN THE ORDINANCE AND APPLICABLE NCDCEQ DESIGN MANUAL.
- b) THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED FROM AN ENGINEERING PERSPECTIVE WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- c) ANY JURISDICTIONAL STREAMS PRESENT ON THE SITE SHALL BE SUBJECT TO REQUIRED STREAM BUFFERS AS SET FOR IN THE ORDINANCE.
- d) ANY IMPACTS TO JURISDICTIONAL STREAMS AND/OR WETLANDS ONSITE, SHALL REQUIRE APPROPRIATE PERMIT(S) WITH THE CORPS OF ENGINEERS AND OTHER AUTHORITIES HAVING JURISDICTION OVER SUCH IMPACT. THE APPLICANT SHALL PROVIDE CITY OF CONCORD WITH SUCH PERMIT PRIOR TO CONSTRUCTION DRAWING APPROVAL.

**7. LIGHTING AND ELECTRICAL:**

- a) ANY MOVEMENT OF EXISTING CITY OF CONCORD ELECTRIC UTILITIES CAN BE AT THE OWNER/DEVELOPER COST.
- b) ALL ELECTRICAL INSTALLATIONS MUST COMPLY CITY OF CONCORD TECHNICAL STANDARDS MANUAL.
- a) PROPOSED SITE IS TO BE SERVED WITH PUBLIC PORTABLE WATER AND GRAVITY SANITARY. ALL PUBLIC SEWER/WATER SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY'S STANDARDS.
- b) IF APPLICABLE, COPIES OF ALL CORRESPONDING SEWER EASEMENT AGREEMENTS AND PLAT MAPS WILL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND COMMENTS; FINAL VERSIONS OF THESE DOCUMENTS WILL BE RECORDED AT THE REGISTER OF DEEDS AND THEN SENT TO THE WATER RESOURCE DEPARTMENT FOR FILING.
- c) PROPOSED GRAVITY SEWER SYSTEM AND POTABLE WATER MAIN SYSTEMS SHALL BE DEDICATED TO THE CITY OF CONCORD FOR OWNERSHIP AND MAINTENANCE.

**9. WATER**

THE APPLICANT SHALL EXTEND THE EXISTING WATER MAIN ALONG THE PROJECT FRONTAGE AT BRANCHVIEW DRIVE. THE SIZE OF THE WATER MAIN WILL BE BASED UPON DEVELOPER'S CALCULATIONS TO SERVE THE SITE WITH REQUIRED POTABLE AND FIRE FLOW DEMAND.

