

VICINITY MAP
NOT TO SCALE

LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING STREAM
	EXISTING STORM DRAIN EASEMENT
	EXISTING POND
	EXISTING LOT LINE
	PROPOSED LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	EXISTING WATER BODY BUFFER
	PROPOSED CURBING
	ROAD CENTERLINE
	EXISTING BUILDING
	EXISTING WETLAND AREA
	PROPOSED OPEN SPACE
	PROPOSED CONCRETE
	PROPOSED SITE ENTRY

DEVELOPMENT DATA:

SITE AREA:	±18.69 ACRES
TAX PARCELS:	061-560-10, 061-560-10A, 061-560-10B
EXISTING ZONING:	R-CD
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	SINGLE FAMILY RESIDENTIAL
PROPOSED UNIT COUNT:	13 UNITS
DENSITY PROPOSED:	1.44 DUA
MIN. FRONT SETBACK:	50'
MIN. SIDE YARD REQUIRED:	15'
MIN. REAR YARD REQUIRED:	40'
MAX. BUILDING HEIGHT ALLOWED:	35'
MIN. LOT WIDTH:	120'
MIN. LOT AREA:	40,000 SF
OPEN SPACE REQUIRED:	10% OR 81,413 SF
OPEN SPACE PROVIDED:	± 92,496 SF
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLLOUT CONTAINERS

This Plan Is A Preliminary Design.
NOT Released For Construction.

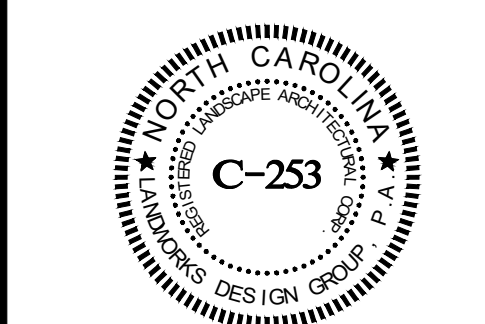


SCALE: 1" = 60'

REVISIONS:

No.	Date	By	Description

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CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDH

Drawn By: ADD

Checked By: MDH

Date: 05/05/2023

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