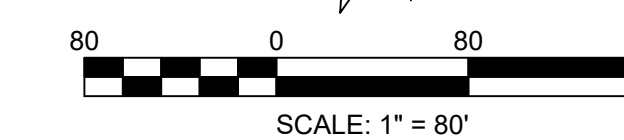
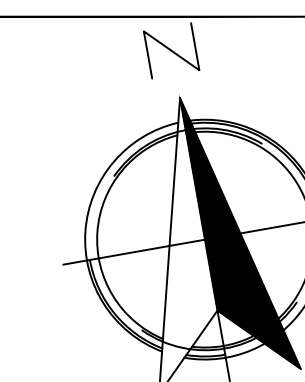


Nixon Road Site

Schematic Plan



SCALE: 1" = 80'

PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	APR. 2022
DRAWING NUMBER:	20210738.00.CL

1.0

WKD PROJ. NO.:

REVISION:	DATE:	COMMENT:

COPYRIGHT © W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.

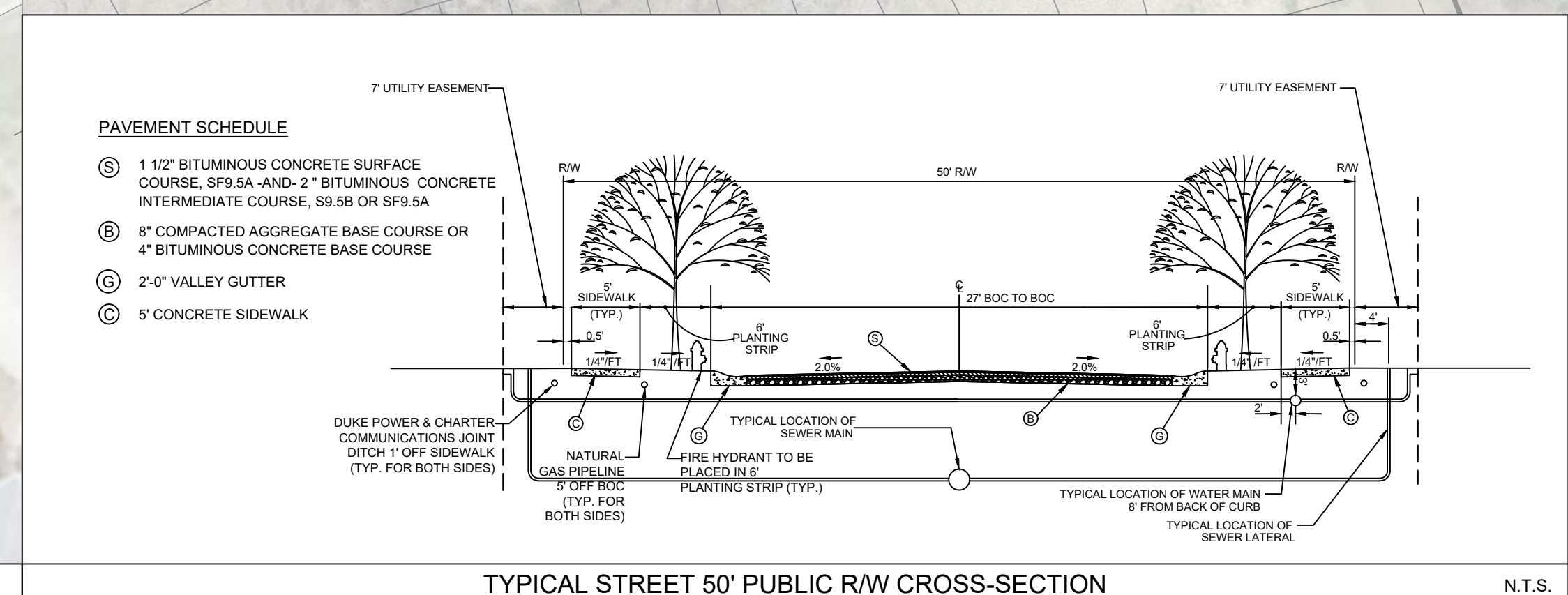
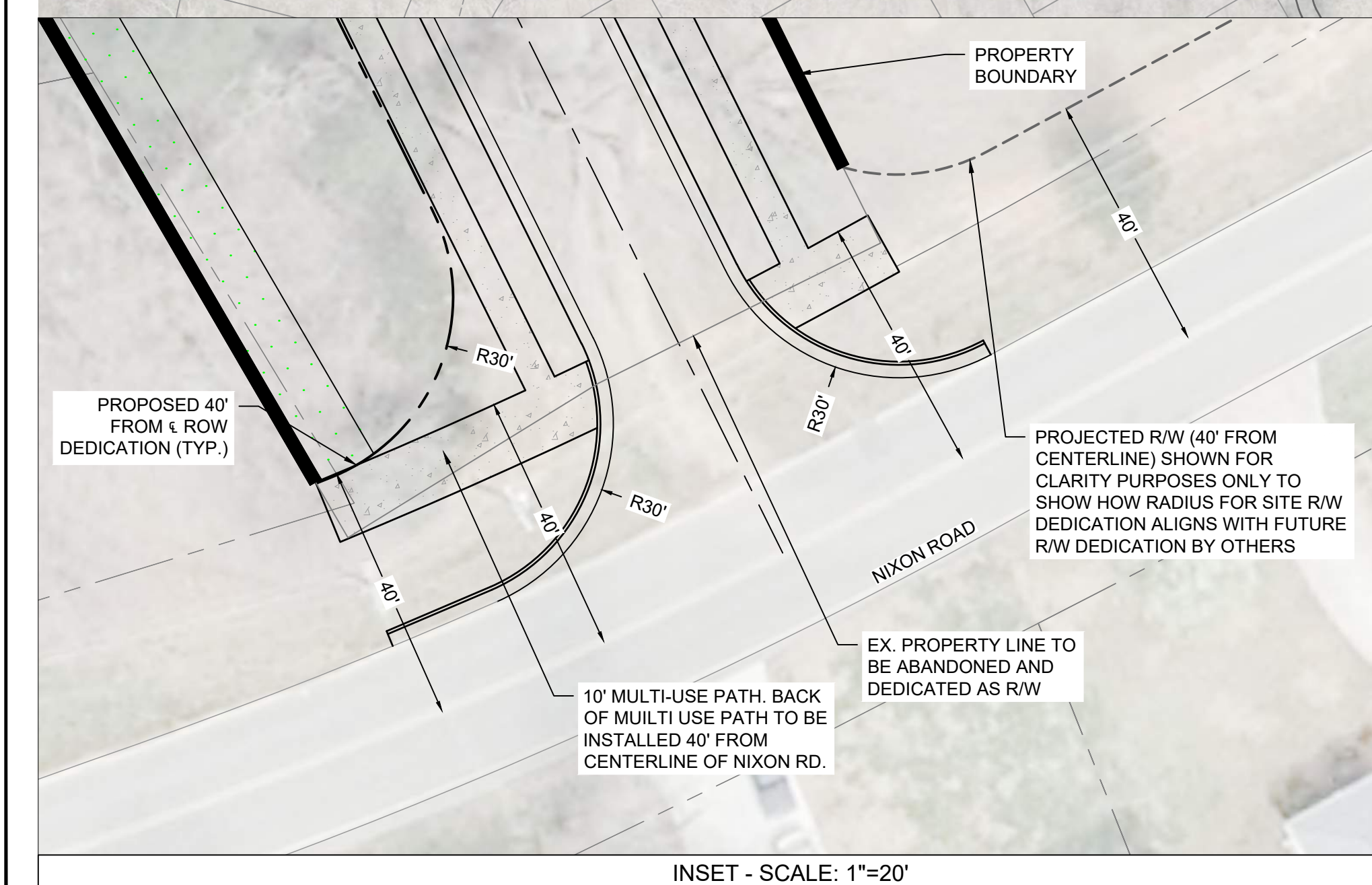
