

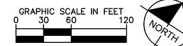
SITE DATA TABLE

DEVELOPMENT DATA	
TAX PARCEL ID:	027-01-04 & 027-01-05
LAND USE	
LAND USE CATEGORY	RESIDENTIAL
TOTAL LOT AREA	17.93 ACRES
TOTAL IMPROVED AREA	10.75 ACRES
TOTAL OPEN SPACE AREA	7.19 ACRES
TOTAL UNIMPROVED AREA	11.841 ACRES
LOT INFORMATION	
TOTAL NUMBER OF LOTS	3
- SINGLE FAMILY LOTS	3
- MULTIFAMILY LOTS	0
ZONING DATA	
FEEDBACK FLOOR PLAN	37-0408000000
PERMITTED DISTRICT	YAKON SOUTHEAST COUNTRY CLUB
ZONING DISTRICT:	
CURRENT: M-15-IND	
PROPOSED: M-15-IND	
INNOVATIVE STANDARDS:	
MIN. LOT AREA	4.0000 ACRES
MIN. SINGLE-FAMILY LOT SIZE	4.0000 ACRES
MIN. LOT WIDTH	120.00 FEET
MIN. LOT DEPTH	120.00 FEET
MIN. LOT AREA PER LOT	4.0000 ACRES
MIN. MULTIFAMILY LOT WIDTH	120.00 FEET
MIN. MULTIFAMILY LOT DEPTH	120.00 FEET
MAX. DENSITY	4.25 D.U./AC
SETBACKS	
SINGLE-FAMILY FRONT YARD	MIN 4'
MULTIFAMILY FRONT YARD	MIN 4'
FRONT YARD	MIN 4'
SIDE YARD	MIN 4'
SIDE YARD EXTERIOR	MIN 4'
REAR YARD EXTERIOR	MIN 4'
REAR YARD	MIN 20'
OPEN SPACE:	
PROVIDED:	17.49 AC
REQUIRED:	17.49 AC
IMPROVED AREA:	10.75 AC
UNIMPROVED AREA:	0.89 AC
EXISTING:	0.89 AC

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±20.70 AC
AREA TO BE SUBTRACTED FROM TREE SAVE	
EXISTING SANITARY SEWER EASEMENT	0.10 AC
TREE SAVE CALCULATIONS:	
MULTIFAMILY AREA (15% OF 4.92 ACRES)	0.74 AC
SINGLE FAMILY AREA (10% OF 15.82 AC-0.10 AC)	1.57 AC
TOTAL TREE SAVE REQUIRED:	2.31 AC
TOTAL TREE SAVE PROVIDED:	2.36 AC
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED (10% OF 21.54 AC):	2.15 AC
COMMON OPEN SPACE PROVIDED:	7.49 AC

SITE PLAN NOTES

1. SITE IMPROVEMENTS TO INCLUDE DEDICATION OF 35' OF NCDOT RIGHT-OF-WAY FROM CENTERLINE OF EASTFIELD ROAD. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY LOCATED WITHIN THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.
2. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE START OF BUILDING CONSTRUCTION. A LETTER OF INTENT TO IMPROVE (LOI) AND A TRANSPORTATION IMPROVEMENTS IMPROVEMENTS (I) SITE APPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
3. DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON EASTFIELD ROAD INTO ROAD "A".
4. DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON BROWNE ROAD INTO ROAD "B".
5. RIGHT OF WAY SET 2 BEHIND BACK OF SIDEWALK WHERE FEASIBLE. IF UNFEASIBLE, A SIDEWALK EASEMENT SHALL BE PROVIDED TO MAINTAIN THE 2' BEHIND BACK OF SIDEWALK SEPARATION.



Kimley»»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

RZ PETITION
2020-148

KH PROJECT	DATE	SCALE	AS SHOW	TA	TA
01346400	10/05/2020				
		DESIGNED BY			
		DRAWN BY			

REZONING PLAN

EDGEWOOD PRESERVE
PREPARED FOR
BOWMAN SUMNER, LLC

SHEET NUMBER
RZ-1