



Memo

To: Mayor and Town Board of Commissioners
From: Michael Elabarger, Senior Planner
Date: June 2, 2022
Re: Agenda Item C.4, C.5, C.6: Elizabeth Springs Watershed Removal Area

Background

The subject property was formerly located within the Little River Watershed Overlay protection area and is zoned the R40W Residential Watershed district under the Unified Development Ordinance (UDO), which greatly restricts the level of development possible. As part of the Construction Drawings (CD 18-01) approved for the overall Elizabeth Springs development, the Applicant regraded the area to no longer drain into the watershed, but out of it. The State of North Carolina inspected and approved of this regrading, thereby ‘releasing’ the subject land from being within the Litter River Watershed. With that accomplished, the Applicant is required to rezone (process a Map Amendment with the Town of Rolesville) the land from the R40W district to the zoning district established for the overall subdivision circa 2017, which is the Residential & Planned Unit Development (R&PUD) District under the Town’s (now repealed) UDO. UDO Section 6.2.7. requires that a rezoning to the R&PUD District be accompanied/ followed by a Preliminary Subdivision Plat and Special Use Permit application, which are also included and part of this comprehensive request.

Summary Information

Acreage: 6.53 acres
 Current Zoning: R40W Residential Watershed district (UDO)
 Proposed Zoning: Residential and Planned Unit Development (R&PUD) district (UDO).
 Property Owner: Experience One Homes LLC
 Developer: Experience One Homes LLC / Corey Schmidt
 Project Contacts: Meggan Masters / Tim Grissinger – Bateman Surveying
 PIN’s:

1860039129	1860133781	1860135542
1860134506	1860133761	1860132857
1860134741	1860135888	1860134711
1860133576	1860133545	1860146265
1860136879	1860145215	1860137502
1860144005		

Entitlement / Development History and Applications

SUP 17-02 Special Use Permit approved 05/01/2018, entitling project for 89 SFD and 98 TH.
S 18-01 Preliminary Subdivision Plat approved 06/05/2018) for 89 SFD and 98 TH lots.
CD 18-01 Construction Drawings for infrastructure, approved 04/25/2019.
SUP 18-04 Amendment to Special Use Permit SUP 17-02, approved 10/02/2018.
SP 19-01 Site Plan for Townhome component, approved 11/04/019.
SUP 19-03 Amendment to Special Use Permit SUP 17-02, approved 11/04/019.

Applicant Justification

Per the background explanation, the subject property was always intended for residential development as part of the Elizabeth Springs project, pending removal from the watershed. With that removal completed, the process of entitling the property for the build-out of this front area of the project is now coming to fruition. The rezoning to the R&PUD would match that which was approved for the remainder of Elizabeth Springs. The Special Use Permit seeks to increase the previously approved maximum lot development for single-family detached from 89 to 100, and for townhomes from 98 to 105; Conditions of Approval (see Attachment 7) commit to these new maximum lot counts. The Preliminary Subdivision plat exhibit (Attachment 8) graphically details how the subject property would be developed with the requested entitlements. A trip generation analysis update to the original 2017 Traffic Impact Analysis details that no negative impacts would be created by the proposal.

Comprehensive Plan

Land Use

The Future Land Use designation for the subject property is Medium Density Residential, and the proposed zoning district, lot count, and lot layout is consistent with this land use category and the overall vision of the Comprehensive plan.

Transportation and Traffic

The Applicant provided an updated Trip Generation Analysis (see Attachment 9) to the original 2017 traffic impact analysis (TIA) report. The update contemplated the proposed 100 single family detached and 105 townhome lots, whereas the 2017 study proposed 94 single-family homes and 108 townhomes. The update, and these three applications, therefore propose a delta of 3 additional dwelling units. The analysis is that those 3 additional units will not impact the peak hour trips (some decreased due to more current calculation rates) nor impact any intersection operations negatively.

Development Review

Town Planning staff reviewed the three applications, and all Comments were addressed/resolved.

Staff Recommendation

Based on consistency with the Comprehensive Plan future land use category, the lack of traffic impact, and that this is fulfilling the previous Town approvals for the Elizabeth Springs projects as a whole, Staff recommends approval of the Map Amendment, and recommends the Town Board conduct evidentiary quasi-judicial hearings for the Special Use Permit and Preliminary Subdivision Plat to affirm the comply with the Findings of Fact.

Planning Board Recommendation

At the April 25, 2022, meeting, the Planning Board unanimously recommended approval of case MA 22-02, Elizabeth Springs Watershed Removal Area, as well as recommending the Town Board conduct evidentiary quasi-judicial hearings to consider SUP 22-01 and PR 22-03.

Consistency and Reasonableness – Map Amendment MA 22-02

The Map Amendment is consistent with and supportive of the Comprehensive Plan future land use vision and development policies, as well as being consistent with multiple previous Town Board of Commissioners approval for the Elizabeth Springs project. This application (and associate Special Use Permit and Preliminary Plat) completes the process of removing the 6.53 acres originally surveyed as being in the Little River Watershed from that watershed and entitling it to develop in accordance with the Comprehensive Plan and Unified Development Ordinance.

Findings of Fact -Special Use Permit SUP 22-01 / Preliminary Subdivision Plat PR 22-03

The following findings, based on evidence and testimony received at an evidentiary hearing in accordance with procedures specified in the Unified Development Ordinance (UDO), must be made by the Town Board in order to approve a special use permit and preliminary plat:

- A. That the proposed development and/or use will not materially endanger the public health or safety;
- B. That the proposed development and/or use will not substantially injure the value of adjoining property;
- C. That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;
- D. That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town;
- E. That the proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire, and police protection, and similar facilities;
- F. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;
- G. That the proposed development and use comply with all applicable requirements of this ordinance.

Proposed Motions – Map Amendment MA 22-02

- Motion to (approve or deny) rezoning request MA 22-02, Elizabeth Springs Former Watershed Area
 - (Following approval) Motion to adopt a Plan Consistency Statement, Statement of Reasonableness, and Future Land Use Map Amendment

Proposed Motions – Special Use Permit SUP 22-01

- Motion to (approve or deny) Special Use Permit request SUP 22-01, Elizabeth Springs Former Watershed Area, based on the evidence and testimony received at the hearing to determine the Findings of Fact.

Proposed Motions – Preliminary Subdivision Plat PR 22-03

- Motion to (approve or deny) Preliminary Subdivision Plat request PR 22-03, Elizabeth Springs Former Watershed Area, based on the evidence and testimony received at the hearing to determine the Findings of Fact.