**10. AMENDMENTS TO THE REZONING PLAN:**

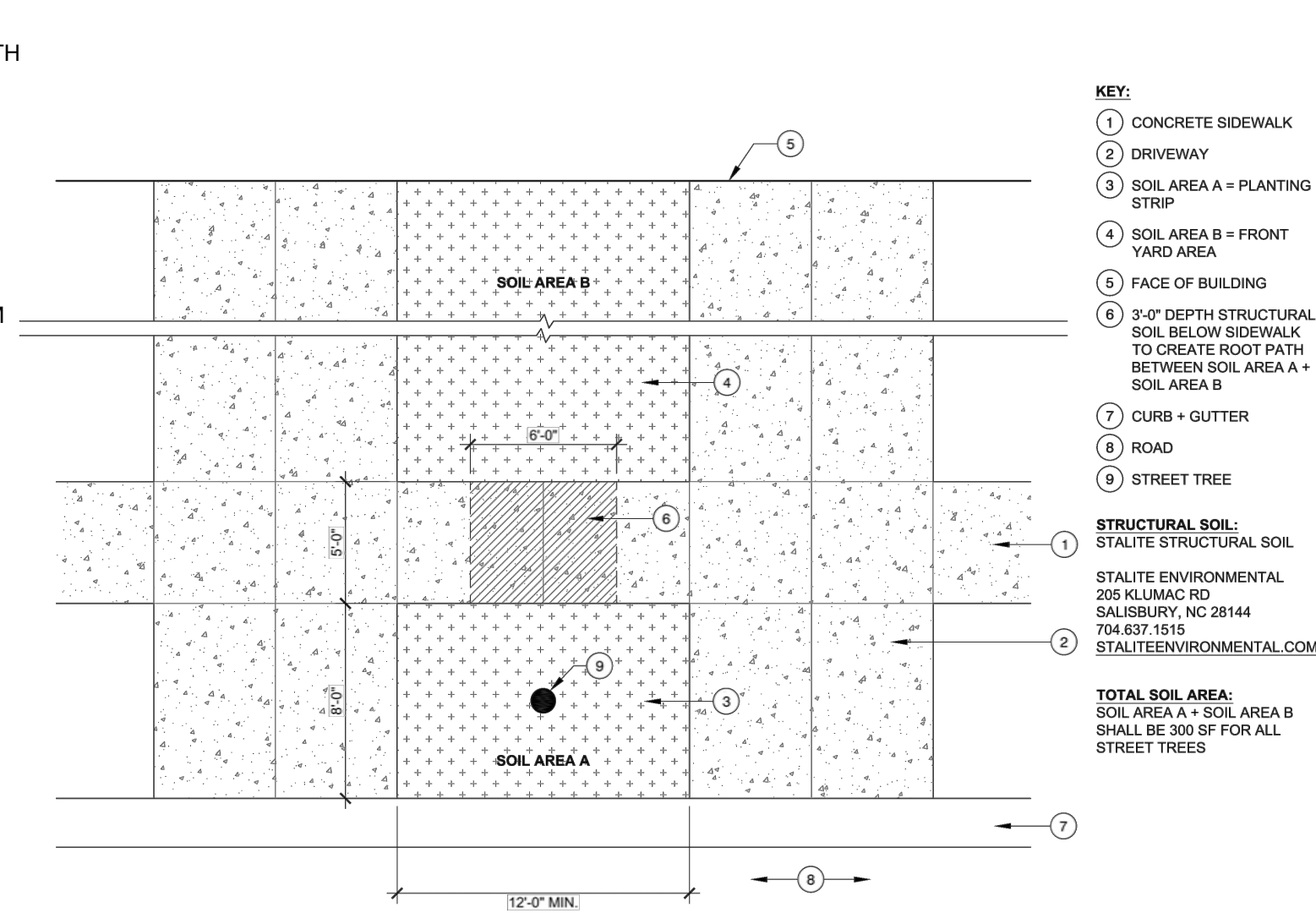
FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

