

CATAWBA COUNTY DEVELOPMENT DATA:

PROJECT NAME: CAMPGROUND ROAD SUBDIVISION
 PLANS PREPARED BY: BOLTON & MENK, INC.
 ZONING: R-30
 PROPOSED USE: RESIDENTIAL & CLUSTER SUBDIVISION
 MIN. LOT SIZE: 7,500 S.F.
 MIN. LOT WIDTH: 45'
 MAX DENSITY: 1.5 LOTS PER ACRE PER CATAWBA COUNTY UDD SEC 44.544

SETBACKS:
 FRONT= 20'
 SIDE= 30'
 CORNER SIDE= 20'
 REAR= 50'

PROPERTY AREA = 88.01 ACRES
 PROPOSED LOTS = 115
 PROPOSED DENSITY = 1.31 LOTS/ACRE
 PARCEL = 460601418109

IMPERVIOUS CALCULATION:
 ROADS = 4.46 ACRES
 SIDEWALK = 0.88 ACRES
 DRIVEWAYS = 1.21 ACRES
 PADS = 40' W x 70'L x 115 LOTS = 7.39 ACRES
 ADDITIONAL IMPERVIOUS PER LOT = 1000 SF * 115 LOTS = 2.66 ACRES
 TOTAL IMPERVIOUS = 16.60 ACRES
 IMPERVIOUS PERCENTAGE = 18.86%

OPEN SPACE:
 OFFSITE DEDICATED ROW AREA = 0.23 ACRES
 ONSITE DEDICATED ROW AREA = 7.02 ACRES
 NET AREA = 88.01 - 7.02 - 0.23 = 80.76 ACRES
 REQUIRED OPEN SPACE = 25% * 80.76 * 25 = 20.19 ACRES
 PROPOSED OPEN SPACE = 31.86% (25.73 ACRES)

LINCOLN COUNTY DEVELOPMENT DATA:

PROJECT NAME: CAMPGROUND ROAD SUBDIVISION
 PLANS PREPARED BY: BOLTON & MENK, INC.
 ZONING: R-T CONVENTIONAL SUBDIVISION
 PROPOSED USE: RESIDENTIAL
 MIN. LOT SIZE: 32,670 S.F.
 MIN. LOT WIDTH: 100'
 MAX DENSITY: NA PER LINCOLN COUNTY UDD SEC 2.4

FRONT = 30'
 SIDE = 30'
 CORNER SIDE = 20'
 REAR = 40'

PROPERTY AREA = 71.24 ACRES
 AREA INSIDE ROW = 63.50 ACRES
 PROPOSED LOTS = 34
 PROPOSED DENSITY = 0.48 LOTS/ACRE
 PARCEL = 4605197404 AND 4606300129

IMPERVIOUS CALCULATION:
 ROADS = 2.67 ACRES
 SIDEWALK = 0.59 ACRES
 DRIVEWAYS = 0.44 ACRES
 PADS = 40' W x 70'L x 34 LOTS = 3.19 ACRES
 ADDITIONAL IMPERVIOUS PER LOT = 1000 SF * 34 LOTS = 0.78 ACRES
 TOTAL IMPERVIOUS = 6.67 ACRES
 IMPERVIOUS PERCENTAGE = 9.36%

OPEN SPACE:
 REQUIRED OPEN SPACE = NA
 PROPOSED OPEN SPACE = 52.27% = (33.19 ACRES)

UTILITY NOTE:

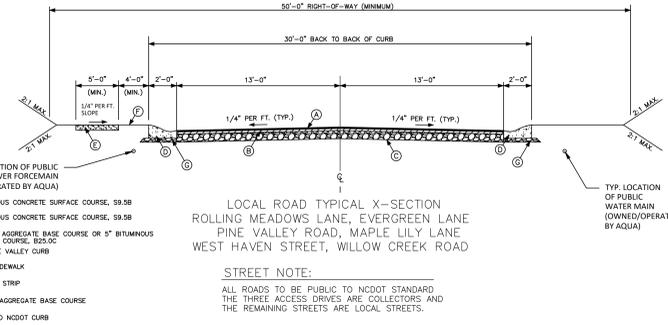
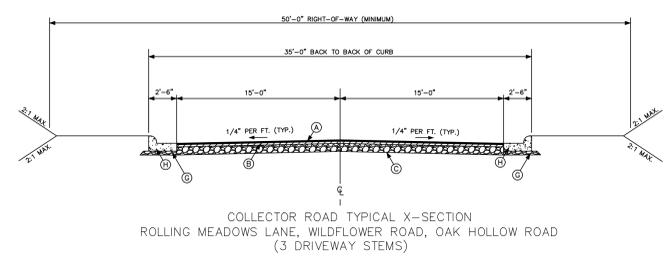
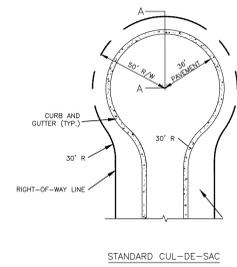
LOTS TO BE SERVICED BY COMMUNITY WELL AND COMMUNITY SEPTIC WELL AND SEPTIC TO BE PERMITTED THROUGH NCDOT AND THEN TURNED OVER TO AQUA WHICH IS A PUBLIC ENTITY THERE ALL WATER AND SEWER COLLECTION INFRASTRUCTURE WILL BE LOCATED IN THE STREET RIGHT OF WAY.