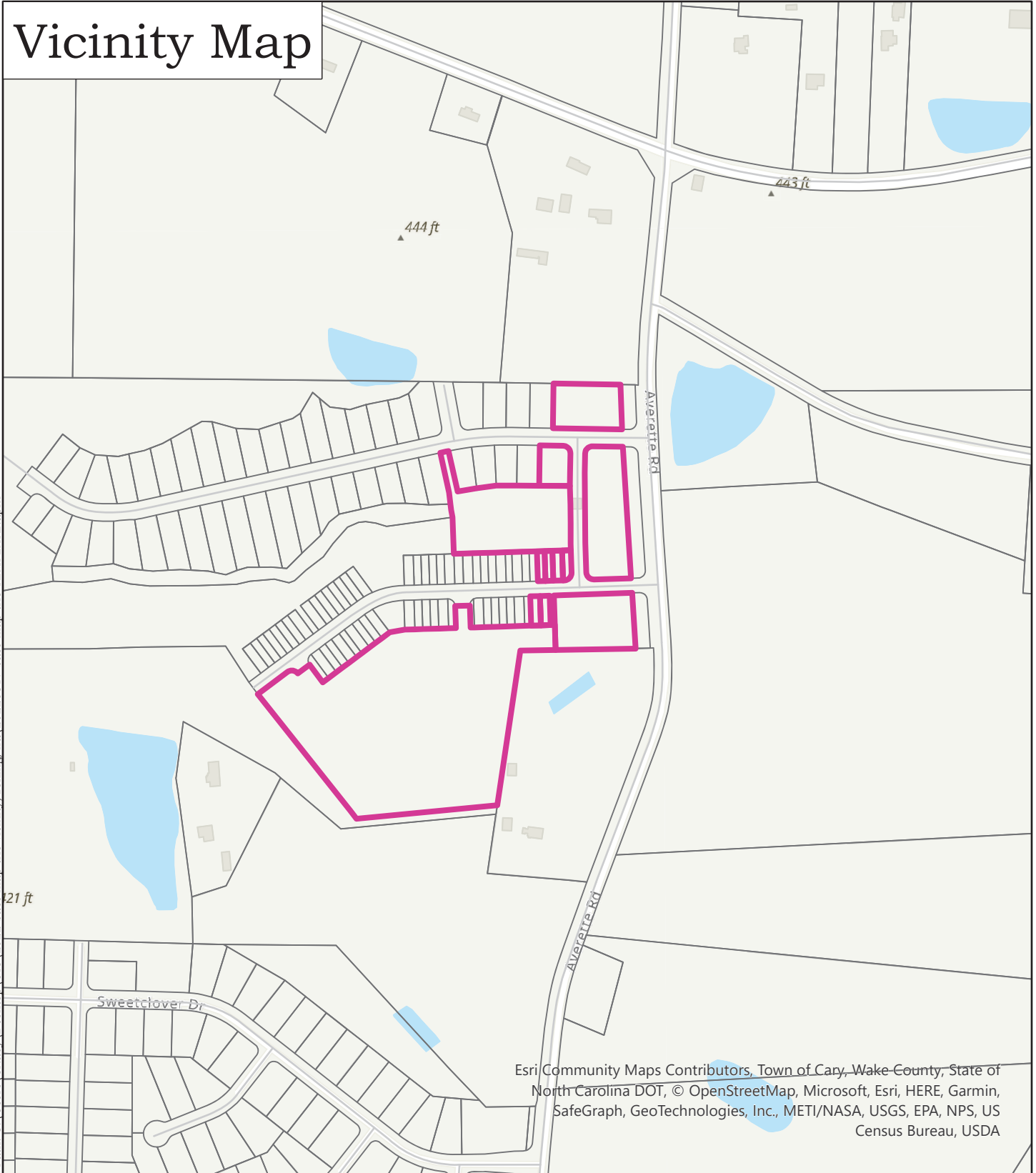
Attachments

#	Type	Date
1	Vicinity Map	----
2	Future Land Use Map	----
3	Existing Zoning Map	----
4	Rezoning Legal Description and Exhibit	n/a
5	Rezoning Justification Statement	02/22/2022
6	Special Use Permit Exhibit	05/24/2022
7	Special Use Permit Proposed Conditions of Approval	05/24/2022
8	Preliminary Subdivision Plat	05/24/2022
9	Traffic Trip Generation Memo (Kimley-Horn)	03/15/2022

Vicinity Map

Date Saved: 3/17/2022 2:20 PM

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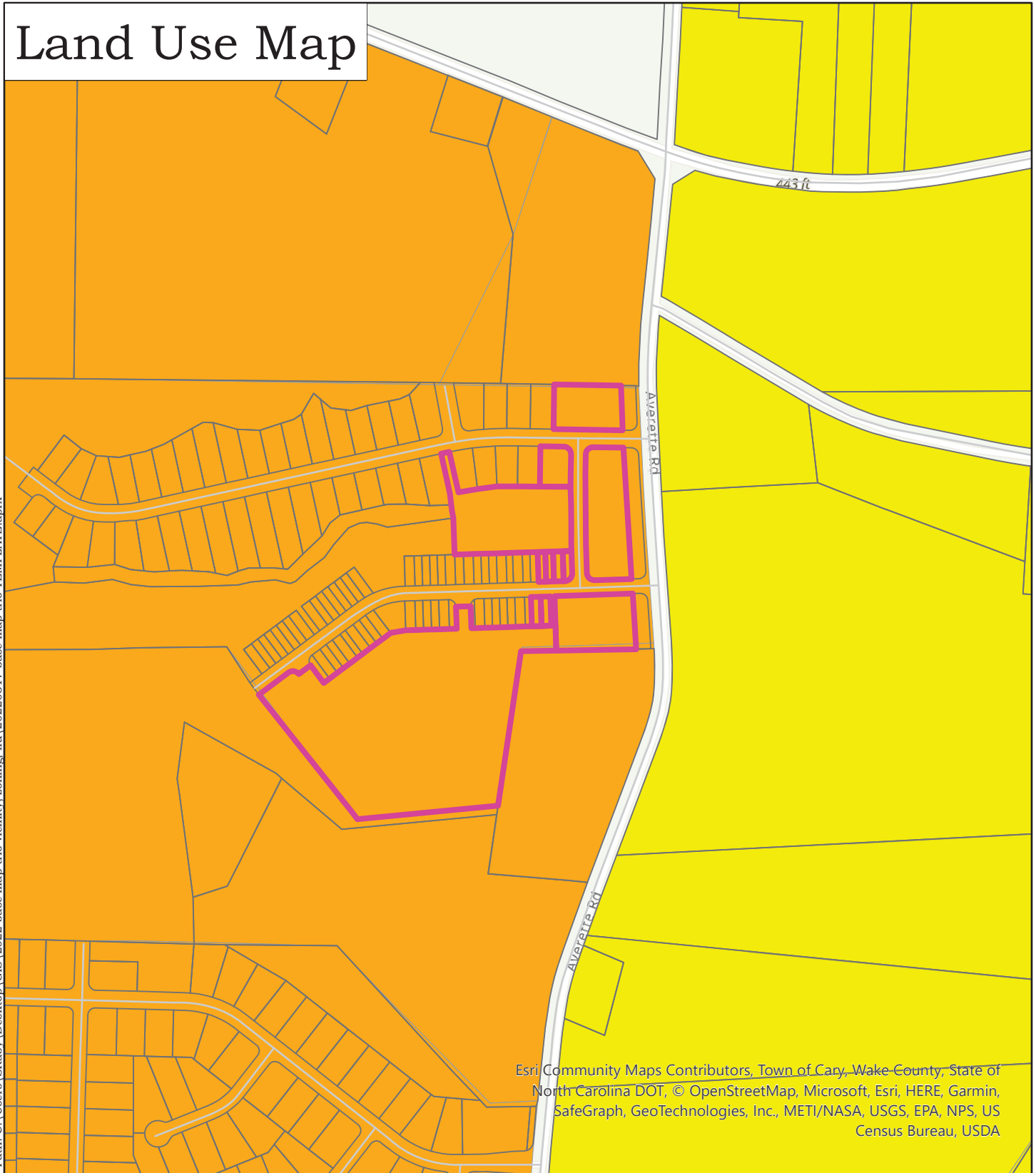
Esri Community Maps Contributors, Town of Cary, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Land Use Map

