

SITE DATA SITE DATA (CONT'D)

TOTAL SITE ACREAGE: ± 52.39 ACRES PROPERTY PINS: R02900-004-007-000, R02900-004-008-000,

R02900-004-019-000, R02900-004-009-000, R03700-001-007-000, R03700-001-006-000, R02900-004-010-000, R02900-004-010-001, R03700-001-003-000, R03700-001-002-000

R-15, R20 **EXISTING ZONING:** PROPOSED ZONING: RMF-L* (RESIDENTIAL MULTI-FAMILY LOW-DENSITY)

EXISTING USE: SINGLE FAMILY, FARM, VACANT PROPOSED USE: SINGLE-FAMILY, DUPLEX, MULTI-FAMILY

FUTURE LAND USE DESIGNATION: COMMUNITY MIXED USE & GENERAL RESIDENTIAL

324 UNITS

34 UNITS

228 UNITS

10 DU/AC (523 UNITS)

6.18 DU/AC (324 UNITS)

62 LOTS - 65' X 120' TYP.

MULTI-FAMILY

20' INTERIOR

30' SIDE STREET

RMF-L ALLOWABLE DENSITY: PROJECT PROPOSED DENSITY:

PROPOSED UNITS TOTAL UNIT COUNT: SINGLE FAMILY LOTS: **DUPLEXES**: (17) BUILDINGS APARTMENTS: (12) BUILDINGS

APARTMENT BUILDING, TYP.

(5 TOTAL BUILDING)

DIMENSIONAL REQUIREMENTS

PERIMETER SETBACK: FRONT SETBACK: REAR SETBACK: SIDE SETBACK: 5' INTERIOR 10' SIDE STREET

BUILDING SEPARATION: SINGLE FAMILY: SINGLE FAM. & DUPLEX: OTHER DWELLINGS: MINIMUM LOT SIZE: 45' (3 STORIES) MAX. BLDG. HEIGHT:

PARKING REQUIRED:

422 SPACES 44 SPACES PER 24-UNIT BUILDING 5*44 = 220 30 SPACES PER 16 UNIT BUILDING 6*30 = 180 22 SPACES PER 12 UNIT BUILDING 1*22 = 22

UNIT AND TWO (2.0) SPACES PER 2+ BEDROOM UNITS.

APARTMENT PARKING REQUIREMENTS:

PARKING PROVIDED: 422 SPACES (INCLUDING ADA AND GARAGE SPACES) SURFACE SPACES: 359 ADA SPACES: 12 SPACES (12 REQUIRED)

SEC 81-1: MULTI-FAMILY RESIDENTIAL: ONE AND ONE-HALF (1.5) SPACES PER 1 BEDROOM

AMENITY PARKING REQUIREMENTS:

GARAGES:

(TYP.)

SEC 81-1: CLUBS, PUBLIC, PRIVATE, AND ASSOCIATED USES: ONE (1) PARKING SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OF GROSS FLOOR SPACE. AMENITY CLUB/ POOL HOUSE: 400 SF

63 SPACES

PARKING REQURED: 4 SPACES

PARKING PROVIDED: 8 SPACES (INCLUDING ADA SPACES - SHARED WITH

APARTMENTS) ADA SPACES: 1 SPACE

DEDICATED OPEN SPACE CALCULATIONS

PROVIDED 11.78 AC (DEDICATED) 324 UNITS x .03 =

5.89 AC MIN. PASSIVE OPEN SPACE 4.86 AC **ACTIVE OPEN SPACE:** 4.86 AC 5.89 AC MIN.

COUNTY REQUIREMENTS STATES THAT RECREATION SPACE SHALL BE PROVIDED IN THE AMOUNT OF 0.03 ACRES PER DWELLING UNIT. 50% OF THE REQUIRED RECREATION SPACE SHALL BE PASSIVE AND THE OTHER 50% IS REQUIRED TO BE ACTIVE.

SITE DATA (CONT'D)

SITE LIGHTING:

- 1. ALL STREET AND PARKING LIGHTING WILLBE DESIGNED AND INSTALLED BY DUKE
- 2. ALL LIGHTING ON SINGLE FAMILY, DUPLEX, AND APARTMENT BUILDINGS WILL BE
- DESIGNED AND INSTALLED BY BUILDER.
- 3. LIGHT FIXTURES TBD.