**11. BINDING EFFECT OF THE REZONING APPLICATION:**

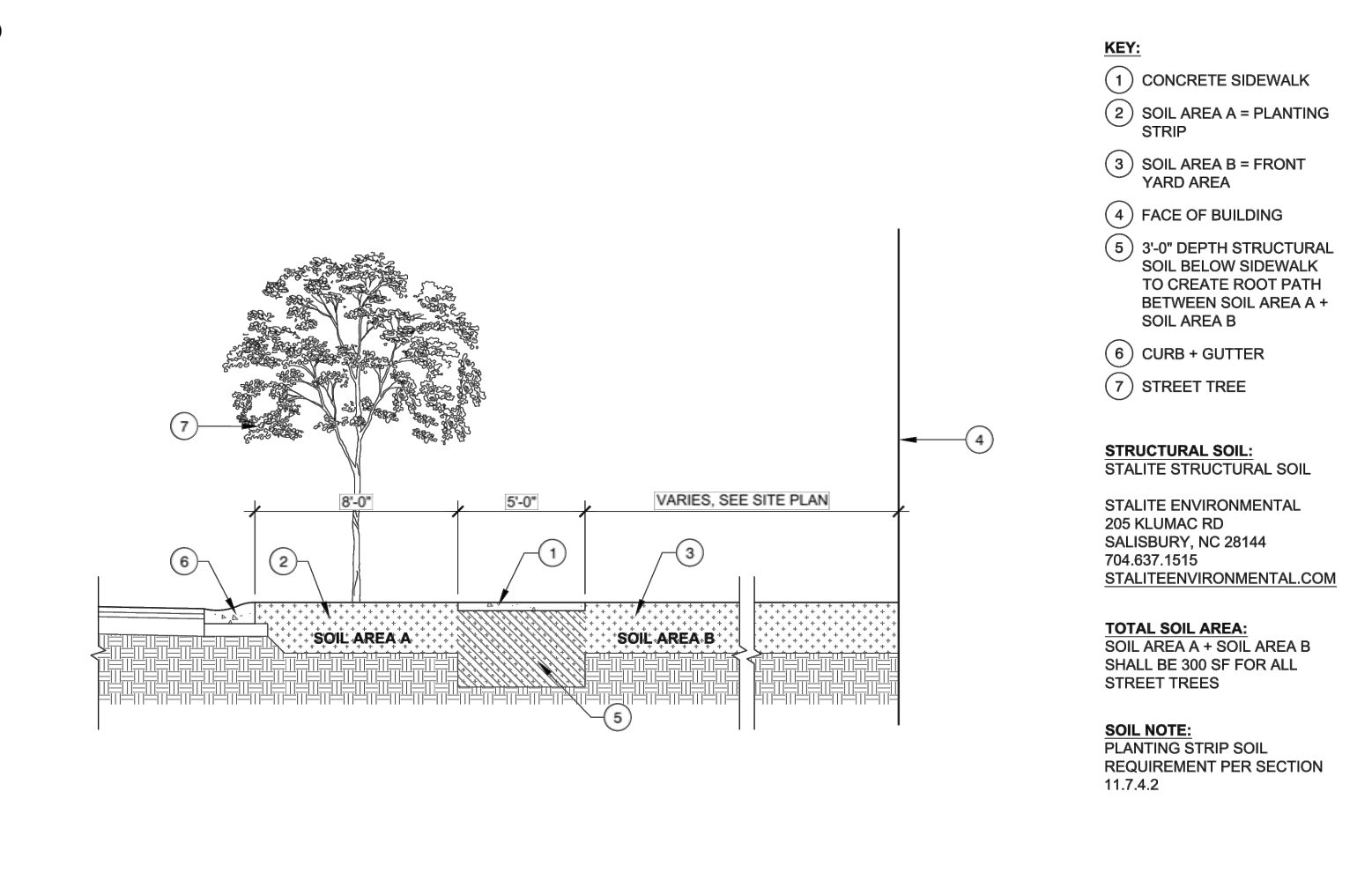
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

