VICINITY MAP
NOT TO SCALE

N.C. GRID (NAD83/2011)

N

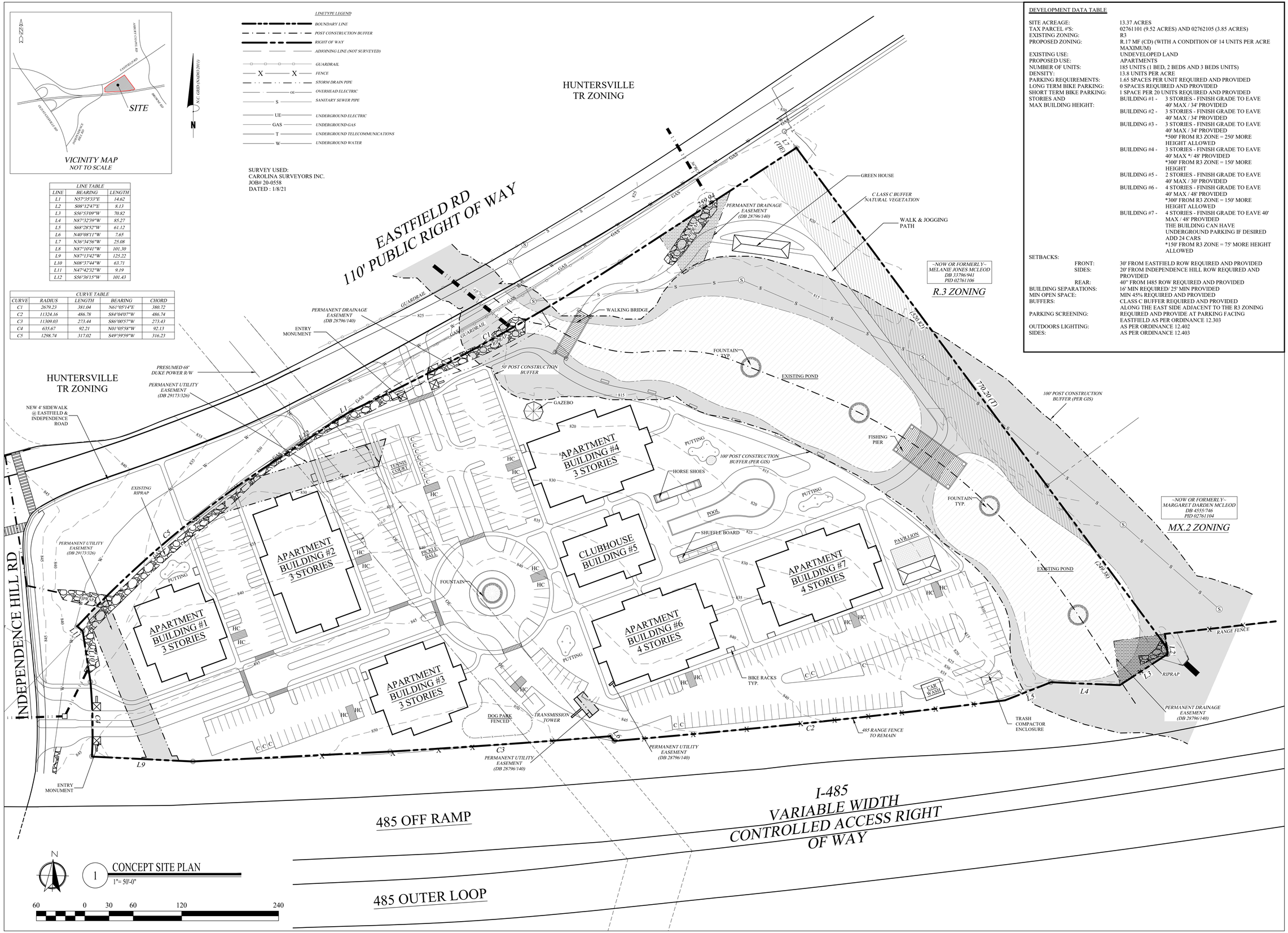
LINETYPE LEGEND

- BOUNDARY LINE
- POST CONSTRUCTION BUFFER
- RIGHT OF WAY
- ADJOINING LINE (NOT SURVEYED)
- GUARDRAIL
- FENCE
- STORM DRAIN PIPE
- OHE — OVERHEAD ELECTRIC
- S — SANITARY SEWER PIPE
- UE — UNDERGROUND ELECTRIC
- GAS — UNDERGROUND GAS
- T — UNDERGROUND TELECOMMUNICATIONS
- W — UNDERGROUND WATER

