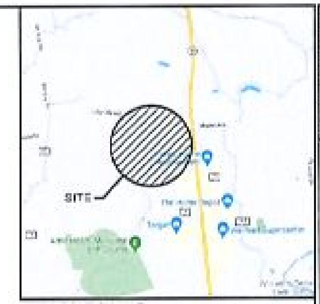
Appendix B – Preliminary Development Plan

SITE STATISTICS (AREA C)

CURRENT ZONING	R-2 RESIDENTIAL (PARCEL 1) B-1 BUSINESS (PARCEL 2)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT (PUD)
PARCEL AREA PARCEL 1 PARCEL 2	15.8± ACRES TOTAL 9.2± ACRES 6.6± ACRES
PROPOSED USE	APARTMENT COMMUNITY
UNITS PROPOSED	168 UNITS (12 BUILDINGS)
PARKING MIN. PARKING RATIO REQUIRED PARKING	 1.75 SPACES PER UNIT (168 UNITS X 1.75 SPACES PER UNIT) = 294 SPACES
PROPOSED PARKING	COVERED PARKING 176± SECONDARY 176± COMMUNITY CENTER/VISITOR 10± TOTAL PARKING 362±
SETBACKS LOG CITY ROAD ROUTE 30 REAR YARD SIDE YARD	 30 FT. 30 FT. 25 FT. 25 FT.
GREEN SPACE	40% PERVIOUS
UTILITIES	
WATER PROVISIONS	MUNICIPAL CONNECTION
SEWER PROVISIONS	MUNICIPAL CONNECTION
STORMWATER PROVISIONS	ON-SITE

SITE STATISTICS (AREAS A,B AND D)

ZONING	PLANNED UNIT DEVELOPMENT (PUD)
PARCEL AREA	90.25± ACRES TOTAL
PROPOSED USE	RESIDENTIAL COMMUNITY
AREA DENSITY RATIOS AREA A AREA B AREA D	 4 UNITS PER GROSS ACRE 4 UNITS PER GROSS ACRE 1 UNIT PER 3 GROSS ACRES
AREA PROPOSED USES AREA A AREA B AREA D	 CONDOS/TOWNHOUSE/APARTMENT CONDOS/TOWNHOUSE/APARTMENT SINGLE-FAMILY
SETBACKS LOG CITY ROAD REAR YARD SIDE YARD	 20 FT 20 FT 20 FT
UTILITIES	
WATER PROVISIONS	MUNICIPAL CONNECTION
SEWER PROVISIONS	MUNICIPAL CONNECTION
STORMWATER PROVISIONS	ON-SITE



SITE LOCATION MAP
SCALE 1" = 2,000'

AMENDMENT TO PLANNED UNIT DEVELOPMENT
LOG CITY ROAD PUD
APPLICANT: BRUNS REALTY GROUP, LLC

EDP ENVIRONMENTAL DESIGN PARTNERSHIP, LLP

OCTOBER 4, 2022

SCALE: 1" = 150'

SHEET TITLE: PUD SITE PLAN

SHEET: 1 of 1

Appendix C– Legal Description

Appendix D – Zoning Schedule

Area	Lot Coverage (max.)	Front Yard (min.)	Side Yard (min.)	Rear Yard (min.)	Building Height (max.)	Units/Structure
A	[INSERT]	50	50	50	2.5 Stories/35 feet	Townhouses: 4 units /structure Condominiums: 2 units/structure
B	[INSERT]	50	50	50	2.5 Stories/35 feet	Townhouses: 4 units /structure Condominiums: 2 units/structure
C	[INSERT]	30	20	20	3 Stories/45 feet	Multiple Family Dwellings (exclusive of Buildings 3 and 18): 12 units/structure Multiple Family Dwellings – Buildings 3 and 18: 18 units/ structure
D	20%	50	10	50	2.5 Stories/35 feet	One dwelling unit