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Esri Community Maps Contributors, Town of Cary, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



ATTACHMENT 3

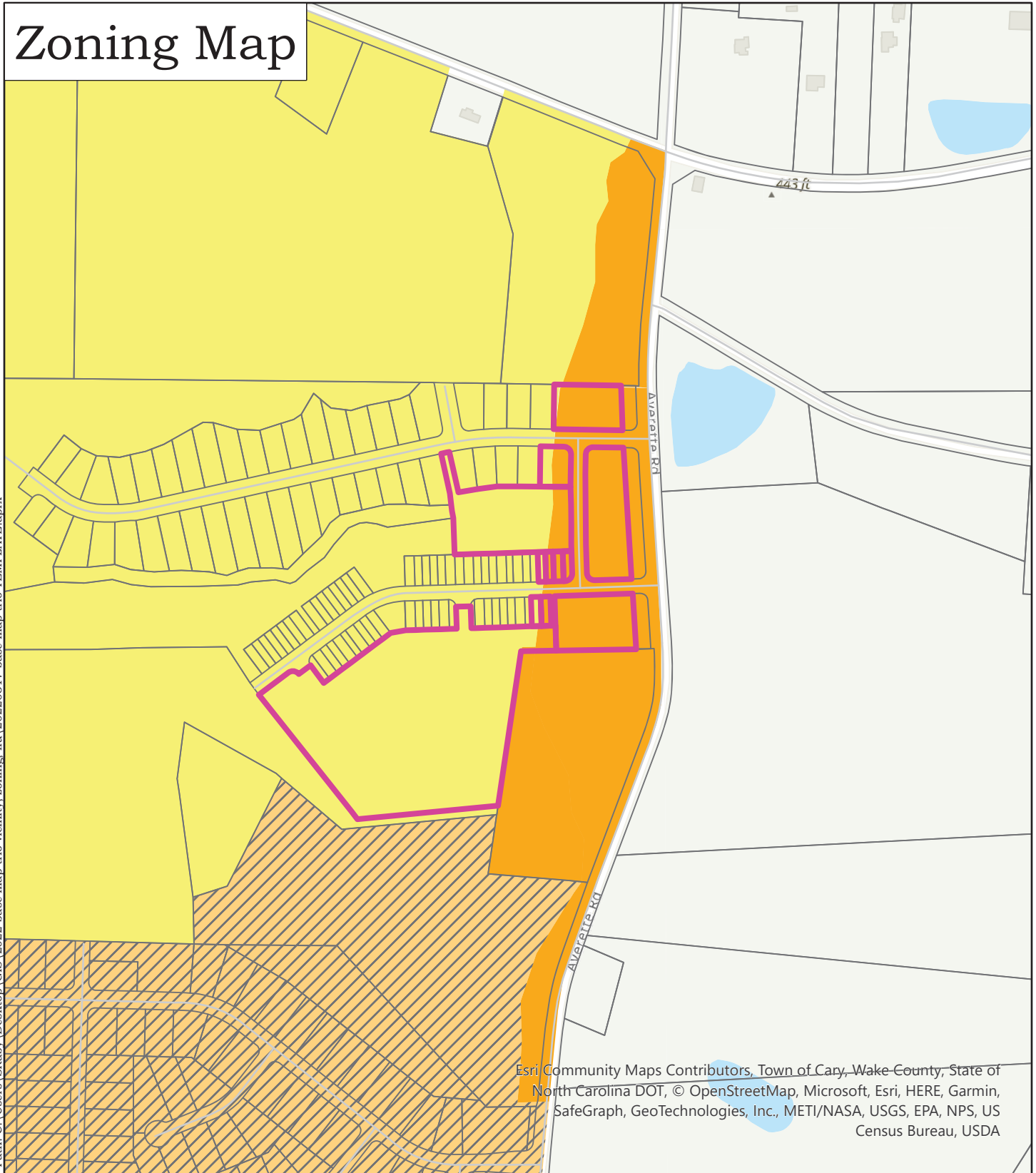
Case: MA 22-02 Elizabeth Spring R40W area
Address: 1205 Averette Road
PIN 1860038619
Date: 03.17.2022



Zoning Map

Date Saved: 3/17/2022 2:20 PM

Path: C:\Users\SRaby\Desktop\GIS\2022 base map trio vicinity, zoning, flu\20220317 base map trio TEMPLATE.aprx



Esri Community Maps Contributors, Town of Cary, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA





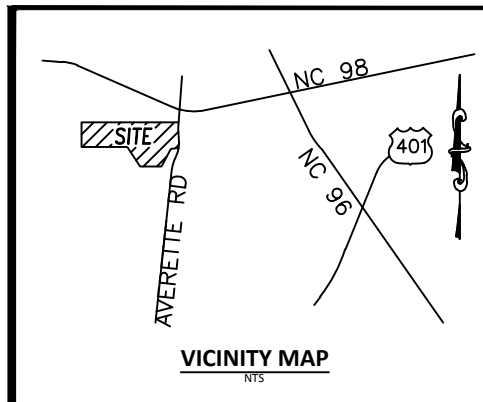
Bateman Civil Survey Company, PC
2524 Reliance Avenue
Apex, NC 27539

Phone: (919) 577-1080
Fax: (919) 577-1081
info@batemancivilsurvey.com

REZONING LEGAL DESCRIPTION

All that certain parcel of land, situated in the Town of Rolesville, Wake County, North Carolina, being on the lands of ExperienceOne Homes, LLC as described in Deed Book 17509 at Page 1101, and Book of Maps 2021, Pages 109-114, Book 2021, Pages 119-126, Book 2021, Pages 1209-1210 Wake County Records, and being more particularly described as follows:

Commencing at an Iron Rebar found, being the North West Property Corner of Douglas Branch Jones (WB 14E, Pg 44) and Eastern Property Line of ExperienceOne Homes, LLC (DB 17509, Pg 1101), Wake County Records, with State Plane Coordinantes N:803423.64, E:2161291.80, thence N88°55'16"E, 120.20' to a point; thence N01°49'20"W, 60.01' to a point; Said point being the Point of Beginning of the Zoning Change Line as shown on Book of Maps 2021, Page 119; thence N65°09'08"E, 56.49' to a point; thence N12°33'08"E, 127.36' to a point; N02°48'13"E, 260.61' to a point; thence N01°11'20"W, 174.39' to a point; thence N06°39'35"E, 258.31' to a point; thence S89°03'14"E, 208.84' to an Existing Iron Pipe; thence S02°07'14"E, 144.59' to an Existing Iron Pipe; thence across the Existing Right of Way of Kavanaugh Road S02°18'23"E, 60.10' to an Existing Iron Pipe; thence S03°06'18"E, 102.35' to an Existing Iron Pipe; thence S03°36'38"E, 100.47' to an Existing Iron Pipe; thence S03°41'51"E, 100.07' to an Existing Iron Pipe; thence S03°44'15"E, 100.14' to an Existing Iron Pipe; thence S03°49'56"E, 45.42' to an Existing Iron Pipe; thence across the Existing Right of Way of Shingle Oak Road S03°49'56"E, 50.03' to an Existing Iron Pipe; thence S03°49'58"E, 104.30' to an Existing Iron Pipe; thence S03°25'52"E, 24.65' to an Existing Iron Pipe; thence S88°55'16"W, 271.81' to an Existing Iron Pipe; said Point being the Point of Beginning, Said Area Contains 216,965 sf / 4.98 ac more or less

