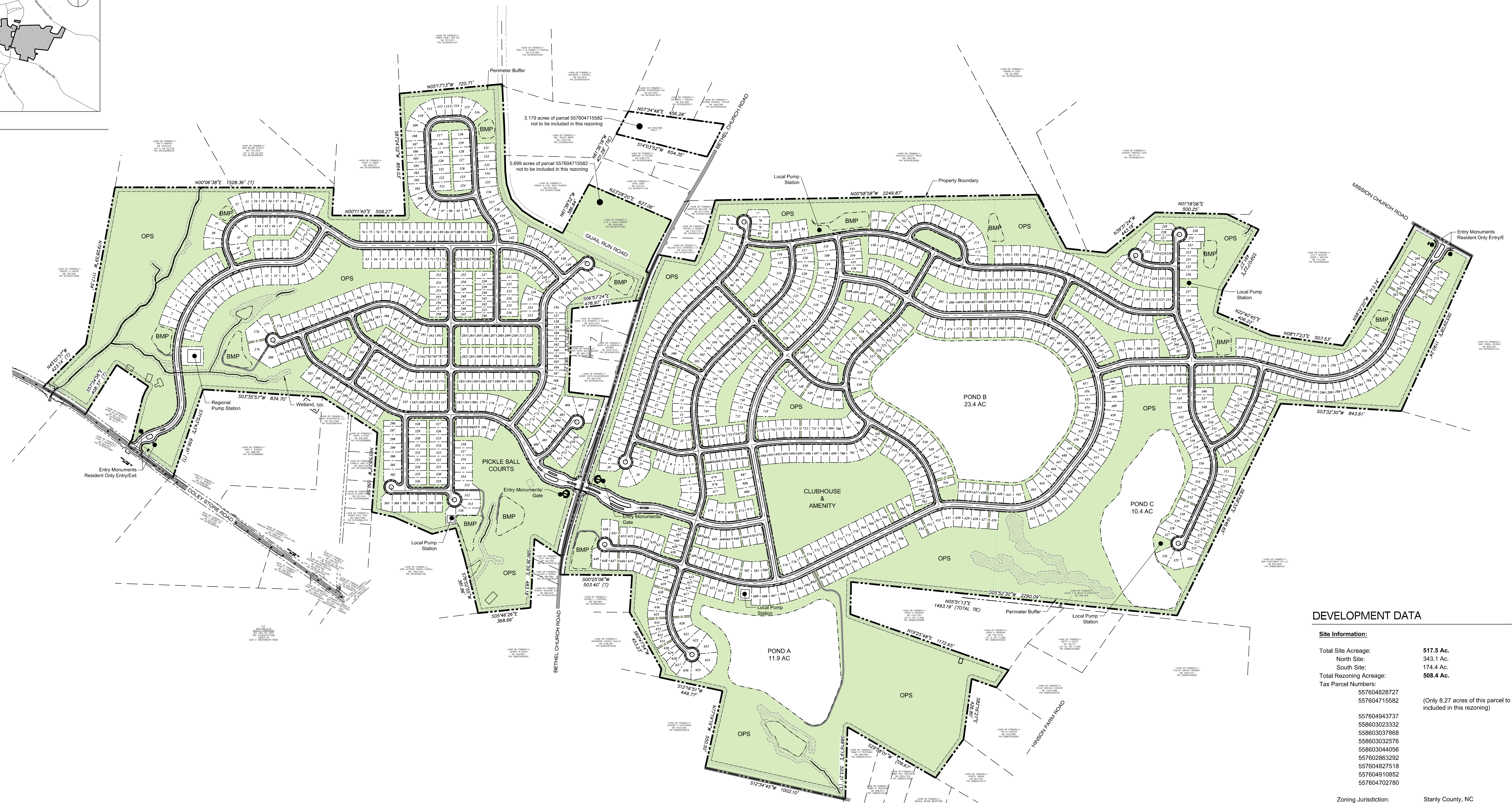
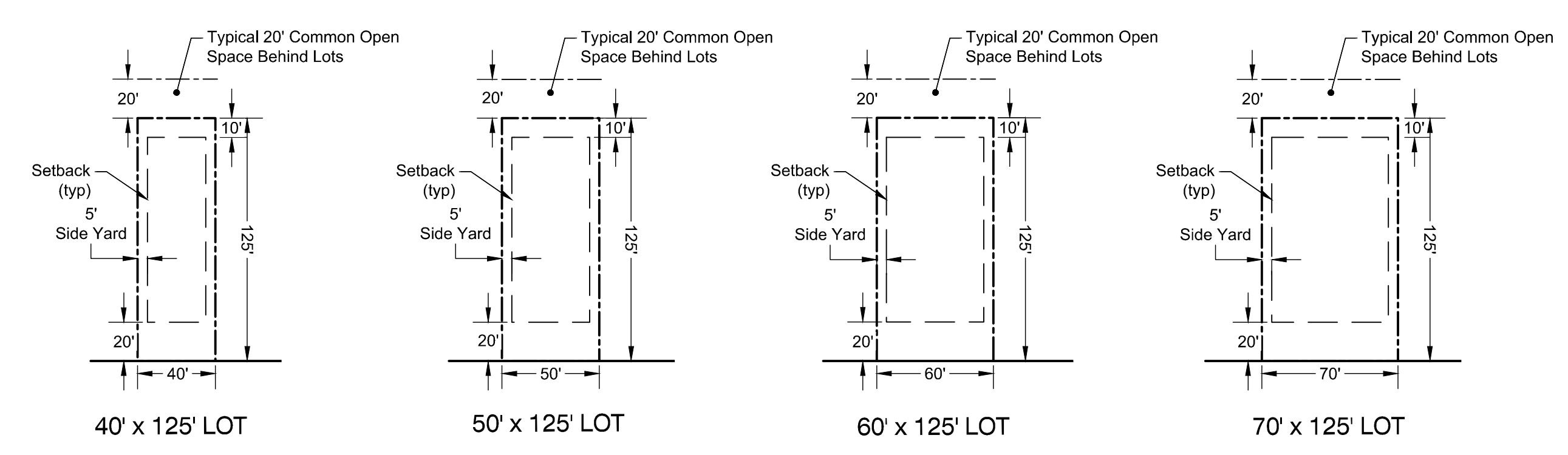
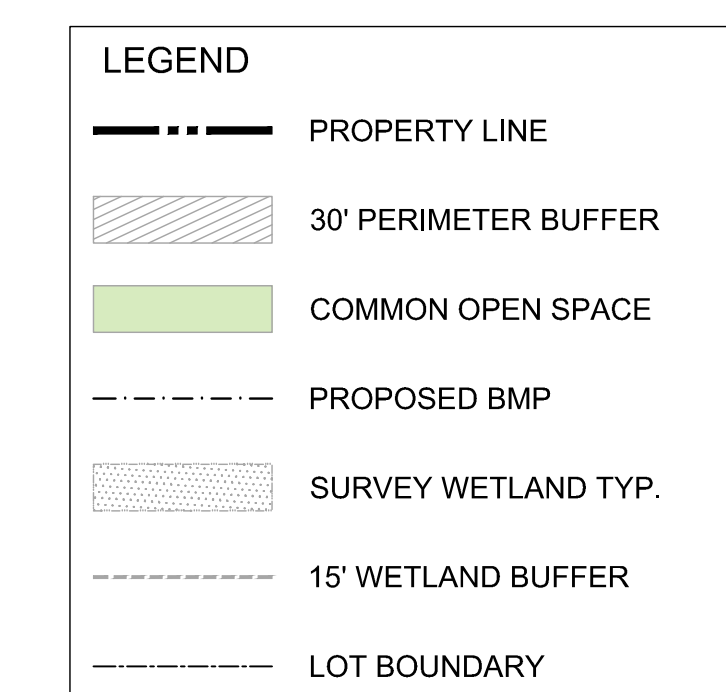


