

- GENERAL NOTES:**
- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY INFORMATION PROVIDED BY THE ISAACS GROUP.
 - THE PROPOSED SITE PLAN REPRESENTS A FIRM CONCEPT WITH RESPECT TO THE ARRANGEMENT OF LOTS, DRIVEWAYS, STREETS, OPEN SPACE, AND PARCELS, ETC. MINOR CHANGES ARE PERMITTED TO LOTS, STREETS, OPEN SPACE, DRIVEWAYS, ETC., DEPENDING UPON FINAL DESIGN AND SUBSEQUENT PLANS. ANY SUCH CHANGES SHALL BE APPROVED BY THE CITY OF BELMONT STAFF. ANY CHANGES SHALL BE IN ACCORDANCE WITH THE CITY OF BELMONT LAND DEVELOPMENT CODE.
 - PROPOSED ENTRANCES MUST COMPLY WITH STANDARDS SET FORTH IN THE CITY OF BELMONT LAND DEVELOPMENT CODE. THE ENTRANCES MAY BE RELOCATED OR RECONFIGURED PENDING SAFE SIGHT DISTANCE REQUIREMENTS.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION OF ALL PROPOSED IMPROVEMENTS AS SHOWN ON THIS PLAN.
 - THE HOME OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF COMMON OPEN SPACE AND NATURAL AREAS.
 - THE DEVELOPER UNDERSTANDS THAT SUBMITTALS MUST BE MADE TO AND APPROVALS OBTAINED FROM ALL APPLICABLE PLANNING AND DEVELOPMENT SERVICES DEPARTMENTS PRIOR TO GRADING OR CONSTRUCTION.
 - PETITIONER WILL SUBMIT EROSION CONTROL PLAN FOR SUBMITTAL AND APPROVAL.
 - VERIFICATION OF R/W TO ACCOMMODATE THE ROADWAY IMPROVEMENTS WILL BE REQUIRED PRIOR TO ISSUANCE OF THE DRIVEWAY PERMIT.
 - THE DEVELOPMENT SHALL BE CONNECTED TO AND MEET THE CITY REQUIREMENTS FOR MUNICIPAL WATER AND SEWER SERVICES.
 - THE DEVELOPER WILL SUBMIT A VOLUNTARY ANNEXATION APPLICATION FOR CITY COUNCIL REVIEW PRIOR TO ANY FINAL APPROVALS.
 - ALLEY LOT DETACHED HOMES SHALL BE RAISED A MINIMUM OF 1.5 FEET FROM FINISHED GRADE PER THE CITY OF BELMONT ZONING CODE SUMMARY CHAPTER 4.2.2.A.5.
 - IN ACCORDANCE WITH CHAPTER 3.9.2 (D) OF THE BELMONT CODE, ACCESSORY STRUCTURES (ALL INCLUSIVE) SHALL NOT EXCEED 24% OF THE REAR YARD.

ESTIMATED TIMETABLE FOR CONSTRUCTION:

COMMERCIAL: SUMMER 2015 - SUMMER 2018
RESIDENTIAL: SUMMER 2015 - SUMMER 2016

CROSS LAND ALLOCATION:

