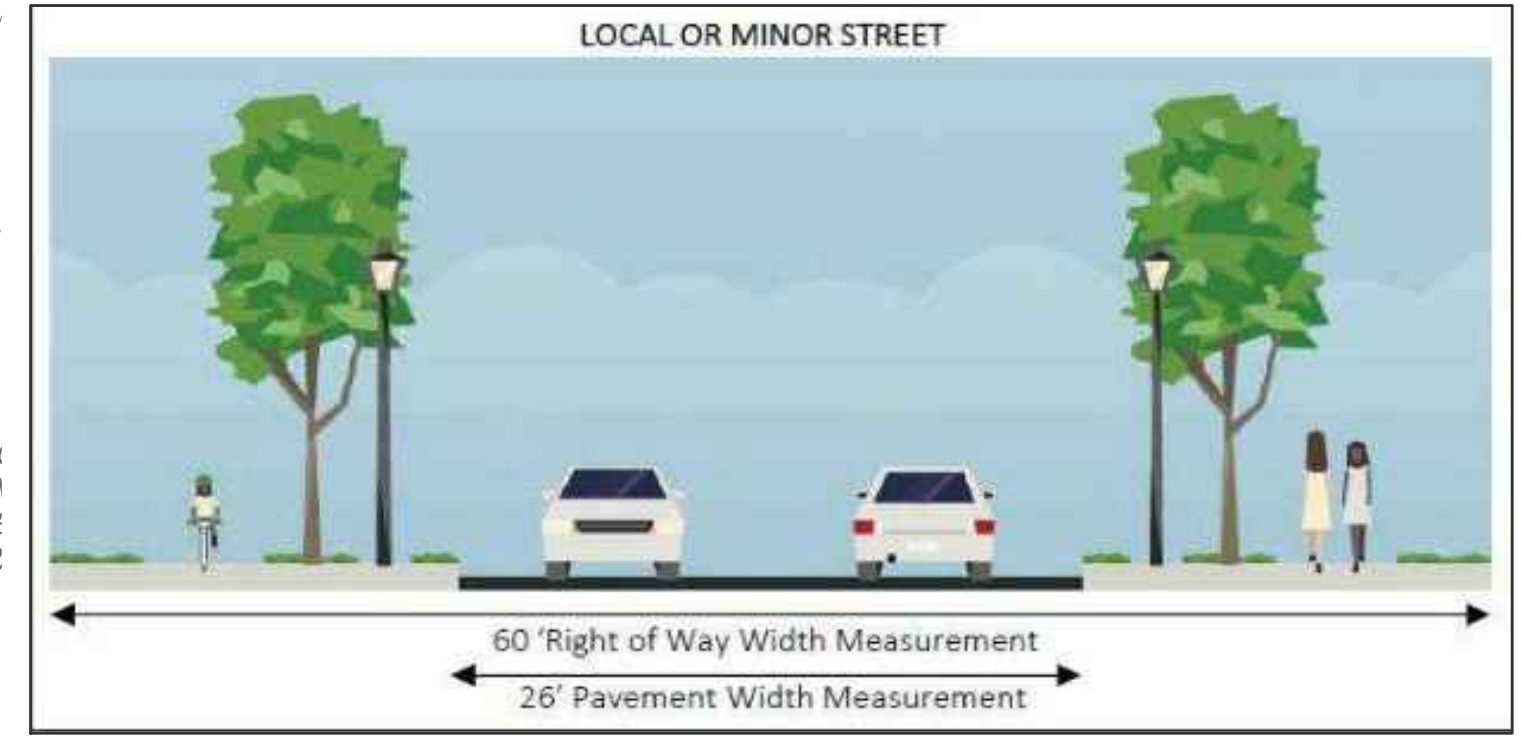


SITE DATA	
PROPERTY INFORMATION	
N/F WARREN, JAMES ROBERT	0651-90-9618 22.519 ACRES
REZONING ACREAGE	17.696 ACRES
DEVELOPMENT SUMMARY	
EXISTING ZONING:	COMM (HARNETT COUNTY)
PROPOSED ZONING:	RMF - CONDITIONAL ZONING
SINGLE FAMILY ATTACHED: (TOWNHOMES)	120 TOWNHOME LOTS 50 - 24' END UNITS @ 1,325 SF PER UNIT 70 - 24' INTERIOR UNITS @ 1,064 SF PER UNIT
DENSITY:	6.78 DU/ACRE
OVERALL SITE DENSITY:	6.78 DU/ACRE
PROPOSED IMPERVIOUS AREA:	380,500 SF, 40%
OPEN SPACE REQUIRED:	3% OPEN SPACE = 29,427 SF
OPEN SPACE PROPOSED:	PROPOSED OPEN SPACE MEETS REQ'D SF
BUILDING SETBACKS:	
FRONT	15'
FRONT (GARAGE)	20'
REAR	10'
SIDE, INTERIOR UNIT	0'
SIDE, END UNIT	5'
SIDE, CORNER	15'
PARKING:	
1 SPACE/UNIT OR 2 SPACES/UNIT IF PARKING IS PROVIDED IN AN ENCLOSED GARAGE	
RESIDENTIAL PARKING REQUIRED:	238 SPACES
RESIDENTIAL PARKING PROVIDED:	238 SPACES
RESIDENTIAL PARKING WILL BE PROVIDED WITHIN SURFACE ON-STREET PARKING AREAS OR GARAGE/DRIVEWAY SPACES	
AMENITY CENTER PARKING TO BE COORDINATED WITH STAFF	



Designer:	JR	Scale:	1" = 50'
Drawn By:	JE	Date:	7/30/2021
Checked By:	JR	Job No.:	201002

BRUCE JOHNSON ROAD
LILLINGTON, NORTH CAROLINA

SKETCH PLAN 1

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SP-1