

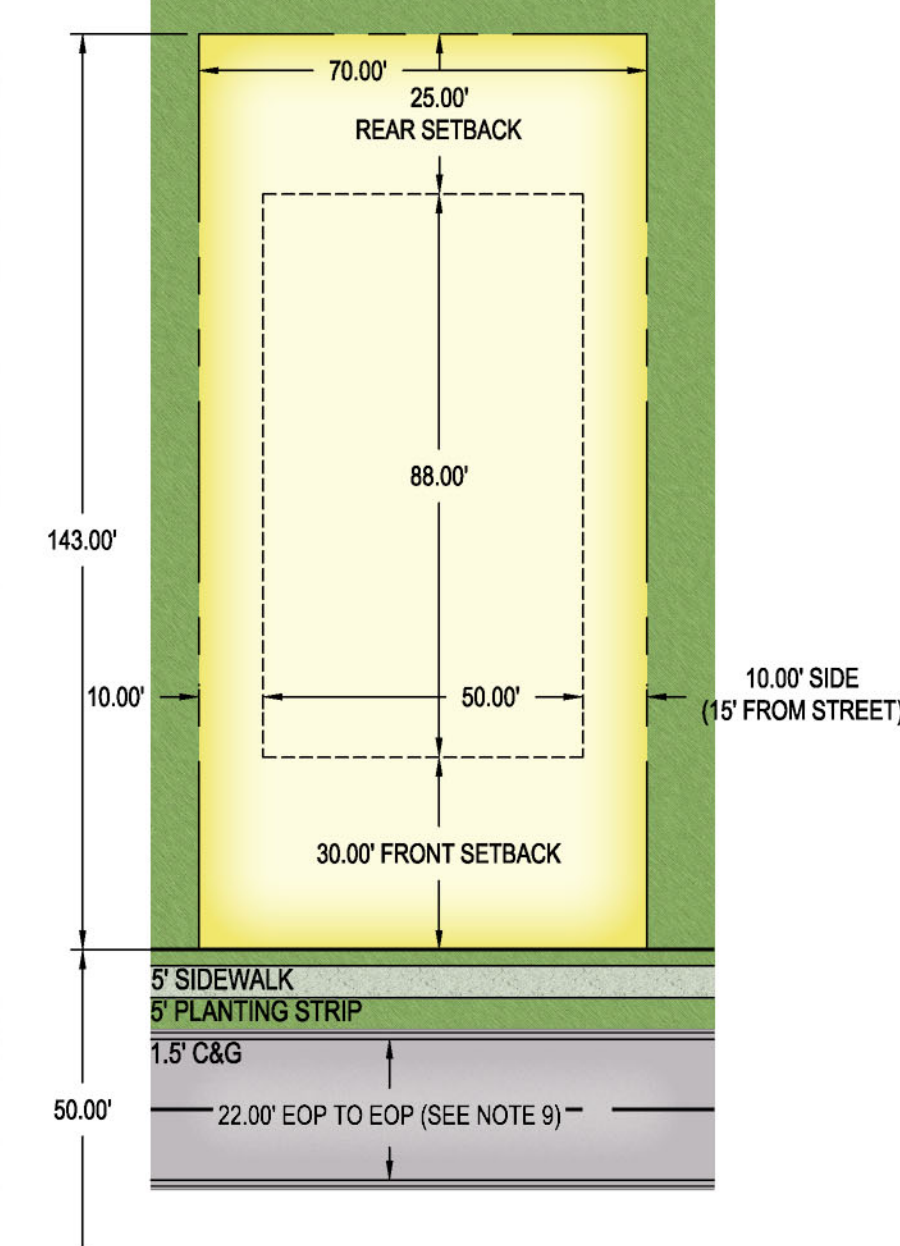
NOW OR FORMERLY
BILLY J. ST. CLAIR &
JANE P. ST. CLAIR
DEED: D006-4204
PARCEL #0007-00-014.01

NOW OR FORMERLY
KAS HOLDINGS
DEED: 324-322
PARCEL #0007-00-03

NOW OR FORMERLY
WILLIAM T. TONEY
DEED: K014-153
PARCEL #0007-00-023.04

NOW OR FORMERLY
RODRIGO BRASILEIRO
& MARIA ISABEL LAUS
DEED: 1262-281
PARCEL #0007-00-023.00
PB: 2012-240

NOW OR
LAWRENCE
& CAROL
DEED: 2005-2308
PARCEL #0007-00-024.00



50' PUBLIC ROAD BUFFER
EXISTING TREES TO REMAIN IN
PLACE WHERE FEASIBLE
OR FORMERLY
LAWRENCE POTTS
DEED: 2005-2308
PARCEL #0007-00-024.00

NOW OR FORMERLY
ROBERTO ENAMORADO
& INDIRA P. ENAMORADO
DEED: 1173-56
PARCEL #0007-00-023.02

OR FORMERLY
BIE JO JACOBS
DEED: 1369-203
PARCEL #0007M-0A-007.00

NOW OR FORMERLY
DAVID A. CORNISH
& VIRGINIA C. CORNISH
DEED: 985-321
PARCEL #0007M-0A-008.00

SITE DATA

TOTAL ACREAGE: ± 98.74 AC
TAX PARCEL NUMBERS: 0007-00-022.00, 0007-00-022.01, 0007-00-022.05, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-023.06
EXISTING ZONING: LDR, LOW DENSITY RESIDENTIAL
PROPOSED ZONING: MDR, MED. DENSITY RESIDENTIAL
EXISTING USES: VACANT / SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
MAXIMUM DENSITY: 2.50 DUA
PROPOSED DENSITY: 1.76 DUA
MAXIMUM BUILDING HEIGHT: 35'
PROPOSED DWELLING UNITS: 170 UNITS
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT WIDTHS: 70' WIDTH
TYPICAL LOT SIZE: 70' X 143'
CONNECTIVITY INDEX: 24 LINKS / 14 NODES = 1.71 RATIO
OPEN SPACE
REQUIRED OPEN SPACE: 25% (24.19 AC)
PROVIDED OPEN SPACE: 24.19 AC MIN.
REQUIRED PARK SPACE: 5% (4.94 AC)
PROVIDED PARK SPACE: 5.13% (4.97 AC)
BUFFERS
PUBLIC STREET BUFFER: 50'
STREAM BUFFER 20 AC - 1 SQ MILE: 30'
STREAM BUFFER > 1 SQ MILE: 50'
WATER QUALITY BUFFER 1 AC - 2.5 AC: 30'
WATER QUALITY BUFFER > 2.5 AC: 50'

SETBACKS
FRONT SETBACK: 30'
REAR YARD: 25'
SIDE YARD: 10'
STREET SIDE YARD: 15'
IMPERVIOUS AREA
MAX. IMPERVIOUS AREA: 55% (52.71 AC)
PARKING
SPACES REQUIRED: 170 SPACES
SPACES PROPOSED: 580 SPACES
GARAGE SPACES: 340 SPACES
DRIVEWAY SPACES: 340 SPACES

1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
www.bgeinc.com
NC LICENSE #C-4397

OVERALL AMENITY PLAN

DATE: 09/20/2022

0 100' 200' 300'
SCALE: 1" = 100'