SINGLE FAMILY USES:
REQUIRED=15%-75%
PROVIDED=21%

MULTI FAMILY USES:
REQUIRED=10%-40%
PROVIDED=15%

TOTAL RESIDENTIAL UNITS SHOWN=98 UNITS
TOTAL MAX. RESIDENTIAL UNITS ALLOWED=130 UNITS

FLEX COMMERCIAL:
REQUIRED=2%-40%
PROVIDED=21%

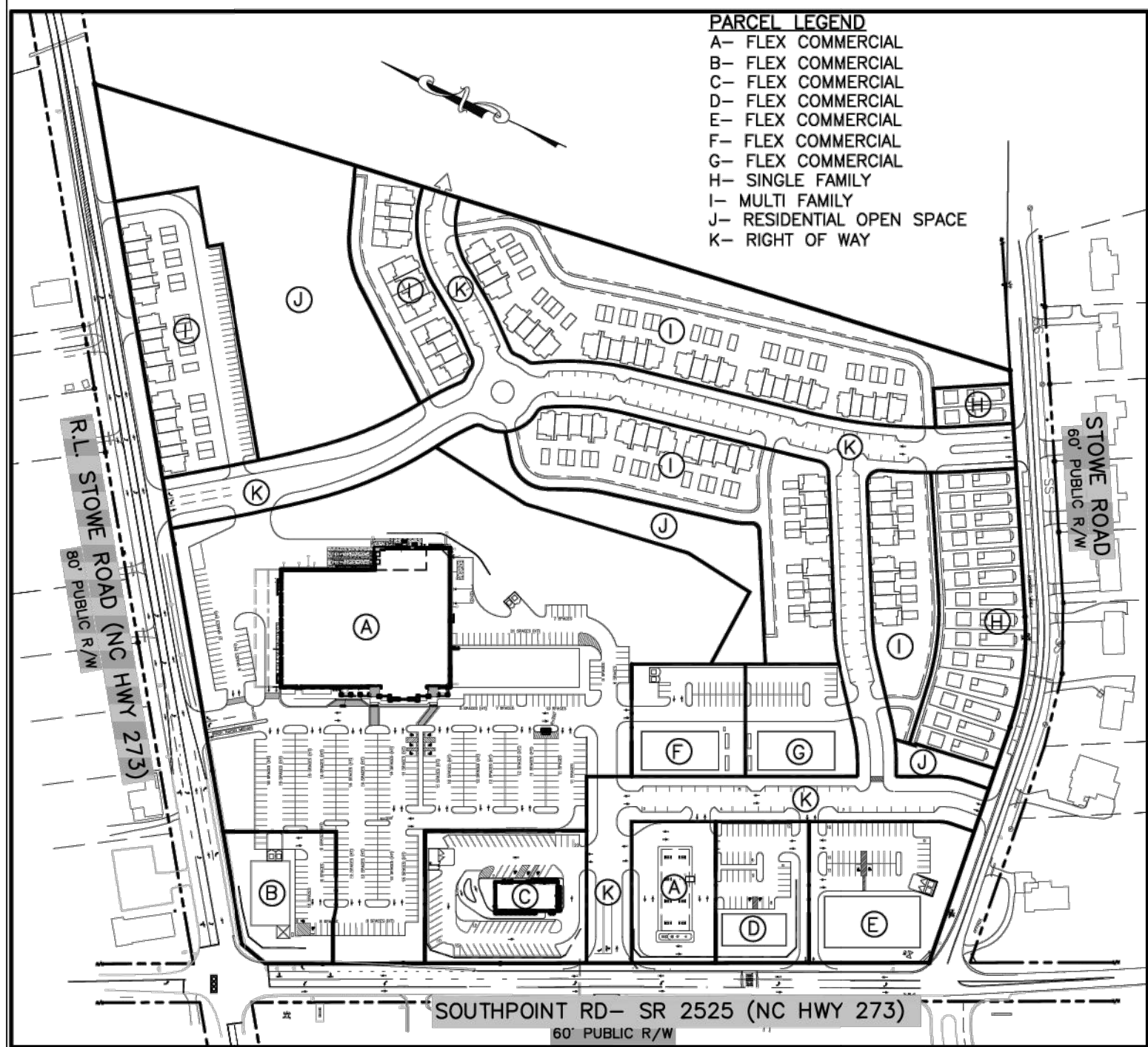
TOTAL S.F. SHOWN=114,306 S.F.
TOTAL MAX. S.F. ALLOWED=124,125 S.F.

LEGEND:

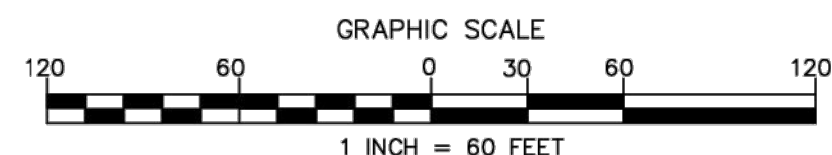
- PROPOSED DUMPSTER W/ SCREENING IN ACCORDANCE W/ TOWN OF BELMONT ORDINANCE CHAPTER 3.6
- PROPOSED TREE
- PROPOSED SHRUB IN ACCORDANCE TO THE CITY OF BELMONT ZONING ORDINANCE CHAPTER 11.2(B)

