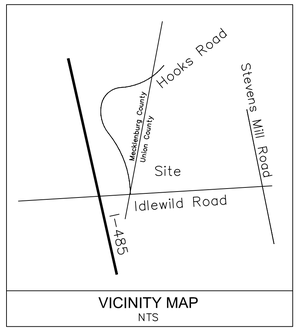


VICINITY MAP
NTS

SITE DATA

TAX MAP NO U.C.:	07075020, 07075019, 07075018, 07075017A, 07075017, 07075028, 07075023, 07075022, 07075022A, 07077021
TAX MAP NO M.C.:	195511224, 19511202, 195111201, 19511213
ZONING:	MU-2
SITE AREA:	83.71 AC
SITE AREA AFTER IDLEWILD RD ROW DEDICATION:	81.78 AC
PROPOSED USE:	COMMERCIAL, MULITFAMILY APARMTENTS, SINGLE FAMILY ATTACHED TOWNHOMES, SINGLE FAMILY DETACHED HOMES
PROPOSED UNITS:	360 MULTIFAMILY UNITS 136 ALLEY LOADED TOWNHOMES 32 SINGLE FAMILY DETACHED = 528 TOTAL DWELLING UNITS
DENSITY:	6.45 DUA
PARKING REQUIRED:	MULTI-FAMILY – 2 BEDROOMS OR LESS: 1 MIN./2 MAX. = 324 MIN./648 MAX. 3 BEDROOMS OR MORE: 2 MIN./3 MAX. = 72 MIN./108 MAX. TOTAL MF = 396 MIN./756 MAX. SINGLE FAMILY ATTACHED & DETACHED – 3 BEDROOMS OR MORE: 2 MIN. = 336 MIN.
PARKING PROVIDED: MULTIFAMILY APARTMENTS:	261 ANGLED SPACES 10 ACCESSIBLE ANGLED SPACES 314 STANDARD SPACES 10 ACCESSIBLE STANDARD SPACES = 595 SPACES
SINGLE FAMILY ATTACHED TH:	136 TANDEM DRIVEWAY SPACES 136 GARAGE SPACES = 272 SPACES
SINGLE FAMILY DETACHED:	13 STANDARD SPACES 2 ACCESSIBLE STANDARD SPACES 64 TANDEM DRIVEWAY SPACES 64 GARAGES SPACES = 143 SPACES
ON STREET:	233 ON STREET SPACES 9 ACCESSIBLE ON STREET SPACES = 242 SPACES
	TOTAL SPACES = 1,252 SPACES
BICYCLE PARKING REQUIRED:	5% OF PARKING REQ. = 37 SPACES
BICYCLE PARKING PROVIDED:	38 SPACES (19 INVERTED U RACKS)

SINGLE FAMILY ATTACHED & DETACHED –
- FRONT SETBACK: 16'
- SIDE YARD: 5'
- REAR YARD: 16'

MULTIFAMILY –
- FRONT SETBACK (MAIN STREET): 21'
- FRONT SETBACK: 16' (BUILD TO LINE)
- REAR YARD: 12'
- SIDE YARD: 5'

COMMERCIAL – (TO BE PERMITTED SEPARATELY)
- FRONT SETBACK: 12' MIN. FROM STREET ROW
- REAR YARD: 12' MIN WHEN NO BUFFER IS REQ.
- SIDE YARD: 12' MIN WHEN NO BUFFER IS REQ.

BUILDING SEPARATION	12'
BUILDING HEIGHT:	TO MEET ORDINANCE REQUIREMENTS
TREE CONSERVATION REQUIRED:	6% MINIMUM = 4.90 AC
TREE CONSERVATION PROVIDED:	SEE SHEET C6.00 FOR FURTHER DETAIL
OPEN SPACE REQUIRED:	7.5% MINIMUM = 6.13 AC
OPEN SPACE PROVIDED:	SEE SHEET C2.04 FOR FURTHER DETAIL
TRASH & RECYCLING PROVIDED:	PRIVATE PICKUP
WATERSHED:	GOOSE CREEK BASIN

NOTE:

- INTERNAL STREETS TO BE PRIVATE WITH PUBLIC ACCESS OVERLAY EASEMENT.
- FUTURE OUTPARCELS TO BE PERMITTED SEPARATELY.
- ALL UTILITIES TO BE LOCATED UNDERGROUND.

