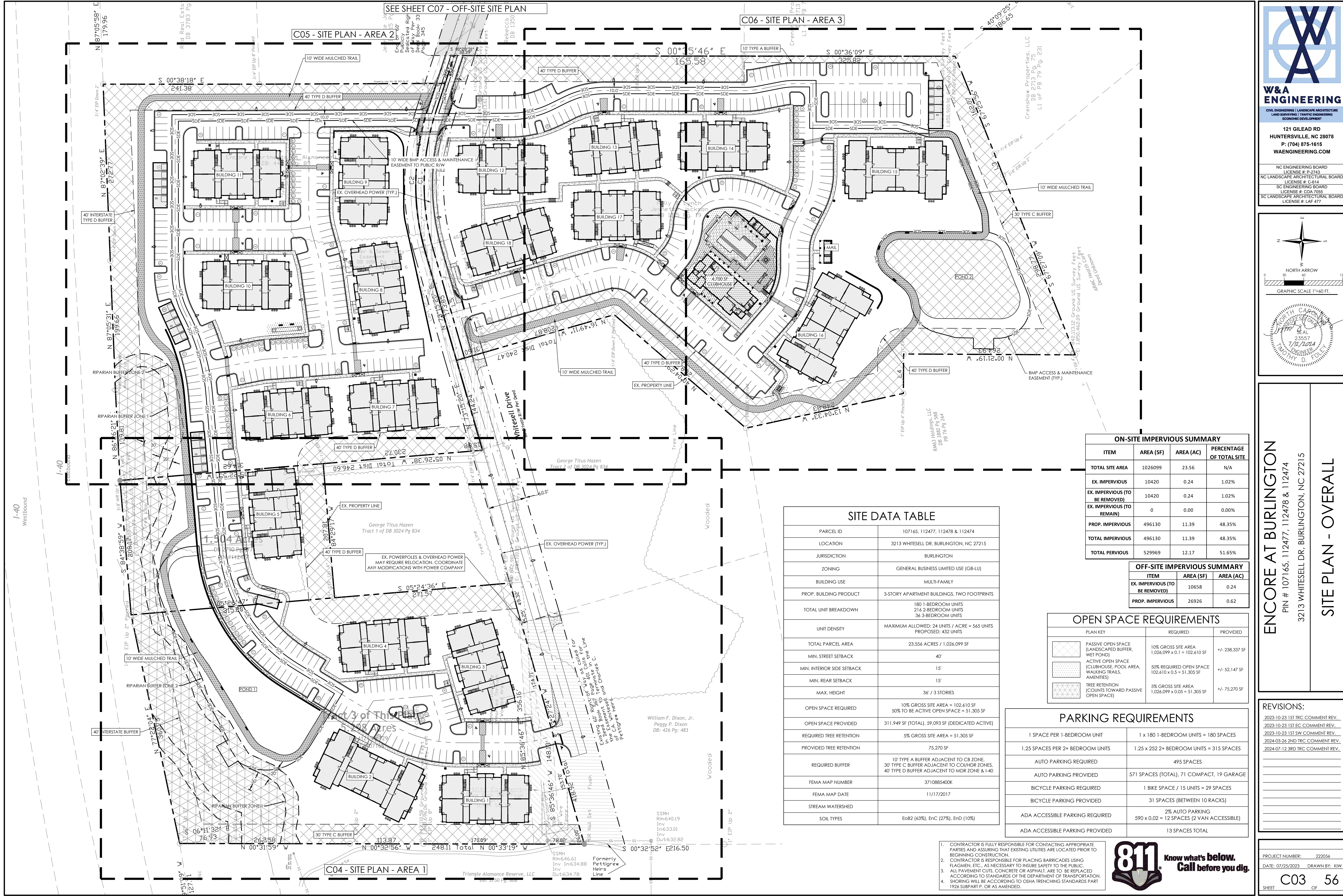




SITE DATA TABLE	
PARCEL ID	107165, 112477, 112478 & 112474
LOCATION	3213 WHITESELL DR, BURLINGTON, NC 27215
JURISDICTION	BURLINGTON
ZONING	GENERAL BUSINESS LIMITED USE (GB-LU)
BUILDING USE	MULTI-FAMILY
PROP. BUILDING PRODUCT	3-STORY APARTMENT BUILDINGS, TWO FOOTPRINTS
TOTAL UNIT BREAKDOWN	180 1-BEDROOM UNITS 216 2-BEDROOM UNITS 36 3-BEDROOM UNITS
UNIT DENSITY	MAXIMUM ALLOWED: 24 UNITS / ACRE = 565 UNITS PROPOSED: 432 UNITS
TOTAL PARCEL AREA	23.556 ACRES / 1,026,099 SF
MIN. STREET SETBACK	40'
MIN. INTERIOR SIDE SETBACK	15'
MIN. REAR SETBACK	15'
MAX. HEIGHT	36' / 3 STORIES
OPEN SPACE REQUIRED	10% GROSS SITE AREA = 102,610 SF 50% TO BE ACTIVE OPEN SPACE = 51,305 SF
OPEN SPACE PROVIDED	311,949 SF (TOTAL), 59,093 SF (DEDICATED ACTIVE)
REQUIRED TREE RETENTION	5% GROSS SITE AREA = 51,305 SF
PROVIDED TREE RETENTION	75,270 SF
REQUIRED BUFFER	10' TYPE A BUFFER ADJACENT TO CB ZONE, 30' TYPE C BUFFER ADJACENT TO COI/HDR ZONES, 40' TYPE D BUFFER ADJACENT TO MDR ZONE & I-40
FEMA MAP NUMBER	3710885400K
FEMA MAP DATE	11/17/2017
STREAM WATERSHED	
SOIL TYPES	EoB2 (63%), EnC2 (27%), EnD (10%)

