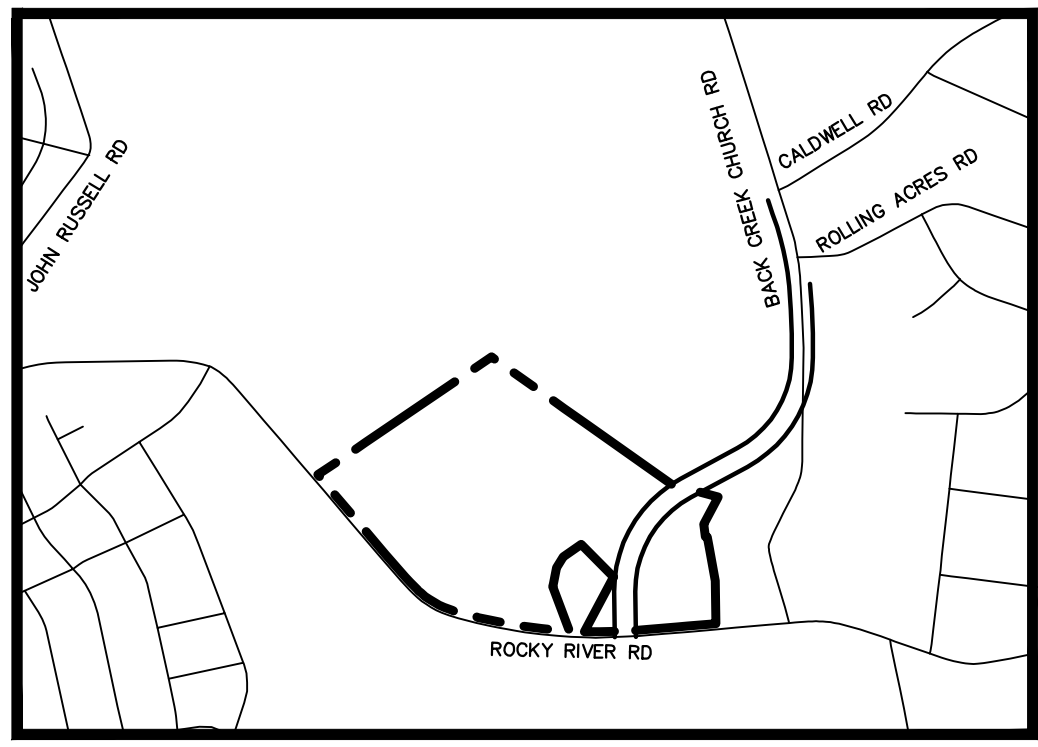
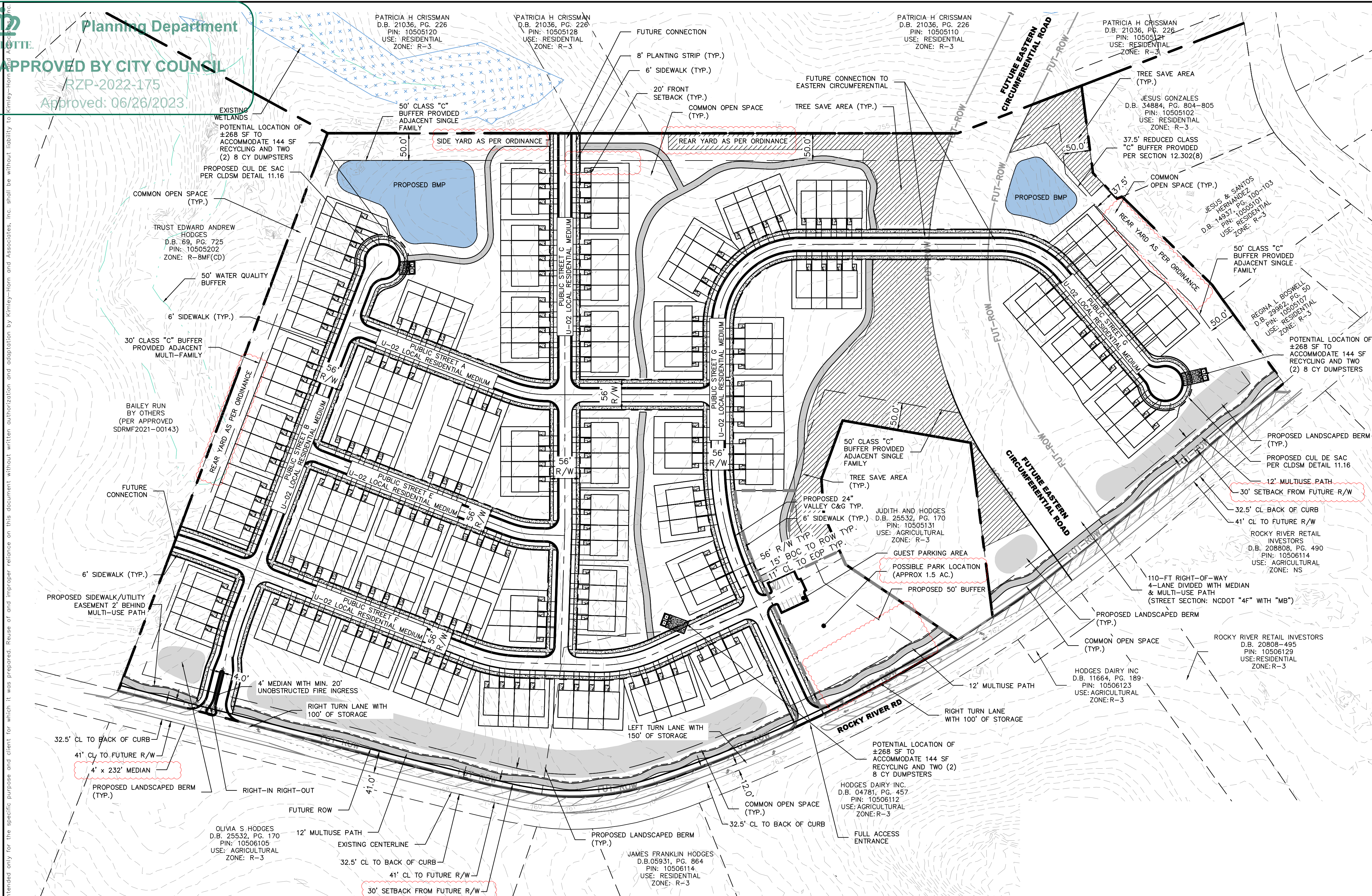
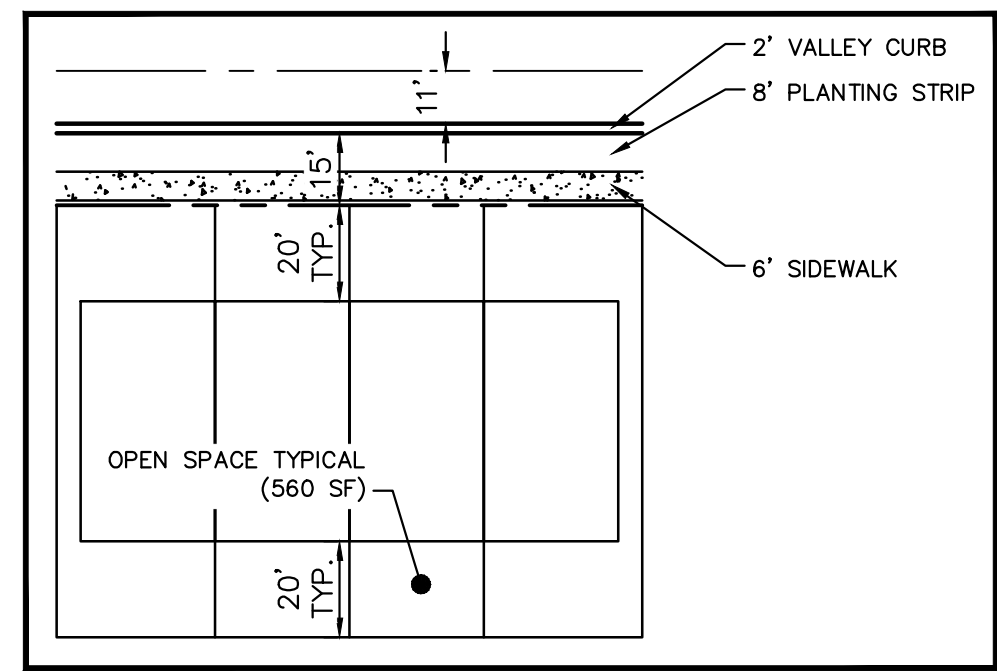
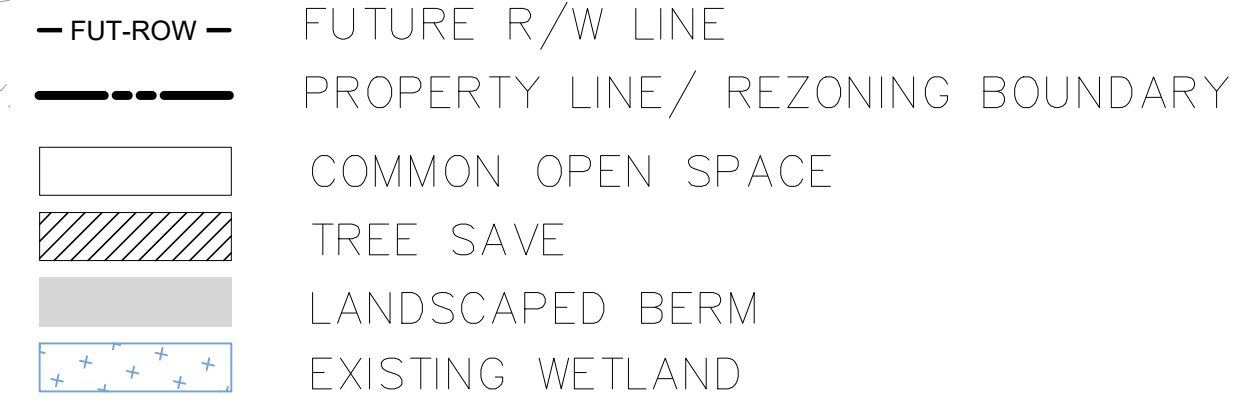




SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	105-051-03
LAND USE:	SINGLE-FAMILY
ATTACHED RESIDENTIAL	
TOTAL SITE AREA:	±42.46 ACRES
TOTAL LOT AREA:	±12.32 ACRES
TOTAL PROPOSED CDOT R.O.W. AREA:	±7.45 ACRES
TOTAL FUTURE NCDOT R.O.W. AREA:	±2.05 ACRES
TOTAL TREE SAVE REQUIRED:	MIN 15%
TOTAL TREE SAVE & REPLANTED:	MIN 15% PER ORDINANCE
TOTAL DISTURBED AREA:	±35.69 ACRES