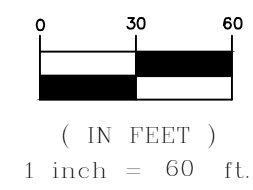


LEGEND

- IRON PIPE/REBAR FOUND
- IRON PIPE/REBAR SET
- ⊗ COMPUTED POINT
- ⊠ MONUMENT SET/FOUND
- STE SIGHT TRIANGLE EASEMENT
- TORGE TOWN OF ROLESVILLE GREENWAY EASEMENT
- EXISTING LOT - R/W LINE
- EASEMENT LINE
- PHASE LINE
- ZONING CHANGE LIMITS

Thales Academy
 PIN:1860143789
 REID:0343815
 DB 17303, Pg 1329
 BM 2004, Pg 1941
 Single Family
 Zoned: RL

GRAPHIC SCALE



NO ORIGINAL ADDRESSES WILL BE CHANGED WITH THIS RECORDING.

Line Table		
Line #	Direction	Length
L1	N88°55'16"E	120.20
L2	N01°49'20"W	60.01
L3	N65°09'08"E	56.49
L4	N12°33'08"E	127.36
L5	N02°48'13"E	260.61
L6	N01°11'20"W	174.39
L7	N06°39'35"E	258.31
L8	S89°03'14"E	208.84
L9	S02°07'14"E	144.59
L10	S02°18'23"E	60.10
L11	S03°06'18"E	102.35
L12	S03°36'38"E	100.47
L13	S03°41'51"E	100.07
L14	S03°44'15"E	100.14
L15	S03°49'56"E	45.42
L16	S03°49'56"E	50.03
L17	S03°49'58"E	104.30
L18	S03°25'52"E	24.65
L19	S88°55'16"W	271.81

- NOTES:**
- Areas computed by coordinate method.
 - All distances are horizontal ground distances measure in U.S. Survey Feet.
 - This survey done without the benefit of a title search and is subject to any facts which may be disclosed by a full and accurate title.
 - Not all improvements to lots shown hereon.
 - Any point noted as "Control Corner" shall not be deemed any more or less reliable than any other point shown hereon.
 - No NCGS Monumentation found within 2000 feet of site.
 - Vertical datum, the latitude, longitude and state plane coordinates, are given in North American Datum of 1983 (NAD83).
 - The property lies in Zone "X" per National Flood Insurance Program Flood Insurance Rate Map Number 37201758001, dated May 2, 2006 & 37201768001, dated May 2, 2006.
 - See Book of Maps 2021, Page 109, Book 2021, Page 119, Book 2021, Page 1941 for all other notes and Certifications.

I hereby certify that I am the owner of the property and describe hereon, which is located in the subdivision jurisdiction of the Town of Rolesville and that I hereby adopt this plan of Public Greenway Easement Dedication with my free consent.

Owner _____
 Date _____

"North Carolina, _____ County.

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 2021.

Notary Public _____
 My commission expires _____"

"I, Jeffrey W. Baker, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 17509, page 1101); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2021, page 109, Book 2021, page 119, Book 2021, page 1209; that the ratio of precision or positional accuracy as calculated is 1/10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 14th day of December, A.D. 2021.

Professional Land Surveyor
 License Number-4412

I, Jeffrey W. Baker, Professional Land Surveyor No. L-4412 certify that the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exceptions to the definition of subdivision.

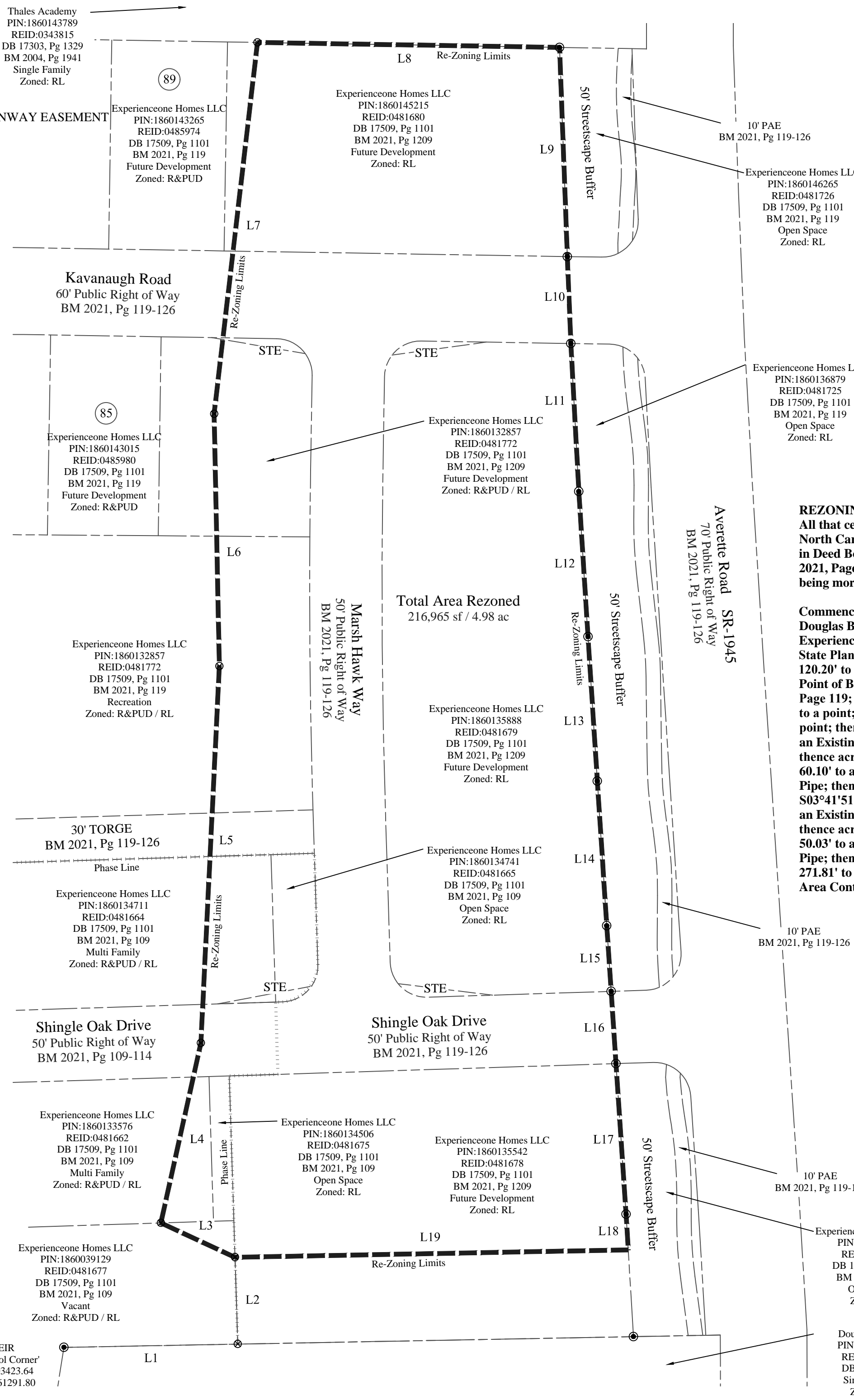
Jeffrey W. Baker, PLS L-4412 date _____

"North Carolina, _____ County.