**12. RECORDATION OF THE REZONING PLAN:**

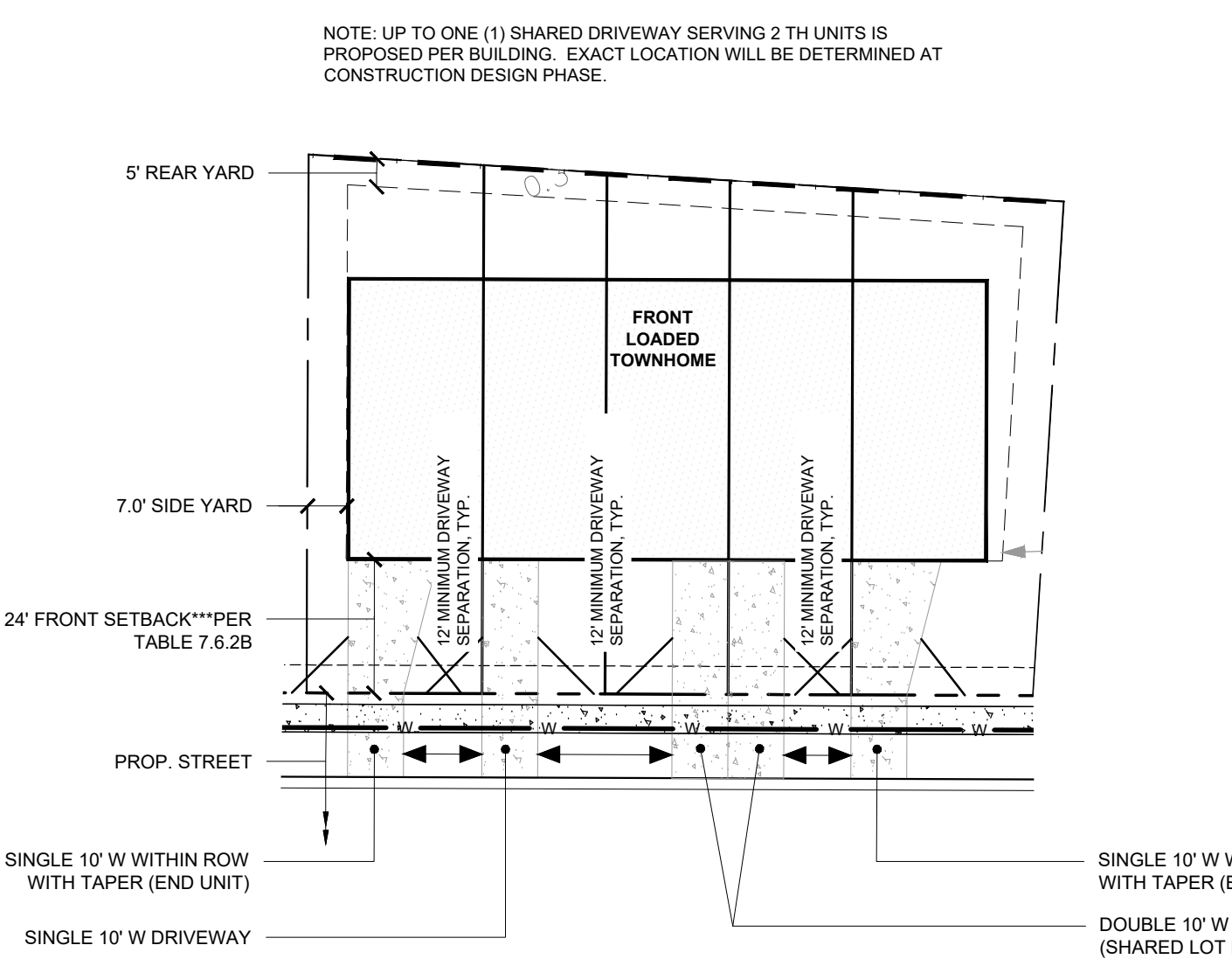
THE ZONING PLAN SHALL BE RECORDED WITH CABARRUS COUNTY REGISTER OF DEEDS ONCE APPROVED BY THE CITY.