LOW DENSITY NOTE:
 PROJECT FALLS IN THE WS-NV WATERSHED 24% MAXIMUM IMPERVIOUS ALLOWED OTHER LOW IMPACT MEASURES IN PLACE PER NC 15A NCAC 02B.0624 CURB AND GUTTER PROVIDED WITH SWALE CONVEYANCES OF AT LEAST 100' DESIGNED PER NCDOT LID GUIDELINES.

INTERSECTION DESIGN:
 RADII AT INTERSECTIONS SHALL BE 30'

STAKING AND MATERIALS NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL BACK OF CURB RADII AT PARKING LOT ISLANDS ARE 4.5- FEET UNLESS OTHERWISE NOTED.
- PARKING STALL DIMENSIONS ARE 18.0' (TO FACE OF CURB) X 9.0' WIDE UNLESS OTHERWISE NOTED.
- ALL BACK OF CURB RADII AT ROADWAY INTERSECTIONS SHALL BE 20- FEET UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS, AND RIGHTS-OF-WAY, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- ALL ASPHALT PAVING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THIS PLAN.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PARKING STALL STRIPING SHALL BE 4-INCH WHITE LINES, UNLESS OTHERWISE NOTED.
- STOP SIGNS SHALL BE R1-1, 30"x30".
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- CURB AND GUTTER VARIES AT CATCH BASIN LOCATION. SEE DETAIL X/X FOR CATCH BASIN PLACEMENT AND CURB TRANSITIONS.



LEGEND

SYMBOL	DETAIL
[Pattern]	PROPOSED SIDEWALK -/-
[Pattern]	PROPOSED ACCESSIBLE RAMP -/-
[Pattern]	PROPOSED OPEN SPACE -/-
[Pattern]	PROPOSED SEPTIC FIELD -/-
[Pattern]	LINCOLN COUNTY PROJECT SIDE -/-
[Pattern]	CONCRETE DRIVEWAY -/-
[Pattern]	PROPOSED 2' CONCRETE VALLEY GUTTER -/-

CLIENT CONTACT:
 CHRIS ROBUSTO
 DREAM FINDERS HOMES
 301 MCCULLOUGH DRIVE
 SUITE 109
 CHARLOTTE, NC 28262
 704-576-0316
 CHRIS.ROBUSTO@DREAMFINDERSHOMES.COM

ENGINEERING CONTACT:
 WILL SWARINGEN, PE
 BOLTON & MENK, INC.
 1801 N GRAHAM ST - SUITE 320
 CHARLOTTE, NC 28206
 984-352-3162
 WILL.SWARINGEN@BOLTON-MENK.COM



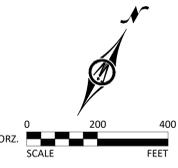
DREAM FINDERS HOMES
 301 MCCULLOUGH DRIVE
 SUITE 109
 CHARLOTTE, NC 28262

CAMPGROUND ROAD SUBDIVISION

OVERALL DIMENSION CONTROL PLAN

PROJECT NO:
 25XS0048700

REVISIONS:
 2025-09-30 - CATAWBA COUNTY RESUBMITTAL
 2025-10-06 - LINCOLN COUNTY RESUBMITTAL
 2025-11-14 - CATAWBA COUNTY RESUBMITTAL
 2026-1-7 - CATAWBA COUNTY RESUBMITTAL



NOT FOR CONSTRUCTION

DATE: 11/07/25
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BOLTON & MENK

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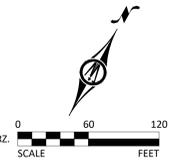
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**CAMPGROUND ROAD
SUBDIVISION**

**DIMENSION
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	PROPOSED OPEN SPACE -/-
	PROPOSED SEPTIC FIELD -/-
	LINCOLN COUNTY PROJECT SIDE -/-
	CONCRETE DRIVEWAY -/-
	PROPOSED 2' CONCRETE VALLEY GUTTER -/-

MATTHEW P. LANKFORD
DB 3220 PG 1416
MB 60 PG 37
PID #460603119278
(CATAWBA COUNTY)

