

# Community Location





# Community Vision

## DEVELOPMENT DATA:

DEVELOPER:	BLUE HEEL DEVELOPMENT 9606 BAILEY ROAD, STE 265 CORNELIUS, NC 28031 CONTACT: MATT GALLAGHER PHONE NUMBER: 704-634-5140 EMAIL: MATT@BLUEHEELDEVELOPMENT.COM
DESIGN ENGINEER:	W.K. DICKSON - EDWIN SUDDRETH, P.E. 1213 W. MOREHEAD ST., SUITE 300 CHARLOTTE, NC. 28208 PHONE NUMBER: (704) 334-5348 ESUDDRETH@WKDICKSON.COM
PARCEL #:	22110102
EXISTING ZONING:	R-44
PROPOSED ZONING:	RMX
PARCEL ACREAGE:	≈ 15.28 AC
PROP. 21' WIDE SF ATTACHED :	75 UNITS
PROPOSED DENSITY:	4.91 D.U.A
TOWNHOME BUILDING SEPARATION:	10' MINIMUM
BUILDING HEIGHT:	3 STORY MAX.
MINIMUM LOT AREA:	1550 SQ. FT.
OPEN SPACE AREA:	
ACTIVE OPEN SPACE AREA REQUIRED:	≈ 1.53 AC. (10.0%)
ACTIVE OPEN SPACE AREA PROVIDED:	≈ 1.53 AC. (10.0%)
PARKING REQUIREMENTS:	
MIN. PARKING REQUIRED:	244 SPACES (3.25 SPACES/UNIT)
PARKING PROVIDED:	252 SPACES (3.36 SPACES/UNIT)
	- 150 SPACES (2 SPACE/UNIT - SFA DRIVEWAY)
	- 75 SPACES (1 SPACE/UNIT - SFA GARAGE)
	- 27 ON-STREET SPACES
WASTE COLLECTION:	
SFA WASTE & RECYCLING PROVIDED:	HANDLED BY PUBLIC ROLL OUT BINS

