

General Notes

1. Base information provided by public GIS Data and should be verified for accuracy.
2. All site plan, zoning and wetland information utilized in the preparation of this plan is conceptual in nature and subject to change.
3. All stream and/or wetland information provided by public GIS data. Any stream and/or wetland information shown on this plan is conceptual in nature and should be verified by a jurisdictional boundary by a third-party consultant.
4. All access points, streets and driveways are conceptual in nature and subject to change. These items will need to be reviewed by the authority having jurisdiction to meet or exceed minimum requirements established in the Code of Ordinances or UDO.
5. Open Space and Tree Save requirements are conceptual in nature and subject to change.
6. Stormwater areas are conceptual in nature and subject to change based on preliminary grading and drainage studies.
7. SW+ is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information provided by public sources.

ZONING & PRELIMINARY DUE DILIGENCE CHART	
CURRENT OR PROPOSED ZONING	VM - CD
OVERLAY ZONE	NA
STREAM BUFFER	35'/50'
CRITICAL BUFFER	NA
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	10'
ADDITIONAL SETBACK	NA
IMPERVIOUS SURFACES	50%
FLOOD ZONE	NA
PARKING REQUIREMENT	405 (1.5 SPACES / UNIT)
OPEN SPACE REQUIREMENT	248,292 SF (30%)
SITE DATA	
TOTAL SITE AREA	19.0 ACRES (SUBDIVIDED FROM GREATER 22.54 ACRE TRACT)
LOT SIZE	NA
PROPOSED LOTS	NA
LF OF ROAD	3,353 LF

DEVELOPMENT SUMMARY	
270 MULTI-FAMILY UNITS	
SEE PARKING SUMMARY FOR PARKING CALCULATIONS	

PARKING SUMMARY			
	# OF UNITS	PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL			
MULTI-FAMILY	270	405	405

LANDSCAPE BUFFER SUMMARY	
	BUFFER PROVIDED
BUFFER 1	
ALONG OLD TOWN ROAD	30
BUFFER 2	
ALONG BROOKSTONE DRIVE	50' (30' UNDISTURBED, 20' PLANTED BUFFER)
BUFFER 3	
ALONG PINEWOOD LANE	30



HOMES URBAN
BERMUDA RUN, NC
#CL1245 | MEM | 07.28.2022

1. Base information provided by public GIS Data and should be verified for accuracy.
2. All site plan, zoning and wetland information utilized in the preparation of this plan is conceptual in nature and subject to change.
3. All stream and/or wetland information provided by public GIS data. Any stream and/or wetland information shown on this plan is conceptual in nature and should be verified by a jurisdictional boundary by a third-party consultant.
4. All access points, streets and driveways are conceptual in nature and subject to change. These items will need to be reviewed by the authority having jurisdiction to meet or exceed minimum requirements established in the Code of Ordinances or UDO.
5. Open Space and Tree Save requirements are conceptual in nature and subject to change. Tree save areas are based on aerial photography and will need to be verified by a survey. All tree save and open space calculations should be reviewed by the authority having jurisdiction to meet or exceed minimum requirements established in the Code of Ordinances or UDO.
6. Stormwater areas are conceptual in nature based on a 10% of developed area and subject to change based on preliminary grading and drainage studies.
7. No utility availability or locations were acquired prior to the creation of this conceptual study. Utility grid maps will need to be obtained from the authority having jurisdiction.
8. SW+ is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information provided by public sources.

ZONING & PRELIMINARY DUE DILIGENCE CHART	
CURRENT OR PROPOSED ZONING	VM - CD
OVERLAY ZONE	NA
STREAM BUFFER	35'/50'
CRITICAL BUFFER	
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	10'
ADDITIONAL SETBACK	NA
IMPERVIOUS SURFACES	50%
FLOOD ZONE	NA
PARKING REQUIREMENT	405 (1.5 SPACES / UNIT)
OPEN SPACE REQUIREMENT	248,292 SF (30%)
SITE DATA	
TOTAL SITE AREA	19.0 ACRES (SUBDIVIDED FROM GREATER 22.54 ACRE TRACT)
LOT SIZE	NA
PROPOSED LOTS	NA
LF OF ROAD	3,353 LF

DEVELOPMENT SUMMARY
270 MULTI-FAMILY UNITS SEE PARKING SUMMARY FOR PARKING CALCULATIONS

PARKING SUMMARY			
	# OF UNITS	PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL			
MULTI-FAMILY	270	405	405

LANDSCAPE BUFFER SUMMARY	
	BUFFER PROVIDED
BUFFER 1	
ALONG OLD TOWN ROAD	30
BUFFER 2	
ALONG BROOKSTONE DRIVE	50' (30' UNDISTURBED, 20' PLANTED BUFFER)
BUFFER 3	
ALONG PINEWOOD LANE	30



A graphic scale bar is shown with markings at 0, 30, 60, and 120 feet. Below the scale bar, the text reads "SCALE: 1" = 60'". To the right of the scale bar is a north arrow pointing towards the top-left, with the letters N, E, S, and W indicating the cardinal directions.



HOMES URBAN
BERMUDA RUN, NC
#CL1245 | MEM | 07.27.2022