DRAFT

Appendix E – Area C Building Renderings

BLK MTN BLACK MOUNTAIN ARCHITECTURE

bruns realty group, LLC
bringing happiness to your home

EcoFlats at Log City
Phase 1 Exterior

Passive House Efficiency

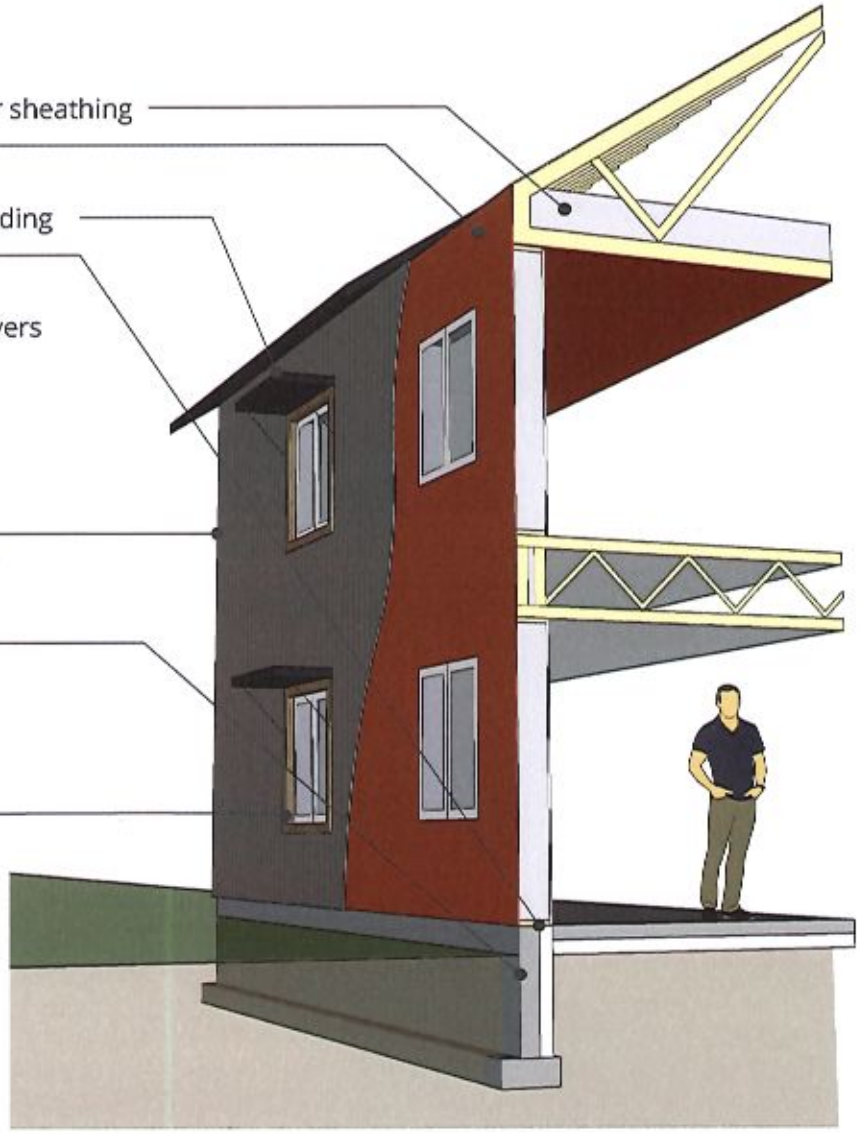
Roof: 18" cellulose attic insulation (R-64) with ceiling air barrier sheathing
Walls: 2X10 dense-pack cellulose (R-28)
Sealed-sheathing air barrier, tested for compliance
Windows: high-performance i89 + argon glazing + exterior shading
Slab: fully insulated with foundation thermal break (R-10)
Energy recovery ventilation, balanced and distributed
Heat pump efficiency: heating, cooling, hot-water + clothes dryers
Compartmentalized dwelling air-tightness, tested

Carbon Cutting Design

Carbon-sequestering wood + cellulose construction
Sloped-roof replaces foam with carbon-sequestering cellulose
Carbon-smart gypsum board
Reduced concrete volume + fly ash = 50% cement reduction

Climate Resilient Homes

Passive solar heating for all apartments
On-site solar panels with emergency battery backup
Passive survivability during extended power outage
Filtered indoor air supply
Located above flood plain



