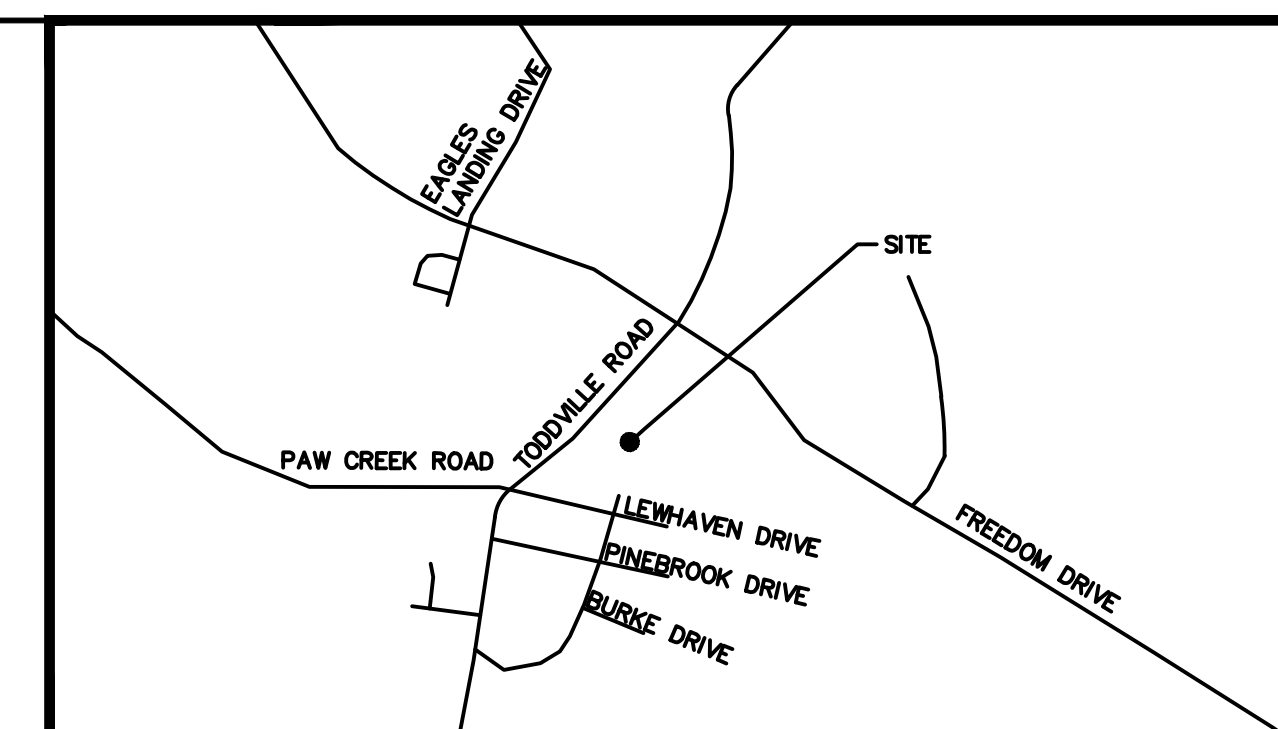
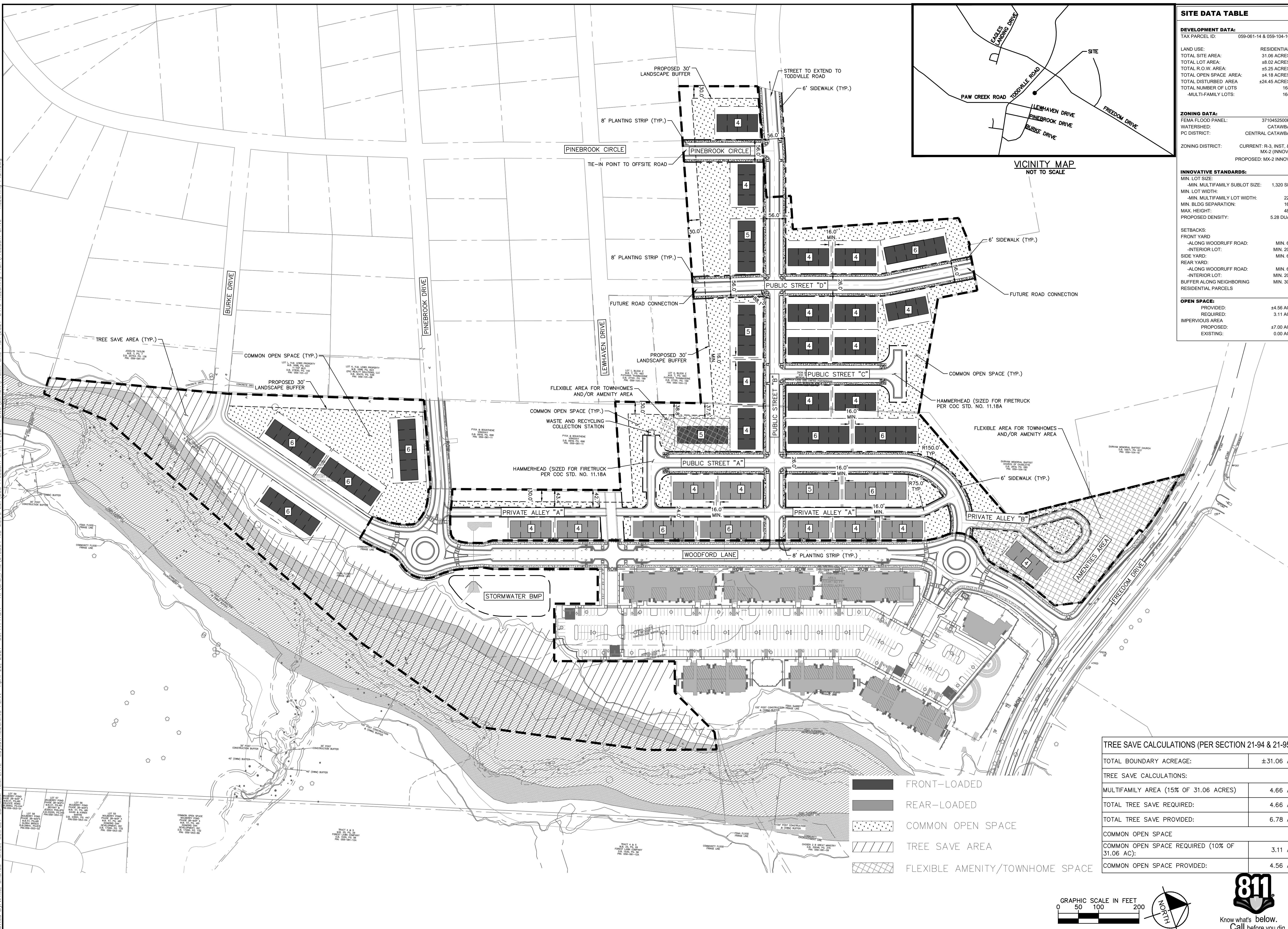


