

HARDING DRIVE CONCEPT LAYOUT



CONCEPT PLAN NOTES

- 01 Concept layout is for planning purposes only and is subject to verification of all assumptions shown.
- 02 All base file information taken from GIS is subject to change unless otherwise stated.
- 03 Site rezoning is subject to jurisdictional standards and schedules.
- 04 Streams and wetlands shown are subject to State and USACE verification.
- 05 On site information including site area, boundaries, density, open space, and tree conservation calculations are subject to change unless surveyed boundary is explicitly referenced on plans.
- 06 All assumptions shown herein are in accordance with current UDO standards as of the date shown on the plan. Changes to UDO standards, or jurisdictional text changes after that date may impact plan.
- 07 Sewer analysis needed to understand improvements required.
- 08 Storm drainage and grading analysis required to verify storm drainage requirements and improvements.
- 09 All storm ponds may be reduced or removed if Green Stormwater Infrastructure (GSI) is utilized.

LEGEND

- Property Line
- 39' Lots
- Easements
- Streams
- Wetlands
- Floodplain
- Active Open Space
- Passive Open Space
- Fitness station
- Private Gravel Trail
- Private Paved Trail

SITE DATA TABLE

Parcels	3519881157, 3519883223, 3519885239, 3519887367, 3519873233 (portion of)
Site Area	Gross area: 43.24 AC R/W dedication: 7.36 AC Net area: 35.88 AC
Current Zoning	R-12, R-9
Proposed Zoning	R6-CZ Conditional Zoning
Watershed Classification	Lower Neuse River
River Basin	Neuse
FEMA Data	FIRM panels #3720351900K dated 06/20/2018
Existing Use	Vacant
Proposed Use	Residential
Density	142 Units / 38.88 AC = 3.65 DU/AC Single-family detached 28' = 142 units
Setbacks (SFD 28') - Proposed R6	
Minimum Lot Size	3,900 SF
Minimum Lot Width	39'
Minimum Front Setback	20'
Minimum Side Setback	5'
Minimum Side Corner Setback	16'
Minimum Rear Setback	20'
Maximum Building Height	3 stories
Total Open Space	
Required	7.74 AC (Open space calculations account for 20% developed area not included in rights-of-way)
Proposed	± 10.74 AC - Passive ± 0.78 AC - Active ± 11.51 AC - Total
Impervious Area	
Existing	0 AC
Proposed	±10.94 AC
Parking Data - Motor Vehicle	
Required	2/unit x 137 units = 274 spaces
Proposed	274 spaces 8 parallel spaces 7 mail parking spaces 289 spaces