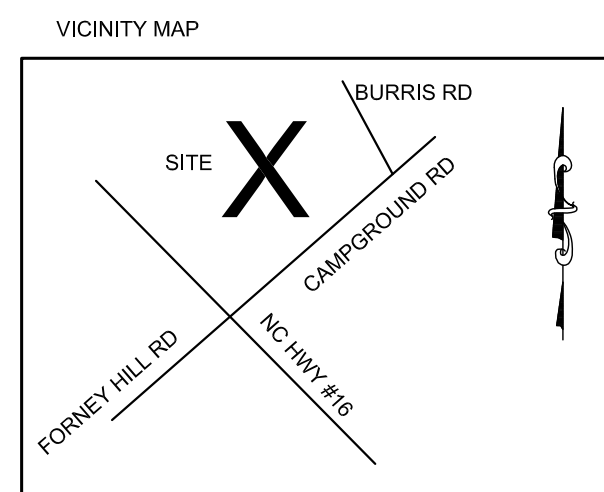


NC LICENSE # F-0891

ROCK CREEK SUBDIVISION
CAMPGROUND ROAD, DENVER, NC

CAMPGROUND ROAD, DENVER, NC

NO.	BY	DATE	REVISION
PROJECT #:		I1440040	DATE: 04.20.15
DRAWN BY:		GB/MKRK	CHECKED BY:
TITLE			
PRELIMINARY DEVELOPMENT CONCEPT PLAN			
SHEET			
PDR-1			



DEVELOPMENT DATA:

OWNER INFORMATION

CAMPGROUND 64, LLC.
617 N. MAIN STREET
BELMONT, NC 28012

TOTAL ACREAGE: 64.1 AC.

PARCEL #S: 76253, 91490, & 29676

PARCEL ID: 3695669517, 3695675626, 3695579196

CURRENT ZONING R-SF

PROPOSED ZONING: PD-R

WATERSHED: WS-IV PROTECTED

LOT YIELD:

PROPOSED LOTS: UP TO 150 (2.3/AC)

ALLOWED LOTS: 192 (3.0/AC)

SETBACKS.

FRONT: 20 FT

SIDE: 5 FT (10FT FOR CORNER LOTS)

REAR: 30FT

OPEN SPACE:

SIDEWALK TO BE LOCATED ON ONE SIDE
OF STREET PER UDO.

TOTAL OPEN SPACE: 23.8 AC = 37.2%

IMPERVIOUS AREA:

24% LOW DENSITY OPTION, UP TO 36% W/O CURB & GUTTER

WATERSHED DATA:

- PROPERTY IS LOCATED WITHIN WS-IVP AREA OF THE LAKE NORMAN WATERSHED
- NO FLOOD ZONE ON PROPERTY PER MAP 3710369500, EFFECTIVE 8-16-2007