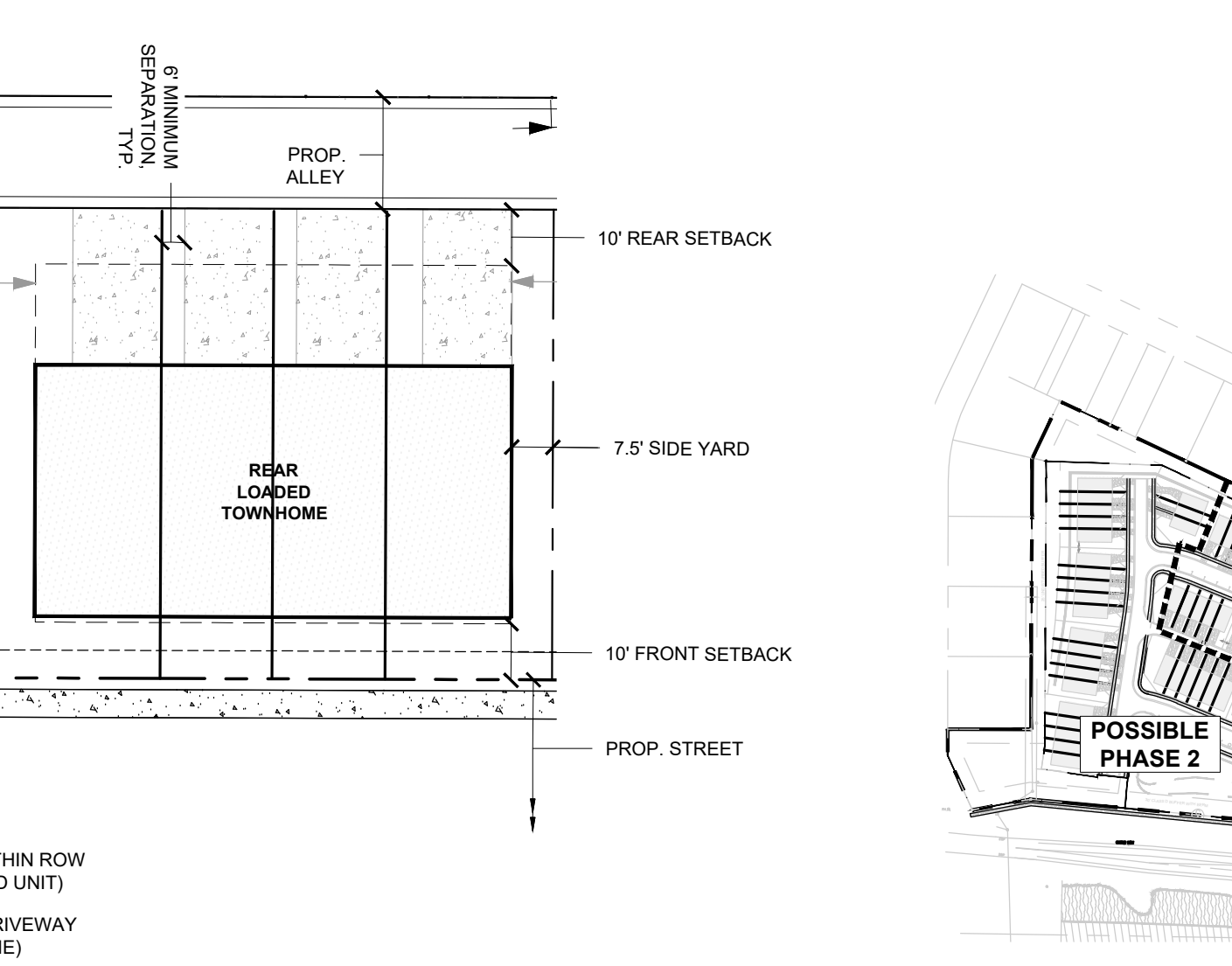
**5 | STREET TREE PLANTING @ FRONT LOADED UNITS PLAN**



