

Site Data:

Tax Parcels: 193557, 193558, 193559, & 201459

Total Acreage: +/- 221.36 Acres (per GIS)

Location: Existing: Gaston County, NC Belmont, NC

Zoning: Existing: R-1 (Scenic View Overlay & Highway Corridor Overlay)(Gaston County, NC) SR (CD) (Belmont, NC)

Watershed: Duharts Creek-South Fork Catawba River

Total Potential Units: +/- 487 Units

Traditional:	+/- 342 Lots (70%)
55' x 135' Lots	+/- 94 Lots (28%)
55' x 90' Lots	+/- 107 Lots (31%)
22' x 70' Townhomes	+/- 141 Units (41%)
Active Adult:	+/- 145 Lots (30%)
55' x 120' Lots	+/- 77 Lots (53%)
62' x 120' Lots	+/- 68 Lots (47%)

Potential Density: +/- 2.20 DU/AC

Open Space:
Required: +/- 20.35 Acres *
Proposed: +/- 20.35 Acres Min.

* Note: Open Space Requirement is calculated by multiplying the number of bedrooms per unit x (number of units x 520 SF) = 3.5 (487 x 520) = 886,340 SF

Tree Save:
Required: +/- 52.4 Acres (25% Exist. Canopy)
Proposed: +/- 52.4 Acres (25%) Min.

General Notes

1. Base information provided by Gaston County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information

Floodplain information obtained from FEMA FIRM Panels 3710359200J & 3710359100L effective dates of studies 09/28/2007 & 09/02/2015.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to ESP by "Figure 1: Approximate Delineation of Surface Waters and Wetlands" provided by Wetlands & Waters, Inc. dated 02/01/2021 and Gaston County GIS data. For purposes of preparation of this Sketch Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Sketch Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Gaston County and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space / Tree Save

