

DEVELOPMENT DATA

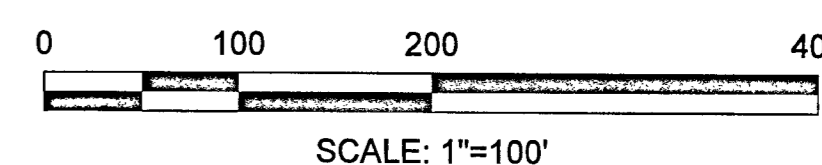
SITE AREA:	±29.3 AC (±3.51 AC COMMERCIAL & ±25.79 AC RESIDENTIAL)
TAX PARCELS:	34534, 31001, 02352
EXISTING ZONING:	ELDD B-G, PD-C, R-T
PROPOSED ZONING:	PD-MU
EXISTING USE:	VACANT, SINGLE-FAMILY, INDUSTRIAL
PROPOSED USES:	MIXED USE (RETAIL & MULTI-FAMILY)
PROPOSED UNIT COUNT:	398 UNITS
MAXIMUM DENSITY + 5% DENSITY BONUS:	22 + 1.5 = 23.5 DUA
DENSITY PROPOSED:	13.52 UNITS/AC
MINIMUM APT. BLDG. SEPARATION:	20FT + 10FT PER STORY OVER 2
MAXIMUM BUILDING HEIGHT:	60 FT
PROPOSED GENERAL RETAIL:	18,000 SF
RECREATION & OPEN SPACE REQ'D:	12.5% or 3.22 ACRES
RECREATION & OPEN SPACE PROVIDED:	3.22 ACRES
	40% FRONTAGE = 1.29 ACRES*
	60% COURTYARD = 1.93 ACRES
APPROXIMATE DETENTION:	2.67 ACRES (9.1% OF SITE)
REQUIRED PARKING:	
GEN. RETAIL:	1 PER 300 SF OR 60 SPACES
MULTI-FAMILY:	594 - 693 SPACES
PROPOSED PARKING:	
GEN. RETAIL:	82 SPACES
MULTI-FAMILY:	594 SPACES
PCCO:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE

* 2.683 ACRES TOTAL OF UNDEVELOPED ROAD FRONTAGE, BUT ONLY 40% OF TOTAL REQUIRED OPEN SPACE CAN BE UNDEVELOPED ROAD FRONTAGE.

TERMS AND CONDITIONS:

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, AS ALLOWED BY THE UDO.
- IN ACCORDANCE WITH THE TRAFFIC IMPACT ANALYSIS, THE DEVELOPER WILL INSTALL THE FOLLOWING IMPROVEMENTS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
 - CONSTRUCT A NORTHBOUND RIGHT TURN LANE WITH 100 FEET OF STORAGE ON NC 15 BUSINESS AT PILOT KNOB ROAD
 - PROVIDE ONE INGRESS AND TWO EGRESS LANES (AN EASTBOUND LEFT TURN LANE WITH 100 FEET OF STORAGE AND SEPARATE TERMINATING RIGHT TURN LANE) AND IN INTERNAL PROTECTED STEM OF 100 FEET AT THE DEVELOPMENT'S PROPOSED ACCESS 'A' (NOTED THIS SHEET)

This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:

No.	Date	By	Description

DENVER APARTMENTS
 235 NORTH PILOT KNOB ROAD
 DENVER, NC 28037
 RK INVESTORS, LLC

MASTER PLAN

CORPORATE CERTIFICATIONS
 NC PE: C-2830 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 2111

Project Manager: MDL
 Drawn By: ENL/KRT
 Checked By: MDL
 Date: 07/28/22
 Project Number: 21043
 Sheet Number: