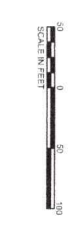


GENERAL NOTES:

1. ALL STREET SIGNAGE AND PAVEMENT MARKINGS TO BE IN COMPLIANCE WITH LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



Development Data

Project Number: 54754
 PIN: 251064114
 Subdivision: BEAVER DAM CHURCH RD SUBDIVISION
 Proposed Street Name: 7.29 AC (49.1)
 Proposed Street Length: 1.07 MI (1.71 Miles)
 Easement Zoning: R4
 Proposed Zoning: R-C/Cluster
 Proposed Use: Single Family Residential
 Proposed No. of Units: 37
 Proposed No. of Lots: 30
 Min. Lot Area: 507 sq. ft.
 Min. Lot Width: 50' ft.

Cluster Subdivision Calculations:
 Total Area: 467,360 sq. ft.
 Lot Area Calculated: 467,360 sq. ft.
 Lot Area CDS Regulation: 146,486 sq. ft. (31.33 AC)
 Lot Area Proposed: 320,874 sq. ft. (7.33 AC)
 Lot Area Proposed: 320,874 sq. ft.

Min. Building Setbacks:
 Side: 30
 Front: 10
 Rear: 20
 Corner: 20

Min. Building Height: 35' ft.

Termin. Classification: Level
Min. Height: 20' ft.
Min. Elevation: 90' msl
Min. Elevation: 90' msl
Min. K Value: 30 (Cresting)

Legend

--- Property Boundary
 --- Easement Right of Way
 --- Proposed Street Line
 --- Proposed Street Drain
 --- Building Setback
 --- Proposed Street Line
 --- Proposed Street Drain

JOB NO: 0001026
 DATE: 09/25/2024
 SHEET: C200

09/25/2024

BEAVER DAM CHURCH RD SUBDIVISION
 CLEVELAND COUNTY, NORTH CAROLINA

Site Plan

DESIGN BY	DATE
CLP	09/25/24
CLP	09/25/24
CLP	09/25/24
CLP	09/25/24

ISSUE	DATE	CLP	CLP
A SITE PLAN	09/25/2024	CLP	CLP

REV	REVISION DESCRIPTION	DATE	BY

211 Main Street
 Shelby, NC 28158
 704.692.4212

PEELER ENGINEERING, PLLC
 NC B.E.L. LICENSE NO. P-2118