

DEVELOPMENT DATA TABLE

- SITE AREA: ± 15.83 ACRES
- TAX PARCEL #: 169-052-06
- EXISTING ZONING: I-1(CD)
- PROPOSED ZONING: MUDD (CD)
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 OF THE NOTES
- MAXIMUM GROSS SQUARE FEET / UNITS OF DEVELOPMENT: UP TO 300 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 OF THE NOTES
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 68 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.
- SETBACKS & YARDS: SHALL BE DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.
- MINIMUM SETBACK: 16'-0" MIN. FROM BACK OF EXISTING OR PROPOSED CURB
- SIDE YARD: NONE
- REAR YARD: NONE

TREE SAVE AREA (15% REQ'D)

- REQUIRED: 2.37 AC (103,237 SF)
- PROVIDED: PER ORDINANCE
- TREE SAVE AREA FOR THIS SITE IS SUBJECT TO ALL OPTIONS OF COMPLIANCE

OPEN SPACE:

- REQUIRED: 1 SQUARE FEET / 100 SQUARE FEET (689,555 SF/100 SF) = .15 AC (6,895 SF)
- PROVIDED: .15 AC +

TREE SAVE/OPEN SPACE NOTE:

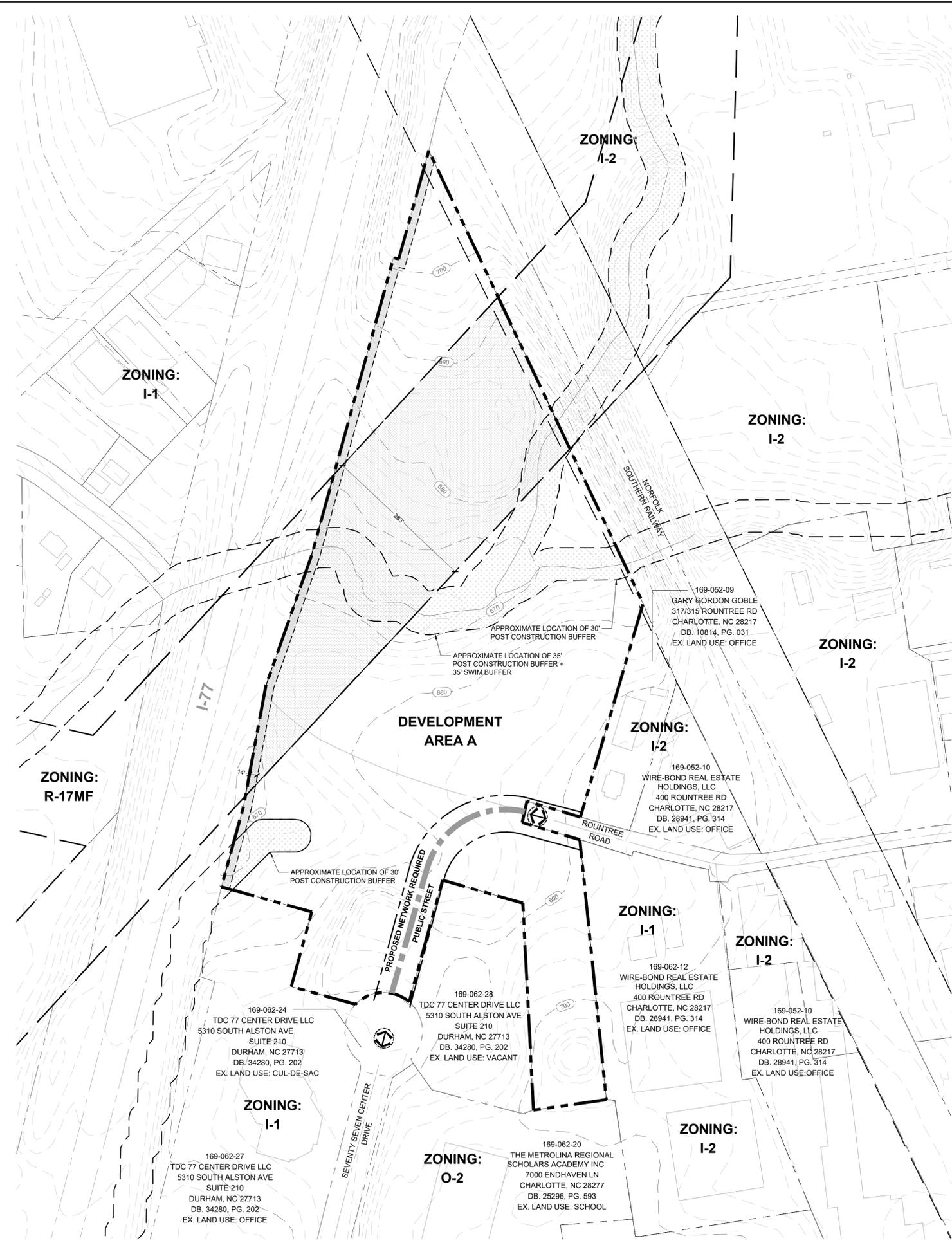
TREE SAVE AND OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT PROJECT IS PHASED OR PERMITTED SEPARATELY

