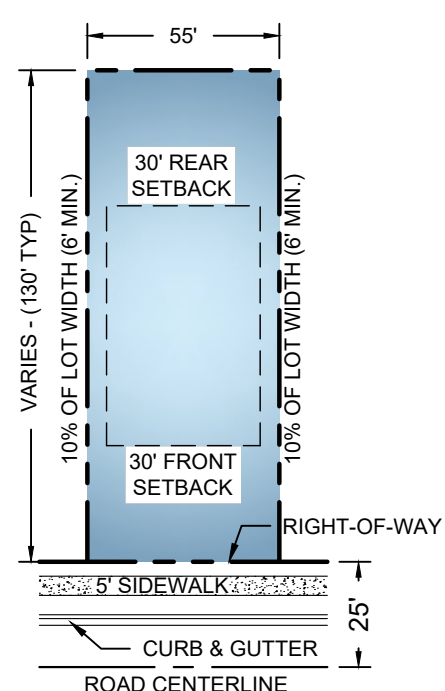
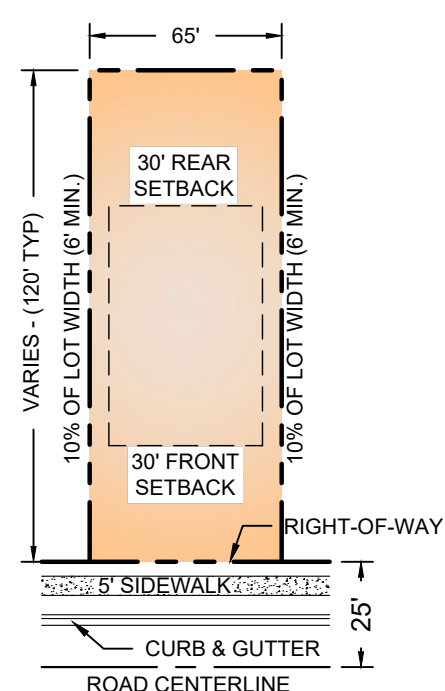


TYPICAL 55' SINGLE FAMILY