**6 | STREET TREE PLANTING @ FRONT LOADED UNITS SECTION**



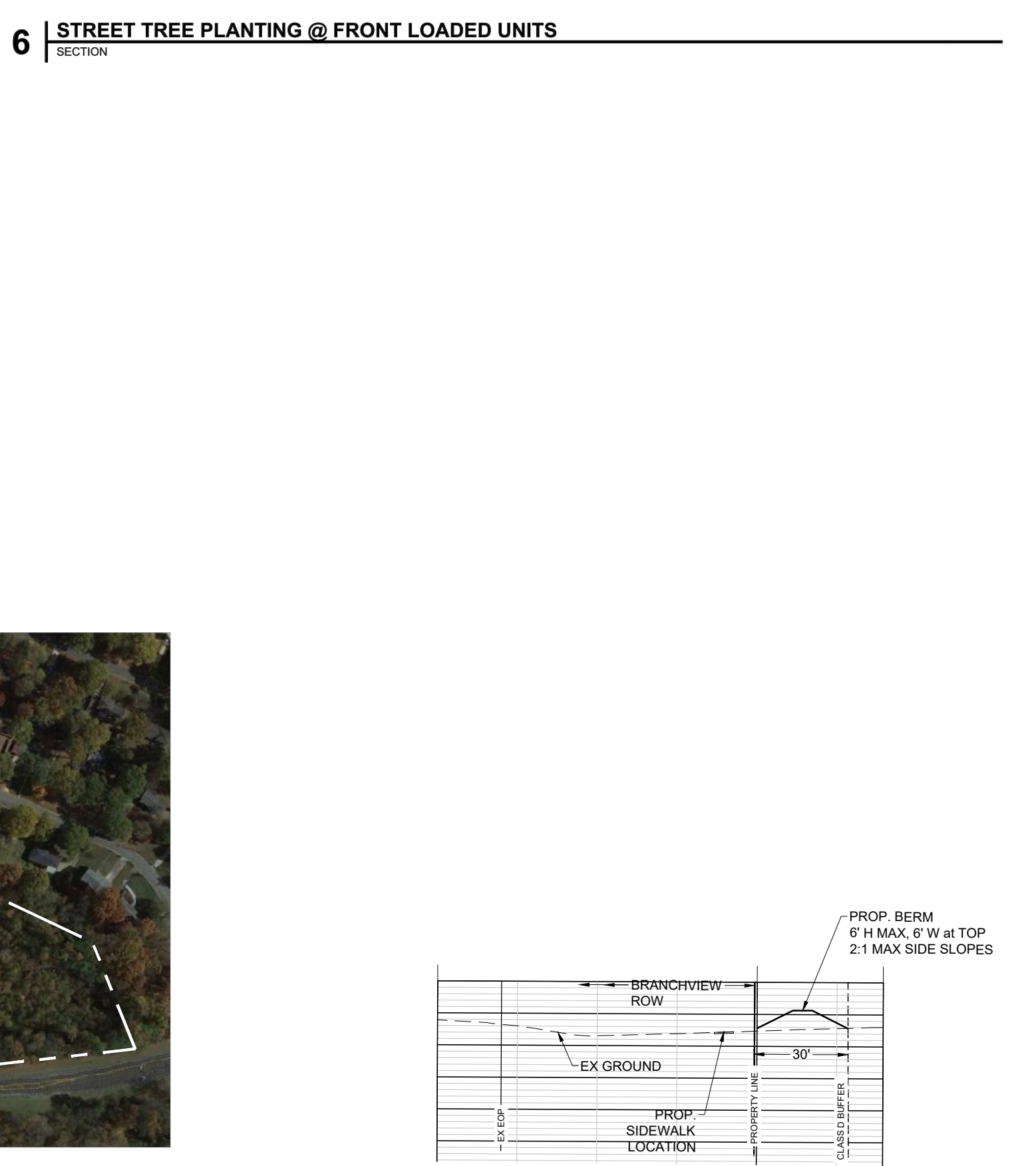
**1 | LOT DIAGRAM EXHIBIT PLAN** SCALE: 1" = 30'



**2 | PROJECT PHASING EXHIBIT PLAN** SCALE: 1" = 300'



**3 | EXISTING CANOPY AREA PLAN** SCALE: 1" = 300'



**4 | PROPOSED 30' CLASS D BUFFER WITH 6' BERM EXHIBIT SECTION** SCALE: 1" = 40'



master planning . civil engineering  
 urban design . landscape architecture  
 919 berryhill rd. ste 101 . charlotte, nc 28208  
 704.532.1204 . www.dpr.design  
 NC Firm License # C-0560

CLIENT / OWNER  
 CAPITAL LAND PARTNERS, LLC  
 2907 PROVIDENCE ROAD, SUITE 250  
 CHARLOTTE, NC 28211  
 704.516.4138

LAND USE ATTORNEY  
 ---  
 ---  
 ---

VICINITY MAP

PROJECT

**BRANCHVIEW TOWNHOMES**

BRANCHVIEW DRIVE  
 CONCORD, NC 28025

PROJECT NUMBER  
 23001  
 DATE  
 8-18-2023

ISSUED FOR  
**REZONING**

NO.	DATE	DESCRIPTION	BY
0	08-18-2023	1ST SUBMISSION	RT
1	10-25-2023	2ND SUBMISSION	RT
2	03-01-2024	3RD SUBMISSION	RT
3	04-15-2024	4TH SUBMISSION	RT
4	07-26-2024	5TH SUBMISSION	AF

