

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

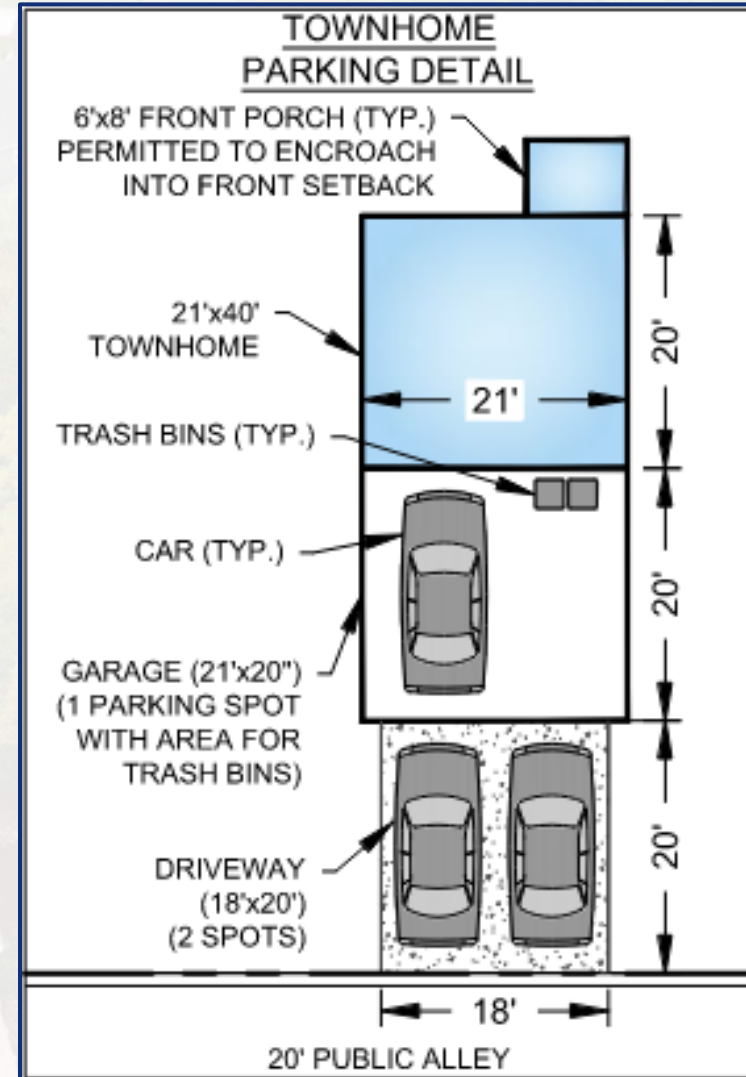
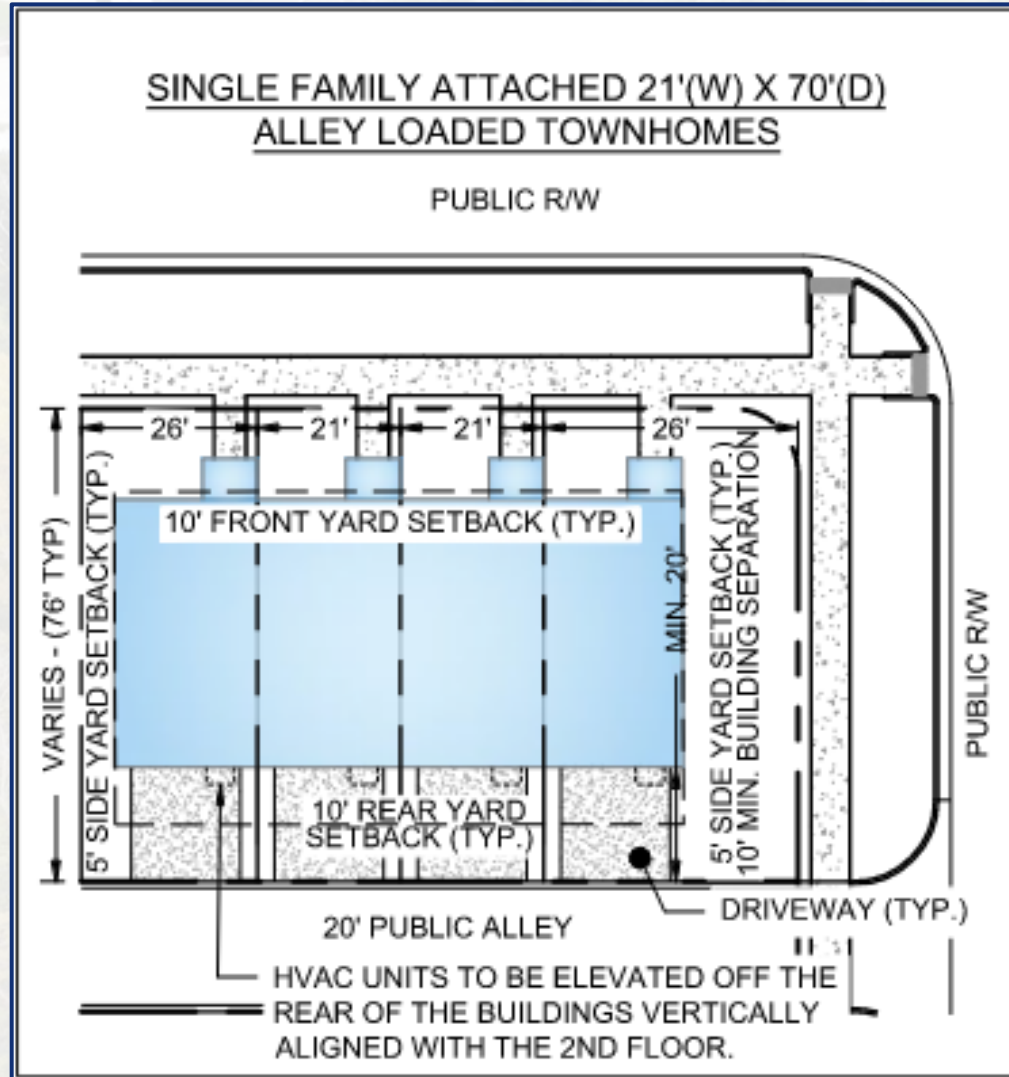
WASTE COLLECTION:
SFA WASTE & RECYCLING PROVIDED: HANDLED BY PUBLIC ROLL OUT BINS



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
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ELEVATION DESIGNS ARE SUBJECT TO CHANGE.



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