SURVEY USED:
CAROLINA SURVEYORS INC.
JOB# 20-0558
DATED : 1/8/21

LINE TABLE		
LINE	BEARING	LENGTH
L1	N57°35'33"E	14.62
L2	S08°12'47"E	8.13
L3	S56°53'09"W	70.82
L4	N87°32'39"W	85.27
L5	S68°28'52"W	61.12
L6	N40°08'11"W	7.65
L7	N36°34'56"W	25.08
L8	N87°10'41"W	101.30
L9	N87°13'42"W	125.22
L10	N08°37'44"W	63.71
L11	N47°42'32"W	9.19
L12	S56°36'15"W	101.43

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2679.23	381.04	N61°05'14"E	380.72
C2	11324.16	486.78	S84°04'07"W	486.74
C3	1130.03	273.44	S86°00'57"W	273.43
C4	635.67	92.21	N01°05'58"W	92.13
C5	1298.74	317.02	S49°59'59"W	316.23



1 CONCEPT SITE PLAN
1"= 50'-0"

60 0 30 60 120 240

DEVELOPMENT DATA TABLE

SITE ACREAGE:	13.37 ACRES
TAX PARCEL #'S:	02761101 (9.52 ACRES) AND 02762105 (3.85 ACRES)
EXISTING ZONING:	R3
PROPOSED ZONING:	R.17 MF (CD) (WITH A CONDITION OF 14 UNITS PER ACRE MAXIMUM)
EXISTING USE:	UNDEVELOPED LAND
PROPOSED USE:	APARTMENTS
NUMBER OF UNITS:	185 UNITS (1 BED, 2 BEDS AND 3 BEDS UNITS)
DENSITY:	13.8 UNITS PER ACRE
PARKING REQUIREMENTS:	1.65 SPACES PER UNIT REQUIRED AND PROVIDED
LONG TERM BIKE PARKING:	0 SPACES REQUIRED AND PROVIDED
SHORT TERM BIKE PARKING:	1 SPACE PER 20 UNITS REQUIRED AND PROVIDED
STORIES AND MAX BUILDING HEIGHT:	BUILDING #1 - 3 STORIES - FINISH GRADE TO EAVE 40' MAX / 34' PROVIDED BUILDING #2 - 3 STORIES - FINISH GRADE TO EAVE 40' MAX / 34' PROVIDED BUILDING #3 - 3 STORIES - FINISH GRADE TO EAVE 40' MAX / 34' PROVIDED *500' FROM R3 ZONE = 250' MORE HEIGHT ALLOWED BUILDING #4 - 3 STORIES - FINISH GRADE TO EAVE 40' MAX */ 48' PROVIDED *300' FROM R3 ZONE = 150' MORE HEIGHT BUILDING #5 - 2 STORIES - FINISH GRADE TO EAVE 40' MAX / 30' PROVIDED BUILDING #6 - 4 STORIES - FINISH GRADE TO EAVE 40' MAX / 48' PROVIDED *300' FROM R3 ZONE = 150' MORE HEIGHT ALLOWED BUILDING #7 - 4 STORIES - FINISH GRADE TO EAVE 40' MAX / 48' PROVIDED THE BUILDING CAN HAVE UNDERGROUND PARKING IF DESIRED ADD 24 CARS *150' FROM R3 ZONE = 75' MORE HEIGHT ALLOWED
SETBACKS:	
FRONT:	30' FROM EASTFIELD ROW REQUIRED AND PROVIDED
SIDES:	20' FROM INDEPENDENCE HILL ROW REQUIRED AND PROVIDED
REAR:	40" FROM I485 ROW REQUIRED AND PROVIDED
BUILDING SEPARATIONS:	16' MIN REQUIRED/ 25' MIN PROVIDED
MIN OPEN SPACE:	MIN 45% REQUIRED AND PROVIDED
BUFFERS:	CLASS C BUFFER REQUIRED AND PROVIDED ALONG THE EAST SIDE ADJACENT TO THE R3 ZONING
PARKING SCREENING:	REQUIRED AND PROVIDE AT PARKING FACING EASTFIELD AS PER ORDINANCE 12.303
OUTDOORS LIGHTING:	AS PER ORDINANCE 12.402
SIDES:	AS PER ORDINANCE 12.403

MWT
3827 BILLO ROAD
ALDEN, NY, 14004
716-631-0600

PROPOSED:

EASTFIELD PARK APARTMENT

EASTFIELD ROAD
HUNTERSVILLE, NC, 28078

REVISIONS

NO.	DESCRIPTION	DATE	BY

ISSUED FOR:
REZONING PETITION
RZP. 2021-100

PROJECT NO.: 20-215
DATE: 04/09/21
DRAWN BY: BM
CHKD. BY: DE

CONCEPT
SITE PLAN

SHEET
RZ.2