DETACHED LOT LAYOUT



TYPICAL 65' SINGLE FAMILY
DETACHED LOT LAYOUT



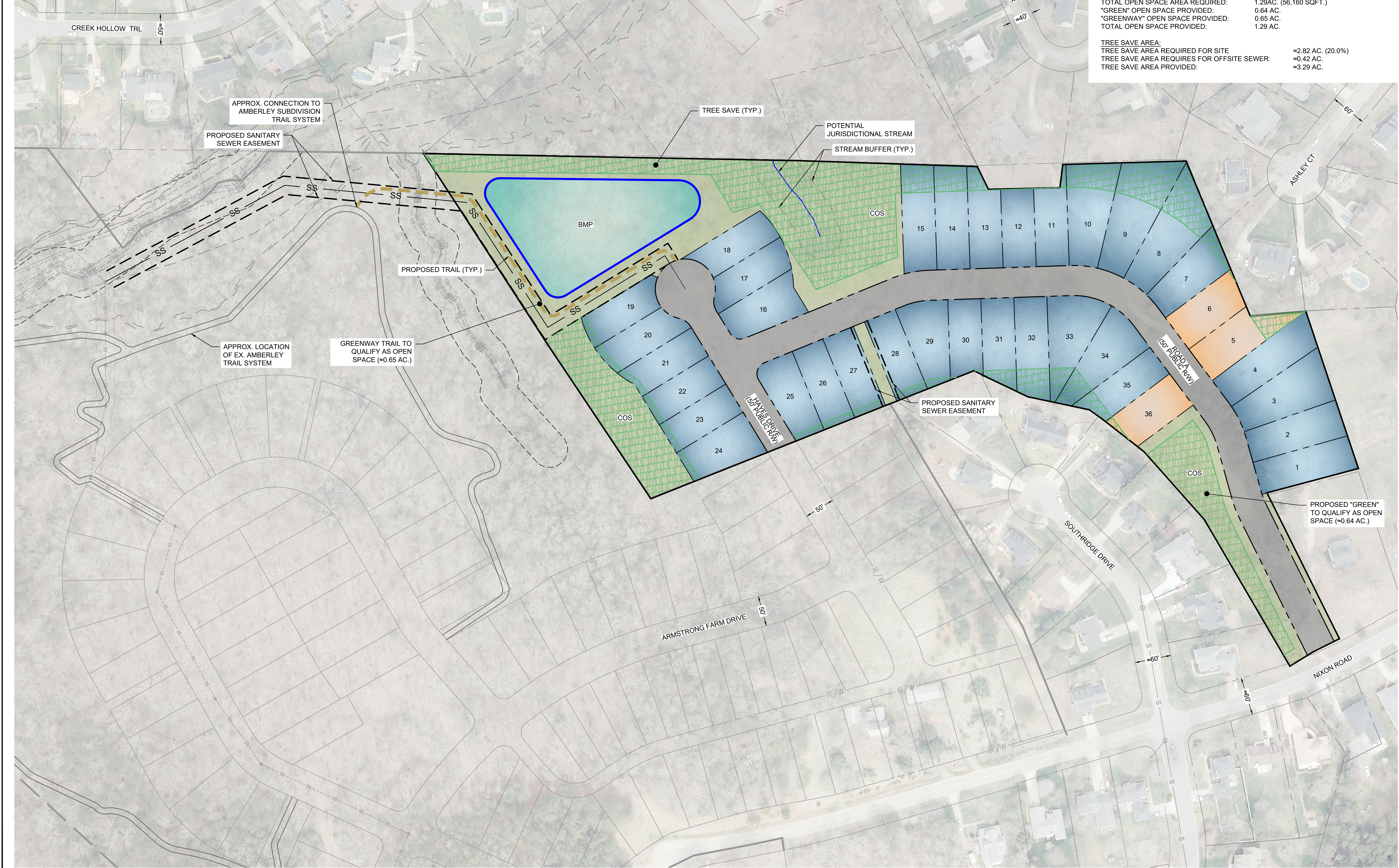
GENERAL NOTES:

- ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- ROADWAY ALIGNMENTS DEPICTED ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. THE FINAL LAYOUT, LOCATION AND SIZES ARE GRAPHIC REPRESENTATIONS AND MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS, ECT.
- BASE INFORMATION OBTAINED FROM GASTON COUNTY GIS.

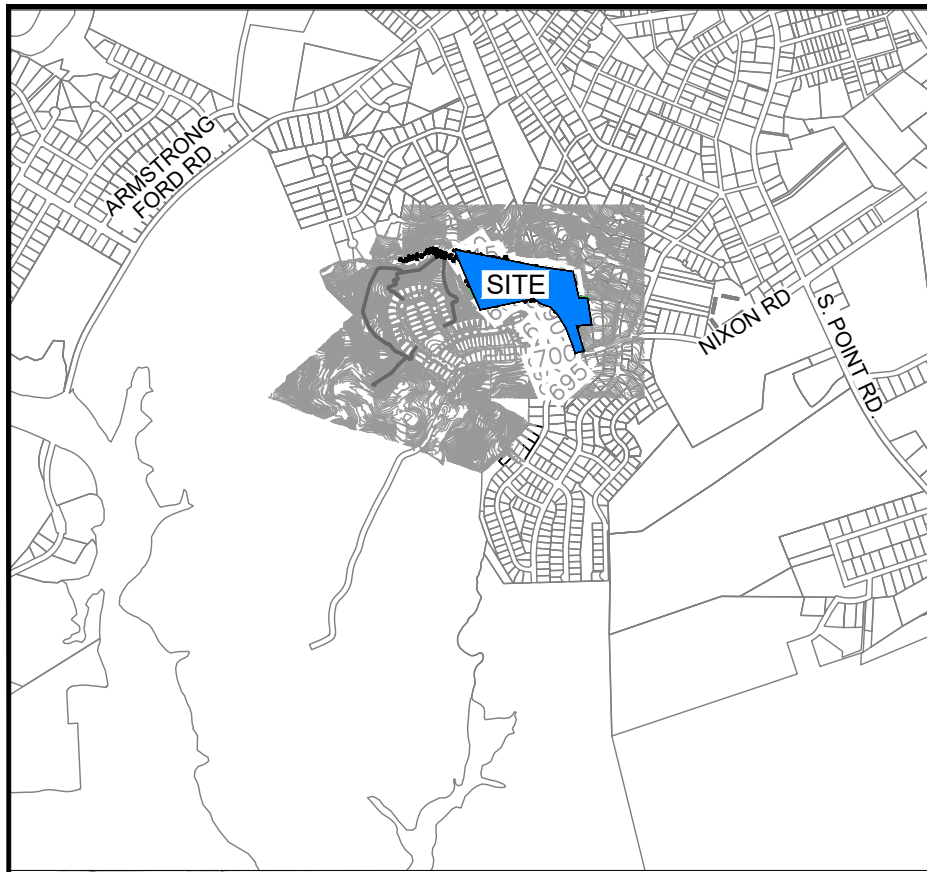
DEVELOPMENT SUMMARY

PARCEL #:	306206,188099 & 188097(PORION OF)
DEVELOPER:	BLUEHEEL DEVELOPMENT 9606 BAILEY ROAD, STE 265 CORNELIUS, NC 28031 CONTACT: MATT GALLAGHER PHONE NUMBER: (704)-727-2517 MATT@BLUEHEELDEVELOPMENT.COM
DESIGN ENGINEER:	W.K. DICKSON - EDWIN SUDDRETH, PE 11213 W. MOREHEAD STREET, SUITE 300 CHARLOTTE, NC 28208 PHONE NUMBER: (704)-334-5348 ESUDDRETH@WKDICKSON.COM
EXISTING ZONING:	GR (BELMONT ETJ)
PARCEL ACREAGE:	14.09 AC.
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE-FAMILY
PROPOSED 55' SF DETACHED:	33 LOTS
PROPOSED 65' SF DETACHED:	3 LOTS
PROPOSED DENSITY:	2.56 DUA
OPEN SPACE AREA:	
TOTAL OPEN SPACE AREA CALCULATION:	36 LOTS X 4 BDRM/LOT X 390 SQFT/BDRM
TOTAL OPEN SPACE AREA REQUIRED:	1.29AC. (56,160 SQFT.)
"GREEN" OPEN SPACE PROVIDED:	0.64 AC.
"GREENWAY" OPEN SPACE PROVIDED:	0.65 AC.
TOTAL OPEN SPACE PROVIDED:	1.29 AC.

TREE SAVE AREA:	
TREE SAVE AREA REQUIRED FOR SITE	≈2.82 AC. (20.0%)
TREE SAVE AREA REQUIRED FOR OFFSITE SEWER:	≈0.42 AC.
TREE SAVE AREA PROVIDED:	≈3.29 AC.

