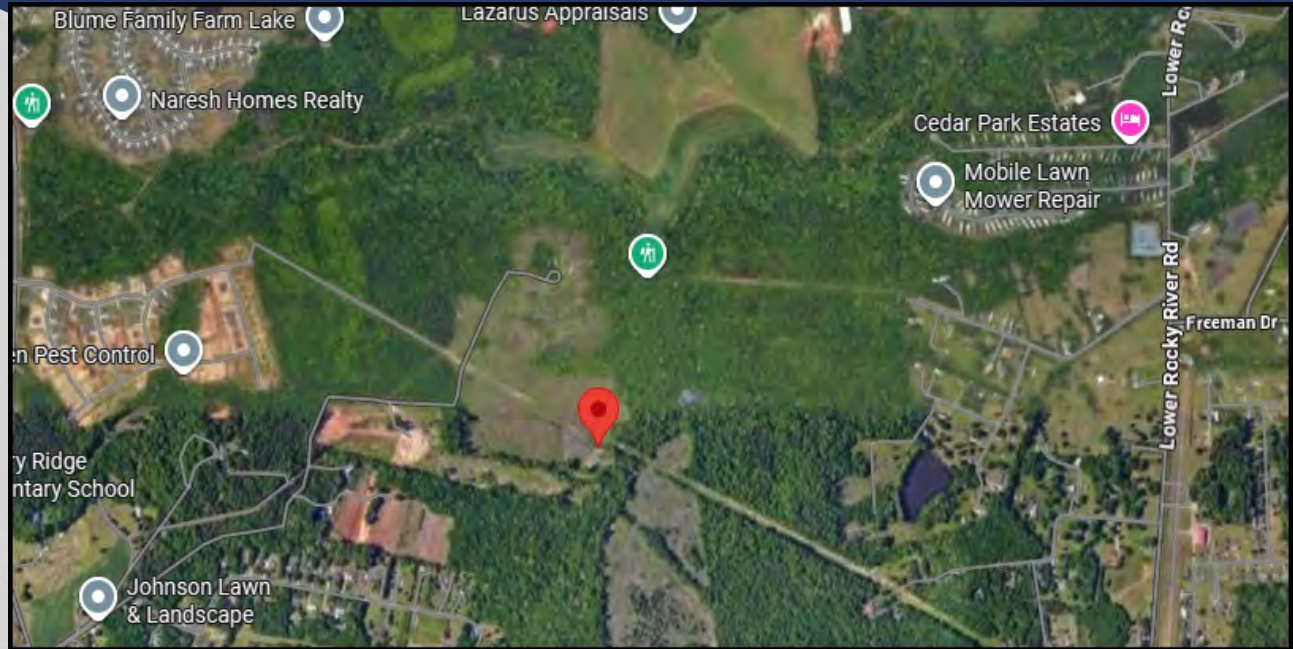


LAND FOR SALE

2985 Grady Harris Sr. Road, Harrisburg, NC

87 ACRES +/-



FEATURES

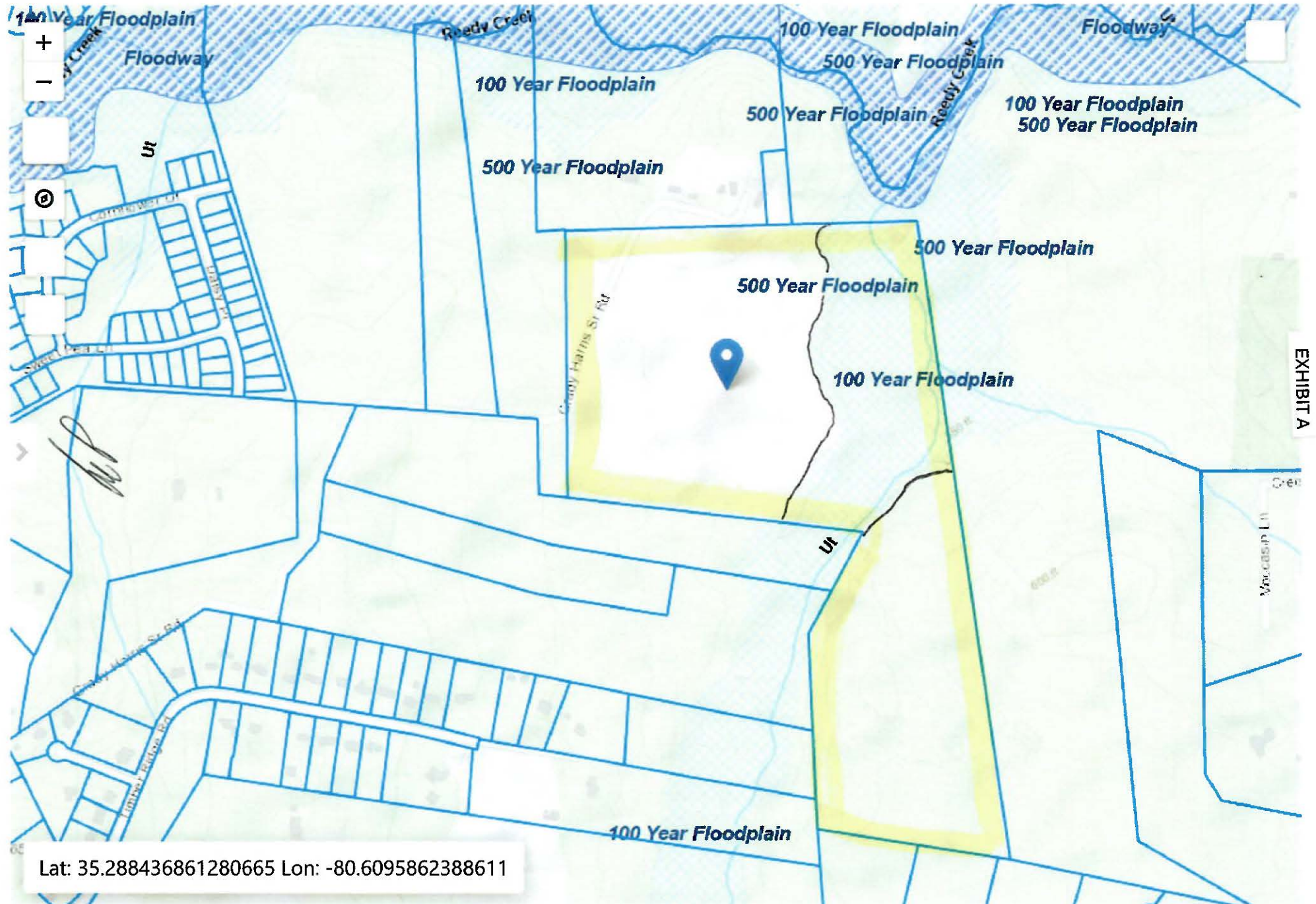
- **Property:** 87 +/- Acres of land with new developments all around the property.
- **Zoning:** Currently Cabarrus County Zoned Countryside Residential to develop with utilities Harrisburg annexation should be required. Harrisburg plan shows 1 to 2 units per acre, per Mr. Gordon: Planning Director
- **Tax Parcel:** 5526-03-4406-0000
- **Sewer:** Main line in Reedy Creek
- **Water:** In lower Rocky River Road at Biltmore Road