PROJ. MANAGER: HY  
 DRAWN BY: RT  
 CHECKED BY: HY

SCALE

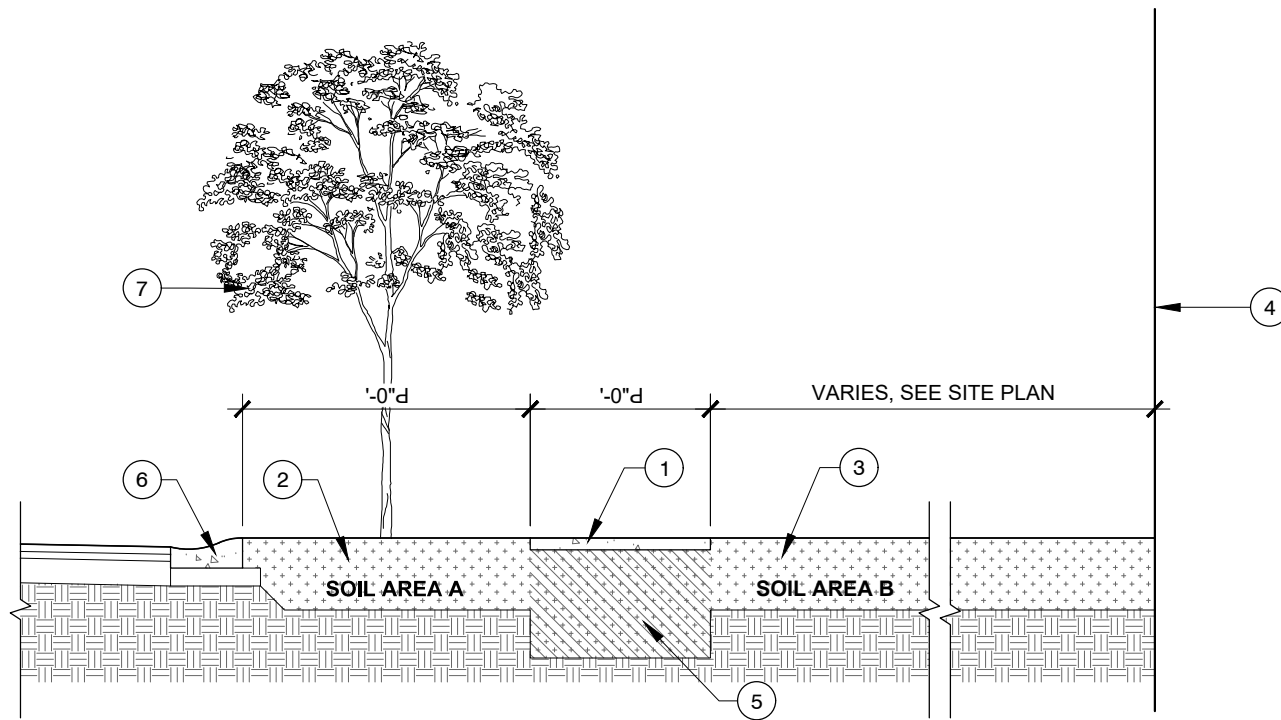
AS INDICATED

DRAWING  
 REZONING NOTES

**RZ-4**

Plotfiled: Z:\Shared\Projects\2023\23001 Branchview TH-Capital Land-Concord\Drawings\Rezoning\23001-Resonimg.dwg / 7/26/2024 7:10 PM





**KEY:**

- ① CONCRETE SIDEWALK
- ② SOIL AREA A = PLANTING STRIP
- ③ SOIL AREA B = FRONT YARD AREA
- ④ FACE OF BUILDING
- ⑤ 3'-0" DEPTH STRUCTURAL SOIL BELOW SIDEWALK TO CREATE ROOT PATH BETWEEN SOIL AREA A + SOIL AREA B
- ⑥ CURB + GUTTER
- ⑦ STREET TREE

**STRUCTURAL SOIL:**

STALITE STRUCTURAL SOIL

STALITE ENVIRONMENTAL  
 205 KLUMAC RD  
 SALISBURY, NC 28144  
 704.637.1515  
[STALITEENVIRONMENTAL.COM](http://STALITEENVIRONMENTAL.COM)

**TOTAL SOIL AREA:**

SOIL AREA A + SOIL AREA B  
 SHALL BE 300 SF FOR ALL  
 STREET TREES

**SOIL NOTE:**

PLANTING STRIP SOIL  
 REQUIREMENT PER SECTION  
 11.7.4.2

**6 | STREET TREE PLANTING @ FRONT LOADED UNITS**  
 SECTION

3/16" = 1'-0"