MATTHEW P. LANKFORD
DB 2431 PG 357
MB 13 PG 9
PID #56246
(LINCOLN COUNTY)

CAMP456, LLC
DB 2453 PG 348
SURPLUS TRACT
MB 16 PG 100
PID #91272
(LINCOLN COUNTY)

1,588,798 SQ. FT.
36.4738 ACRES
DENVER VAULTS, LLC
DB 2742 PG 485
MB 16 PG 100
PID #91273
(LINCOLN COUNTY)

CAMP456, LLC
DB 2453 PG 348
SURPLUS TRACT
MB 16 PG 100
PID #91272
(LINCOLN COUNTY)

ADAM DELLINGER
JAN JETTON
JIM LEDFORD
JOANNE CHARLES
SCOTT COOPER

**CAMPGROUND ROAD
NCSR #1373**
60' PUBLIC RIGHT-OF-WAY
MB 12 PGS 188-189
(LINCOLN COUNTY)

LOT 3
FOX CHASE
PHASE 1 MAP 1
MB 16 PG 342
(LINCOLN COUNTY)

LOT 6

LOT 5

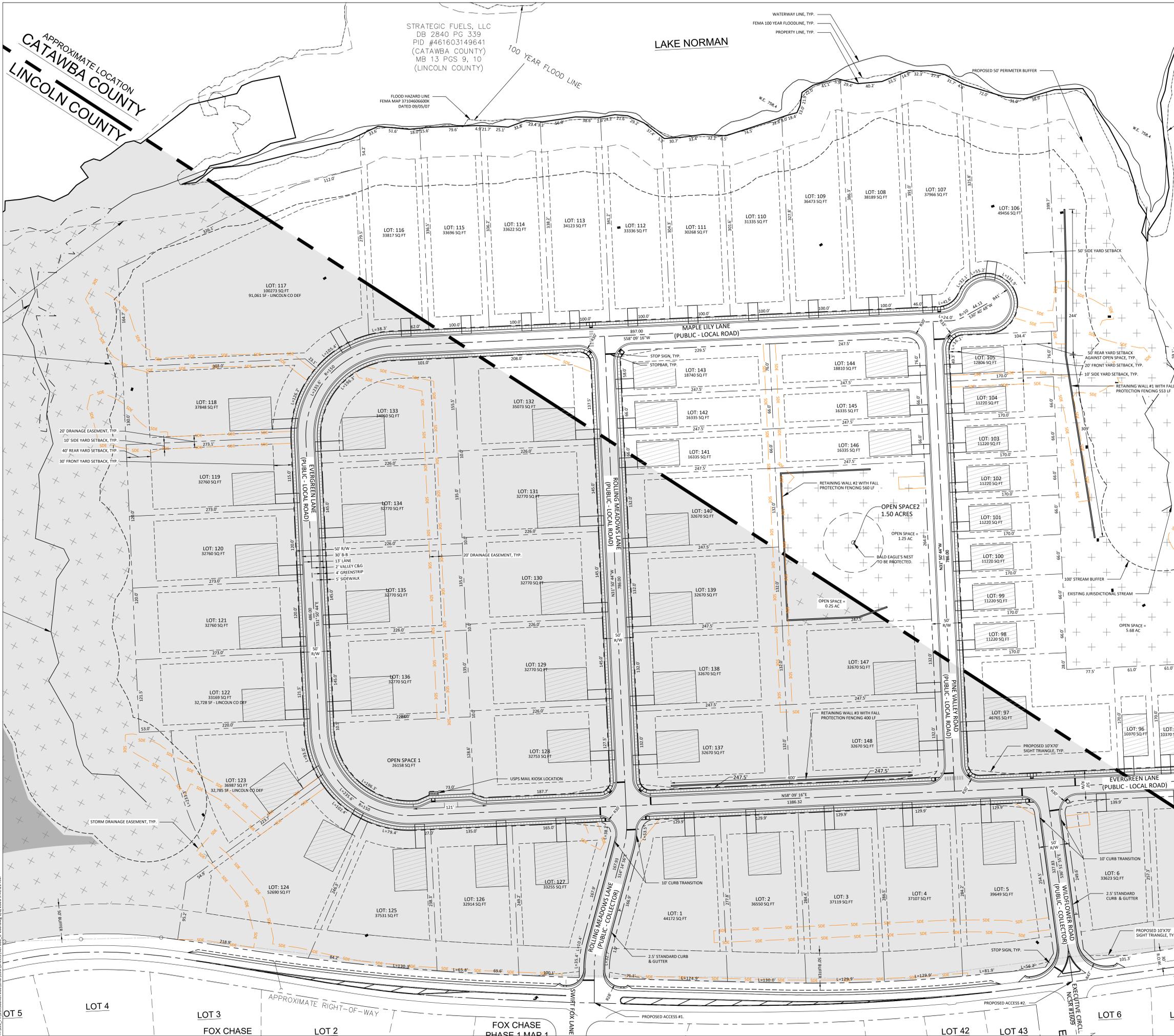
LOT 4

LOT 2

APPROXIMATE RIGHT-OF-WAY

APPROXIMATE RIGHT-OF-WAY

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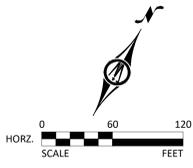
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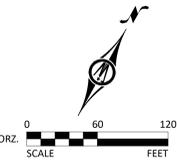
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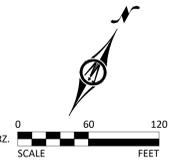
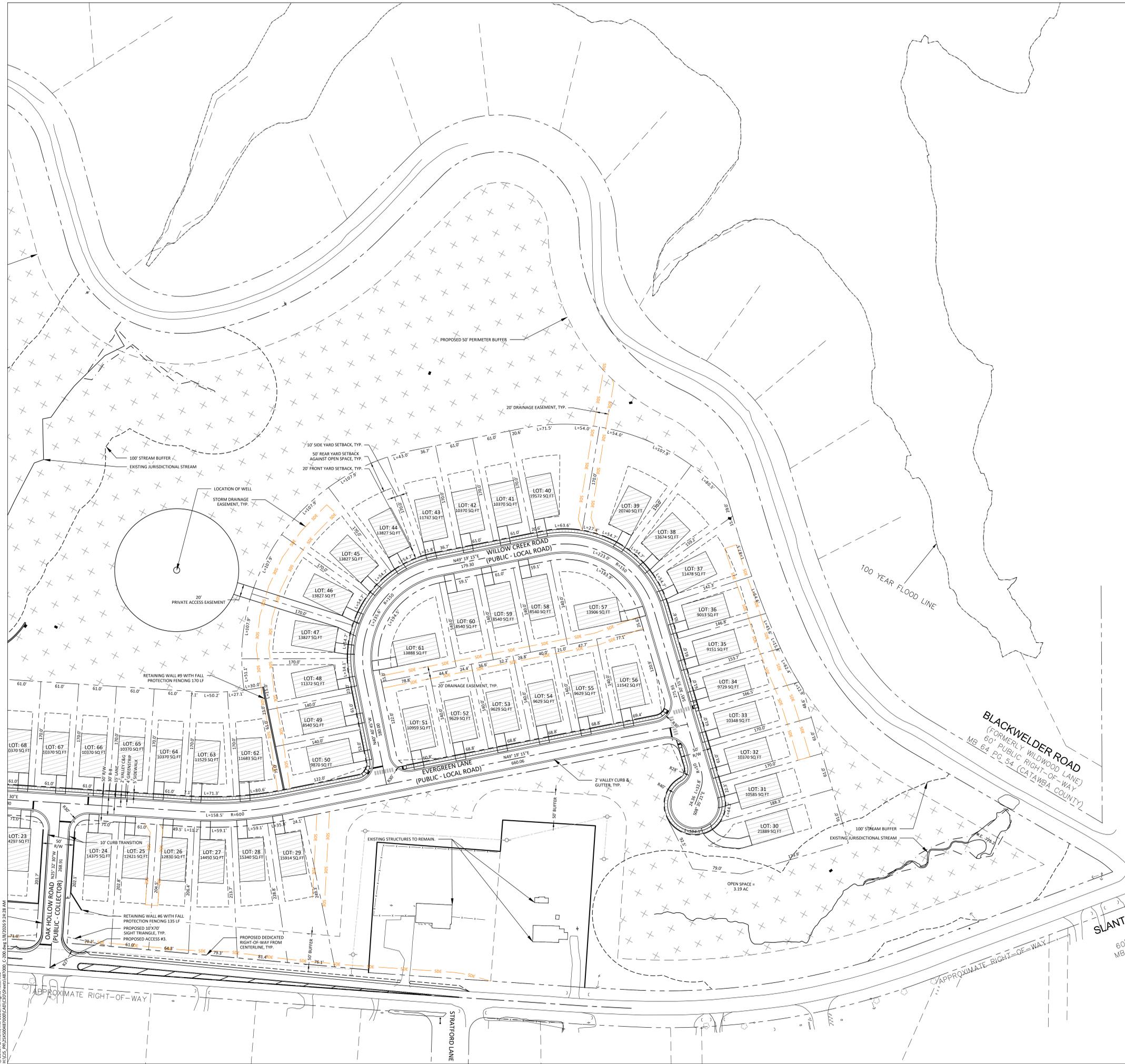
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