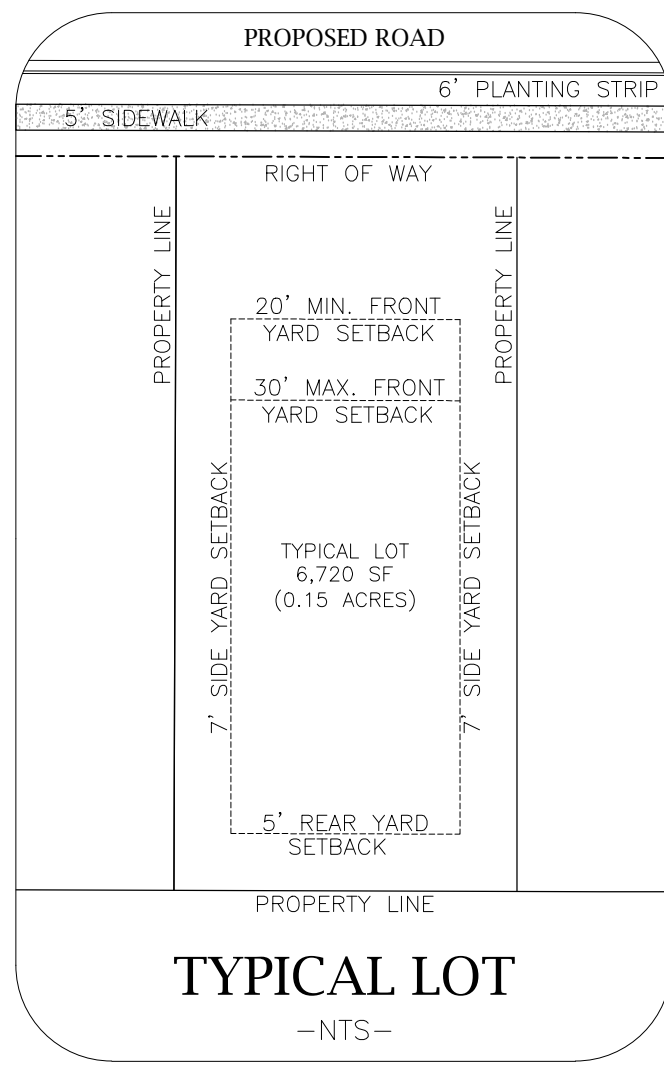
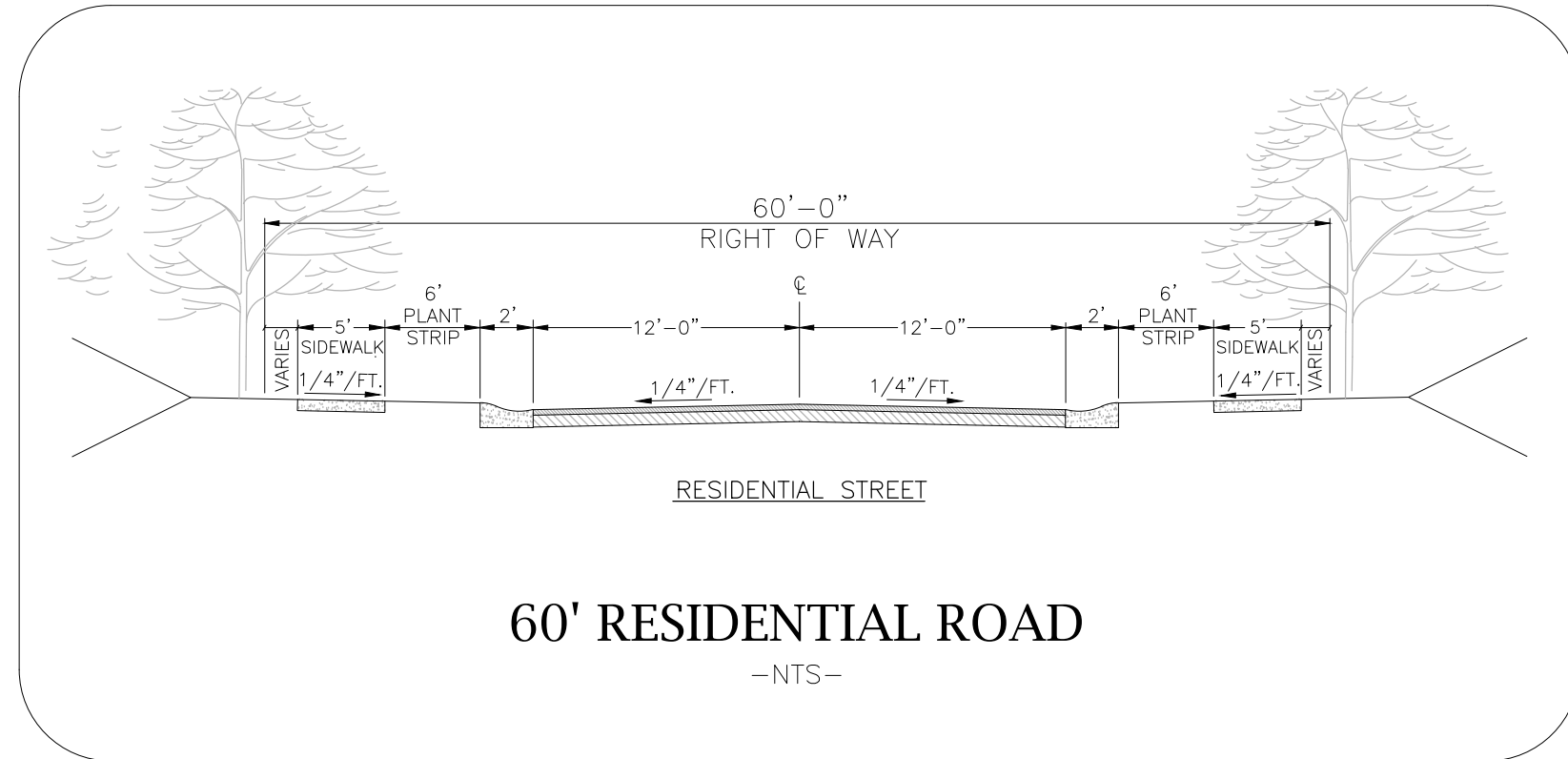
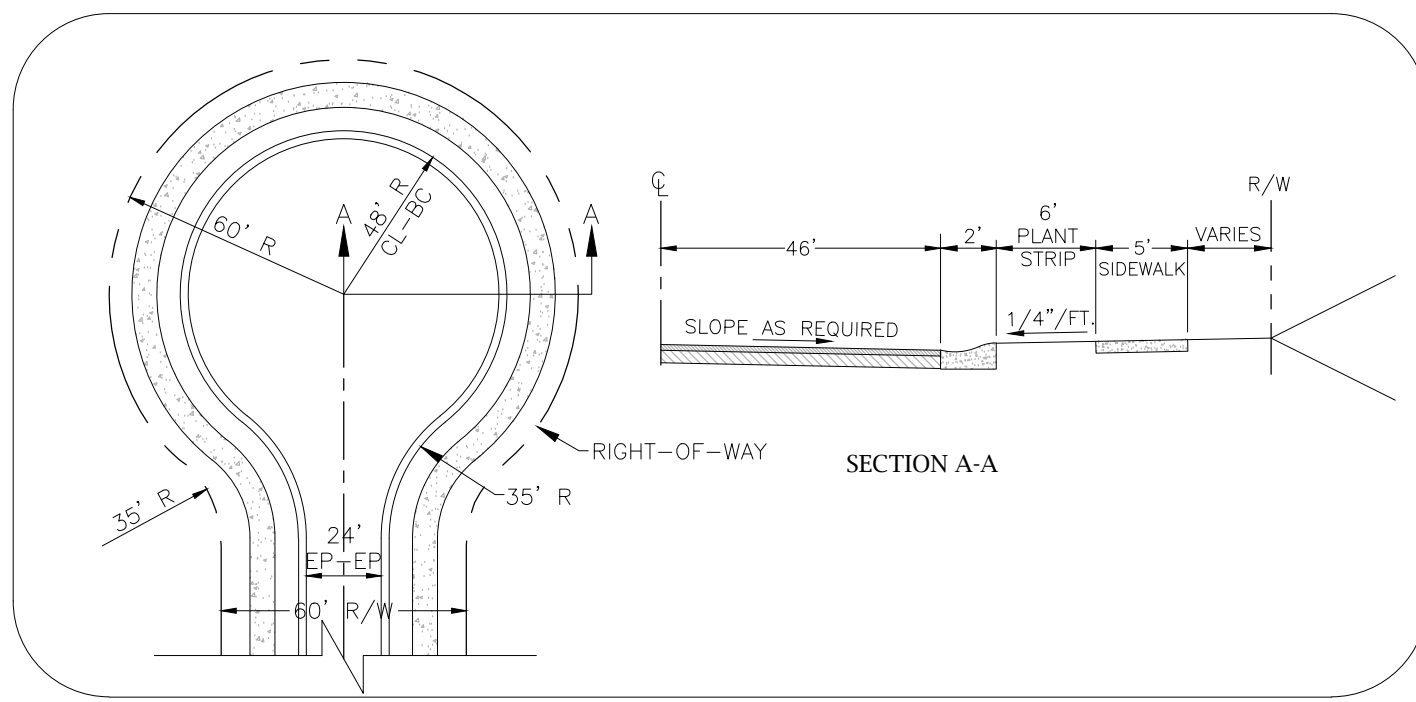
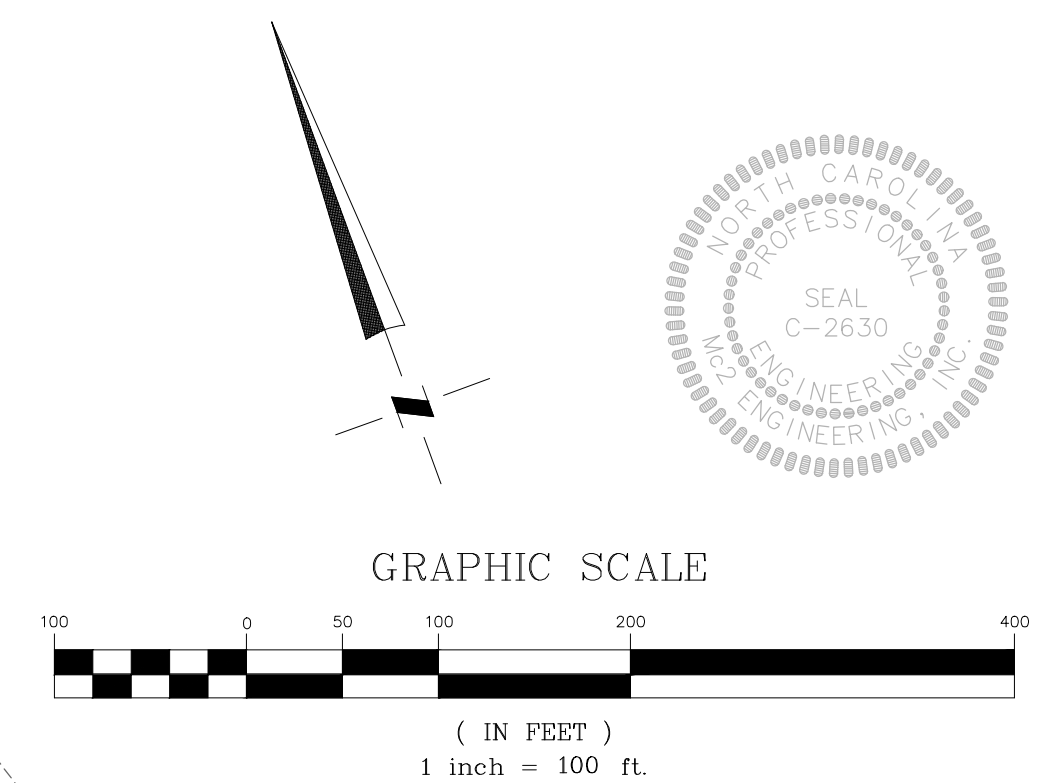
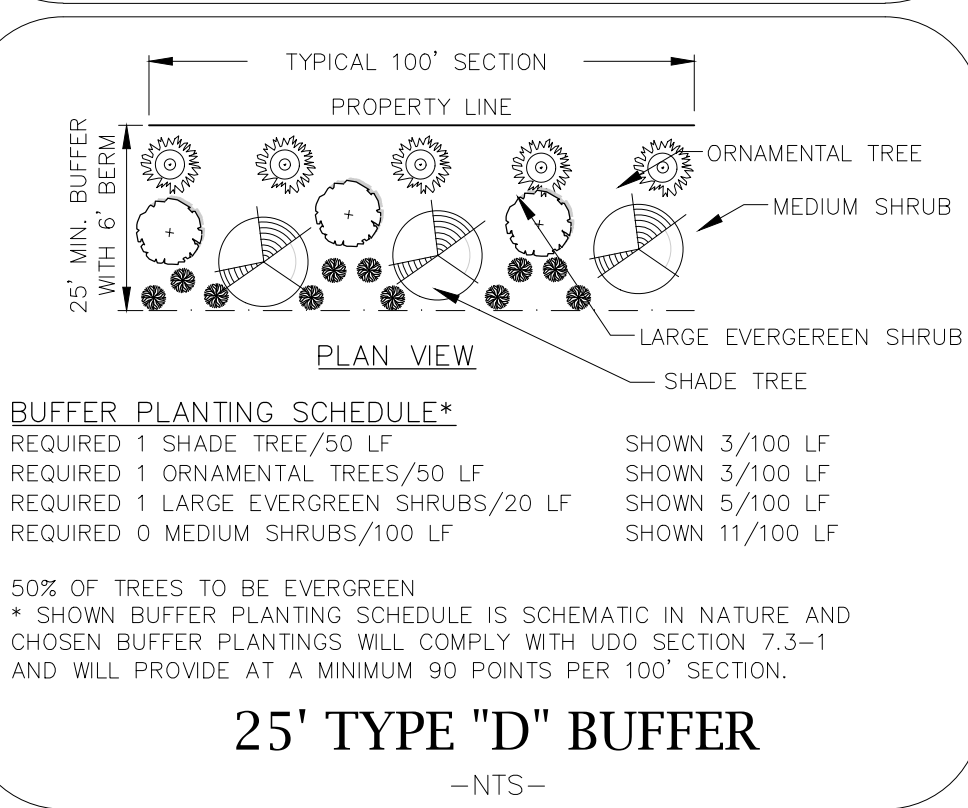
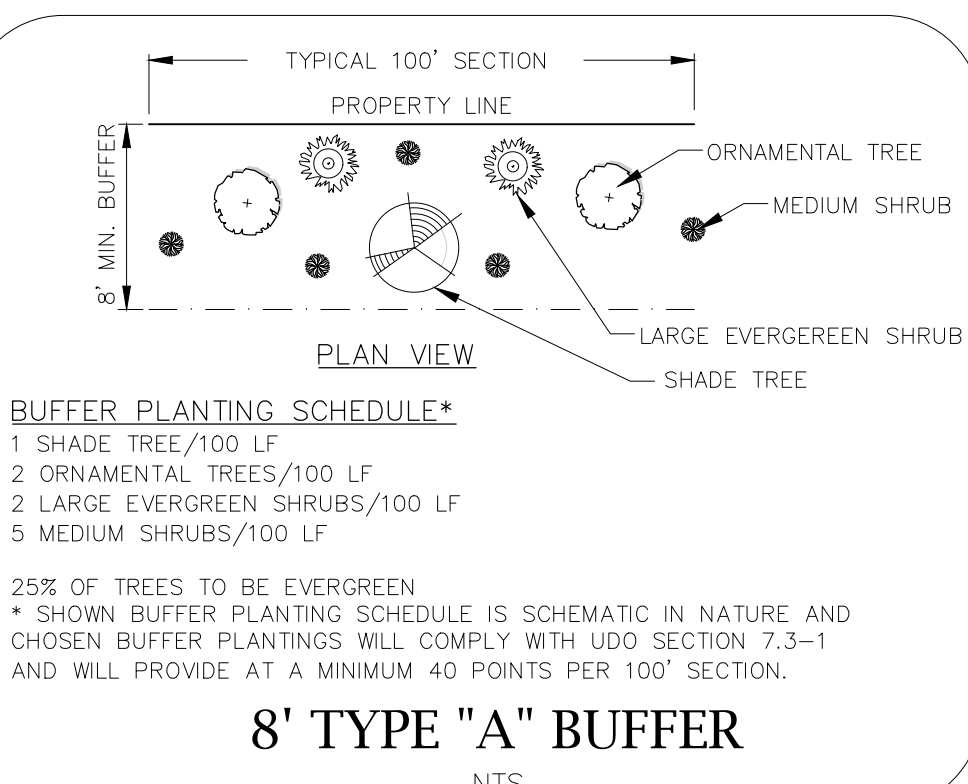
