



SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	03324105, 03324111, 03324116, 03324124, 03324125, & 03324126
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
TOTAL SITE AREA (PER GIS LINEWORK):	±43.72 ACRES
TOTAL BUILDING AREA:	7.10 ACRES
MINIMUM GROSS OPEN SPACE AREA:	4.37 ACRES
TOTAL DISTURBED AREA:	±43.72 ACRES
TOTAL IMPERVIOUS AREA:	±16.11 ACRES
TOTAL NUMBER OF UNITS:	313
- SINGLE:	56 (18.0 %)
- DUPLEX:	116 (37.0 %)
- TRIPLEX:	141 (45.0 %)
STREET PARKING PROVIDED:	376
DRIVEWAY PARKING PROVIDED:	141
GARAGE PARKING PROVIDED:	201
TOTAL PARKING PROVIDED:	718
MINIMUM PARKING RATIO PER UNITS:	2.0
ZONING DATA:	
FEMA FLOOD PANEL:	3710152800L
STREAM WATERSHED:	LONG
PC DISTRICT:	WESTERN CATAWBA
EXISTING ZONING DISTRICT:	R-3 (SINGLE FAMILY)
PROPOSED ZONING DISTRICT:	MX-2 (INNOV)
BUFFER ALONG NEIGHBORING:	50' MIN (CLASS C BUFFER)
RESIDENTIALLY ZONED PARCELS (UTILITY USE)	
BUFFER ALONG NEIGHBORING:	50' OR 37.5' MIN (CLASS C BUFFER)
RESIDENTIALLY ZONED PARCELS (RESIDENTIAL USE)	
DEVELOPMENT STANDARDS	
MAX HEIGHT:	45'
MINIMUM BUILDING SEPARATION:	10'
PROPOSED DENSITY:	7.16 DUA
MINIMUM SETBACK FROM BACK OF CURB:	10' MIN.

- SINGLE BUILDING
- DUPLEX BUILDING
- TRIPLEX BUILDING
- COMMON OPEN SPACE
- TREE SAVE AREA
- RIGHT OF WAY LINE
- SETBACK LINE