PROPOSED BUILDING DIMENSIONS & AREA CALCS:

- SINGLE FAMILY DETACHED = ± 39'X63'
  (2,700 SF AVERAGE PER HOME)
  32 HOMES x 2,700 SF = ±86,400 SF TOTAL
- ATTACHED HOMES = ± 22'X56'
  (±1,720 SF AVERAGE PER UNIT)
  136 UNITS x 1,720 SF = ±233,920 SF TOTAL
- MULTIFAMILY = 15 BUILDINGS
  (30,920 SF AVERAGE PER BUILDING)
  – 15 BUILDINGS x 30,920 SF = ±463,800
  – ±7,000 SF CLUB
  = ±470,800 SF

BUILDING HEIGHTS:

- MF APARTMENTS = 3 STORIES
  41' MAXIMUM
- ALLEY LOADED TOWNHOMES = 2 STORIES
  25' MAXIMUM
  (FROM FINISHED GRADE TO THE MIDPOINT OF PEAK)
- SINGLE FAMILY DETACHED = 2.5 STORIES
  30' MAXIMUM (FROM FINISHED GRADE TO THE MIDPOINT OF PEAK)

NOTE: ALL EXISTING SINGLE FAMILY STRUCTURES ONSITE ARE ONE STORY AND WILL BE REMOVED DURING DEMOLITION (SEE DEMOLITION PLAN SHEET C1.01)

SIGN LEGEND

–A	STOP SIGN (R1-1 30" x 30")
+B	STREET NAME SIGN

NOTE: ALL SIGNS TO BE MUTCD STANDARD PROVIDED AND INSTALLED BY CONTRACTOR

SINGLE FAMILY DETACHED LOTS (TYP.)
(6,000 SF MIN. AND 60' WIDTH MIN. PER LOT)
PROPERTY BOUNDARY (TYP.)
TREE CONSERVATION AREA (TYP.)
100' PERENNIAL WATERSHED BUFFER
100' LANDSCAPE BUFFER WITH ABILITY TO REDUCE 30% WITH FENCE ALONG SHANNAMARA EDGE
100' LANDSCAPE BUFFER WITH ABILITY TO REDUCE 30% WITH FENCE
5' BRICK WALL; FINAL LOCATION OF WALL TO MEANDER TO PRESERVE EXISTING VEGETATION
30' LANDSCAPE BUFFER
PROPERTY BOUNDARY (TYP.)
ON STREET PARKING LIMITS ALONG OPPOSITE SIDE OF ROCKY SHOALS ROAD TO BE COORDINATED WITH STALLING STAFF DURING FUTURE PERMITTING BY OTHERS (TYP.)
ON STREET PARKING LIMITS ALONG COMMERCIAL SIDE OF ARMISTEAD GROVE RD TO BE COORDINATED WITH STALLING STAFF DURING FUTURE OUTPARCEL PERMITTING BY OTHERS (TYP.)
GENERAL UTILITY EASEMENTS (TYP.)
12' MULTI USE PATH
POTENTIAL FUTURE NCDOT RIGHT OF WAY
24' COMMERCIAL FRONTAGE BUFFER
FUTURE OUTPARCEL AREAS TO BE PERMITTED SEPARATELY
FUTURE IDLEWILD RIGHT OF WAY
EXISTING IDLEWILD RIGHT OF WAY
EXISTING PROPERTY BOUNDARY
16' FRONT SETBACK
POTENTIAL FUTURE IDLEWILD ROAD DESIGN
FUTURE OUTPARCEL AREAS TO BE PERMITTED SEPARATELY (TYP.)
CZ BOUNDARY
21' FRONT SETBACK (TYP.)

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NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

NORTH CAROLINA REGISTERED No.1946 12.22.23 LANDSCAPE ARCHITECT NICHOLAS J. BUSHEY

CONSTRUCTION DOCUMENTS

STINSON FARMS

STALLINGS, NORTH CAROLINA

LAND INVESTMENTS, LLC
1341 EAST MOREHEAD STREET, SUITE 201
CHARLOTTE, NC 28204
704.344.1868

OVERALL SITE PLAN

60 0 60 120
SCALE: 1" = 120'

PROJECT #:	297-018
DRAWN BY:	JO
CHECKED BY:	NB

DECEMBER 22, 2023

REVISIONS:

C2.00