I, _____, a Notary Public of the County and State aforesaid, certify that _____ a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 2021.

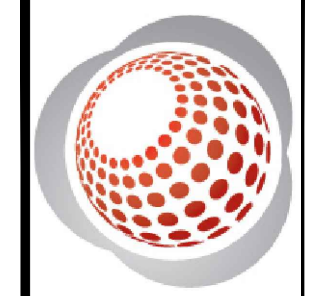
Notary Public _____
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EIR
 Control Corner
 N:803423.64
 E:2161291.80



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Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, NC 27539
 Phone: 919.577.1080 Fax: 919.577.1081
 NCBELS FIRM No. C-2378

ExperienceOne Homes, LLC
 PO Box 5509
 Cary, NC, 27512

RE-ZONING PLAT
 ELIZABETH SPRINGS SUBDIVISION
 BM 2021, PG 109, BM 2021, PG 119, BM 2021, PG 1209
 Wake Forest Township, Rolesville
 Wake County, North Carolina

Designed By: N/A
 Drawn By: JCH
 Checked By: JWB
 Scale: 1"=60'
 Date: 12/29/2021
 Project Number: 190106

SHEET 1 OF 1

ATTACHMENT 5



2524 Reliance Avenue
Apex, North Carolina 27539

Phone: 919.577.1080
info@batemancivilsurvey.com

FOR: **Town of Rolesville Planning
PO Box 250
Rolesville, NC 27571**

DATE: **February 22, 2022**

RE: **Elizabeth Springs – Map Amendment Statement
BCSC Project # 170348 / 190106
Rolesville SP-01, Rolesville SUP 17-02, WSBA 21.08.04_Little River / Smith Creek**

To Whom it May Concern:

Please see the responses below in regard to the 3.9.2 - Application

Except for amendments initiated by the Town Board, Planning Board, or Board of Adjustment, no proposed amendment shall be considered by the Town Board nor a public hearing held until the applicant has submitted an application containing the following information, and paid a fee in accordance with the Town's Fee Schedule:

- A statement of the present zoning regulations or district boundary;

The existing zoning is R40W, a Residential Watershed District. It is established with the purpose to provide water quality protection in the drainage basin of water supply watersheds. A watershed boundary adjustment was submitted and approved on 08.04.21.

- A statement of the reasonableness of the proposed rezoning which addresses consistency with the Comprehensive Plan and other Town adopted plans, the compatibility of the proposed rezoning with the property and surrounding area, the benefits and detriments on the proposed rezoning for the land owner, the immediate neighbors and the surrounding community;

The proposed zoning is R&PUD, a Residential and Planned Unit Development District. It is established to provide a variety of residential housing choices with varied densities, types and designs; create neighborhoods and preserve existing character while allowing for new, compatible development; and provide safe, appropriately located lands for residential development consistent with the Rolesville Comprehensive Plan.

- The name and signature of the applicant;

Corey Schmidt, Experience One

- The tax parcel number of the lot in question;
1860039129, 1860133781, 1860135542, 1860142095, 1860133761, 1860132857, 1860134506, 1860135888,
1860143255, 1860134741, 1860133545, 1860134711, 1860133576.

- The current zoning and use of the subject lot, and

The current zoning is R40W and R&PUD. The use is open space / vacant. The intention is to match the adjoining lots and match the original special use permit that was approved.



- Any additional information requested by the Zoning Administrator, Planning Board, or Town Board.

These parcels were recently plat recorded on BM2021, Page 0021. The resulting area being rezoned is 4.95 Acres.

The proposed development shall consist of 94 Single Family detached homes and 108 Townhomes.

The Memorandum dated 01.09.2019 from Travis Fluitt, PE at Kimley Horn notes an analysis of the phasing improvements for the Elizabeth Heights (Springs / Averette Farms) development. It was determined that the site traffic does not meet the threshold to require a TIA. This document has been included with this statement letter.

If the proposed change involves rezoning to a Special Use District, the applicant shall simultaneously submit an application for a Special Use Permit. The applicant shall, as part of the Special Use Permit application, present a site plan in accordance with the requirement of section 3.1 of this ordinance of the proposed use for the district, and/or if the request involves other conditions, a detailed description of the proposed conditions. The Planning Director, Planning Board, and Town Board may require additional information and plan details necessary to determine whether the property will be developed consistent with the purposes of this ordinance as part of the Special Use Permit application, including any information required in Article 8 of this ordinance, if the use would be a special use in the corresponding district.

Approved SU Permit: Rolesville SUP 17-02

If the proposed change involves zoning to a Conditional District, the applicant shall follow the requirements outlined in Section 5.4 of this ordinance.

