



BUILDING STANDARDS

- SETBACKS:
- COMMERCIAL =
FRONT: 12' MINIMUM FROM STREET ROW
REAR: 12' MINIMUM WHEN NO BUFFER IS REQUIRED
SIDE: 12' MINIMUM WHEN NO BUFFER IS REQUIRED
 - SINGLE FAMILY DETACHED =
FRONT: 16'
REAR: 12'
SIDE: 5'
 - MULTIFAMILY =
FRONT (MAIN STREET): 21'
FRONT: 16' (BUILD TO LINE)
REAR: 12'
SIDE: 5'

- PROPOSED BUILDING DIMENSIONS & AREA CALCS:
- SINGLE FAMILY DETACHED = $\pm 39' \times 63'$
($\pm 2,700$ AVERAGE SF PER HOME)
- 32 HOMES X 2,700 SF = $\pm 86,400$ SF TOTAL

- ATTACHED HOMES = $\pm 22' \times 56'$
($\pm 1,720$ AVERAGE SF PER UNIT)
- 109 UNITS X 1,720 SF = 187,480 SF

- MULTIFAMILY = 17 BUILDINGS
($\pm 30,920$ AVERAGE SF PER BUILDING)
- 17 BUILDINGS X 30,920 SF = $\pm 525,640$ SF
- $\pm 7,000$ SF CLUB
= $\pm 532,640$ SF TOTAL

- COMMERCIAL AREA WILL BE GOVERNED BY THE ORDINANCE AND DEVELOPMENT AGREEMENT

SITE DATA

TAX MAP NO U.C.: 07075020, 07075019, 07075018, 07075017A, 0707017, 07075028, 07075023, 07075022, 07075024, 07075021

TAX MAP NO M.C.: 19511224, 19511202, 19511201, 19511213

ZONING: MU-2

TOTAL SITE AREA: ± 72.80 ACRES

SITE AREA PER FUTURE IDLEWILD ROW: ± 70.1 ACRES

COMMERCIAL AREA: ± 13.3 ACRES

RESIDENTIAL AREA: ± 56.8 ACRES

EXISTING LAND USE: VACANT (WOODED LAND)

PROPOSED USE: MULTIFAMILY RESIDENTIAL, ATTACHED HOMES (TOWNHOMES), SINGLE FAMILY DETACHED HOMES, COMMERCIAL

UNITS: 408 MULTI-FAMILY UNITS

109 ALLEY LOADED TOWNHOMES

32 SINGLE FAMILY DETACHED (6,000 SF MIN. & 60' WIDE MIN.)

BUILDING HEIGHT: THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE

MAX DUA: 28 DUA

PROPOSED RESIDENTIAL DUA: ± 9.66 DUA (PER 56.8 AC)

MULTIFAMILY DUA: ± 17.33 DUA

TOWNHOME DUA: ± 7.26 DUA

SINGLE FAMILY DUA: ± 1.75 DUA

TREE SAVE REQUIRED: 6% MINIMUM

SEE SHEET 6 FOR FURTHER DETAIL

OPEN SPACE REQUIRED: 7.5% MINIMUM

SEE SHEET 3 FOR FURTHER DETAIL

PARKING: PARKING WILL MEET THE REQUIREMENTS OF THE ORDINANCE

WATERSHED: GOOSE CREEK BASIN

A. VEHICULAR ACCESS TO THE PROPERTY SHALL BE AS GENERALLY DEPICTED ON THE CONCEPT PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY OTHER ADJUSTMENTS THAT ARE APPROVED BY THE TOWN AND/OR NCDOT.

B. THE PROPERTY WILL BE SERVED BY INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE STREETS, AND ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PUBLIC STREETS AND THE INTERNAL PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS UPON THE APPROVAL OF THE DEVELOPMENT ADMINISTRATOR AND THE TOWN ENGINEER. ADDITIONALLY, MODIFICATIONS TO THE ALIGNMENTS AND LOCATIONS OF THE INTERNAL DRIVES, VEHICULAR CIRCULATION AREAS AND DRIVEWAYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS UPON THE APPROVAL OF THE DEVELOPMENT ADMINISTRATOR AND THE TOWN ENGINEER.

C. THE DEVELOPMENT AND USES DEPICTED ON THE CONCEPT PLANS (SHEETS 0-7) ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE PROPERTY. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE CONCEPT PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, BUFFER AND LANDSCAPING REQUIREMENTS SET FORTH ON THE CONCEPT PLAN.

100' WIDTH LANDSCAPE BUFFER AREA WITH THE ABILITY TO REDUCE TO 70' (30%) WHEN A 6' OPAQUE VINYL SCREENING FENCE IS APPLIED. BUFFER APPLICATIONS TO BE PLACED ALONG ALL MUTUAL EDGES WITH THE ADJACENT SHANNAMARA NEIGHBORHOOD (TYP.).

BUFFER AREAS TO MEET THE PLANTING STANDARDS OF A TYPE B BUFFER WHERE EXISTING TREE COVERAGE IS NOT PRESERVED (TYP.). 6 EVERGREEN TREES, 3 CANOPY TREES, 5 UNDERSTORY TREES & 25 SHRUBS PER 100 LF (TYP.).

COMMERCIAL AREA VEHICULAR ACCESS POINTS TO MEET THE TOWN OF STALLINGS UDO AND NCDOT REQUIREMENTS (TYP.)

30' MIN. TYPE B BUFFER ADJACENT TO TAX MAP #07075024

12' PEDESTRIAN CONCRETE MUP/GREENWAY

24' COMMERCIAL FRONTAGE BUFFER (TYP.)

COMMERCIAL AREA PER DA

COMMERCIAL AREA (TYP.)

FUTURE IDLEWILD ROW

IDLEWILD ROAD

SINGLE FAMILY DETACHED HOMES

ATTACHED HOMES

CLUB

MULTI-FAMILY

COMMERCIAL AREA (TYP.)

SINGLE FAMILY DETACHED HOMES

ATTACHED HOMES

MULTI-FAMILY

5' BRICK WALL ALONG NORTHERN BOUNDARY.

LANDSCAPE BUFFER AREA WITH EVERGREEN SCREENING TREES; MAXIMIZE BUFFER LIMITS TO 100' WHERE POSSIBLE ALONG NORTHERN BOUNDARY.

ANGLESEY CT

12' PEDESTRIAN CONCRETE MUP/GREENWAY; INTERNAL MUP LENGTH $\pm 2,700$ LF

MULTIFAMILY AND ATTACHED HOMES TO HAVE INDIVIDUAL UNIT SIDEWALK CONNECTIONS TO ADJACENT STREETS WHERE ON STREET PARALLEL PARKING OCCURS (TYP.). SEE SHEET 7 FOR PROPOSED STREET CROSS SECTIONS

FUTURE CZ BOUNDARY

MARSHALL HOOKS RD

