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DEVELOPMENT DATA:

PARCEL # (OWNER):	06153016, 06153054A	
EXISTING ZONING:	R-CD	
EXISTING USE:	VACANT	
PROPOSED USE:	SINGLE FAMILY	
TOTAL ACREAGE:	+/- 2,720,367	SQ. FT. ≈ 62.451 ACRES
TOTAL AREA IN ROAD R/W:	+/- 210,281	SQ. FT. ≈ 4.83 ACRES
TOTAL AREA IN LOTS:	+/- 1,716,184	SQ. FT. ≈ 39.40 ACRES
TOTAL AREA IN C.O.S.:	+/- 746,716	SQ. FT. ≈ 17.14 ACRES
TOTAL R/W DEDICATED TO NCDOT:	+/- 47,186	SQ. FT. ≈ 1.08 ACRES

PHASE 1

120' SINGLE-FAMILY LOTS:	36 LOTS
PROPOSED # OF LOTS:	36
PROPERTY AREA:	≈62.451 ACRES
PROPOSED DENSITY:	≈0.576 D.U.A.

INTERNAL STREET NETWORK: (TOTAL LINEAR FEET)
ALL R/W'S SHALL BE 62' WIDTH UNLESS OTHERWISE NOTED

BECKINGHAM DRIVE	2004 LF
HIDDEN CREEK DRIVE	775 LF
DARBY GLEN DRIVE	486 LF

LOT SIZE/SETBACKS (SINGLE FAMILY DETACHED)

MINIMUM LOT WIDTH:	120' (PER ORDINANCE)
MINIMUM LOT DEPTH:	NO MINIMUM
FRONT:	50' (MIN)
SIDE:	15' (MIN)
REAR:	40' (MIN)

LOT SIZE:

MIN. LOT SIZE PROVIDED:	40,080 SQ. FT. (LOT #9)
MIN. LOT SIZE REQUIRED:	40,000 SQ. FT.
AVG. LOT SIZE PROVIDED:	47,672 SQ. FT.
MAX. LOT SIZE PROVIDED:	97,795 SQ. FT. (LOT #18)

OPEN SPACE:

COMMON OPEN SPACE AREA REQUIRED:	≈6.25 AC. (10.0%)
COMMON OPEN SPACE PROVIDED:	≈16.56 AC. (≈26.52%)

FLOOD ZONE INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 3710447500J (EFFECTIVE OCTOBER 16, 2008) AND MAP NO. 3710447600J (EFFECTIVE OCTOBER 16,2008), THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE 'AE' (BASE FLOOD ELEVATIONS DETERMINED).

