

A. IDENTIFICATION OF DEVELOPMENT

53

Date: July 22, 2003

Plans dated: July 24, 2002 Tax Map 7.23 Block D Lot 14,15,20

Name of Project: Rusch Hollow Neighborhood

Type of Request: Special Use Permit with Rezoning

Use Group (Sec. 12.5): A Zoning District: R-1 (R-SS-C proposed)

B. GROSS LAND AREA (Sec. 13.5)

Net Land Area - Area within zoning lot boundaries 3.03 acres NSA 132,240 sf

Choose one of the following, or a combination, not to exceed 10% of the net land area figure.

Credited Street Area (Sec. 2.51) Total adjacent frontage x 1/2 width of the right-of-way CSA 8,100 sf

Credited Open Space (Sec. 2.51) Total adjacent frontage x 1/2 public or dedicated right-of-way COS NA

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) OGLA 140,340 sf

C. REQUIRED LAND USE INTENSITY (Sec. 13.11.1, 13.11.2, 13.11.3)

(For multiple zoning districts, please attach a separate sheet with calculations)

Table with 4 columns: Land Use Intensity Rating, LUI, FAR, OSR, LSR, RSR, and corresponding area values like 50.5, .40, .50, .25, .05, 56,136 sf, etc.

D. PROPOSED LAND USE INTENSITY

(Based upon proposed plans)

Table with 4 columns: Category, Description, Code, and Area (e.g., Floor Area, Principal Building Area, Garage Building Area, etc., with values like 20,000 sf, 118,540 sf, etc.)

E. OTHER

(54)

Gross Land Area with Impervious Surface 800 sq. ft. Percent of Gross Land Area Impervious Surface 44%

If located in Watershed Protection District, existing Impervious Surface NA sq. ft.

Minimum Lot Size (Sec. 13.5.2) none

Minimum Lot Width (Sec. 13.6) 0 sf

Proposed Lot Width 55 ft. (min)

Minimum Street Frontage Width (Sec. 13.6.4) 0 sf

Proposed Street Frontage Width 55 ft. (min)

Required Buffers (Sec. 14.12) none

Required Minimum Setbacks:	Street	<u>10 ft.</u>	Proposed Minimum Setbacks:	Street	<u>20 ft.</u>
	Interior	<u>0 ft.</u>		Interior	<u>8 ft.</u>
	Solar	<u>0 ft.</u>		Solar	<u>8 ft.</u>
Maximum Height: (Sec. 13.9.10 and 13.9.11)	Primary	<u>39 ft.</u>	Proposed Maximum Height:	Primary	<u>29 ft.</u>
	Secondary	<u>60 ft.</u>		Secondary	<u>29 ft.</u>

Minimum Building Spacing: (Show calculations, if applicable, on a separate sheet or on the Site Plan. See Section 13.9.13) none

Number of Dwelling Units: 17 Number of Buildings: 14

# Efficiency	<u>0</u>	# 2 Bedroom Units	<u>0</u>
# Single Bedroom Units	<u>5 (rental)</u>	# 3 or More Bedrooms	<u>12</u>

Required Number of Parking Spaces (Sec. 14.6.7): NA Proposed Number of Parking Spaces (Sec. 14.6.5g): 33

# Regular Spaces	<u>NA</u>	# Total Spaces	<u>NA</u>
# Compact Spaces	<u>NA</u>	% Compact Spaces	<u>NA</u>

Required Number of Loading Spaces (Sec. 14.6.9): NA Proposed Number of Loading Spaces: NA

Utilities:

Water		Sewer		Electric Service		Telephone Service	
OWASA	<u>X</u>	OWASA	<u>X</u>	Underground	<u>X</u>	Underground	<u>X</u>
# Well(s)		# Septic Tank(s)		Above Ground		Above Ground	
Community Well(s)		Comm. Package Plant					
Other		Other					

Estimated Wastewater Discharge (Gallons/Day): 5040 GPD Fire Protection Provided by: TOCH/New Hope

Solid Waste Collection Provided by: _____

Total Area Within Floodway: 0 sf Total Area Within Flood Plain: 0 sf

Total Area Within Resource Conservation District: 0 sf Total Area Within Watershed Protection District: 0 sf

Soil Type(s): Herndon, Appling, Helena General Slope of Site: 0 - 10%

Adjoining or Connecting Streets:

STREET NAME	Right-of-Way Width	Pavement Width	No. of Lanes	Paved or Unpaved?	Existing Sidewalk (Yes/No)	Existing Curb/Gutter (Yes/No)
<u>Rogers Road</u>	<u>60 ft</u>	<u>22 ft</u>	<u>2</u>	<u>P</u>	<u>N</u>	<u>N</u>
<u>Rusch Road</u>	<u>60 ft</u>	<u>18 ft</u>	<u>2</u>	<u>P</u>	<u>N</u>	<u>N</u>