



PARCEL ID#: 02911104

SITE ACREAGE: 8.04 AC

EXISTING ZONING: R-3

PROPOSED ZONING: R-12MF

EXISTING USES: SINGLE FAMILY RESIDENTIAL.

PROPOSED USE: RESIDENTIAL DWELLINGS (TOWNHOMES)

OPEN SPACE: 50% MIN. (4.02 AC) REQUIRED

DENSITY: 12 UNITS PER ACRE MAX.
ALLOWED: (96 UNITS MAX.)

PROPOSED: 63 UNITS (7.84 UNITS/AC)

TREE SAVE AREA: 15% (1.21 AC (52,707.6 SF) REQUIRED
52,708 SF PROVIDED

MINIMUM SETBACK: 30' SETBACK ALONG I-85 &
GALLOWAY RD.

MINIMUM SIDE YARD: 20' (BASED ON BUILDING
ORIENTATION)

MINIMUM REAR YARD: 50' ALONG SINGLE FAMILY ZONING
(BASED ON BUILDING ORIENTATION)

MAXIMUM HEIGHT: 40' MAX. HEIGHT

REQUIRED PARKING: 1.5 PARK. SPACES/UNIT MIN.
- 95 PARKING SPACES MIN.

LARGE WASTE CONTAINERS: 8 CUBIC YARDS/30 UNITS (PER SEC. 12.40
63 UNITS/30 = 2.1 (2 (8CY) CONTAINERS)

RECYCLING STATION: 1 x 144 SF (144 SF TOTAL) FOR 12-80 UNITS
(PER SECTION 12.403 ORDINANCE)

BUFFER REQUIREMENTS: CLASS C BUFFER
(44' FOR 8.04 AC SITE)
MAY BE REDUCED BY 25% W/FENCE



SITE ACCESS



SEAI

**1124 GALLOWAY
DEVELOPMENT**

1124 GALLOWAY LLC

REZONING 2020-132

LANDDESIGN PROJ.# 1020118

REVISION / ISSUANCE

[illegible]

DESIGNED BY: AWM
DRAWN BY: NYG
CHECKED BY: AWM

SCALE

VERT: 15 101

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0

