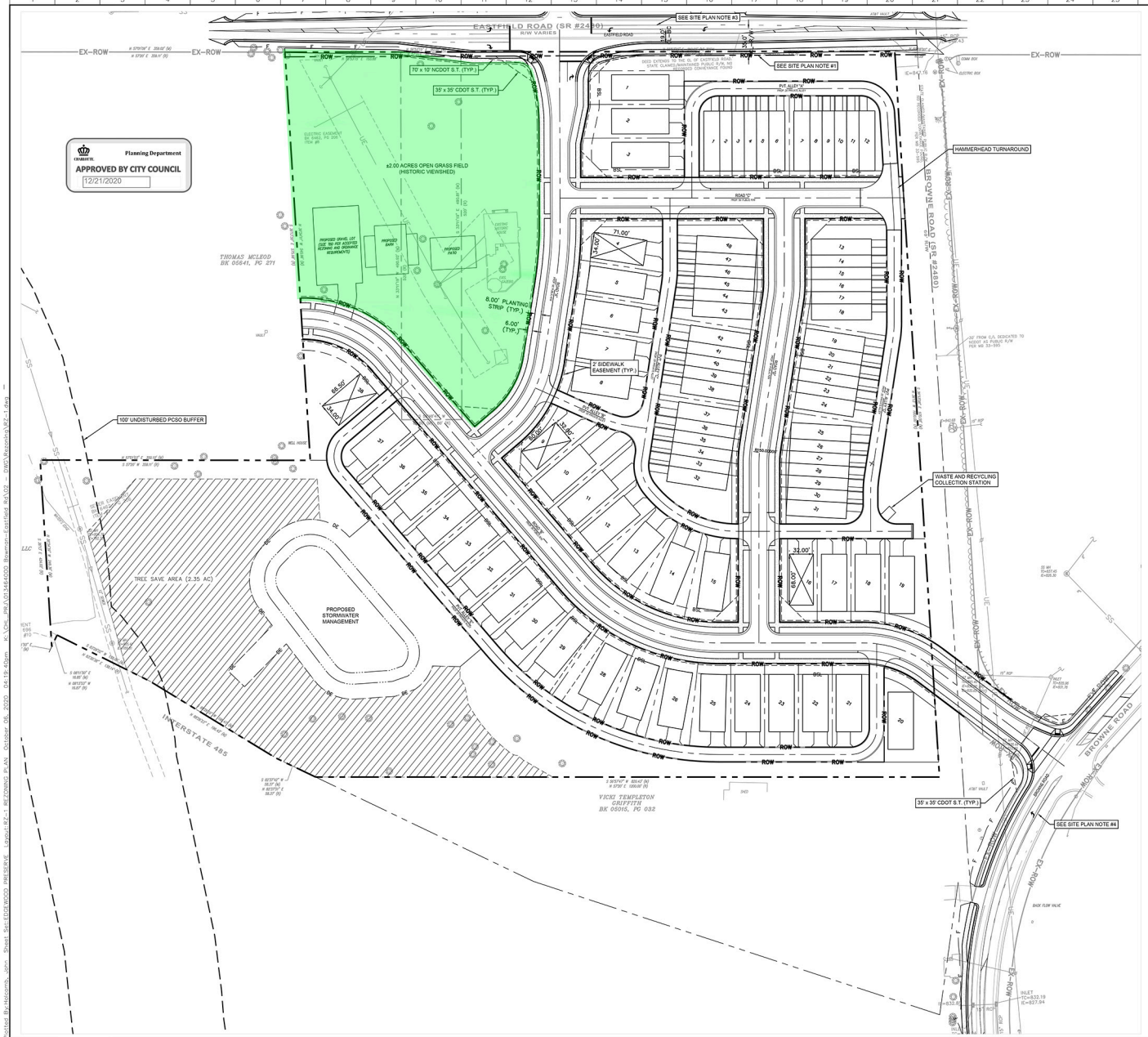

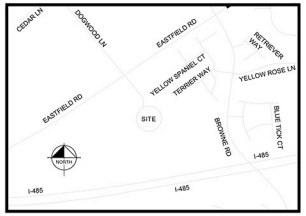

VICINITY MAP
NOT TO SCALE

SITE DATA TABLE

DEVELOPMENT DATA:

TAX PARCEL ID:	027-611-04 & 027-611-05
LAND USE:	RESIDENTIAL
TOTAL SITE AREA:	20.74 ACRES
TOTAL LOT AREA:	±7.51 ACRES
TOTAL R.O.W. AREA:	±5.74 ACRES
TOTAL OPEN SPACE AREA:	±7.49 ACRES
TOTAL DISTURBED AREA:	±14.81 ACRES
TOTAL NUMBER OF LOTS	86
-SINGLE-FAMILY LOTS:	38
-MULTI-FAMILY LOTS:	48

ZONING DATA:

FEMA FLOOD PANEL:	3710456900K
WATERSHED:	MALLARD
PC DISTRICT:	YADKIN SOUTHEAST CATAWBA
ZONING DISTRICT:	CURRENT: MX-1 INNOV PROPOSED: MX-2 INNOV

INNOVATIVE STANDARDS:

MIN. LOT SIZE:	
-MIN. SINGLE-FAMILY LOT SIZE:	4,800 SF
-MIN. MULTI-FAMILY SUBLOT SIZE:	1,725 SF
MIN. LOT WIDTH:	
-MIN. SINGLE-FAMILY LOT WIDTH:	45'
-MIN. MULTIFAMILY LOT WIDTH:	16'
MAX. HEIGHT:	40'
MAX. DENSITY:	4.25 DUA
SETBACKS:	
FRONT YARD	
-SINGLE-FAMILY FRONT YARD:	MIN. 14'
-MULTIFAMILY FRONT YARD:	MIN. 8'
SIDE YARD INTERIOR:	MIN. 5'
SIDE YARD EXTERIOR:	MIN. 8'
SIDE YARD ROADWAY:	MIN. 8'
REAR YARD:	MIN. 20'

OPEN SPACE:

PROVIDED:	±7.49 AC
REQUIRED:	2.15 AC
IMPERVIOUS AREA	±8.61 AC
PROPOSED:	±8.02 AC
EXISTING:	0.59 AC

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±20.74 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:	2.35 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 SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IMPROVEMENTS IF SITE IMPROVEMENTS 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.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			

Kimley»Horn
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NC LICENSE #: F-0102

RZ PETITION
2020-148

KH PROJECT 013464000
DATE 10/05/2020
SCALE AS SHOWN
DESIGNED BY TAP
DRAWN BY TAP
CHECKED BY JEH

REZONING PLAN

EDGEWOOD PRESERVE

PREPARED FOR
BOWMAN SUMNER, LLC

CHARLOTTE NC

SHEET NUMBER
RZ-1

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Plotted By:hicksmb, john Sheet: Sec-EDGEWOOD PRESERVE Layout:RZ-1 REZONING PLAN October 06, 2020 04:19:40pm K:\Char_phf\013464000 Bowman-Eastfield Rd\02 - DWG\Rezoning\RZ-1.dwg