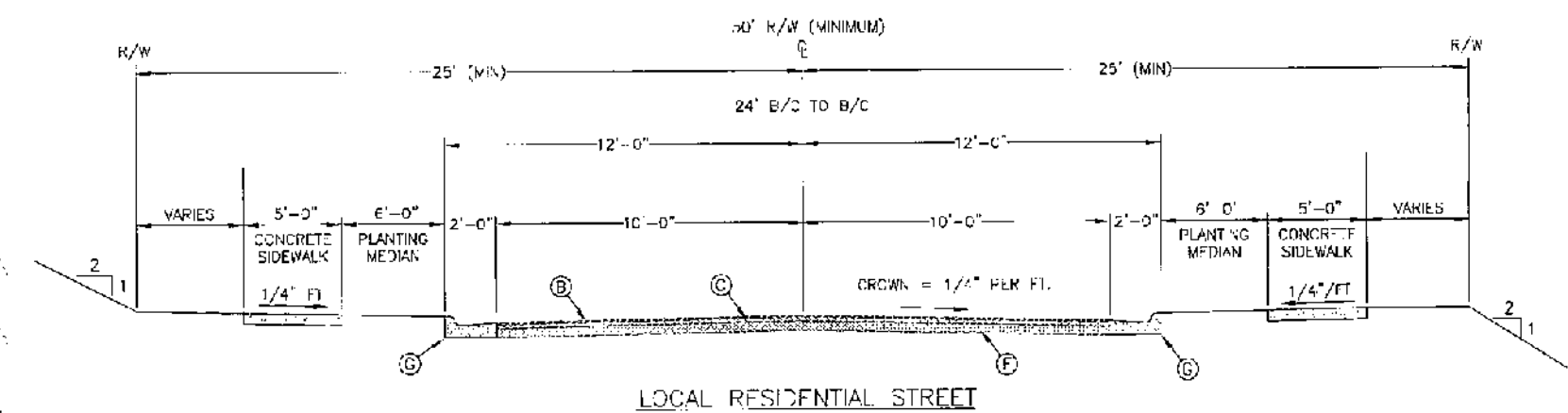


LOCAL RESIDENTIAL COLLECTOR STREET

- ① 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 1-2
- ② 2" BITUMINOUS CONCRETE BINDER COURSE, TYPE 1E
- ③ 6" COMPACTED AGGREGATE BASE COURSE
- ④ 2"-0" STANDARD CURB AND GUTTER



LOCAL RESIDENTIAL STREET

- ① 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 1-2
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**Development Data:**

Tax Parcel: 551947134  
 Current Zoning: RE, RM-2  
 Proposed Zoning: CU-RV  
 Adjoining Property Zoning: AG, I-2, RE, RM-2, MDR, TND  
 Existing Use: Agricultural/Vacant  
 Total Acreage: 68.85 (Total)  
 Area in Proposed R/W: 10.21 Ac.  
 Area in Existing R/W: 2.85 Ac.  
 Area in Common Open Space Provided: 23.02 Ac.  
 Area in Common Open Space Required: (10%) = 6.87 Ac.

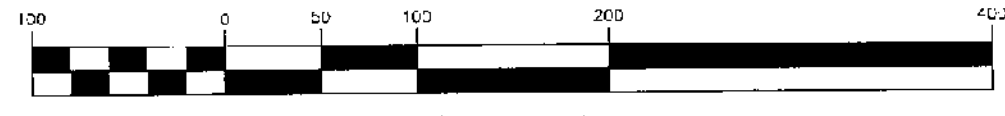
**Lot Data:**

Maximum Density (Per Ac.): (B) = 549 Lots Total  
 Total Lots Provided: 143  
 Minimum Lot Size Required: 7,500 sq. ft.  
 Minimum Lot Size Provided: 7,500+ sq. ft.  
 Minimum Lot Width Required: 50'  
 Minimum Lot Width Provided: 70'  
 Minimum Lot Depth Required: 100'  
 Minimum Lot Depth Provided: 110'

**Setbacks:**

Minimum Front Yard - 20'  
 Minimum Side Yard - 7'  
 Minimum Side Street - 20'  
 Minimum Rear Yard - 5'

**GRAPHIC SCALE**



2011 New Home Avenue  
 Indian Trail, NC 28079  
 (704) 892-4222  
 www.eagleeng.com

NO.	DATE:	BY:	ISSUE:

**Roberta Road Subdivision**  
 Concord, N.C.  
 Beckwith Homes  
 17111 Kenton Drive, Suite 206-B  
 Cornelius, N.C. 28031 (704) 892-2555

**Roberta Road Subdivision**

DESIGNER:	EAGLE	DATE:	06/28/2007
PROJECT:	EAGLE	JOB NUMBER:	#-3595
SCALE:	1"=100'		

**SHEET**  
 RZ-1