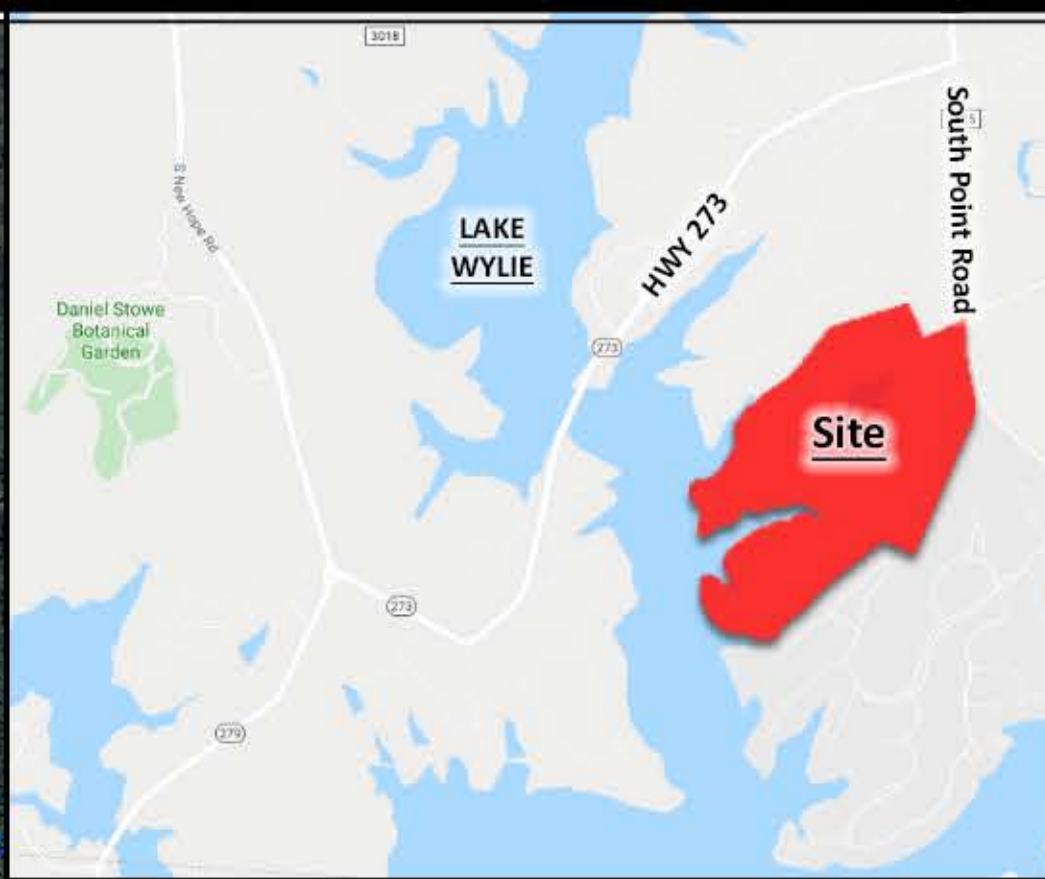
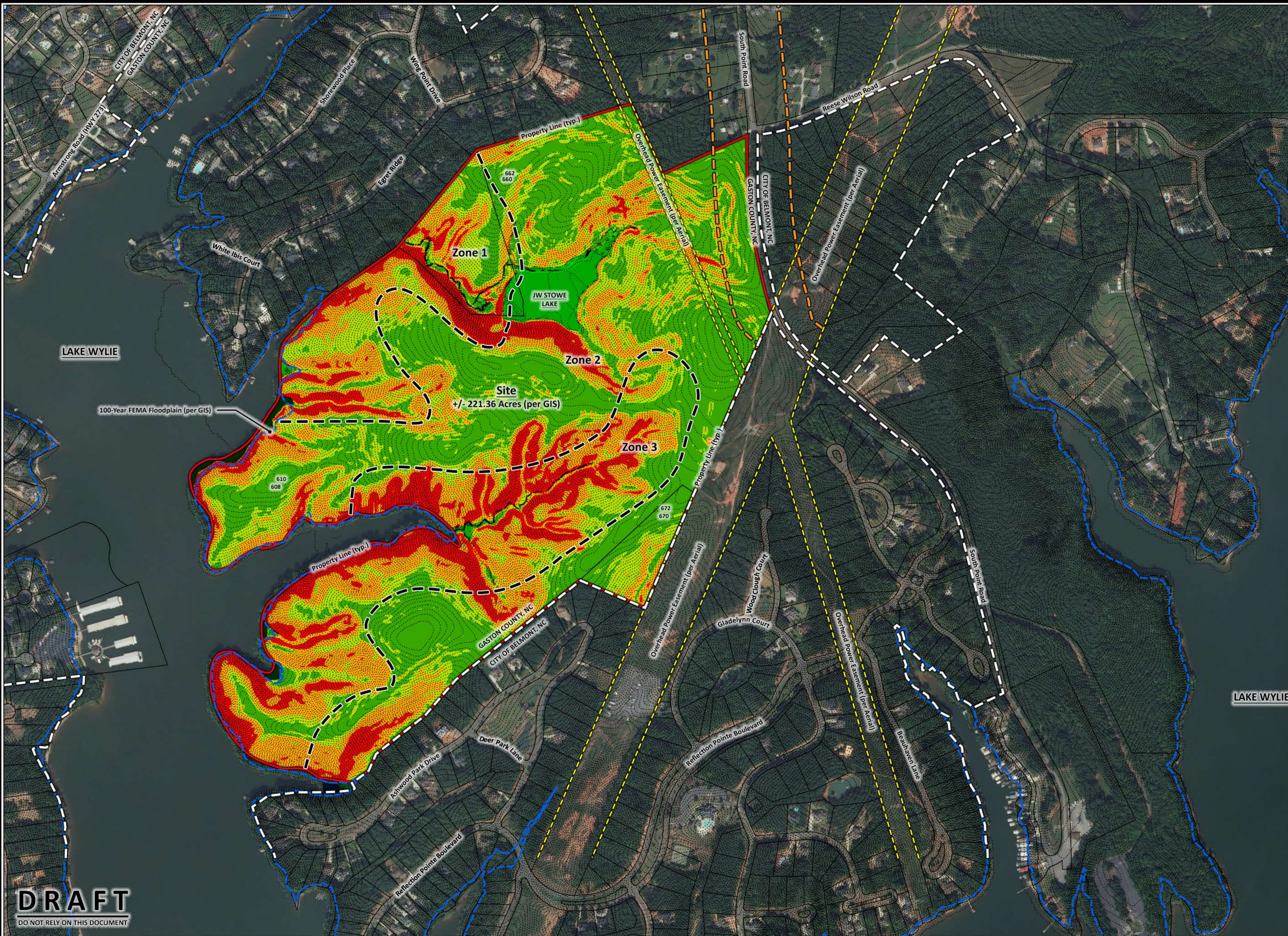
Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas

Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information

ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



Vicinity Map
Not To Scale

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Legend:
 The slope has been classified according to general location and characteristics and is described below.

Zone 1 - The topography in this area is the steepest on site, with some portions having a slope greater than 25%. A stream flows through this zone, and a small area is lakeside.

Zone 2 - This is the flattest zone. It only has a few locations that exceed 15% slope. A significant portion is lakeside.

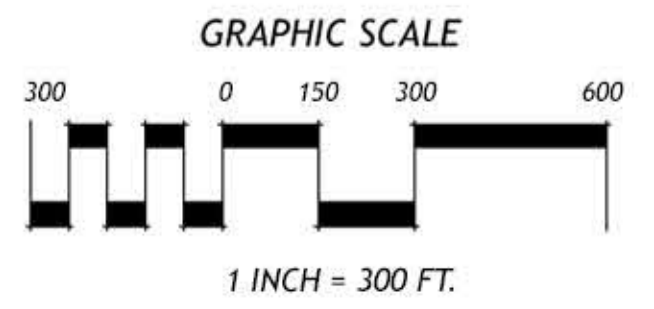
Zone 3 - The topography in this area is steep, with many portions having a slope greater than 25%. A significant portion is lakeside.

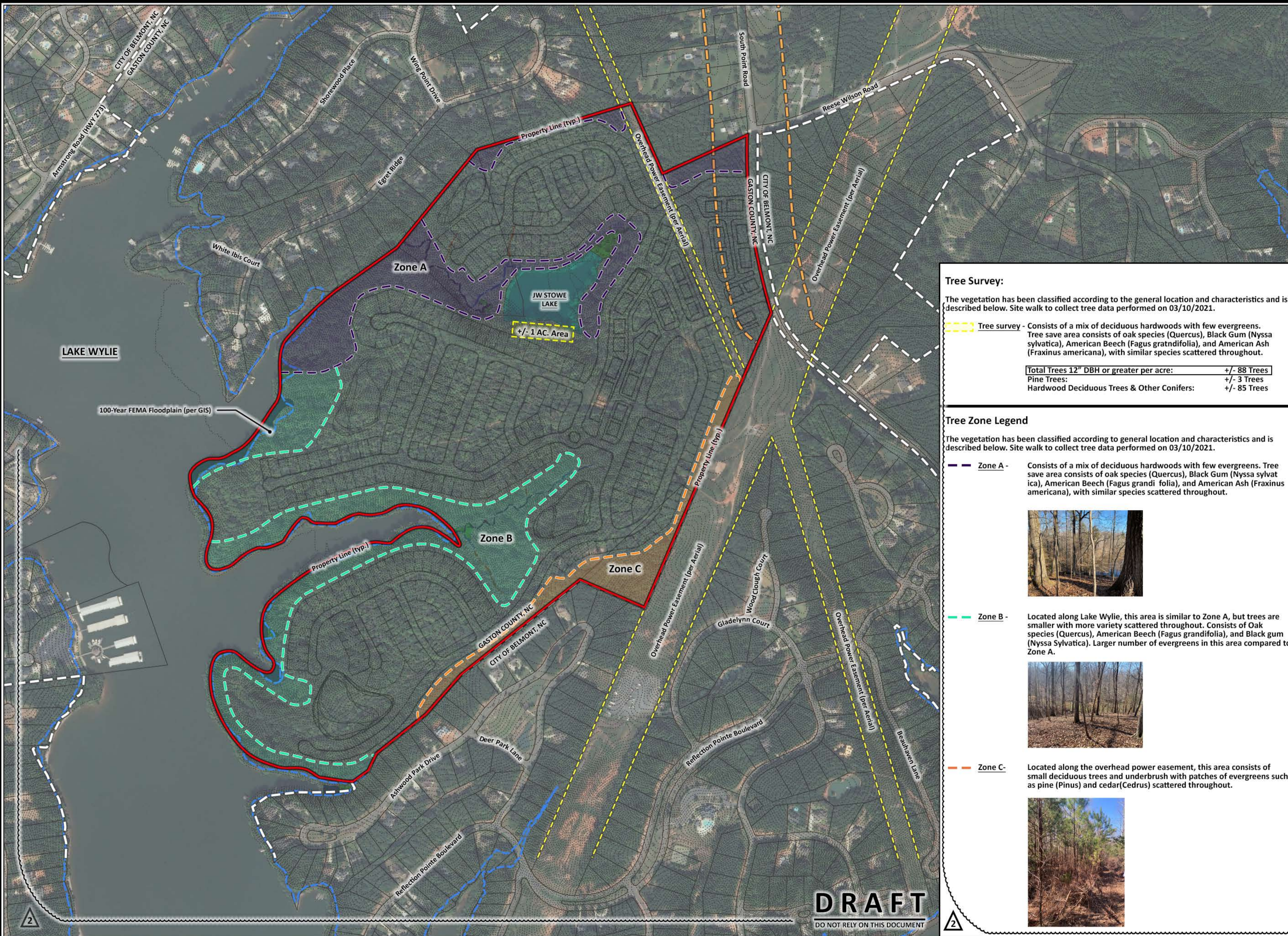
Note: Conceptual Slope Exhibit information based on GIS data provided by Gaston County GIS and subject to verification based on field visit.



Note:
 Slope Information based on Gaston County GIS Data and should be verified for accuracy.

DRAFT
DO NOT RELY ON THIS DOCUMENT





Vicinity Map
Not To Scale

Tree Survey:

The vegetation has been classified according to the general location and characteristics and is described below. Site walk to collect tree data performed on 03/10/2021.

