



SITE DATA

FIN: 8874480155 & 8874381881
 TAX MAP: 4.37.A.30 & 4.37.A.30
 EXISTING ZONING: R-20

PROPOSED USE: MIXED RESIDENTIAL SPECIAL USE DISTRICT
 (ASSOCIATED RECREATIONAL AMENITIES, UTILITIES,
 LANDSCAPING, AND OPEN SPACE)

TOTAL SITE AREA: 40.12 ACRES
 NET DENSITY: 5.4 UNITS / ACRE

PROPOSED NUMBER OF UNITS: 215
 APARTMENTS: 102
 ASSISTED LIVING: 44
 SINGLE FAMILY: 69

IMPERVIOUS SURFACE AREA
 STREETS & SIDEWALKS: 126,000 SF
 PARKING & SIDEWALKS: 124,000 SF
 BUILDINGS: 65,000 SF
 ALLEYS: 47,000 SF
 SINGLE FAMILY LOTS: 276,000 SF

TOTAL PERCENT IMPERVIOUS AREA: 37%
 SITE IS IN THE NEUSE RIVER BASIN

PERMETER SETBACKS: 50'

MULTI-FAMILY BUILDING SEPARATION:
 SIDE TO SIDE: 20 FEET (MINIMUM)
 BACK TO BACK: 30 FEET (MINIMUM)
 BUILDING HEIGHT: 3 STOREYS (MAXIMUM)

MINIMUM BUILDING SETBACKS:
 APARTMENTS: FRONT: 20'
 SIDE: 30'
 REAR: 40'

ASSISTED LIVING: FRONT 10'
 SIDE 30'
 REAR 40'

PARKING FOR MULTI-FAMILY:
 APARTMENTS (102): 134 SPACES (1.31 / UNIT)
 ASSISTED LIVING (44): 53 SPACES

OPEN SPACE REQUIREMENTS

TOTAL SITE AREA: 40.12 AC.
 - OPEN SPACE REQUIRED: 4.01 AC.
 (10% OF SITE AREA)
 (40.12 AC./10%)
 - OPEN SPACE PROVIDED: 4.31 AC.



GRAPHIC SCALE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CORBINTON COMMONS

MASTER PLAN
 HILLSBOROUGH, NORTH CAROLINA

CONCEPT PLAN

OWNER:
 EYC INVESTMENTS, LLC
 8601 SIX FORKS ROAD
 RALEIGH
 NORTH CAROLINA 27609

PROJECT NO: EYC-02010
 FILENAME: EYC02010-S1
 DESIGNED BY: KH
 DRAWN BY: PRM
 SCALE: 1" = 60'
 DATE: 10/03/02

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