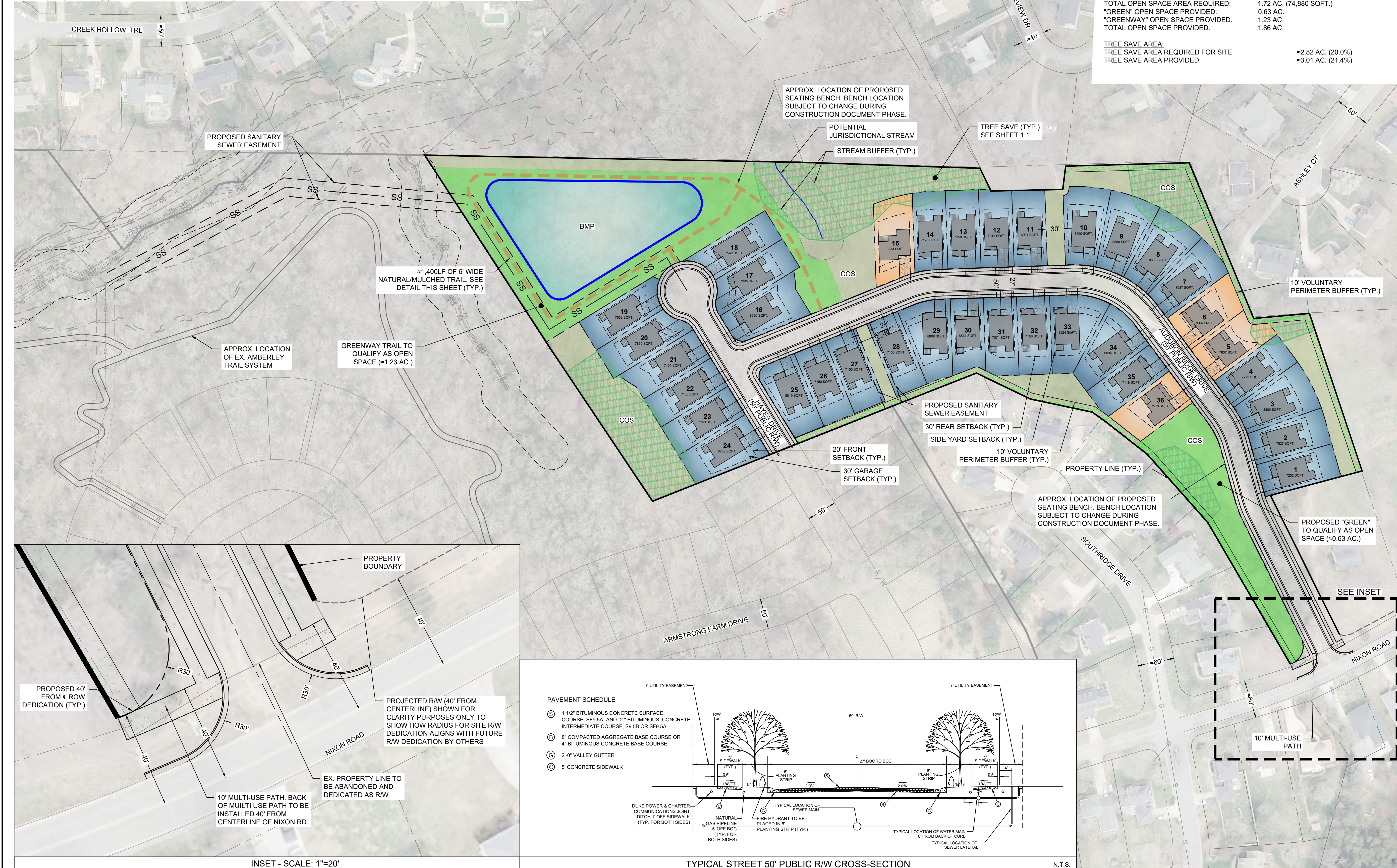
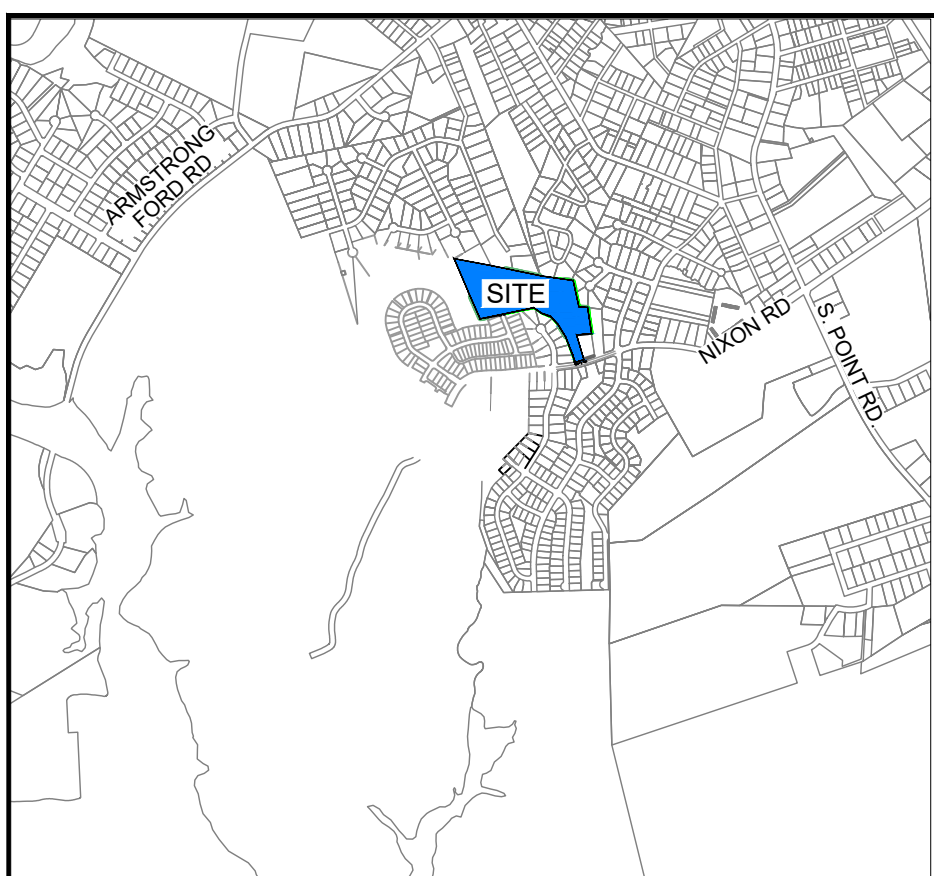
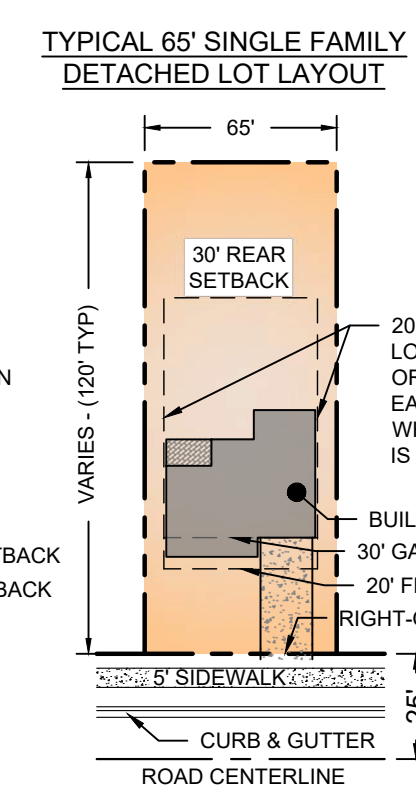
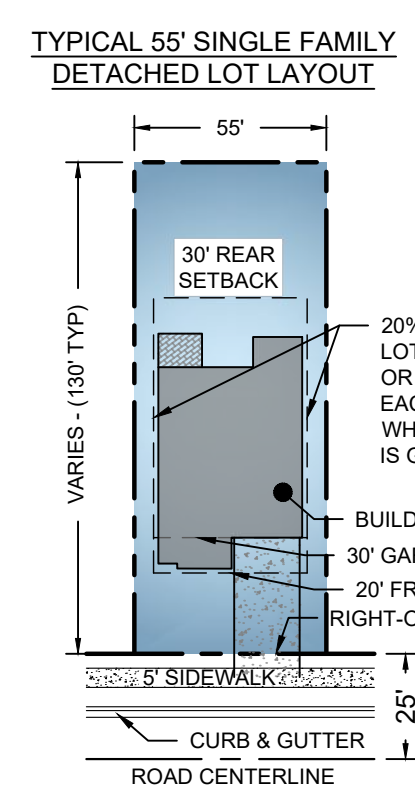
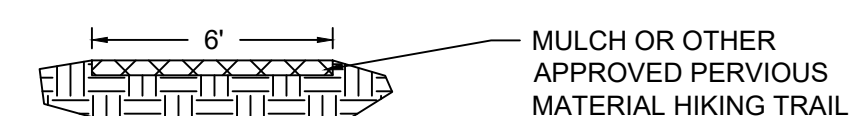
DEVELOPMENT SUMMARY