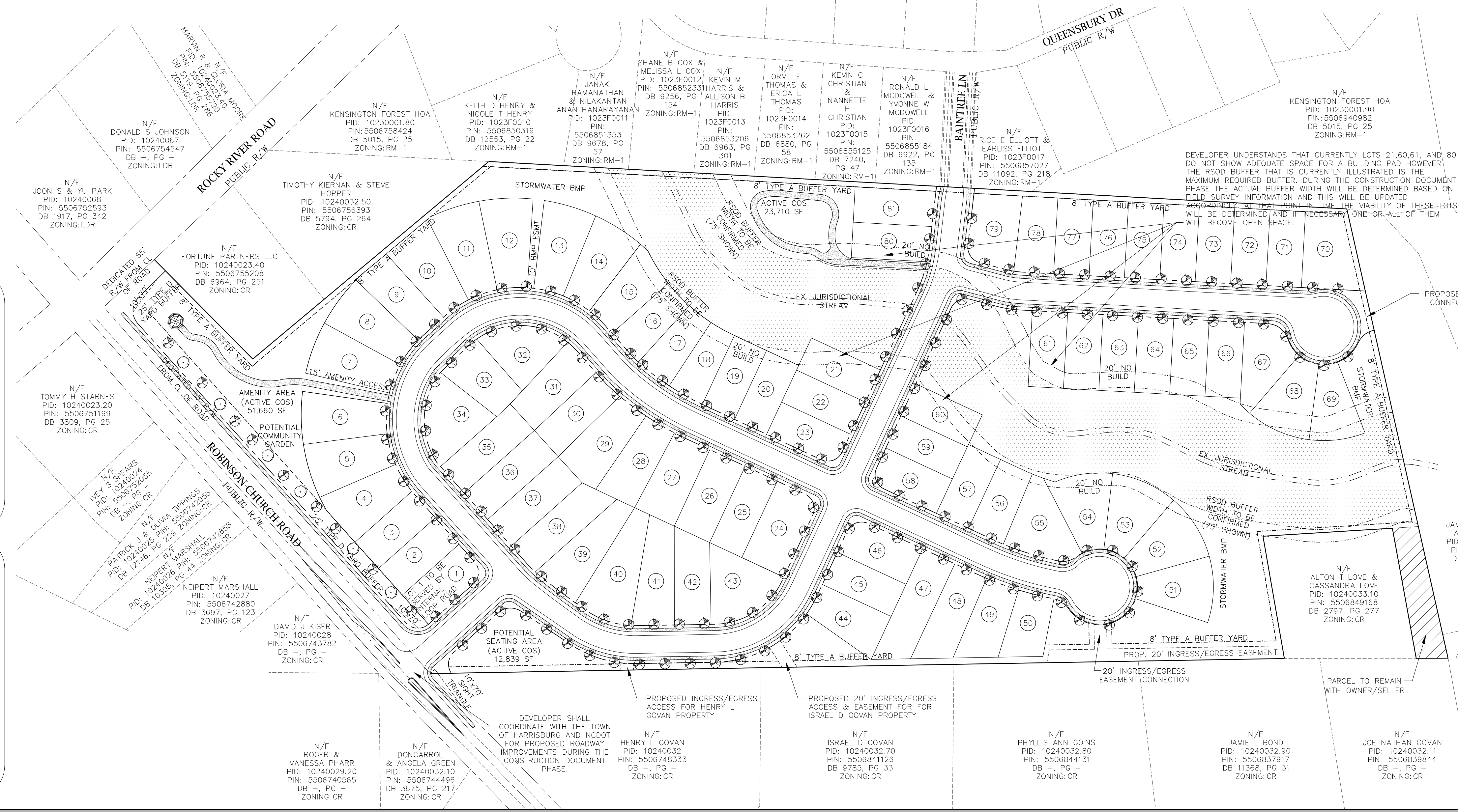


ROBINSON CHURCH ROAD AND ROCKY RIVER ROAD HARRISBURG, NC



LAND OWNER:	ESSEX HOMES 13310 SOUTH RIDGE DRIVE, STE A CHARLOTTE, NC 28273
PID#:	10240023 & 10240033
PIN:	55068417580000 & 55068495240000
JURISDICTION:	CABARRUS COUNTY