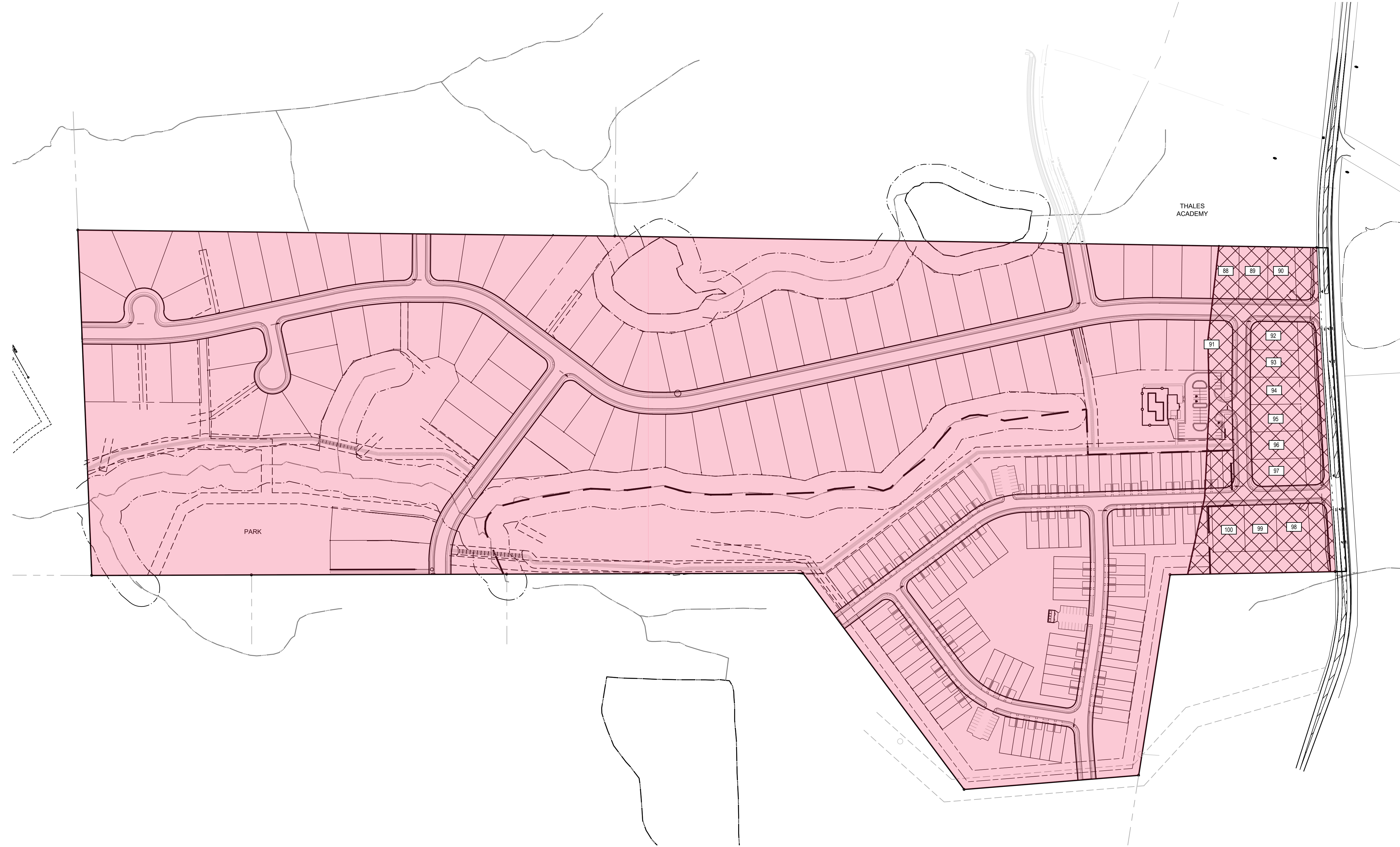
N/A

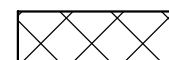
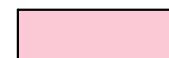
The Planning Director shall prepare a Zoning Report and forward both the original zoning application and the Zoning Report to the Planning Board. The Planning Board shall review the application and Zoning Report at a regularly scheduled Planning Board meeting.

After hearing presentations, the Planning Board must review the amendment application, staff report, and additional information and comments submitted or presented to the Planning Board and must recommend to the Board of Commissioners approval or denial of the application in writing. In deciding whether to recommend approval or denial of the application, the Planning Board shall consider whether the proposed amendment is consistent with the Comprehensive Plan and other town adopted plans and otherwise advances the public health, safety, and general welfare.

Kind Regards,

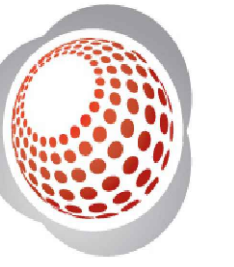
Tim Grissinger
Civil Engineering & Land Development
P: 919.577.1080
t.grissinger@batemancivilsurvey.com



LEGEND:
 EXISTING R40W ZONING
 R&PUD

PRELIMINARY

Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, North Carolina 27539
 Phone: 919.577.1080 Fax: 919.577.1081
 NCBELS FIRM No. C-2378



ELIZABETH SPRINGS
SUP EXHIBIT
 105 AVERETTE ROAD
 WAKE FOREST, NC 27387
 WAKE COUNTY

Project Manager: TSG
 Designed By: MEM
 Scale: AS SHOWN
 Date: 05.24.22
 Project #: P170348

SHEET
 EX.1



2524 Reliance Avenue
Apex, North Carolina 27539

Phone: 919.577.1080
info@batemancivilsurvey.com

FOR: Town of Rolesville Planning
PO Box 250
Rolesville, NC 27571

DATE: May 24, 2022

RE: **Elizabeth Springs – SUP 22-01**
Rolesville SP-01, SUP 17-02, MA 22-02, WSBA 21.08.04_Little River / Smith Creek

ATTN: MICHAEL ELABARGER

To Whom It May Concern:

Condition 1: SUP 22-01 requests approval of raising the maximum allowed dwelling Units to 100 SFD and 105 TH (from 89 & 98).

SUP 17-02 was approved to permit 89 SFD lots and 98 townhomes lots. This amendment to that SUP thus seeks to request 11 additional SFD lots (for a new maximum total of 100 SFD lots) and 7 additional TH lots (for a new maximum total of 105 TH lots).

The recorded SUP order for SUP 17-02 states the approved maximum lot numbers in the Preamble and in finding of facts #5.

Kind Regards,

A handwritten signature in black ink, appearing to read "Tim Grissinger", with a stylized flourish at the end.

Tim Grissinger
Civil Engineering & Land Development
P: 919.577.1080
t.grissinger@batemancivilsurvey.com