ON-SITE IMPERVIOUS SUMMARY			
ITEM	AREA (SF)	AREA (AC)	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	1026099	23.56	N/A
EX. IMPERVIOUS	10420	0.24	1.02%
EX. IMPERVIOUS (TO BE REMOVED)	10420	0.24	1.02%
EX. IMPERVIOUS (TO REMAIN)	0	0.00	0.00%
PROP. IMPERVIOUS	496130	11.39	48.35%
TOTAL IMPERVIOUS	496130	11.39	48.35%
TOTAL PERVIOUS	529969	12.17	51.65%

OFF-SITE IMPERVIOUS SUMMARY		
ITEM	AREA (SF)	AREA (AC)
EX. IMPERVIOUS (TO BE REMOVED)	10658	0.24
PROP. IMPERVIOUS	26926	0.62

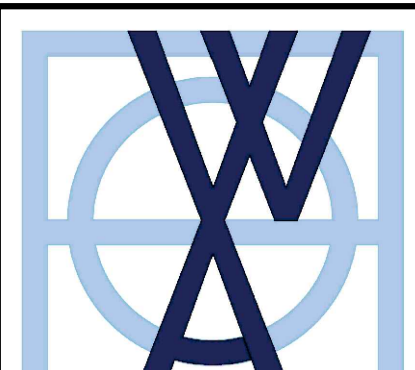
OPEN SPACE REQUIREMENTS		
PLAN KEY	REQUIRED	PROVIDED
PASSIVE OPEN SPACE (LANDSCAPED BUFFER, WET POND)	10% GROSS SITE AREA 1,026,099 x 0.1 = 102,610 SF	+/- 238,337 SF
ACTIVE OPEN SPACE (CLUBHOUSE, POOL AREA, WALKING TRAILS, AMENITIES)	50% REQUIRED OPEN SPACE 102,610 x 0.5 = 51,305 SF	+/- 52,147 SF
TREE RETENTION (COUNTS TOWARD PASSIVE OPEN SPACE)	5% GROSS SITE AREA 1,026,099 x 0.05 = 51,305 SF	+/- 75,270 SF

PARKING REQUIREMENTS	
1 SPACE PER 1-BEDROOM UNIT	1 x 180 1-BEDROOM UNITS = 180 SPACES
1.25 SPACES PER 2+ BEDROOM UNITS	1.25 x 252 2+ BEDROOM UNITS = 315 SPACES
AUTO PARKING REQUIRED	495 SPACES
AUTO PARKING PROVIDED	571 SPACES (TOTAL), 71 COMPACT, 19 GARAGE
BICYCLE PARKING REQUIRED	1 BIKE SPACE / 15 UNITS = 29 SPACES
BICYCLE PARKING PROVIDED	31 SPACES (BETWEEN 10 RACKS)
ADA ACCESSIBLE PARKING REQUIRED	2% AUTO PARKING 590 x 0.02 = 12 SPACES (2 VAN ACCESSIBLE)
ADA ACCESSIBLE PARKING PROVIDED	13 SPACES TOTAL

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



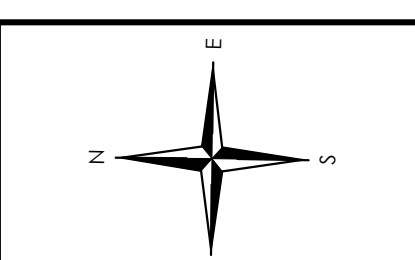
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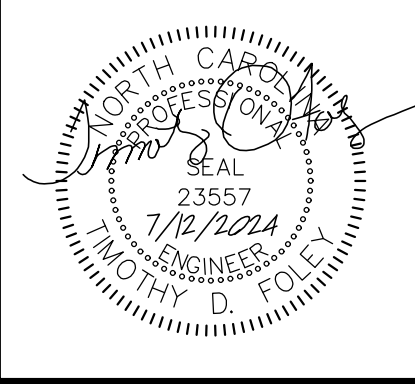
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

NC ENGINEERING BOARD
LICENSE # P-2743
NC LANDSCAPE ARCHITECTURAL BOARD
LICENSE # C-614
SC ENGINEERING BOARD
LICENSE # CCM 7055
SC LANDSCAPE ARCHITECTURAL BOARD
LICENSE # LAF 477



NORTH ARROW

0 30 60 120
GRAPHIC SCALE 1"=60 FT.



23557
1/12/2024
TIMOTHY D. FOLEY
ENGINEER

ENCORE AT BURLINGTON

PN # 107165, 112477, 112478 & 112474
3213 WHITESELL DR, BURLINGTON, NC 27215

SITE PLAN - OVERALL

REVISIONS:	
2023-10-23 1ST TRC COMMENT REV.	
2023-10-23 1ST EC COMMENT REV.	
2023-10-23 1ST SW COMMENT REV.	
2024-03-26 2ND TRC COMMENT REV.	
2024-07-12 3RD TRC COMMENT REV.	

PROJECT NUMBER: 222056

DATE: 07/25/2023 DRAWN BY: KIW

C03 56

SHEET OF