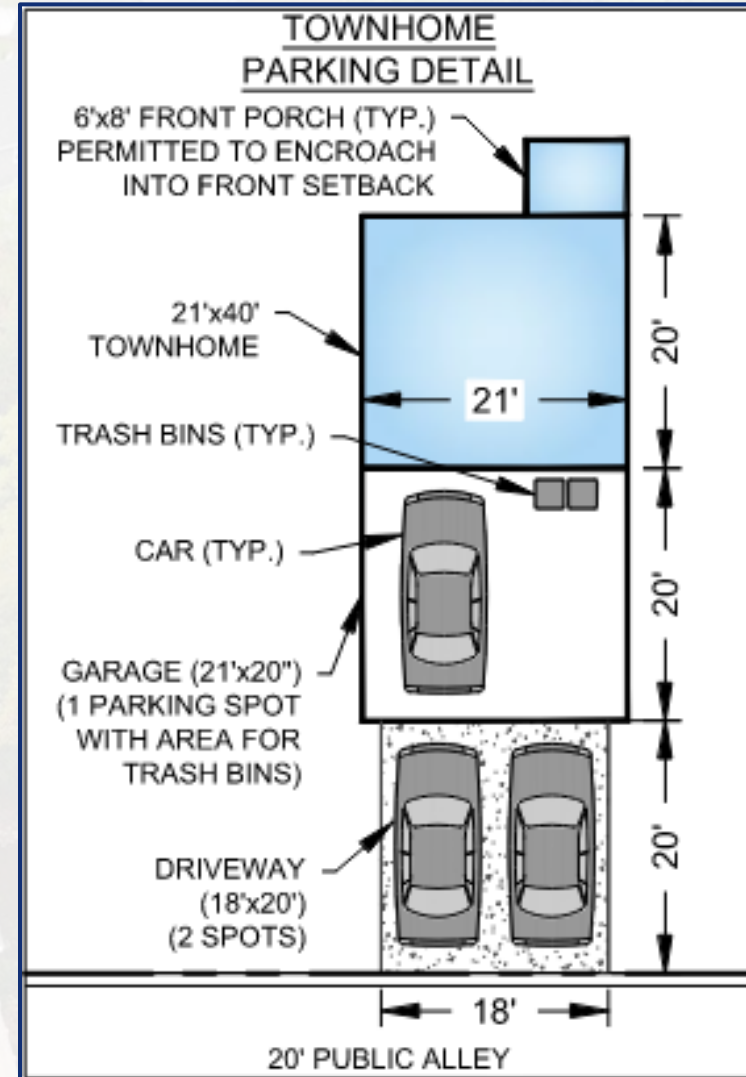
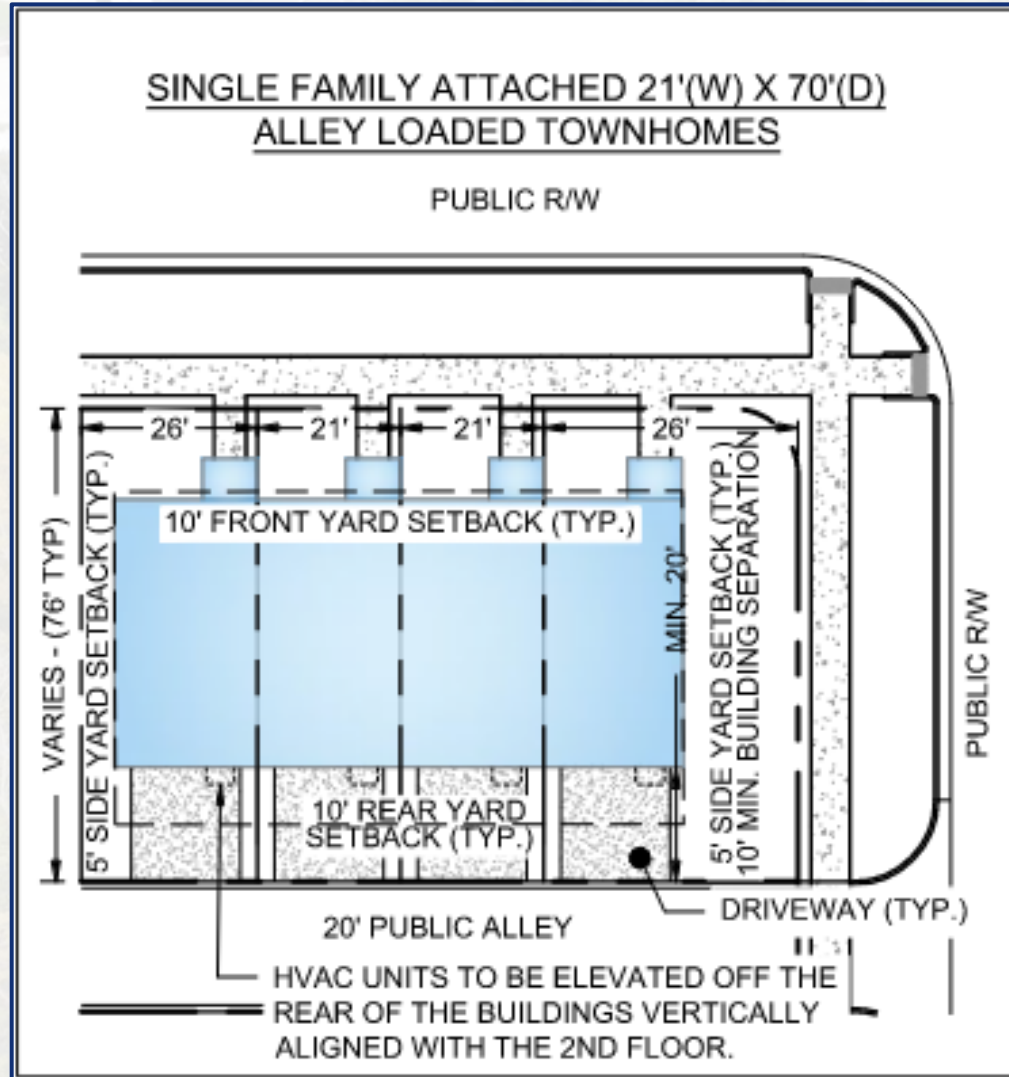


## Common Open Space

Commitment to install two (2) of the following: Walking Trail, Playground, Dog park, Community gathering area, Tot lot, Pocket park



# Dimensional Standards



# Elevations

ELEVATIONS ARE REPRESENTATIONAL ONLY AND ARE NOT FINAL DESIGNS. FINAL HOME ELEVATION DESIGNS ARE SUBJECT TO CHANGE.





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