



SITE DATA:

PARCEL NUMBERS: 461709058372, 461713141976, & a portion of
460716832252

TOTAL AREA: 43.2 ACRES

RESIDENTIAL AREA : 40.7 ACRES

COMMERCIAL AREA: 2.5 ACRES

REQUIRED OPEN SPACE: 20.3 ACRES (2500sf PER UNIT)

CURRENT ZONING: R20 & HC

PROPOSED ZONING: PD-CD

WATERSHED: WS-IV CRITICAL

PROPOSED USE: 353 RESIDENTIAL UNITS AND 2.5 ACRES WITH
50,000 SF OF COMMERCIAL

TOWNHOME SETBACKS:

FRONT: 20

SIDE: C

REAR: 10

MINIMUM

MAXIMUM HEIGHT: 40'

AL SETBACKS:

FRONT: 35'

SIDE: 10'

REAR: 30

MAXIMUM

LY SETBACKS

FRONT: 35"

SIDE: 10'

REAR- 30

MAXIMUM HEIGHT: 70

PERIMETER SETBACKS:

50' ADJOINING RESIDENTIAL

25. ADJOINING COMMERCIAL

PARKING:

TOWNHOMES: 1 GARAGE + 1 DRIVEWAY

PHASING:

The Townhomes will have 2 phases.

ROADS:

All roads will be built to NCDOT standards and turned over to them for maintenance.



PLANNED DISTRICT PLAN

Date: 10.10.2018