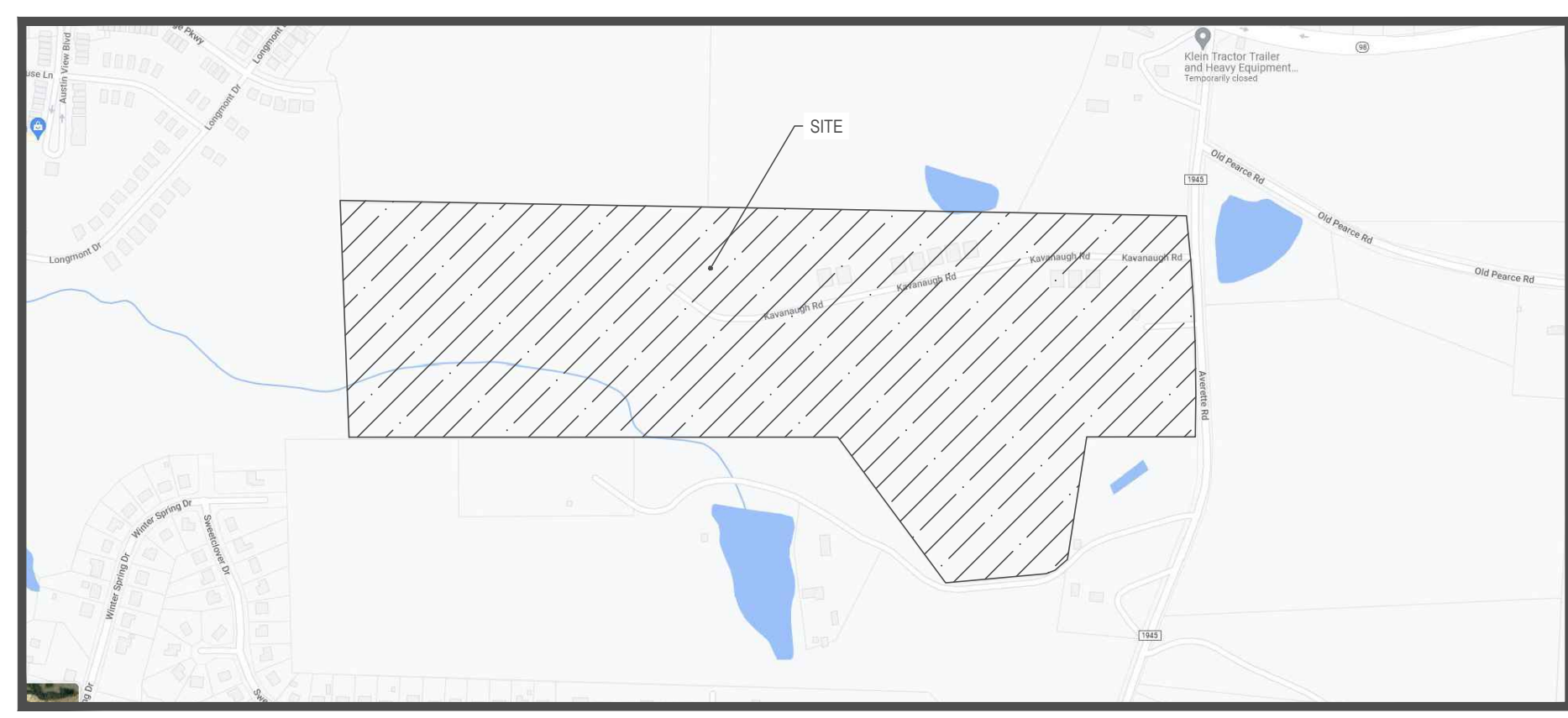
ELIZABETH SPRINGS

PRELIMINARY PLAT EXHIBIT

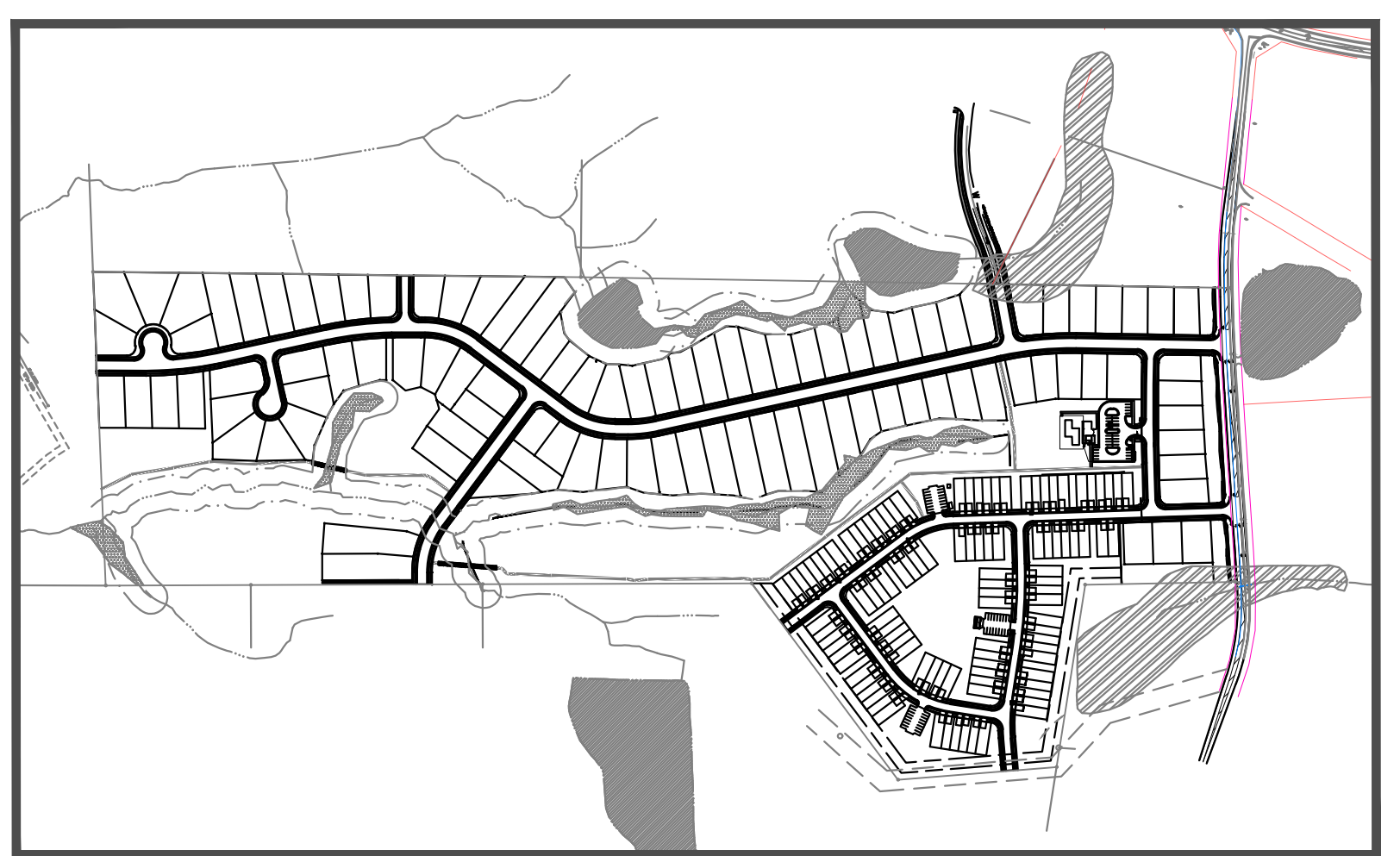
SUBMITTAL 1: 04.12.22

SUBMITTAL 2: 05.24.22

1205 AVERETTE ROAD
WAKE FOREST, NC 27587
WAKE COUNTY



VICINITY MAP
SCALE: NTS



PROJECT PLAN
SCALE: 1" = 500'

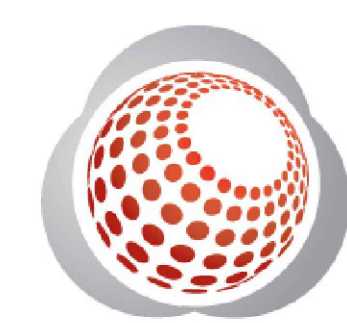
SHEET INDEX	
SHEET NUMBER	SHEET TITLE
EX.0	COVER
EX.1	SITE PLAN

SUP 17-02 (APPROVED BY TOWN BOARD 05.01.2018)
MA 22-02 (REZONING OF WATERSHED REMOVAL AREA 4.98 AC. - VI)
MA 22-02 (REZONING OF WATERSHED REMOVAL AREA 4.98 AC. V2)
SUP 22-01 (AMENDING SUP 17-02)

