

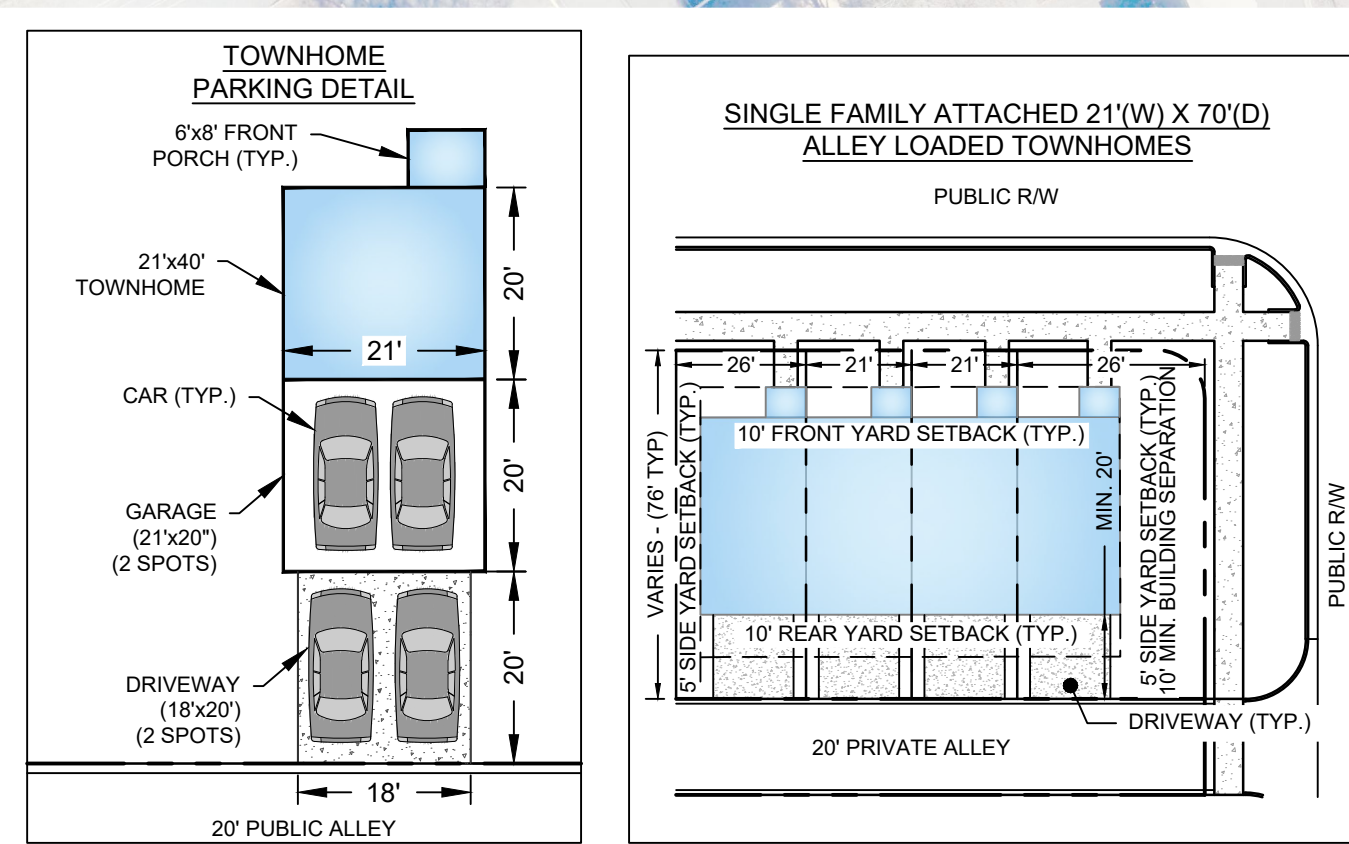


VICINITY MAP
N.T.S.



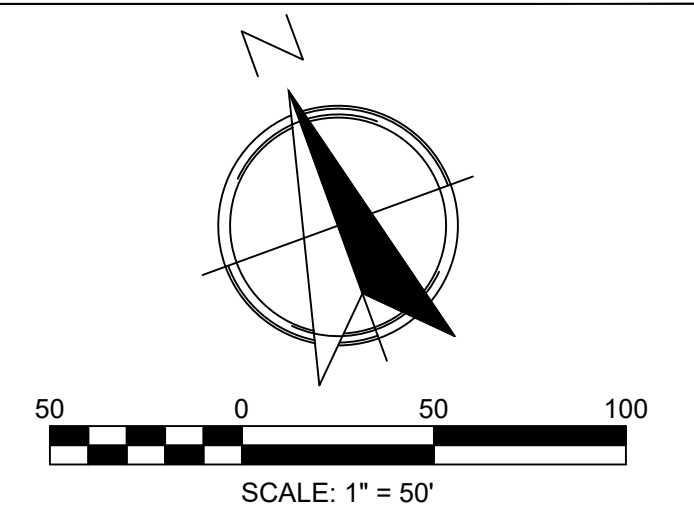
DEVELOPMENT DATA:

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.
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:	327 SPACES
	- 150 SPACES (2 SPACE/UNIT - SFA DRIVEWAY)
	- 150 SPACES (2 SPACE/UNIT - SFA GARAGE)
	- 27 ON-STREET SPACES
WASTE COLLECTION:	
SFA WASTE & RECYCLING PROVIDED:	HANDLED BY PUBLIC ROLL OUT BINS



**Dorman Road
Townhomes**

**Concept
Plan**



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	JCR
PROJ. DATE:	JULY 2024
DRAWING NUMBER:	20240209.00.WK

1.0

WKD PROJ. NO.:

REVISION:	DATE:	COMMENT:

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