Tree survey - Consists of a mix of deciduous hardwoods with few evergreens. Tree save area consists of oak species (*Quercus*), Black Gum (*Nyssa sylvatica*), American Beech (*Fagus grandifolia*), and American Ash (*Fraxinus americana*), with similar species scattered throughout.

Total Trees 12" DBH or greater per acre:	+/- 88 Trees
Pine Trees:	+/- 3 Trees
Hardwood Deciduous Trees & Other Conifers:	+/- 85 Trees

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Tree Zone Legend

The vegetation has been classified according to general location and characteristics and is described below. Site walk to collect tree data performed on 03/10/2021.

- Zone A -** Consists of a mix of deciduous hardwoods with few evergreens. Tree save area consists of oak species (*Quercus*), Black Gum (*Nyssa sylvatica*), American Beech (*Fagus grandifolia*), and American Ash (*Fraxinus americana*), with similar species scattered throughout.
- Zone B -** Located along Lake Wylie, this area is similar to Zone A, but trees are smaller with more variety scattered throughout. Consists of Oak species (*Quercus*), American Beech (*Fagus grandifolia*), and Black gum (*Nyssa sylvatica*). Larger number of evergreens in this area compared to Zone A.
- Zone C -** Located along the overhead power easement, this area consists of small deciduous trees and underbrush with patches of evergreens such as pine (*Pinus*) and cedar (*Cedrus*) scattered throughout.

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