



SITE DATA TABLE

DEVELOPMENT DATA:	
TAX PARCEL ID	21722245
LAND USE	MF / SF ATTACHED
TOTAL SITE AREA	10.11 ACRES

ZONING DATA:	
FEMA FLOOD PANEL	371034990J
WATERSHED:	LAKE WYLIE
POST CONSTRUCTION DISTRICT:	WESTERN
CATAWBA	
REZONING APPLICATION:	2001-16(C)
ZONING DISTRICT:	MX-3
MIN. LOT SIZE:	3,000 SF / DWELLING UNIT
MIN. LOT WIDTH:	50'
MAX. HEIGHT:	48'

SITE DATA:	
UNIT COUNT:	MF: 123 UNITS
	SF ATTACHED: 67 UNITS
	TOTAL: 190 UNITS

PARKING REQUIRED:	
(1.5 SPACES/UNIT)	
STANDARD (APARTMENTS):	188 SPACES
ADA PARKING (APARTMENTS):	6 SPACES
STANDARD (TOWN HOMES):	92 SPACES
TOTAL:	286 SPACES

PARKING PROVIDED:	
STANDARD (APARTMENTS):	205 SPACES
ADA PARKING (APARTMENTS):	6 SPACES
STANDARD (TOWN HOMES):	162 SPACES
TOTAL:	373 SPACES

OPEN SPACE/TREE SAVE DATA:	
OPEN SPACE REQUIRED:	1.01 AC
	(10% OF TOTAL PROJECT AREA)
OPEN SPACE PROVIDED:	1.09 AC

TREE SAVE REQUIRED:	
SITE AREA - TOTAL APPLICABLE EASEMENT AREAS:	9.93 AC
	(15% OF SITE AREA) = 1.50 AC
TREE SAVE PROVIDED:	1.65 AC

CURRENT SETBACKS AND REAR YARDS:	
SETBACKS MEASURED FROM ROW:	30'
SIDE YARD:	5'
REAR YARD:	40'

PROPOSED INNOVATIVE SETBACKS AND REAR YARDS:	
TULLOCH RD SETBACK FROM ROW:	20'
REAR YARD:	20'
INTERNAL STREET:	17'
CURRENT LANDSCAPE BUFFERS:	
ADJACENT USE:	
MULTIFAMILY:	N/A
INSTITUTIONAL (CHURCH):	N/A

TREE SAVE

OPEN SPACE

REQUESTING THE APPROVAL OF INNOVATIVE DEVELOPMENT STANDARDS FOR SETBACKS AND REAR YARDS PURSUANT TO SECTION 11.208(b) OF THE LEGACY ORDINANCE.