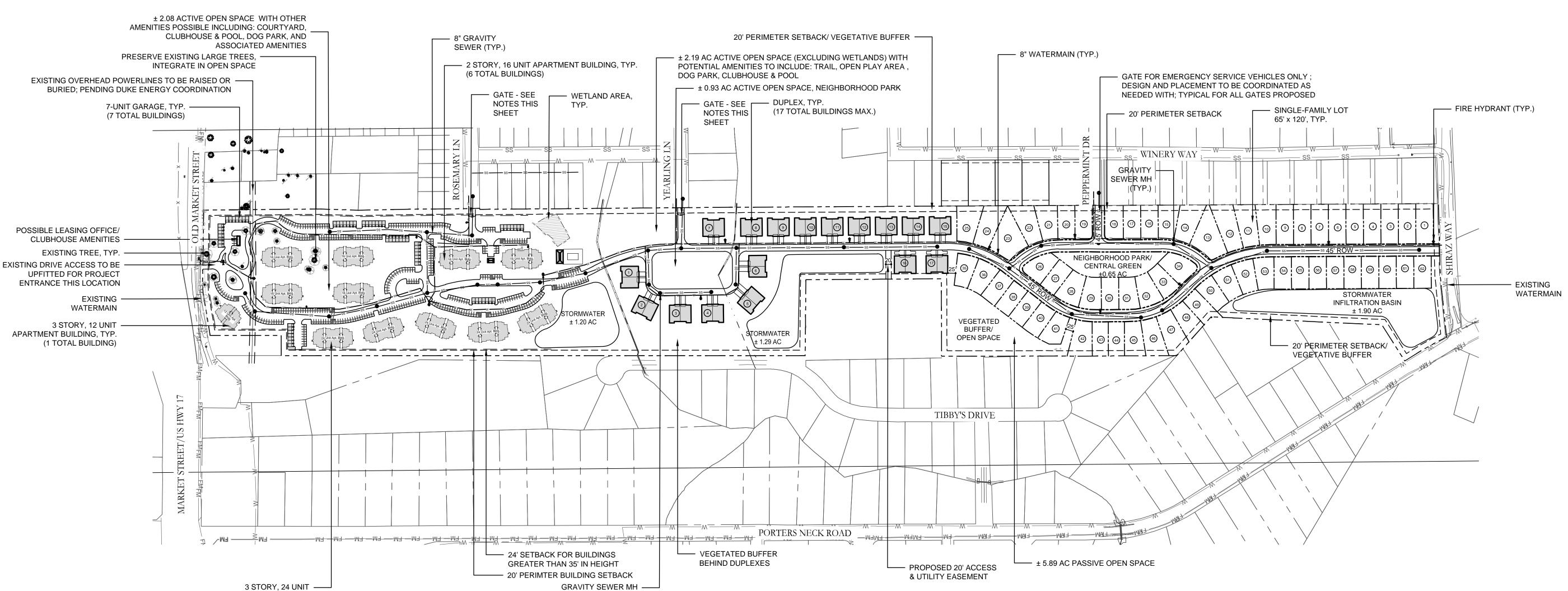
GATE NOTES:

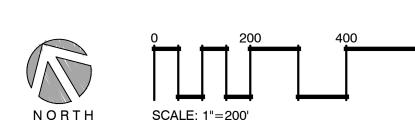
ALL GATES WILL BE EMERGENCY SERVICES ACCESSIBLE BY EITHER KNOX BOX OR SIREN ACTIVATION OR OTHER APPROVED METHOD.

SURVEY, UTILITIES, & FLOODPLAIN NOTES:

- REFERENCE DEED BOOK INFORMATION PROVIDED ON EXISTING CONDITIONS PLAN. 2. UTILITES SHOWN HEREON ARE FROM INFORMATION VISIBLE IN THE FIELD AND MAPS
- PROVIDED BY OTHERS. UTILITIES OTHER THAN WHAT ARE SHOWN MAY EXIST. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.
- 3. DEVELOPER WILL COORDINATE WITH DUKE ENERGY TO RAISE OR BURY LOW POWER LINES
- AT OLD MARKET STREET ENTRANCE. 4. WATER AND SEWER WILL BE PROVIDED BY CFPUA.
- 5. SUBJECT PROPERTIES ARE ENTIRELY LOCATED WITHIN A "ZONE X MINIMAL FLOOD RISK" AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 3720326000K, PANEL NO. 3260 WITH

AN EFFECTIVE DATE OF AUGUST 28, 2018.





ASED RELE/ DESIGN PRELIMIN bI

SITE

PEI JOB#: 19305.PE