TOTAL ALLOWED UNITS:	UP TO 200 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS
ZONING DATA:	
FEMA FLOOD PANEL:	3710459500K
WATERSHED:	MALLARD
PC DISTRICT:	YADKIN-SOUTHEAST
ZONING DISTRICT:	CURRENT: R-3 PROPOSED: R-8MF(CD)
ZONING STANDARDS	
MAX. BUILDING HEIGHT:	PER ORDINANCE
MIN. BUILDING SEPARATION:	16'
MAXIMUM ALLOWABLE DENSITY:	8.0 DUA
PROPOSED DENSITY:	4.71 DUA
SETBACK ALONG ROCKY RIVER ROAD:	30'
SETBACK ALONG LOCAL STREETS:	27'
SETBACK ALONG EASTERN CIRCUMFERENTIAL ROAD:	CONTACT STAFF AT TIME OF SITE PLAN SUBMITTAL
FRONT SETBACK:	MIN. 15' AS PER SECTION 9.303(19)(f)
ALL GARAGES TO BE 20' MIN. SETBACK AS PER ORDINANCE STANDS.	
REAR YARD:	MIN. 40'
50' IF ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND	
SIDE YARD:	MIN. 10'
20' IF ADJOINING SINGLE FAMILY DEVELOPED OR ZONED LAND	
COMMON OPEN SPACE:	50% MIN.
REQUIRED:	
PROVIDED:	WILL MEET ORDINANCE REQUIREMENTS
BUFFERS	
50' CLASS C BUFFER ADJ. TO SINGLE-FAMILY	
REDUCED TO 37.5' AS PER ORDINANCE WHERE NOTED	
30' CLASS C BUFFER ADJ. TO MULTI-FAMILY	



TYPICAL SUBLOT DETAIL
1"=40'

