

NO.	DATE	BY	REVISIONS:
1	2/25/2022	UDP	TRC COMMENTS

Project No: 21-RDU-023
 Date: 2.25.2022
 Designed By: UDP
 Checked By: BAR
 Sheet No:

C-3.0

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	1784326835; 1784427636; 1784423894
EXISTING ZONING:	CMX
TOTAL SITE AREA:	± 715,617 SF (16.43 AC)
ROW DEDICATION:	± 113,505 SF (2.21 AC)
NET SITE AREA:	± 602,112 SF (13.82 AC)
MINIMUM REQUIRED SETBACKS:	
FRONT:	0'
SIDE:	10'
REAR:	15'
TOWNHOMES (20' x 55'):	
TOTAL UNITS PROPOSED:	31 TOWNHOMES
PROPOSED BUILDING HEIGHT:	2 STORIES
TOWNHOMES (20' x 50'):	
TOTAL UNITS PROPOSED:	50 TOWNHOMES
PROPOSED BUILDING HEIGHT:	2 STORIES
RESIDENT VEHICULAR PARKING:	
REQUIRED:	162 SPACES* (81'2" = 162 SPACES)
PROPOSED:	170 SPACES
* 2 SPACE/DU	
TYPICAL LOT DIMENSIONS:	
LOTS 1-25 & 35-59:	20'X76'
LOTS 26-34 & 60-81:	20'X100'
TOWNHOME LOTS:	
TOTAL OPEN SPACE REQUIRED:	81x1,000 SF = 81,000 SF
IMPROVED OPEN SPACE REQUIRED:	81,000 SF
IMPROVED OPEN SPACE PROVIDED:	81,000 SF x 25% = 20,250 SF
ACTIVE OPEN SPACE REQUIRED:	20,250 SF x 33% = ± 6,750 SF
ACTIVE OPEN SPACE PROVIDED:	± 6,750 SF MIN. (PLAYGROUND & DOG PARK)
TOTAL OPEN SPACE PROVIDED:	± 212,394 SF
PASSIVE OPEN SPACE WITHIN ENVIRONMENTAL AREAS:	± 212,394 SF
PASSIVE OPEN SPACE OUTSIDE OF ENVIRONMENTAL AREAS:	± 40,397 SF
TOTAL OPEN SPACE PROVIDED:	± 273,041 SF (6.27 AC)

- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: BATEMAN CIVIL SURVEY COMPANY
 2524 RELIANCE AVE
 APEX, NC 27539
 (919)577-1081
 ADDITIONAL EXISTING CONDITIONS INFORMATION TAKEN FROM WAKE COUNTY GIS.
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
 - DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADII SHALL MEASURE 5' AT FACE OF CURB UNLESS OTHERWISE NOTED.
 - LOCATIONS OF SITE LIGHTING ARE APPROXIMATE. THE FINAL NUMBER AND LOCATIONS OF LIGHTS SHALL BE DETERMINED BY THE OWNER AND DUKE ENERGY.
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
 - ALL UTILITIES WILL BE UNDERGROUND.
 - BOTH ALLEYS TO INCLUDE ADEQUATE "NO PARKING" SIGNAGE. ONE WAY ALLEY TO INCLUDE ADEQUATE "ONE WAY" SIGNAGE.