PARCEL LEGEND

- A - FLEX COMMERCIAL
- B - FLEX COMMERCIAL
- C - FLEX COMMERCIAL
- D - FLEX COMMERCIAL
- E - FLEX COMMERCIAL
- F - FLEX COMMERCIAL
- G - FLEX COMMERCIAL
- H - SINGLE FAMILY
- I - MULTI FAMILY
- J - RESIDENTIAL OPEN SPACE
- K - RIGHT OF WAY



CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	443.46'	173.63'	172.92'
BEARING: S72°55'22" W			



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	CBH	9/03/14	PER BELMONT COMMENTS
2	CBH	9/16/14	PER BELMONT COMMENTS
3	CBH	11/16/14	ADDED RESIDENTIAL DIMENSIONS
4	CBH	2/3/15	DRIVEWAY MODIFICATIONS
5	CBH	9/15/15	DRIVEWAY MODIFICATIONS

Project:
BELMONT TOWN CENTER
BELMONT, NORTH CAROLINA

Drawn By:
ISAACS

Scale:
1"=60'

Project Egr.:
ON

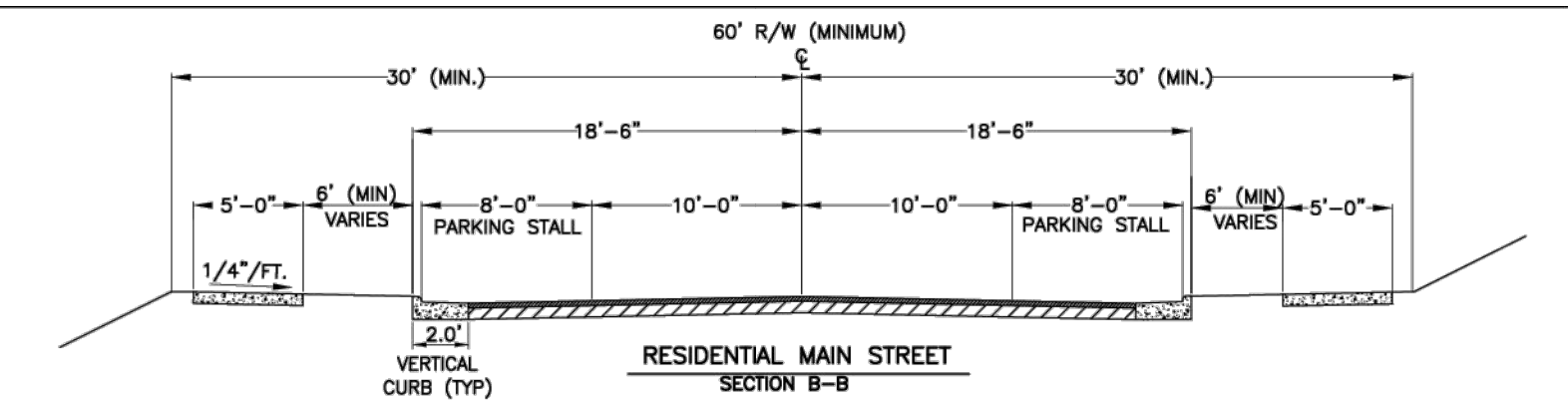
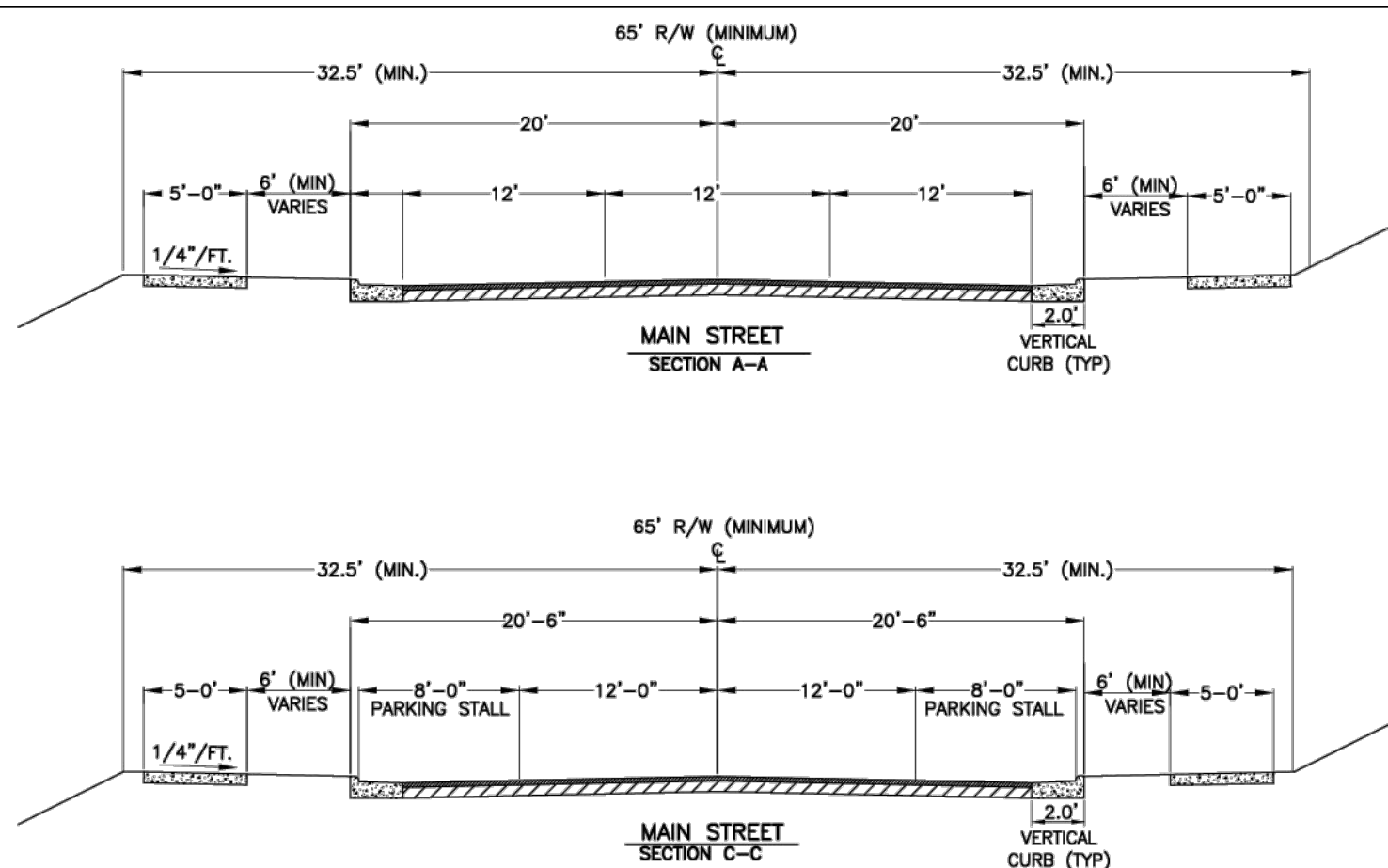
Design Egr.:
ON