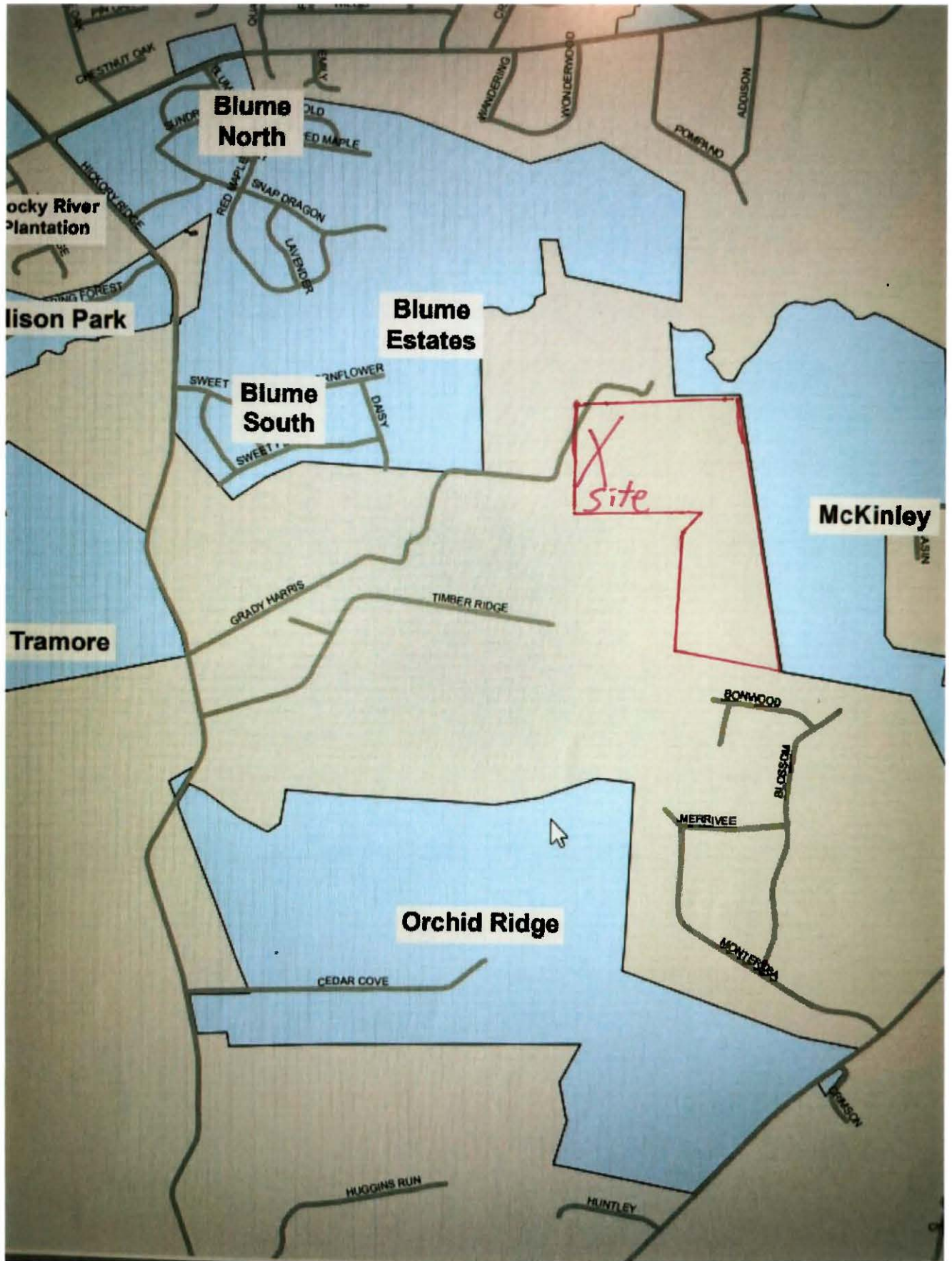


JOHN N. JONES
President
jjones@gsr.net
(704) 408-8166

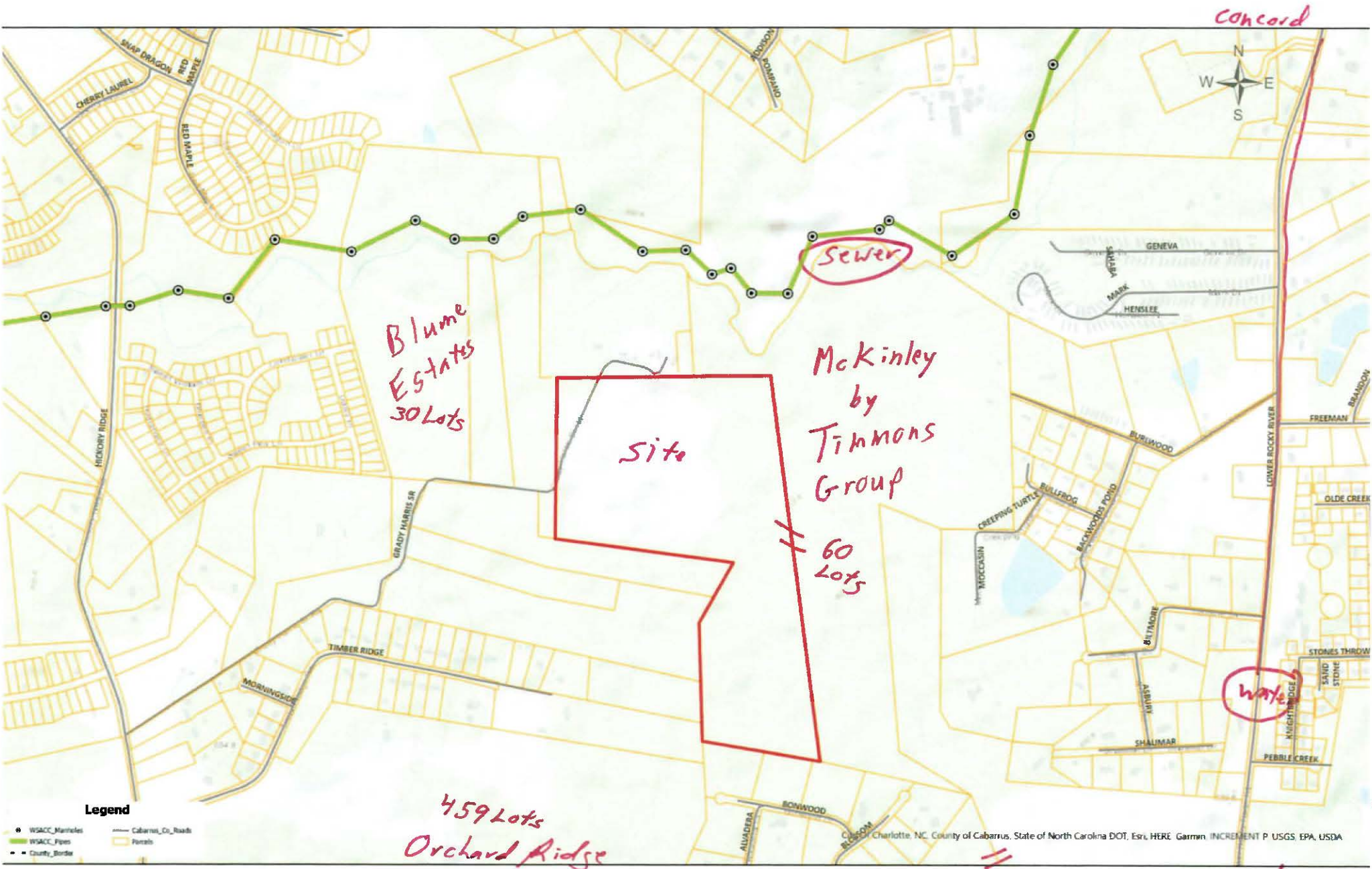
Gibson Smith Realty Co
1200 E. Morehead Street, Suite 104
Charlotte, NC 28204
www.gsrc.net











Cabarrus County PIN: 5526 0344 060 0000





- LEGEND**
- Grass Area
 - Paved Area
 - Planting Area
 - Water Feature
 - Proposed Driveway
 - Proposed Walkway
 - Proposed Fencing
 - Proposed Green Space
 - Proposed Open Space
 - Proposed Green Space
 - Proposed Open Space

TIMMONS GROUP

MCKINLEY SUBDIVISION
OPEN SPACE & AREA SUMMARY MAP

Project Name	McKinley Subdivision
Project Location	North Carolina
Project Status	Open Space & Area Summary Map
Project Date	13.2024
Project Author	Timmons Group
Project Reviewer	Timmons Group
Project Approver	Timmons Group
Project Contact	Timmons Group
Project Phone	Timmons Group
Project Email	Timmons Group
Project Website	Timmons Group
Project Social Media	Timmons Group
Project Other	Timmons Group