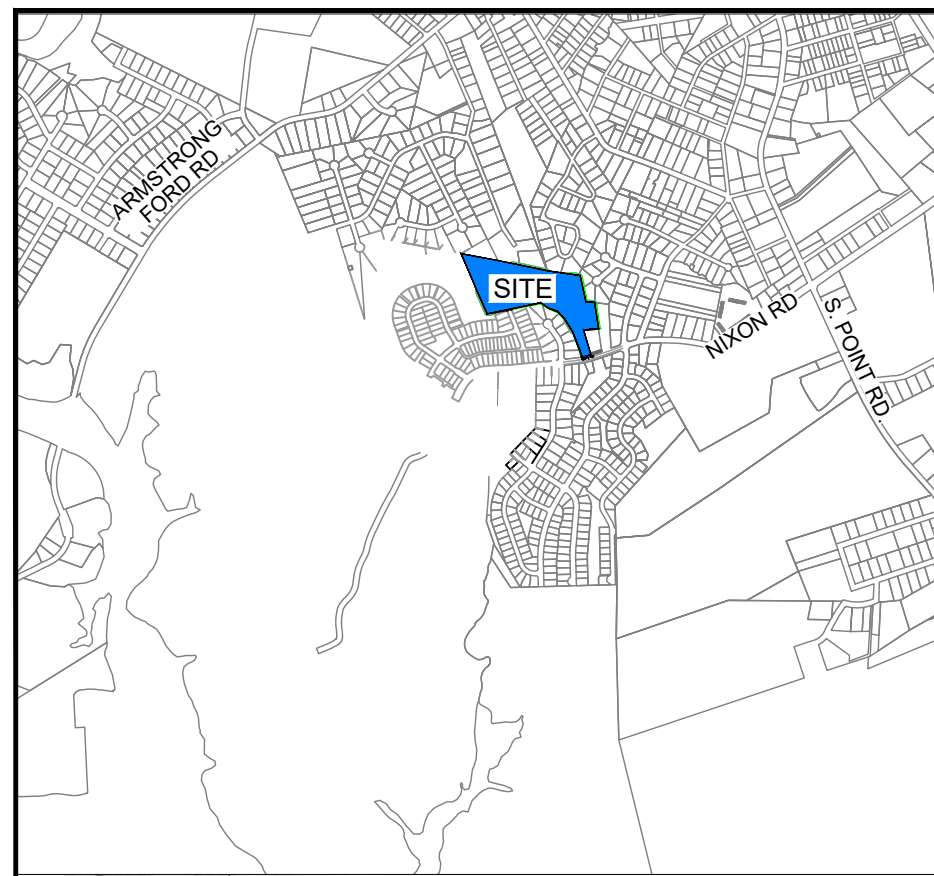
PARCEL #: 306206,188099 & 188097(PORCION OF)
 DEVELOPER: BLUEHEEL DEVELOPMENT
 9606 BAILEY ROAD, STE 265
 CORNELIUS, NC 28033
 CONTACT: MATT GALLAGHER
 PHONE NUMBER: (704)-727-2517
 MATT@BLUEHEELDEVELOPMENT.COM
 DESIGN ENGINEER: W.K. DICKSON - EDWIN SUDDRETH, PE
 11213 W. MOREHEAD STREET, SUITE 300
 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: 32 LOTS
 PROPOSED 65' SF DETACHED: 4 LOTS
 PROPOSED DENSITY: 2.56 DUA
 OPEN SPACE AREA:
 TOTAL OPEN SPACE AREA CALCULATION: 36 LOTS X 4 BDRM/LOT X 520 SQFT/BDRM = 7536 SQFT
 TOTAL OPEN SPACE AREA REQUIRED: 1.72 AC. (74,880 SQFT.)
 GREEN OPEN SPACE PROVIDED: 0.63 AC.
 GREENWAY OPEN SPACE PROVIDED: 1.23 AC.
 TOTAL OPEN SPACE PROVIDED: 1.86 AC.
 TREE SAVE AREA:
 TREE SAVE AREA REQUIRED FOR SITE: ≈2.82 AC. (20.0%)
 TREE SAVE AREA PROVIDED: ≈3.01 AC. (21.4%)