TOWNSHIP:	TOWN OF HARRISBURG
DEED BOOK & PAGE:	515 / 735
TOTAL SITE ACREAGE:	28.65 AC (1,247,994 SF)
CURRENT ZONING:	CR
PROPOSED ZONING:	CZ-RC
EXISTING USE:	WOODED AREA
PROPOSED USE:	SINGLE FAMILY
TOTAL LOTS:	81
DENSITY:	2.83 DU/AC
MIN. FRONT YARD SETBACK:	20'
MAX. FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	7'
REAR YARD SETBACK:	5'
TYPICAL LOT:	56'x120' (6,720 SF)
COMMON OPEN SPACE (COS):	2.865 AC (10% OF 2.865)
INACCESSIBLE COS:	0.716 AC (25% OF 2.865)
INACCESSIBLE COS PROVIDED:	0.716 AC (25% MAX ALLOWED)
ACTIVE COS REQUIRED:	2.025 AC (0.025 AC/LOTS)
ACTIVE COS PROVIDED:	2.025 AC
PROPOSED DEVELOPMENT WILL BE ATTACHED TO PUBLIC WATER AND SANITARY SEWER.	

DEVELOPMENT SUMMARY



REVISIONS	17-017 SKETCH.DWG
CAD FILE:	17-017 SKETCH.DWG
PROJECT NO.:	17-017
DESIGNED BY:	JDM
SUBMITTAL DATE:	OCTOBER 16, 2017
SECOND REVISION:	DECEMBER 19, 2017

DEVELOPED BY:
ESSEX HOMES
13310 SOUTH RIDGE DR.
SUITE A
CHARLOTTE, NC 28273

Mc² ENGINEERING

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