BLK MTN BLACK MOUNTAIN ARCHITECTURE

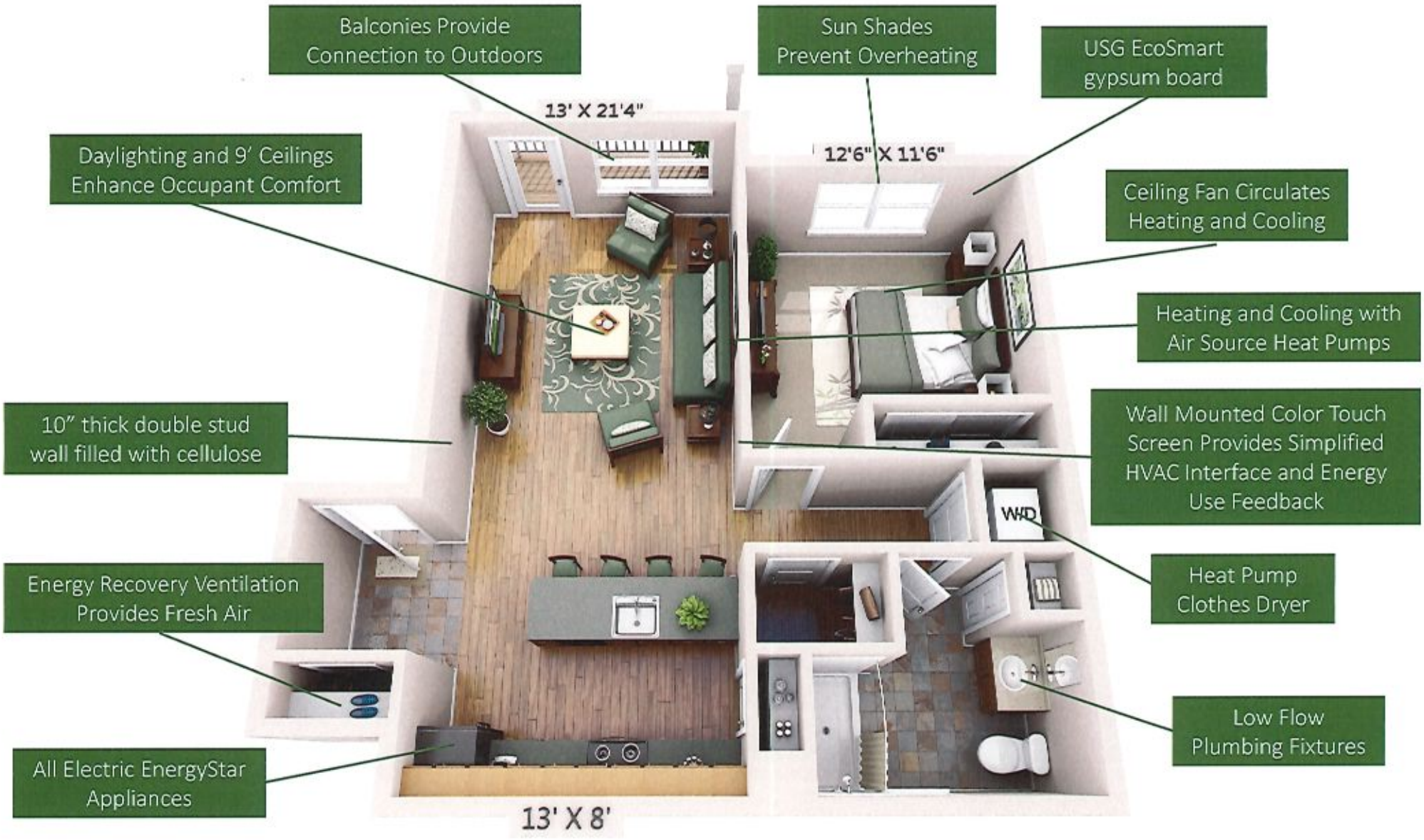
bruns realty group, LLC
bringing happiness to your home

EcoFlats at Log City
Phase 1 Wall Section

BLK MTN BLACK MOUNTAIN ARCHITECTURE

bruns realty group, LLC
bringing happiness to your home

EcoFlats at Log City
Phase 1 Exterior Features



BLACK MOUNTAIN ARCHITECTURE

bruns realty group, LLC
bringing happiness to your home

EcoFlats at Log City
Phase 1 Interior Features