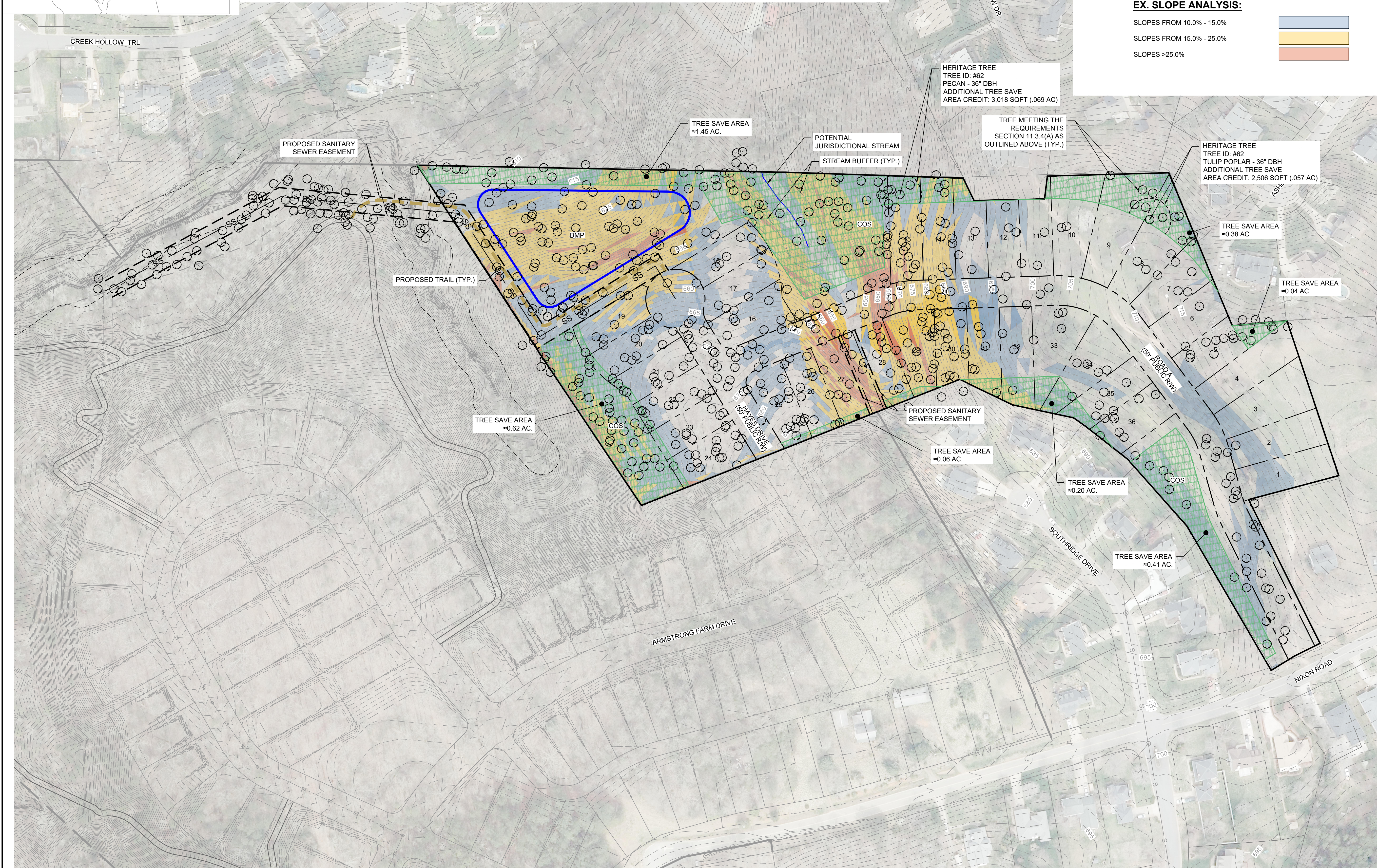


SKETCH PLAN



11.3.4 On-Site Tree Save Area Calculation Methods

- A. Existing Trees
- Existing trees must meet the definition of a qualifying tree (see section 11.1.2) to be eligible for use in fulfillment of TSA requirements. There are three classifications of potential qualifying trees:
 - Protected tree** Any deciduous tree that is 10 inches in diameter or larger, as measured at 4.5 feet above grade (i. e., diameter at breast height).
 - Significant tree** Any tree, deciduous or conifer, that is 18 inches in diameter or larger, as measured at 4.5 feet above grade, i. e., diameter at breast height.
 - Heritage tree** Any tree that is 36 inches in diameter or larger, as measured at 4.5 feet above grade, i. e., diameter at breast height.



- GENERAL NOTES:**
- ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - ROADWAY ALIGNMENTS DEPICTED ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. THE FINAL LAYOUT, LOCATION AND SIZES ARE GRAPHIC REPRESENTATIONS AND MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS, ECT.
 - BASE INFORMATION OBTAINED FROM GASTON COUNTY GIS.

- EX. SLOPE ANALYSIS:**
- SLOPES FROM 10.0% - 15.0%
SLOPES FROM 15.0% - 25.0%
SLOPES >25.0%

WK

DICKSON

community infrastructure consultants

1213 W. MOREHEAD STREET, SUITE 300
CHARLOTTE, NC 28208
(704) 334-0078
(704) 334-5348
WWW.WKDICKSON.COM
NC LICENSE NO.F-0374

CLIENT:

PROJECT:

SHEET TITLE:

SEAL:

blue

heel

DEVELOPMENT

Nixon Road Site

Environmental Plan

PROJ. MGR.:

DESIGN BY:

DRAWN BY:

PROJ. DATE:

DRAWING NUMBER:

ETS

ETS

ETS

FEB. 2022

20210738.00.CL

1.1

WKD PROJ. NO.:

REVISED:

DATE:

COMMENT:

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