possible
access



10' ASPHALT GREENWAY TRAIL

50' PERIMETER BUFFER

COMMUNITY
GATHERING SPACE

DEVELOPMENT SUMMARY

PARCEL ID #	5515-0830-76	5515-7752-06
	5515-0789-63	5515-7825-08
	5515-0853-26	5515-8850-53
	5525-0781-70	
TOTAL PROJECT SIZE:	± 352.11 ACRES	
DEVELOPMENT AREA 1 FIRE STATION:	± 3.30 ACRES	
DEVELOPMENT AREA 2 HICKORY RIDGE		
ROAD ROW AND OFF-SITE DEDICATION	± 1.04 ACRES	
DEVELOPMENT AREA 3 LOWER ROCKY		
RIVER ROAD ROW AND		
OFF-SITE DEDICATION:	± 2.80 ACRES	
DEVELOPMENT AREA 4		
RESIDENTIAL SUBDIVISION:	± 345.27 ACRES	

345 Ac.

FOR THE PURPOSE OF ORDINANCE COMPLIANCE, THE FOLLOWING
CALCULATIONS ARE BASED ON AREA 4 ONLY.

EXISTING ZONING:	CR (CABARRUS COUNTY)
PROPOSED ZONING:	CZ-RL CONSERVATION DISTRICT (FORM OF ANNEXATION)
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE-FAMILY
PROPOSED LOTS:	227 (60' X 200') MINIMUM 232 (70' X 172') MINIMUM
TOTAL LOTS:	<u>459 LOTS</u>
DUA:	1.33
OPEN SPACE REQUIRED:	± 138.11 ACRES (40.00%)
OPEN SPACE PROVIDED:	± 150.58 ACRES (43.63%)
ACTIVE OPEN SPACE REQUIRED:	± 11.50 ACRES (0.25 AC/LOT)
ACTIVE OPEN SPACE PROVIDED:	± 19.10 ACRES
MAX. OPEN SPACE ALLOWED	
IN INACCESSIBLE LAND:	± 37.84 ACRES (25.00%)
PROP. OPEN SPACE IN	
INACCESSIBLE LAND:	± 29.10 ACRES (19.32%)
PUBLIC OPEN SPACE REQUIRED:	± 13.11 ACRES ($\frac{1}{10}$ AC/LOT)
PUBLIC OPEN SPACE PROVIDED:	± 28.02 ACRES