Vicinity Map

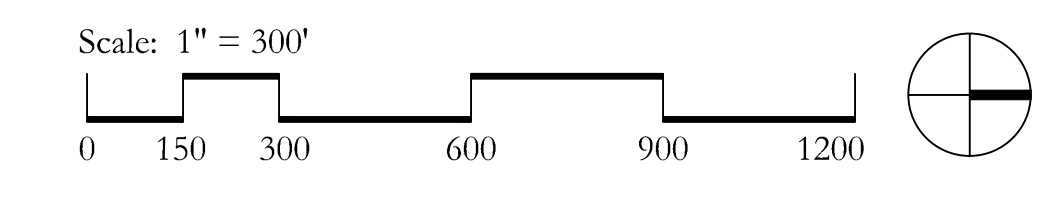


DEVELOPMENT DATA

Site Information:		
Total Site Acreage:	517.5 Ac.	
North Site:	343.1 Ac.	
South Site:	174.4 Ac.	
Total Rezoning Acreage:	508.4 Ac.	
Tax Parcel Numbers:		
55760482827	(Only 8.27 acres of this parcel to be included in this rezoning)	
557604715582		
557604943737	Stanly County, NC	
558603023332		
558603037868		
558603032576		
558603044056		
557602863292		
557604827518		
557604910852		
557604702780	The City of Locust	
Zoning Jurisdiction:		
Zoning Classification:		
Proposed Zoning:		
Ops Conditional-Open Space Conditional		
Acres Information:		
Total Open Space Required:	10% (51.7 Ac.)	
Total Open Space Provided:	50.3% (260.5 Ac.)	
With Ponds:	41.5% (214.8 Ac.)	
Without Ponds:		
Building Setbacks:		
Primary:	20'	
Side Yard:	5'	
Side Yard (Corner Lot):	10'	
Rear Yard:	10'	
Common Open Space Between Backs of Lots to be 20' min.		
Lot Information:		
Proposed Lot Sizes:		
- 40' x 125'		
- 50' x 125'		
- 60' x 125'		
- 70' x 125'		
Total Lots Proposed:		
	North Site	South Site
- 40' Lots: 210 (18.0%)	123	87
- 50' Lots: 566 (48.5%)	370	196
- 60' Lots: 387 (33.2%)	257	130
- 70' Lots: 3 (0.3%)	3	—
	1166	413
Proposed Density: 2.2 du/a		



TYPICAL LOT DIMENSIONS



Kolter Signature Homes
4807 PCA Blvd
Palm Beach Gardens

REVISIONS:	DATE:	DESCRIPTION:

Cresswind At Rocky River
Locust, NC
REZONING SITE PLAN

SEAL(S)

DESIGN BY: DesignXXX	MM/00/YY
DRAWN BY: DrawnXXX	MM/00/YY
CHECKED BY: CheckXXX	MM/00/YY
APPROVED BY: ApprXXX	MM/00/YY

PROJECT/TRACKING #
INTERNAL: 65121571-00
MUNICIPAL: MuniNumber
ORIGINAL DATE: 08/14/2024
SHEET **L-1**