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.
- PER EMERGENCY SERVICES, PARKING WILL NOT BE ALLOWED WITHIN THE CUL-DE-SAC. NO PARKING SIGNS WILL BE REQUIRED. IN ADDITION, 50-FOOT RIGHT-OF-WAY ALLOW FOR PARKING ON ONE SIDE OF THE STREET ONLY. *NO PARKING ON THIS SIDE OF THE STREET* SIGNS ARE REQUIRED.
- STREET LIGHTS AND STREET TREES ARE REQUIRED INTERIOR TO THE DEVELOPMENT.
- SIDEWALK ARE REQUIRED ON BOTH SIDES OF THE INTERIOR STREETS AND ON THE DEVELOPMENT FRONTAGE ALONG NIXON ROAD.
- BALCONIES, STOOPS, STAIRS, CHIMNEYS, OPEN PORCHES, BAY WINDOWS, AND RAISED DOORWAYS ARE PERMITTED TO ENCOACH INTO ANY REQUIRED FRONT OR REAR SETBACK A MAXIMUM OF 8 FT.

PRIVATE HIKING TRAIL CROSS SECTION





11.3.4 On-Site Tree Save Area Calculation Methods

A. Existing Trees

1. 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:
 - a. **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).
 - b. **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.
 - c. **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:

1. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
2. 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.
3. BASE INFORMATION OBTAINED FROM GASTON COUNTY GIS.

TREE SAVE AREA:

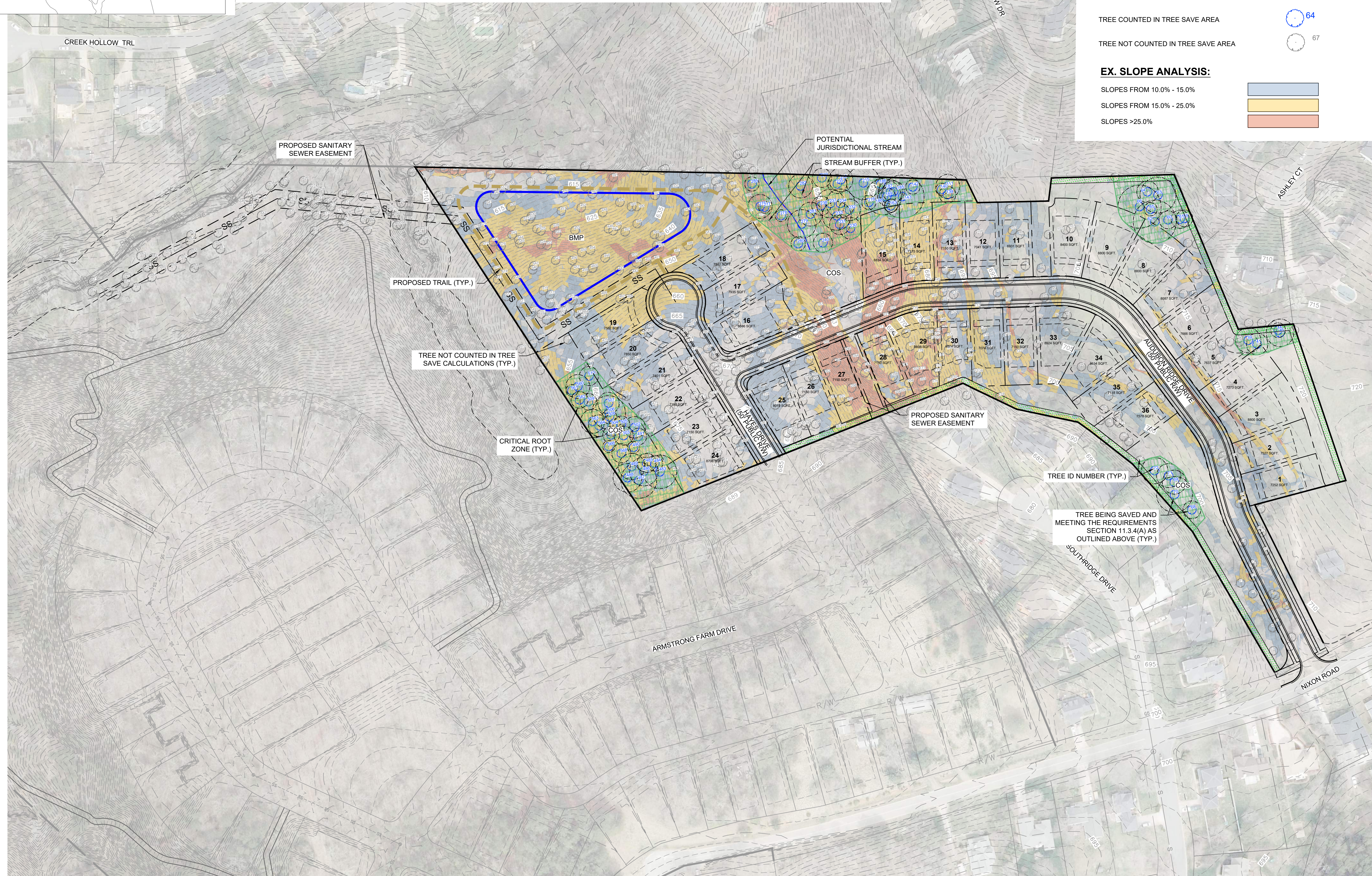
TREE SAVE AREA REQUIRED FOR SITE = 2.82 AC. (20.0%)
 TREE SAVE AREA PROVIDED: = 3.01 AC. (21.4%)

TREE COUNTED IN TREE SAVE AREA: 64

TREE NOT COUNTED IN TREE SAVE AREA: 67

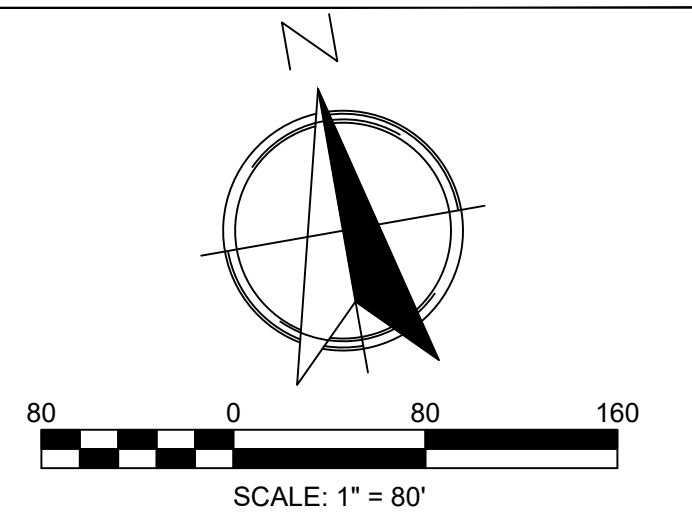
EX. SLOPE ANALYSIS:

SLOPES FROM 10.0% - 15.0% (Blue)
 SLOPES FROM 15.0% - 25.0% (Yellow)
 SLOPES >25.0% (Red)



Nixon Road Site

Environmental Plan



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	FEB. 2022
DRAWING NUMBER:	20210738.00.CL