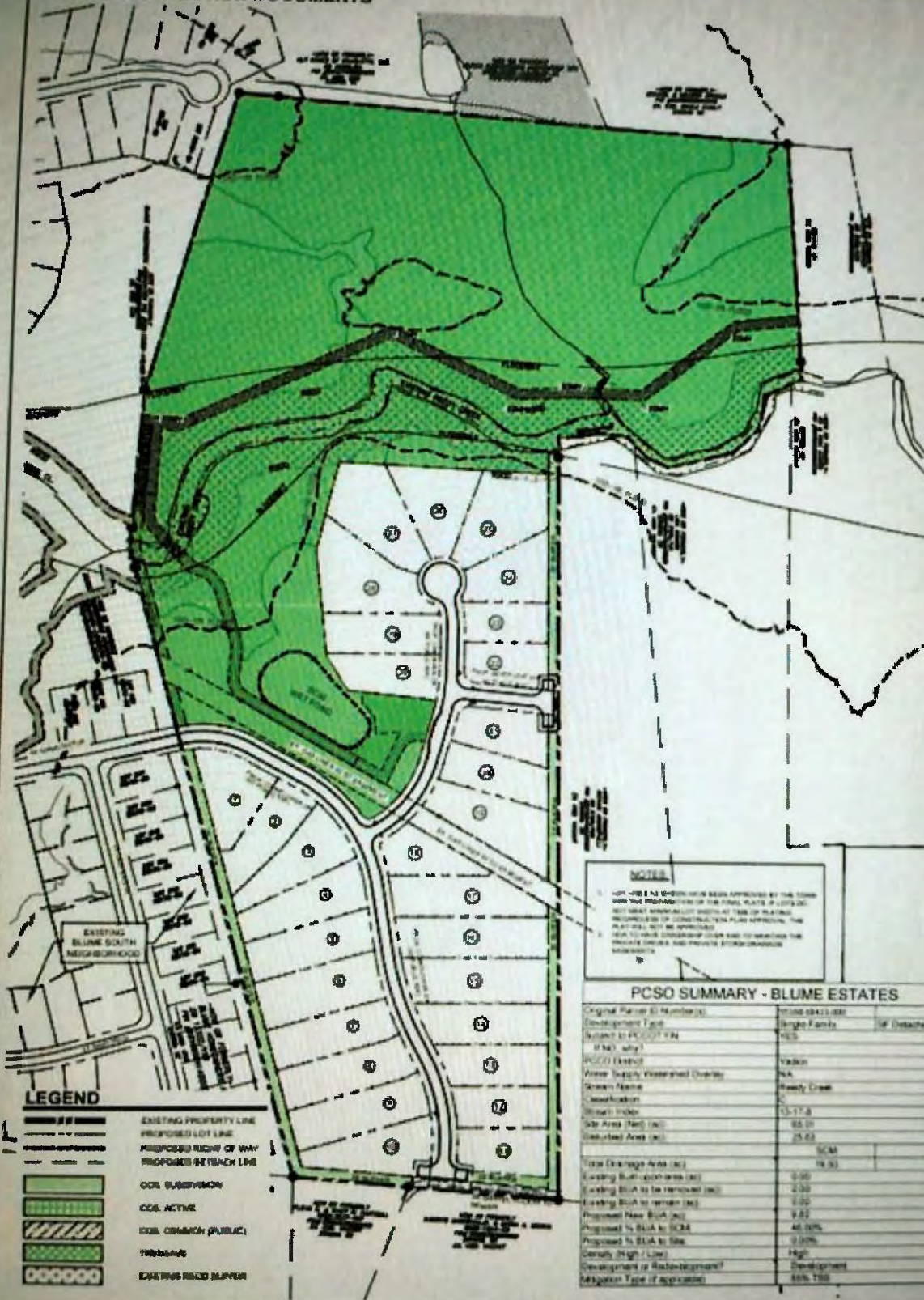
459 Lots

NOTE: LAND DEDICATED FOR FUTURE FIRE STATION NOT INCLUDED
IN OPEN SPACE CALCULATIONS.

LOT AND BUILDING REGULATIONS:	
MINIMUM LOT SIZE:	12,000 SF
MINIMUM LOT WIDTH:	57 FEET (43.6% O.S. REDUCTION)
MINIMUM STREET SETBACK:	20 FEET (43.6% O.S. REDUCTION)
MINIMUM SIDE SETBACK:	8.5 FEET (43.6% O.S. REDUCTION)
MINIMUM REAR SETBACK:	17 FEET (43.6% O.S. REDUCTION)
MAXIMUM BUILDING HEIGHT:	35 FEET

NOTE: THE AVERAGE BLOCK LENGTH FOR THE SUBDIVISION SHALL
NOT EXCEED 1,800 LINEAR FEET.

Printed On: Monday, November 11, 2024 4:21 PM



NOTES	
1. City - #1 & #2 Grantee will begin approving by the time you get this memo.	
NOT GREAT WORKING OUT IDEALLY AT TIME OF WRITING. RECOGNIZED BY COUNCIL THAT PLAN APPROVING THE PLAN WILL NOT BE APPROVED.	
WANT TO HAVE DEVELOPER COME BACK TO REVISOR THE PROJECTS AND PROVIDE FURTHER INFORMATION.	
P	

PCSO SUMMARY - BLUME ESTATES		
Original Parcel ID Number(s)	01000 00415 000	
Development Type	Single-Family	if Detached
Suitability for PCSO USE	YES	
(If No), why?		
PCSO District	Vadon	
Water Supply Watermain Overlay	N/A	
Stream Name	Reedy Creek	
Classification	C	
Stream Index	15-17.8	
Site Area (Ac) (ac)	65.01	
Disturbed Area (ac)	25.63	
	SCM	
Total Disturbed Area (ac)	19.93	
Existing Buffer Open area (ac)	0.00	
Existing SLU to be removed (ac)	2.00	
Existing SLU to remain (ac)	0.00	
Proposed New SLU (ac)	9.82	
Proposed % SLU to SCM	48.70%	
Proposed % SLU to Site	0.00%	
Density (High / Low)	High	
Development or Redevelopment?	Development	
Maximum Time of Approval	60% TMO	

[illegible]