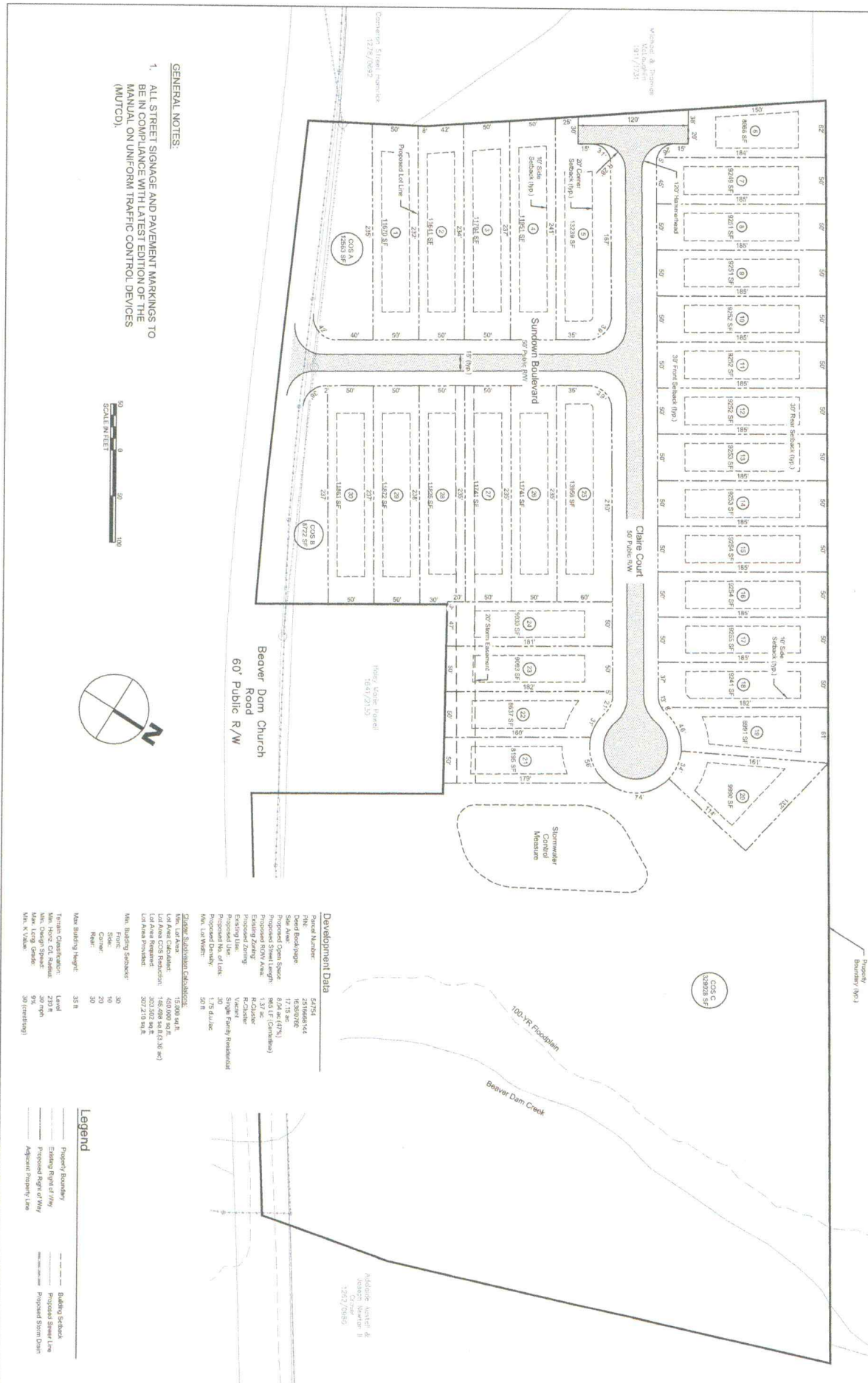


# BEAVER DAM CHURCH RD. SHELBY, N.C.

# #30 LOTS \$750,000 4157-2115

Allen Scott Mason and Associates  
MOORE CREEK  
1434/0345



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



**Development Data**

Parcel Number: 64754  
 Owner: 1638/0780  
 Site Area: 17.15 ac  
 Proposed Open Space: 6,046 sq ft (35%)  
 Proposed Total Area: 23,196 sq ft  
 Existing Zoning: R-C (Residential Single-Family)  
 Existing Use: Single-Family Residential  
 Proposed Use: Single-Family Residential  
 Proposed No. of Lots: 30  
 Proposed Lot Area: 773 sq ft  
 Min. Lot Width: 50 ft

**General Building Code Reference:**  
 With Area Calculated: 450,000 sq ft  
 Lot Area CDS Reduction: 146,688 sq ft (33% and 3)  
 Lot Area CDS Reduction: 307,312 sq ft  
 Lot Area Provided: 307,312 sq ft

**Max. Building Standards:**  
 Max. Building Height: 35 ft  
 Max. Corner: 20 ft  
 Max. Side: 10 ft  
 Max. Rear: 30 ft

**Transportation:**  
 Max. Street Width: 30 ft  
 Max. Right-of-Way: 30 ft  
 Max. Right-of-Way: 30 ft  
 Min. Right-of-Way: 30 ft (existing)



JOB NO: 0001026  
 DATE: 12/10/2024  
 SHEET: C200

**BEAVER DAM CHURCH RD  
 SUBDIVISION**  
 CLEVELAND COUNTY, NORTH CAROLINA

Site Plan

DESIGN BY	DATE	ISSUE	CLP	CLP
CLP	12/10/24	1. SITE PLAN REVIEW	10/09/2024	CLP
CLP	12/10/24	2. REV PER COUNTY COMMENT	12/10/2024	CLP
CLP	12/10/24			
CLP	12/10/24			
CLP	12/10/24			
REV	REVISION DESCRIPTION	DATE	PROPOSED	ISSUED

**PEELER ENGINEERING**

211 Patton Drive  
 Shelby, NC 28150  
 TEL: 803-412-1111

PEELER ENGINEERING, P.L.L.C.  
 NC P.E.'S LICENSE NO. P-2115