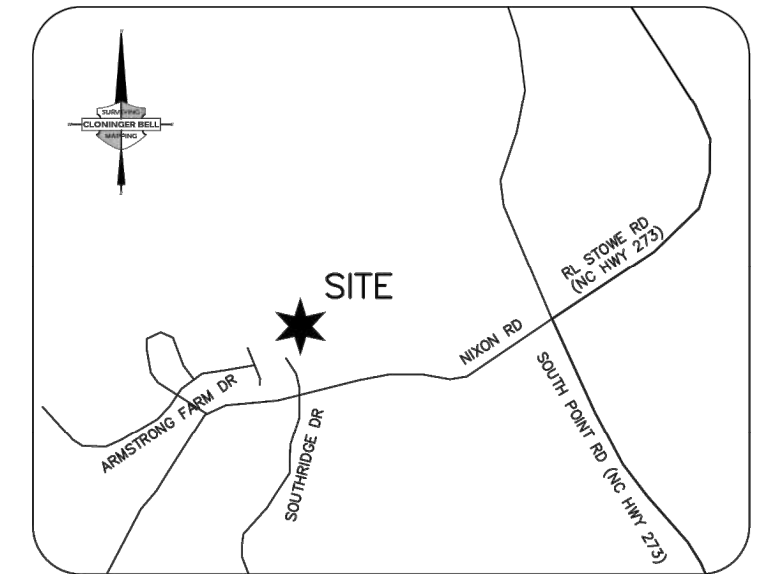
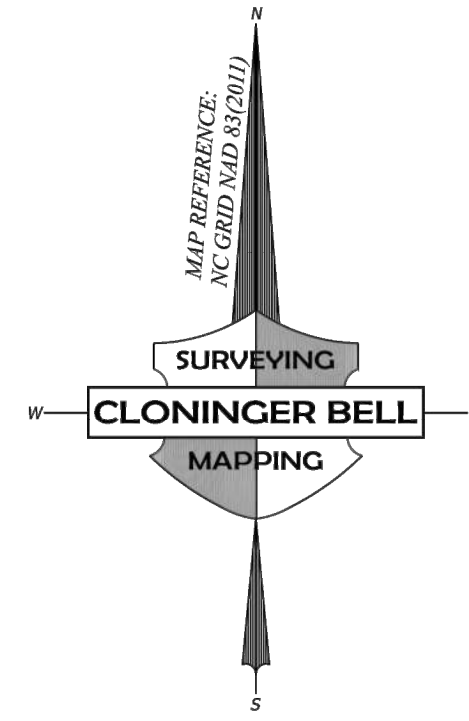
1.1

WKD PROJ. NO.:

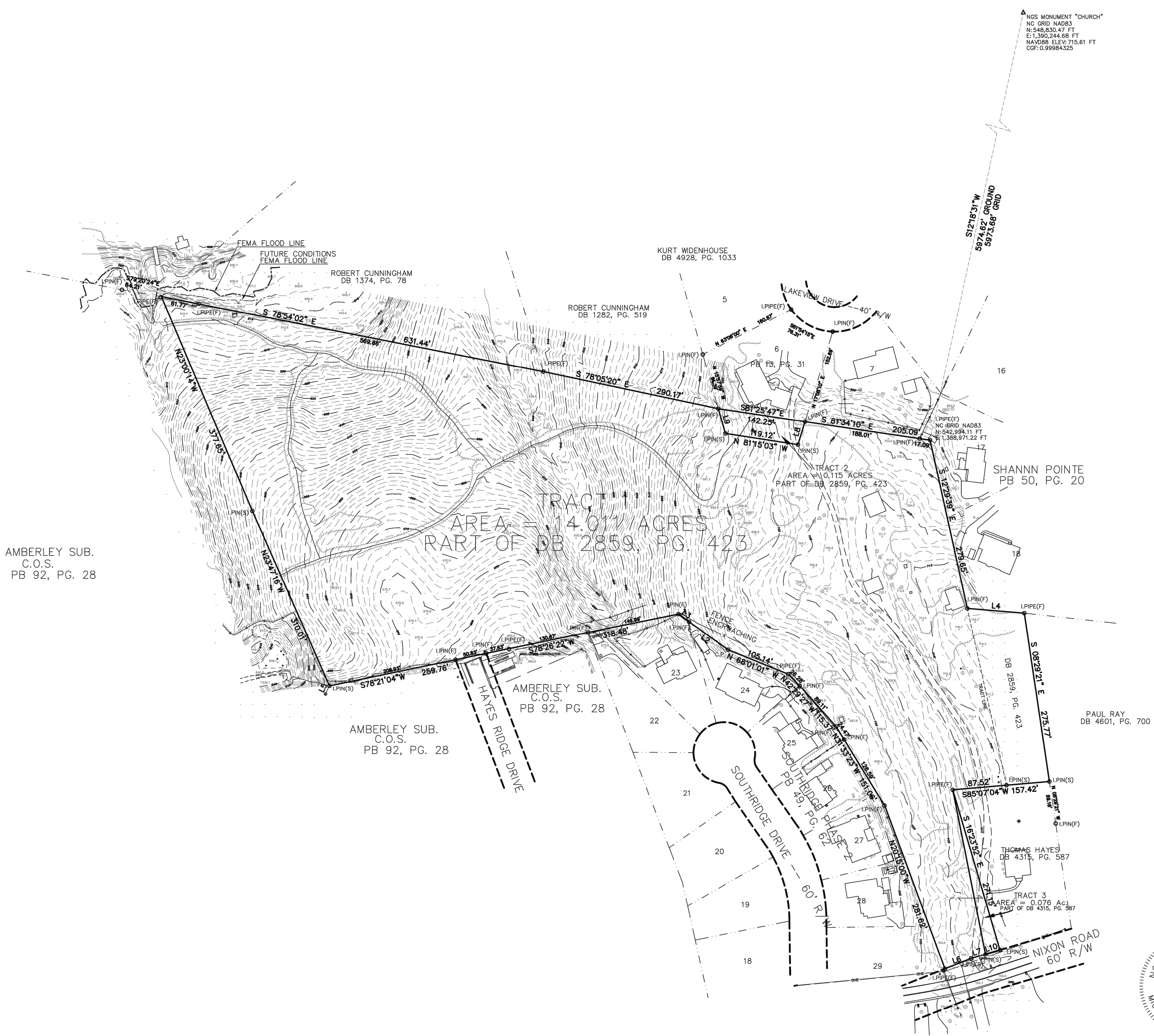
REVISION:	DATE:	COMMENT:

SKETCH PLAN

COPYRIGHT © W.K. DICKSON & CO., INC. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF W.K. DICKSON & CO., INC., IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.



VICINITY MAP
NOT TO SCALE



NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "CHURCH", ELEVATION = 715.61 FEET, NAVD 88. CONTOUR INTERVAL = 1FT.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
9. PHYSICAL AND TOPOGRAPHIC FEATURES ARE SHOWN HEREON AS PROVIDED BY AVOIDIMAGE MAPPING SERVICES, INC.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: RR
FOR FURTHER INFORMATION CONTACT THE CITY OF BELMONT ZONING DEPARTMENT.

GPS CERTIFICATION:

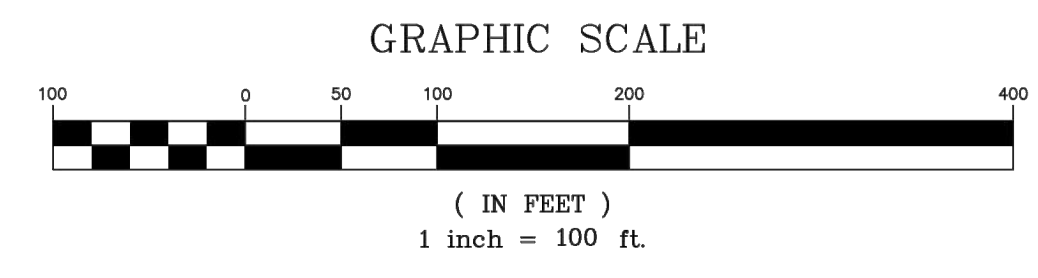
1. MICHAEL L. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- (1) CLASS OF SURVEY: A(1:15,000)
- (2) POSITIONAL ACCURACY: HORIZONTAL N=0.01S', E=0.114", VERTICAL=0.62"
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- (4) DATES OF SURVEY: 2/7/22
- (5) DATUM/EPOCH: NAD83(CONUS), NAVD 88 LOCALIZATION=60, ZONE: NC 3200
- (6) PUBLISHED FIELD CONTROL USE: "CHURCH"
- (7) GEOID MODEL: GEOID03(CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99984325
- (9) UNITS: US SURVEY FEET

LEGEND:

- CGF - COMBINED GRID FACTOR
- D.B. - DEED BOOK
- LPIN(F) - IRON PIN FOUND
- LPIN(S) - IRON PIN SET
- LP(PE)(F) - IRON PIPE FOUND
- M.B. - MAP BOOK
- N/S - NOT TO SCALE
- P.G. - PAGE
- R/W - RIGHT-OF-WAY
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)



Know what's below.
Call before you dig.



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 28, 2007
COMMUNITY PANEL NO: 3710358400J

No.	REVISIONS	Date
1	AERIAL TOPOGRAPHIC SURVEY ADDED.	3/16/22

LINE TABLE		
LINE	LENGTH	BEARING
L2	77.79	N54°18'27"W
L3	21.21	N53°41'51"W
L4	92.74	S85°13'11"E
L5	15.09	S26°06'41"W
L6	45.52	S56°21'22"W
L7	24.48	S73°29'34"W
L8	38.99	N17°03'10"E
L9	41.96	S15°54'13"E
L10	24.33	S73°39'23"W

THIS IS TO CERTIFY THAT ON THE 18th DAY OF FEBRUARY 2021 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.



SIGNED **PRELIMINARY**

SURVEY
PREPARED FOR
BLUE HEEL DEVELOPMENT
NIXON RD.
SOUTH POINT TOWNSHIP, GASTON COUNTY, NC
DEED REFERENCE: 2859-423
PARCEL: 188097

SURVEYING
CLONINGER BELL
MAPPING

CLONINGER BELL
SURVEYING & MAPPING, PLLC
201 W. 2nd AVENUE, SUITE C
GASTONIA, NC 28052
704.864.9007
LICENSE P-2326

CREW: MLC	DRAWN: MLC	REVISED: CEB	SCALE: 1"=100'	DATE: FEBRUARY 18, 2021	FILE NO. 1495
--------------	---------------	-----------------	-------------------	----------------------------	------------------