WATERSHED:	MUNDYS RUN (11-138-1-2)
PC DISTRICT:	CATAWBA/TWELVE MILE CREEK

BOUNDARY INFORMATION
BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES. INC. SIGNED JANUARY 31ST, 2024

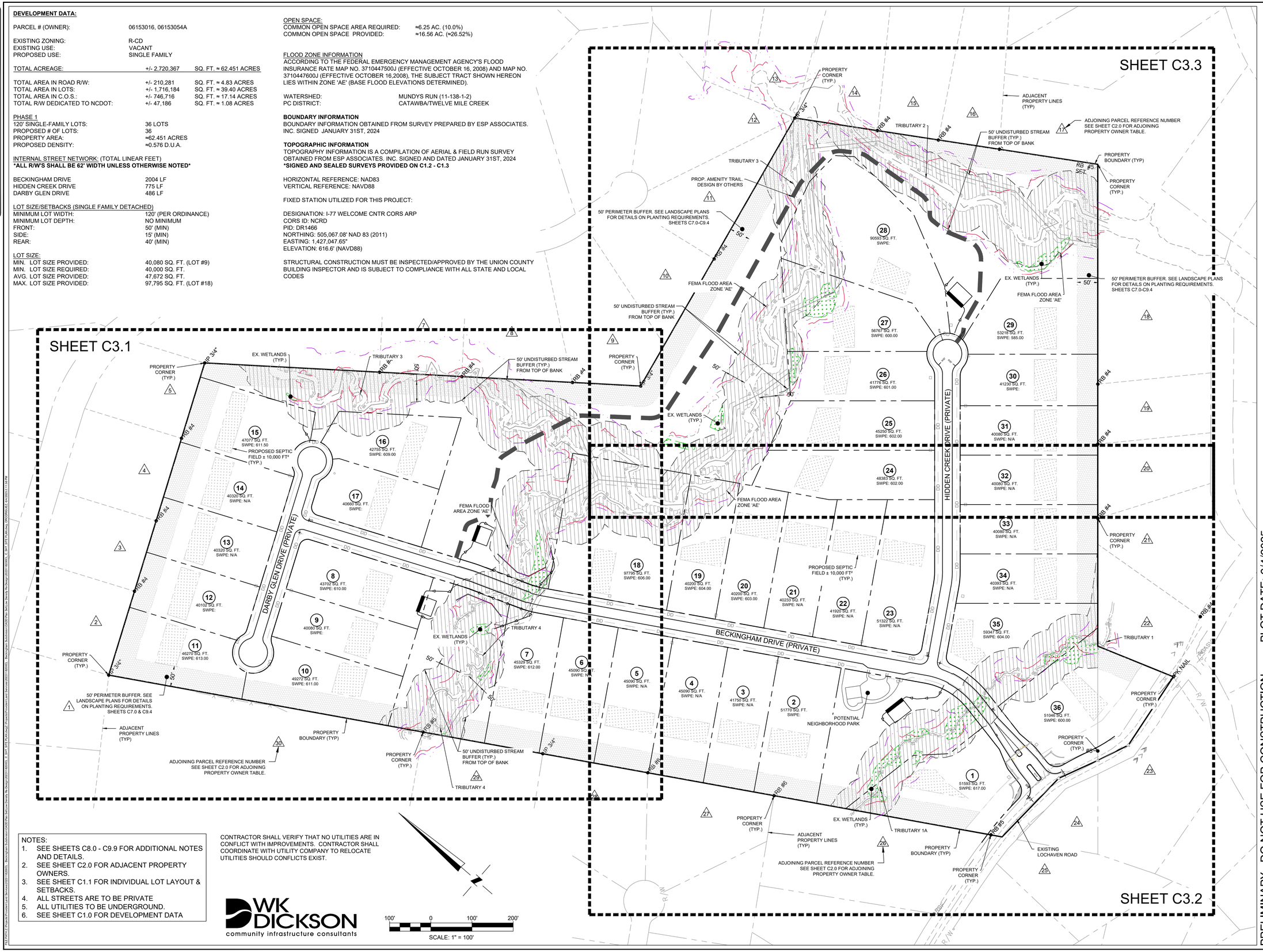
TOPOGRAPHIC INFORMATION
TOPOGRAPHY INFORMATION IS A COMPILATION OF AERIAL & FIELD RUN SURVEY OBTAINED FROM ESP ASSOCIATES. INC. SIGNED AND DATED JANUARY 31ST, 2024
***SIGNED AND SEALED SURVEYS PROVIDED ON C1.2 - C1.3**

HORIZONTAL REFERENCE: NAD83
VERTICAL REFERENCE: NAVD88

FIXED STATION UTILIZED FOR THIS PROJECT:

DESIGNATION: I-77 WELCOME CNTR CORS ARP
CORS ID: NCRD
PID: DR1466
NORTHING: 505,067.08' NAD 83 (2011)
EASTING: 1,427,047.65"
ELEVATION: 616.6' (NAVD88)

STRUCTURAL CONSTRUCTION MUST BE INSPECTED/APPROVED BY THE UNION COUNTY BUILDING INSPECTOR AND IS SUBJECT TO COMPLIANCE WITH ALL STATE AND LOCAL CODES



NOTES:
1. SEE SHEETS C8.0 - C9.9 FOR ADDITIONAL NOTES AND DETAILS.
2. SEE SHEET C2.0 FOR ADJACENT PROPERTY OWNERS.
3. SEE SHEET C1.1 FOR INDIVIDUAL LOT LAYOUT & SETBACKS.
4. ALL STREETS ARE TO BE PRIVATE
5. ALL UTILITIES TO BE UNDERGROUND.
6. SEE SHEET C1.0 FOR DEVELOPMENT DATA

CONTRACTOR SHALL VERIFY THAT NO UTILITIES ARE IN CONFLICT WITH IMPROVEMENTS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY TO RELOCATE UTILITIES SHOULD CONFLICTS EXIST.

WK DICKSON
community infrastructure consultants

100' 0 100' 200'
SCALE: 1" = 100'

WK DICKSON
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WWW.WKDICKSON.COM
NC LICENSE NO.F-0374

PROFESSIONAL SEAL

REVISION RECORD

NO.	DATE	DESCRIPTION	BY

PRELIMINARY - DO NOT USE FOR CONSTRUCTION PLOT DATE: 6/4/2025

PROJECT NAME: BECKINGHAM ESTATES FOR BECKINGHAM DEVELOPERS, LLC 6707 FAIRVIEW ROAD, SUITE B

DRAWING TITLE: OVERALL SITE PLAN

PROJ. MGR.:	CJH
DESIGN BY:	CJH
DRAWN BY:	CJH
PROJ. DATE:	AUG. 2024

DRAWING NUMBER: C3.0
WKD PROJ. NO.: 20231182.00.CL