

SITE INFORMATION:

ZONING AND TAX MAP INFORMATION

PARCEL # 86039
 PIN # 4604-63-3479
 DEED BOOK: 2168
 PAGE: 730

CURRENT ZONING: PD-MU CU (PLANNED DEVELOPMENT MIXED USE WITH CONDITIONAL USE)
 R-SF (RESIDENTIAL SINGLE FAMILY)
 O-R CU (OFFICE - RESIDENTIAL WITH CONDITIONAL USE)

PROPOSED ZONING: O-R CU (OFFICE - RESIDENTIAL WITH CONDITIONAL USE)

OVERLAY: NONE
 JURISDICTION: LINCOLN COUNTY

TOTAL PARCEL AREA = 2.05 ACRES
 TOTAL OPEN SPACE = 51,700 SF = 1.19 ACRES

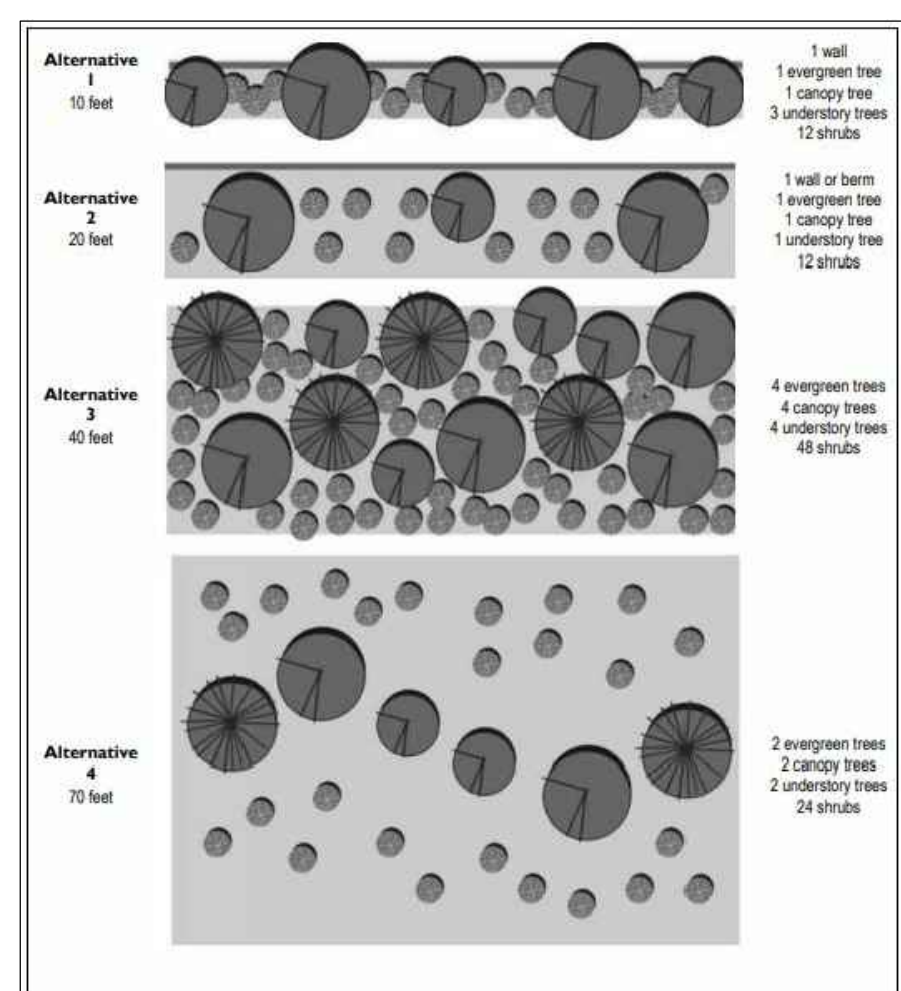
BUILDING REQUIREMENTS
 MAXIMUM HEIGHT = 35'
 BUILDING SPACING = 20'

SETBACK REQUIREMENTS
 FRONT YARD = 20'
 SIDE YARD = 10'
 REAR YARD = 30'

STATE AND LOCAL INFORMATION
 FEMA PANEL: 371046040J
 WATERSHED: WS-IVP
 SOILS ON SITE: CEB2 (CECIL SANDY CLAY LOAM)
 TERRAIN CLASSIFICATION: LEVEL
 EXISTING USE: VACANT
 PLANNED USE: RESIDENTIAL (TOWNHOMES)

IMPERVIOUS CALCULATIONS:

PARCEL AREA = 2.05 ACRES
 IMPERVIOUS AREA = 0.47 ACRES
 IMPERVIOUS % = 0.47 / 2.05 = 22.9% (LOW DENSITY)



CES GROUP ENGINEERS, LLP
 NC FIRM LICENSE #F-1240
 274 N. HWY. 16, SUITE 300
 DENVER, NC 28037
 T 704.489.1500
 www.ces-group.net

SEAL:

SUBMITTALS

DATE	PURPOSE
12.03.18	COND. REZONING SITE PLAN

CLIENT: BV&J INVESTMENTS, LLC C/O JIMMY HUA
 7941 WOODMILL COVE LANE DENVER, NC 28037
 704.449.0655

PROJECT DESCRIPTION:
FAIRFIELD FOREST
 CONDITIONAL REZONING

PROJECT NO:
7167 - 1118

DRAWING REVISIONS

NO.	REVISION DESC.	DATE:

DRAWN BY: SMC REVISD BY: _____
 CHECKED BY: DSL ISSUED BY: SMC

CONDITIONAL REZONING SITE PLAN

DRAWING NUMBER:
C1.0