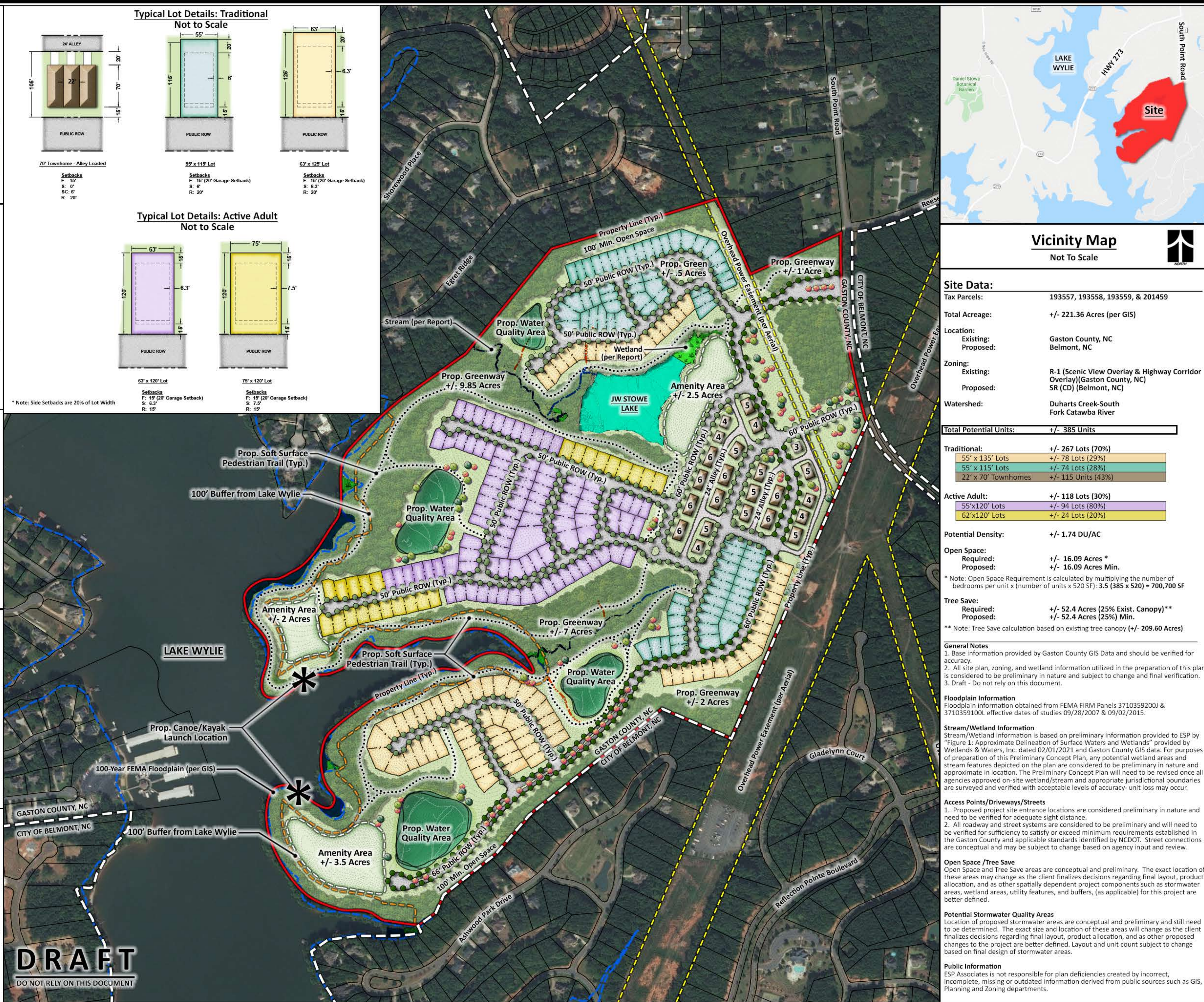


\* Note: Side Setbacks are 20% of Lot Width



**DRAFT**  
DO NOT RELY ON THIS DOCUMENT



**Site Data:**

Tax Parcels:	193557, 193558, 193559, & 201459
Total Acreage:	+/- 221.36 Acres (per GIS)
Location:	Existing: Gaston County, NC Proposed: Belmont, NC
Zoning:	Existing: R-1 (Scenic View Overlay & Highway Corridor Overlay)(Gaston County, NC) Proposed: SR (CD) (Belmont, NC)
Watershed:	Duharts Creek-South Fork Catawba River
<b>Total Potential Units:</b>	<b>+/- 385 Units</b>

<b>Traditional:</b>	+/- 267 Lots (70%)
55' x 135' Lots	+/- 78 Lots (29%)
55' x 115' Lots	+/- 74 Lots (28%)
22' x 70' Townhomes	+/- 115 Units (43%)

<b>Active Adult:</b>	+/- 118 Lots (30%)
55'x120' Lots	+/- 94 Lots (80%)
62'x120' Lots	+/- 24 Lots (20%)

<b>Potential Density:</b>	+/- 1.74 DU/AC
<b>Open Space:</b>	Required: +/- 16.09 Acres *
Proposed:	+/- 16.09 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 (385 x 520) = 700,700 SF

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

\*\* Note: Tree Save calculation based on existing tree canopy (+/- 209.60 Acres)

**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 Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept 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.