OWNER:
NF DOUGLAS JONES
1109 AVERETTE RD.
WAKE FOREST, NC 27587

DEVELOPER:
EXPERIENCE ONE HOMES
CONTACT: COREY SCHMIDT
PO BOX 5509
CARY, NC 27512

ENGINEER:
BATEMAN CIVIL SURVEY COMPANY
CONTACT: TIM GRISSINGER
2524 RELIANCE AVE.
APEX, NC 27539



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378



**KNOW WHAT IS BELOW
CALL BEFORE YOU DIG**

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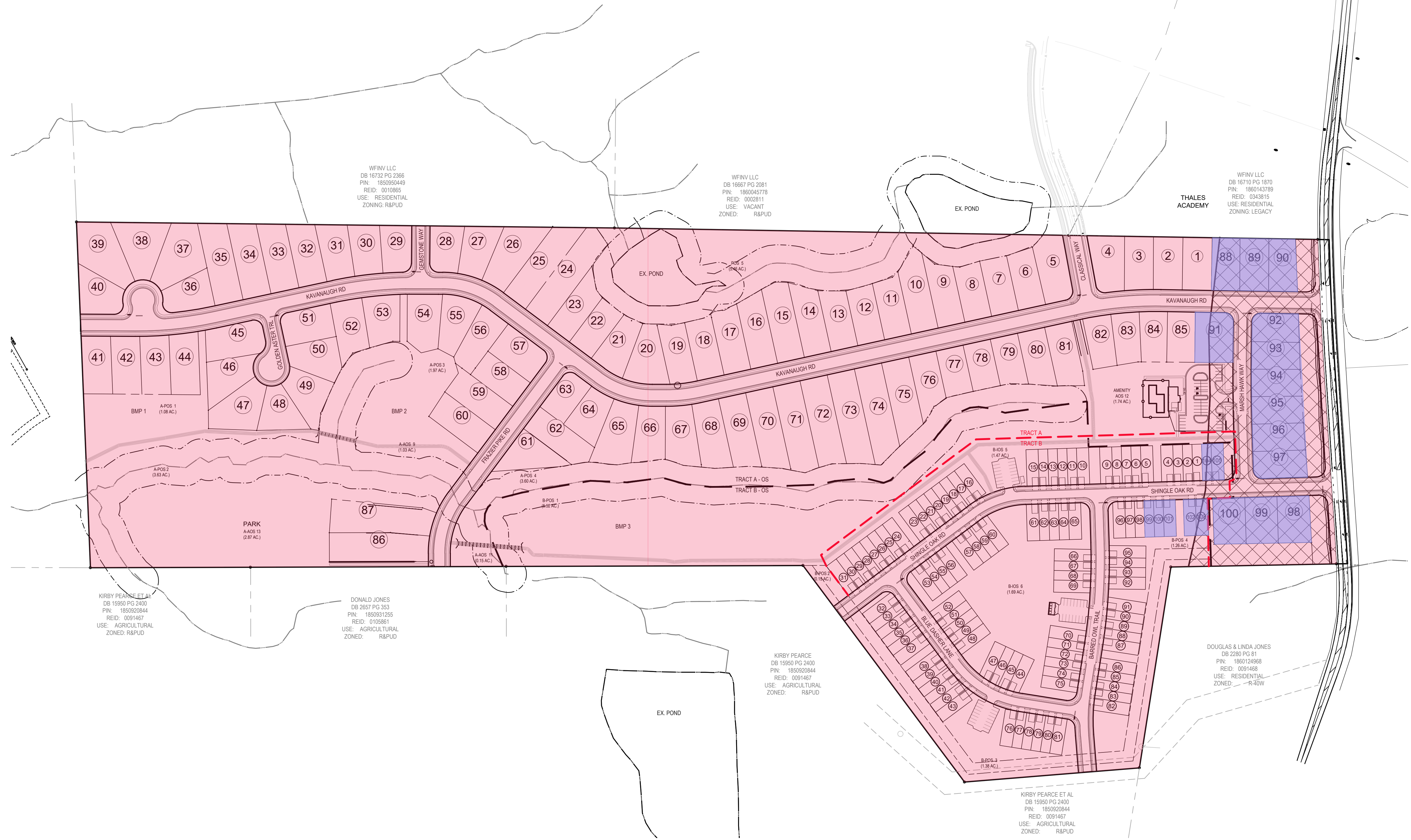
REV#	DATE	DESCRIPTION

Date:	04.12.22
Project #:	P170348
SHEET	EX.0



TRACT A OPEN SPACE		TRACT B OPEN SPACE	
POS 1	1.08 AC.	POS 1	5.52 AC.
POS 2	3.63 AC.	POS 2	0.15 AC.
POS 3	1.97 AC.	POS 3	1.38 AC.
POS 4	3.60 AC.	POS 4	1.26 AC.
POS 5	5.46 AC.		
TOTAL POS	15.74 AC.	TOTAL POS	8.31 AC.
AOS 9	1.03 AC.	IOS 5	1.47 AC.
AOS 11	0.15 AC.	IOS 6	1.69 AC.
AOS 12	1.74 AC.	TOTAL IOS	3.16 AC.
AOS 13	2.87 AC.		
TOTAL AOS	5.79 AC.	TRACT B - OS	11.47 AC.
TRACT A - OS	21.53 AC.		

SITE DATA	
OWNER	DOUGLAS JONES
ADDRESS	1109 AVERETTE RD. WAKE FOREST, NC 27887
PIN	1890-03-8619
REALID	2813
ACREAGE	82.399 AC.
EXISTING USE	VACANT
ZONING	R & PUD & R40W
RIVER BASIN	NUESE
FEMA MAP	#372018500J & #3720186000J
ROW DEDICATION	0.874 AC.
NEW TRACT AREA	81.525 AC.
DEVELOPMENT TYPE - TRACT A (58.38 AC.)	
PROPOSED USE	SF RESIDENTIAL
DENSITY	1.29 UNITS / AC.
UNITS PROVIDED	105 UNITS
MIN. LOT AREA	11,382 SF
MIN. LOT WIDTH	50'
PROPOSED LOT WIDTH	80'
SETBACKS	
FRONT / CORNER	25'
SIDE	5'
REAR	25'
OPEN SPACE	
COVERAGE REQUIRED	(10%) 5.84 AC.
COVERAGE PROVIDED	(37%) 21.53 AC.
AOS REQUIRED (50% OF 5.84 AC.)	2.92 AC.
AOS PROVIDED	5.79 AC.
POS PROVIDED	15.74 AC.
PARKING	
PARKING CALCS.	4 SPACES / LOT
PARKING REQUIRED	420 SPACES
PARKING PROVIDED (DRIVEWAY)	420 SPACES
CBU PARKING	
PARKING REQUIRED	4 SPACES
PARKING PROVIDED	5 SPACES
DEVELOPMENT TYPE - TRACT B (23.15 AC.)	
PROPOSED USE	TH RESIDENTIAL
DENSITY	4.32 UNITS / AC.
UNITS PROVIDED	100 UNITS
MIN. LOT WIDTH	20'
PROPOSED LOT WIDTH	26'
SETBACKS	
FRONT / CORNER (ROW)	15'
PROPOSED	20'
REAR	25'
OPEN SPACE	
COVERAGE REQUIRED	(15%) 3.47 AC.
COVERAGE PROVIDED	(50%) 11.47 AC.
IOS REQUIRED (35% OF 3.47 AC.)	1.21 AC.
IOS PROVIDED	3.16 AC.
POS PROVIDED	8.31 AC.
PARKING	
PARKING CALCS.	3 SPACES / UNIT
PARKING REQUIRED	300 SPACES
PARKING PROVIDED	324 SPACES
CBU PARKING	
PARKING REQUIRED	4 SPACES
PARKING PROVIDED	6 SPACES
AMENITY PARKING	
PARKING REQUIRED	33 SPACES
PARKING PROVIDED	33 SPACES
IMPERVIOUS	
NET TRACT AREA	81.525 AC.
EXISTING IMPERVIOUS	0 AC.
PROPOSED IMPERVIOUS	13.15 AC. (572,814 SF) - 16%
AVG. IMPERVIOUS / LOT	2,500 SF



LEGEND:

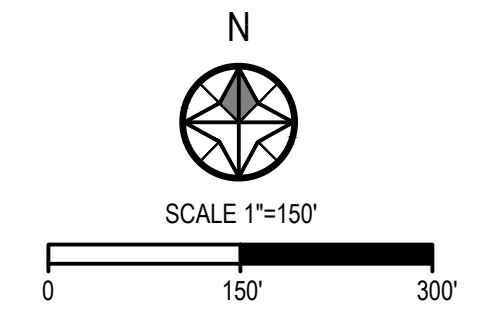
- EXISTING R40W ZONING
- R&PUD
- SUP 22-01 (REVISED / ADDED LOTS)

OPEN SPACE ABBREVIATIONS:

- AOS ACTIVE OPEN SPACE
- IOS IMPROVED OPEN SPACE
- POS PASSIVE OPEN SPACE

TRACT ABBREVIATIONS:

- A- TRACT A
- B- TRACT B



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