



STEVENS MILL ROAD SITE DATA PER CONCEPT PLAN:

TAX MAP NO:	07075025, 07057009, 07057009E
ZONING:	MU-2
SITE AREA:	
EXISTING R/W TO FUTURE R/W:	±0.35 AC (15,084 SF)
MAIN PARCEL:	±10.44 AC (454,791 SF)
OUTPARCEL 1:	±1.24 AC (54,122 SF) EXCLUDING FUTURE R/W
OUTPARCEL 2:	±0.49 AC (21,339 SF) EXCLUDING FUTURE R/W
TOTAL:	±12.52 AC (545,336 SF)
EXISTING LAND USE:	
MAIN PARCEL:	VACANT (WOODEN LOT)
OUTPARCEL 1:	EXISTING RESIDENTIAL
OUTPARCEL 2:	EXISTING RESIDENTIAL
SETBACKS:	12' MIN. WHEN NO BUFFER APPLIES (BUILDING TYPE STANDARDS)
BUFFERS:	
REQUIRED ABUTTING MU-2 DISTRICT:	5' VEHICULAR LANDSCAPE BUFFER
REQUIRED ABUTTING SFR-1 DISTRICT:	30' CLASS 'B' LANDSCAPE BUFFER
PROPOSED ABUTTING SFR-2 DISTRICTS:	70' CLASS 'B' LANDSCAPE BUFFER
PARKING REQUIRED FOR MAIN PARCEL:	182 SPACES MINIMUM (1 PER 350 SF)
PARKING PROVIDED FOR MAIN PARCEL:	319 SPACES MAXIMUM (1 PER 200 SF)
PARKING PROVIDED FOR OUTPARCEL 1:	294 SPACES (4.67/1,000 SF RATIO)
PARKING PROVIDED FOR OUTPARCEL 2:	16 SPACES
REQUIRED BUILDING HEIGHT:	50' MAXIMUM
PROPOSED BUILDING HEIGHTS:	
ANCHOR:	±36'
SHOP A:	±36'
SHOP B:	±36'
TREE SAVE REQUIRED:	6.2% MINIMUM = ±0.80 AC
TREE SAVE PROVIDED:	±0.80 AC (35,028 SF) = 6.2%
NOTE:	FINAL TREE SAVE LIMITS AND LOCATIONS TO BE ESTABLISHED DURING PERMITTING BASED ON ENGINEERING DESIGN
OPEN SPACE REQUIRED:	7.5% MINIMUM = ±1.01 AC
OPEN SPACE PROVIDED:	
OPEN SPACE AREAS:	±0.22 AC (9,996 SF)
PEDESTRIAN PATH CONNECTION:	±0.16 AC (6,947 SF)
ENTRY WALKING PATH:	±0.32 AC (13,891 SF)
BMP 2:	±0.31 AC (13,694 SF)
TOTAL:	±1.01 AC (44,028 SF) = 7.5%
NOTE:	- OPEN SPACE AREAS SHALL NOT CONTAIN LESS THAN 500 SF. - BMPS MAY ONLY COUNT TOWARDS 32% OF THE REQUIRED OPEN SPACE
WATERSHEDS:	GOOSE CREEK BASIN AND CROOKED CREEK BASIN
PROPOSED BUA:	
MAIN PARCEL:	±57% (268,466 SF)
OUTPARCEL 1:	±35% (31,286 SF)
OUTPARCEL 2:	±59% (10,493 SF)
NOTE:	OUTPARCEL 1 & 2'S BUA PERCENTAGE CALCULATED BASED ON SITE AREA LEFTOVER FROM RIGHT-OF-WAY DEDICATION
ESTIMATED UTILITY SERVICES CALCULATIONS:	
SEWER SERVICE:	37,386 GAL/DAY TOTAL - SEE ESTIMATED SEWER USAGE TABLE THIS SHEET.
WATER METERS: SEE DOMESTIC & IRRIGATION METERS TABLE ABOVE.	
MAIN PARCEL:	7 WATER METERS
OUTPARCEL 1:	4 WATER METERS
OUTPARCEL 2:	2 WATER METERS
NOTE:	BACKFLOW PREVENTERS MUST BE LOCATED IN EITHER AN APPROVED UNDERGROUND VAULT AT THE FRONT OF THE DEVELOPMENT SITE OR PLACED ON THE SIDE OR REAR OF THE SITE AND ADEQUATELY SCREENED. FINAL LOCATION TO BE DETERMINED DURING PERMITTING.

IDLEWILD CROSSING SITE DATA PER DEVELOPMENT AGREEMENT PLAN:

TAX MAP NO:	07057009A, 07075016A, & 07075016I
ZONING:	MU-2
SITE AREA:	
EXISTING R/W TO FUTURE R/W:	±1.85 AC (80,786 SF) DEED RD CENTERLINE TO FUTURE R/W
OUTPARCEL 1:	±1.40 AC (61,224 SF) EXCLUDING FUTURE R/W
OUTPARCEL 2:	±1.95 AC (84,789 SF) EXCLUDING FUTURE R/W
TOTAL:	±5.20 (226,794 SF)
EXISTING LAND USE:	VACANT (WOODEN LOT)
TREE SAVE REQUIRED:	3% OF LOT AREA
SETBACKS:	
FRONT:	12' MIN. WHEN NO BUFFER APPLIES (BUILDING TYPE STANDARDS)
PARKING:	PER ORDINANCE REQUIREMENTS
ROAD WIDENING NEEDED:	YES
ADEQUATE SITE DISTANCE FOR PROPOSED DRIVEWAY:	YES
NOTE:	POTENTIAL LAND USES AND CONCEPT DESIGN SHOWN ON IDLEWILD CROSSING PARCELS ARE FOR REFERENCE ONLY. FINAL LAND USES AND PLANS TO BE DETERMINED BY OWNER IN ACCORDANCE WITH DEVELOPER AGREEMENT PLANS.