NOTE:

SITE WILL COMPLY WITH PCSO

LEGEND

- SITE ACCESS
- NETWORK REQUIRED PUBLIC STREET
- DUKE ENERGY EASEMENT
- POST CONSTRUCTION BUFFER



KEY MAP

SEAL

PROJECT

**THE EXCHANGE
MULTI-FAMILY**

RZP 2021-188

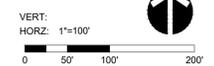
LANDDESIGN PROJ.# 1021134

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	07.28.2021
2	REZONING DOCUMENTS REVISIONS	01.14.2022
3	REZONING DOCUMENTS REVISIONS	02.24.2022
3	REZONING DOCUMENTS REVISIONS	04.07.2022

DESIGNED BY: AWM
DRAWN BY: JMM
CHECKED BY: AWM

SCALE

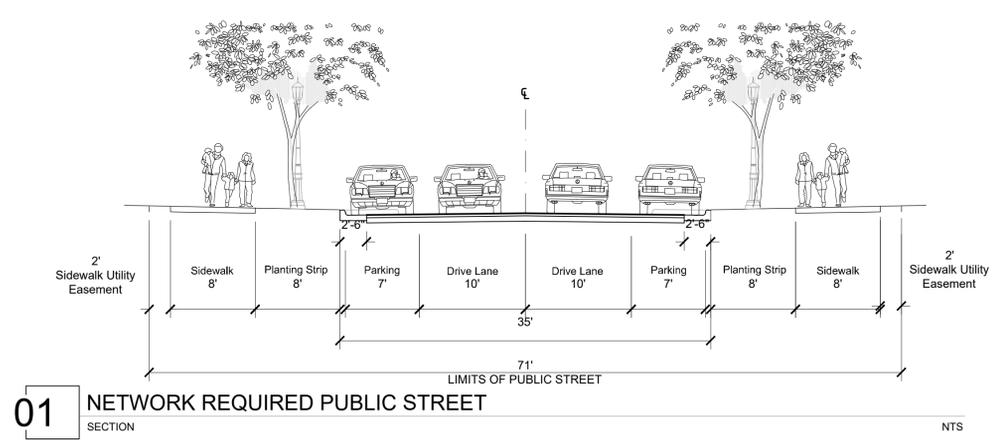
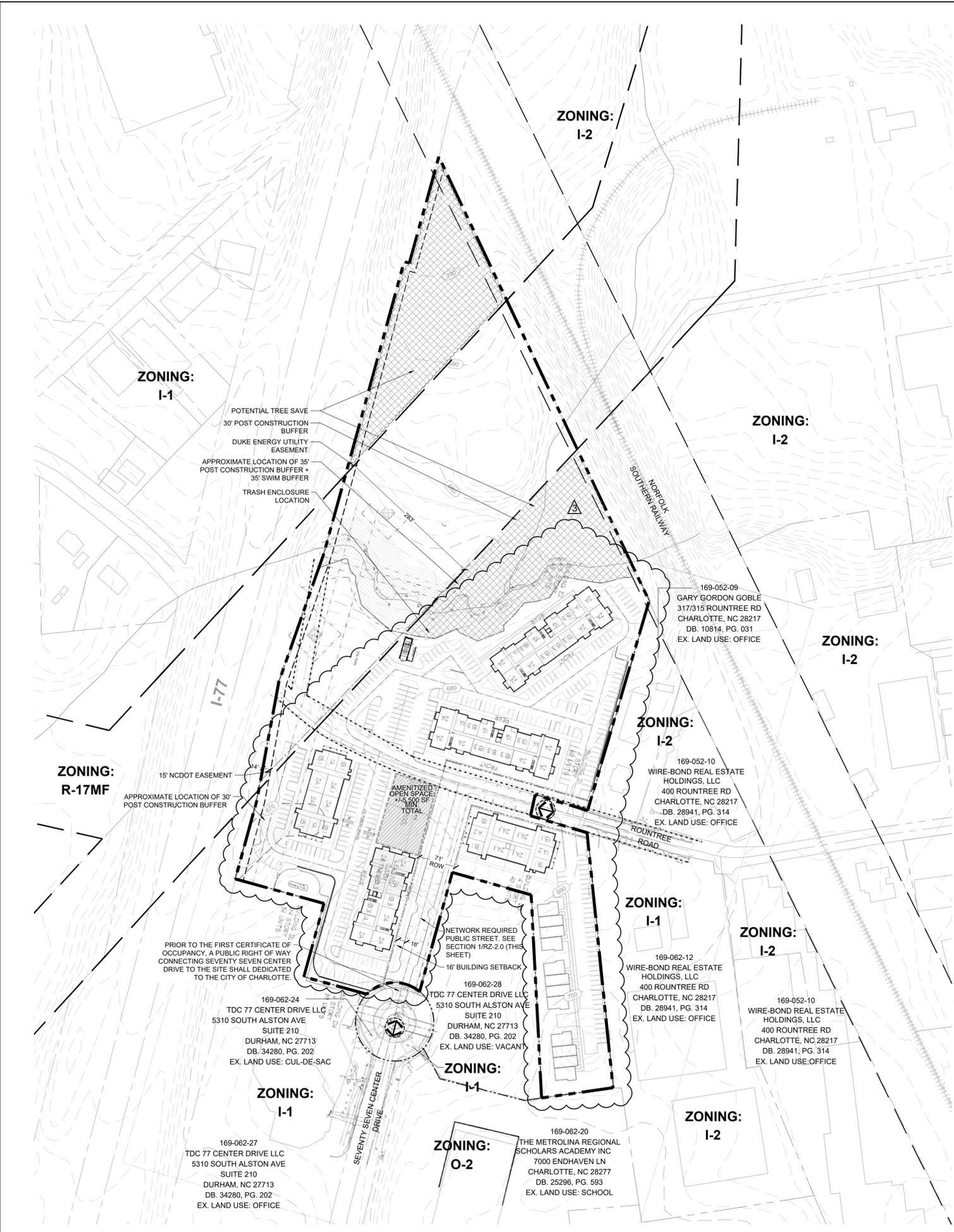
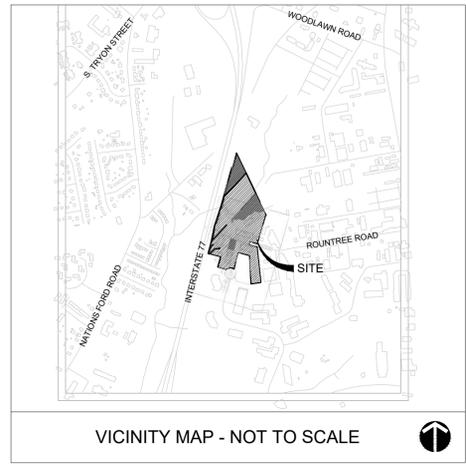


SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0



KEY MAP

SEAL

PROJECT

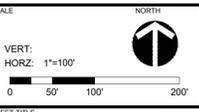
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DESIGNED BY: AWM
DRAWN BY: JMM
CHECKED BY: AWM



SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-2.0