Plotted By: White, Charles Sheet: SSM TEMPLATE - Layout: REZONING PLAN April 22, 2021 08:47:44 am K:\CHL\PRJ\013594 NC Metro LMI\000 Freedom Greene\02 - DWG\Exhibit\Prelim Site Plan\2021-0419 Rezoning Plan\Freedom Drive - Rezoning Plan.dwg



SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	059-061-14 & 059-104-16
LAND USE:	RESIDENTIAL
TOTAL SITE AREA:	31.06 ACRES
TOTAL LOT AREA:	±8.02 ACRES
TOTAL R.O.W. AREA:	±5.25 ACRES
TOTAL OPEN SPACE AREA:	±4.18 ACRES
TOTAL DISTURBED AREA:	±24.45 ACRES
TOTAL NUMBER OF LOTS:	164
-MULTI-FAMILY LOTS:	164
ZONING DATA:	
FEMA FLOOD PANEL:	3710452500K
WATERSHED:	CATAWBA
PC DISTRICT:	CENTRAL CATAWBA
ZONING DISTRICT:	CURRENT: R-3, INST. & MX-2 (INNOV)
	PROPOSED: MX-2 (INNOV)
INNOVATIVE STANDARDS:	
MIN. LOT SIZE:	
-MIN. MULTIFAMILY SUBLOT SIZE:	1,320 SF
MIN. LOT WIDTH:	
-MIN. MULTIFAMILY LOT WIDTH:	22'
MIN. BLDG SEPARATION:	16'
MAX. HEIGHT:	48'
PROPOSED DENSITY:	5.28 DU/A
SETBACKS:	
FRONT YARD	
-ALONG WOODRUFF ROAD:	MIN. 6'
-INTERIOR LOT:	MIN. 20'
SIDE YARD:	MIN. 6'
REAR YARD:	
-ALONG WOODRUFF ROAD:	MIN. 6'
-INTERIOR LOT:	MIN. 20'
BUFFER ALONG NEIGHBORING RESIDENTIAL PARCELS	MIN. 30'
OPEN SPACE:	
PROVIDED:	±4.56 AC
REQUIRED:	3.11 AC
IMPERVIOUS AREA	
PROPOSED:	±7.00 AC
EXISTING:	0.00 AC

NO.	REVISIONS	DATE	BY

Kimley-Horn
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 WWW.KIMLEY-HORN.COM
 NC LICENSE # F-0102

REZONING PETITION
 2021-XXXX

KH PROJECT	013594000
DATE	04/22/2021
SCALE	AS SHOWN
DESIGNED BY	CLW
DRAWN BY	CLW
CHECKED BY	JEH

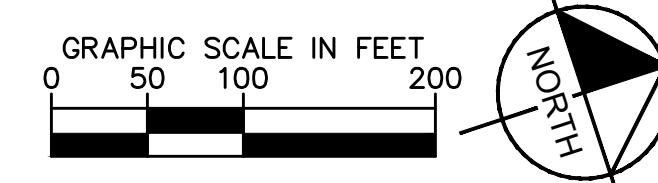
REZONING PLAN

FREEDOM GREENE TOWNHOMES
 PREPARED FOR
PROFILE HOMES
 NORTH CAROLINA

SHEET NUMBER
RZ-1

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±31.06 AC
TREE SAVE CALCULATIONS:	
MULTIFAMILY AREA (15% OF 31.06 ACRES)	4.66 AC
TOTAL TREE SAVE REQUIRED:	4.66 AC
TOTAL TREE SAVE PROVIDED:	6.78 AC
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED (10% OF 31.06 AC):	3.11 AC
COMMON OPEN SPACE PROVIDED:	4.56 AC

- FRONT-LOADED
- REAR-LOADED
- COMMON OPEN SPACE
- TREE SAVE AREA
- FLEXIBLE AMENITY/TOWNHOME SPACE



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