



SITE STATISTICS	
PROPERTY DESCRIPTION:	BUD ROAD, DENVER
PIN #:	368616748609, 368612756190
TOTAL PROPERTY AREA:	38.97± ACRES
CURRENT ZONING:	R-20
PROPOSED ZONING:	PD-CD
NUMBER OF LOTS:	221
PROPOSED RESIDENTIAL DENSITY:	5.67 UNITS / ACRE
TYPICAL LOT SIZE:	20' x 100' (INTERIOR) 25' x 100' (EXTERIOR)
BUILDING SETBACKS:	20' FRONT 0 / 5' SIDE 15' REAR
MAXIMUM BUILDING HEIGHT:	AS PER ORDINANCE STANDARDS
REQUIRED OPEN SPACE:	12.68± ACRES (552,500 SF = 221 x 2,500 SF)
PROVIDED OPEN SPACE:	18.39± ACRES (801,404 SF) (47%)

- DRAWING COMPONENTS**
- ZONING, TOPOGRAPHY, PROPERTY LINE INFORMATION FROM CATAWBA COUNTY GIS
  - PROPERTY SETBACKS FROM CATAWBA COUNTY ZONING ORDINANCE
  - PROPERTY IS IN ZONE X PANEL 3686 AS SHOWN ON FLOOD MAP DATED 9/5/2007
  - SITE IS LOCATED IN WS-IV PROTECTED WATERSHED
  - UTILITIES TO BE PROVIDED BY CATAWBA COUNTY UTILITIES



Conceptual Rezoning Plan

Bud Road







Conceptual Rezoning Rendering

Bud Road

Catawba County, North Carolina