Drawn By:
ON

Scale:
1"=60'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217

PHONE (704) 527-3440 FAX (704) 527-8335



DEVELOPMENT DATA

TOTAL ACREAGE TO BE REZONED: +/-33.16 ACRES
EXISTING ZONING: TN-D/OU
PROPOSED ZONING: TN-D/OU
COUNTY: GASTON COUNTY
TAX PARCELS: 187739, 188168, 188176, 188177
WATERSHED: WS-N-PA (PROTECTED AREA)

FLEX COMMERCIAL: PARCEL(S) (A)

TOTAL SITE AREA: 9.80 ACRES
SHOP FRONT BUILDING: 0 FT. (MAXIMUM)
MIN. SETBACK: 0 FT.
MIN. REAR YARD: 20 FT.
MIN. SIDE YARD: 0 FT.

PARKING SUMMARY:
GROCERY=1 PER 200 S.F.=53,000/200=265 SPACES
GROCERY EXPANSION=7,376/200=38 SPACES
RETAIL=1 PER 250 S.F.=12,000/250=48 SPACES
TOTAL PARKING REQUIRED=351 SPACES
TOTAL PARKING PROVIDED=363 SPACES (GROCERY 303 SPACES)

FLEX COMMERCIAL: PARCEL(S) (B)

TOTAL SITE AREA: 0.72 ACRES
FLEX COMMERCIAL BUILDING: 10 FT.
MIN. SETBACK: 10 FT.
MIN. REAR YARD: 30 FT.
MIN. SIDE YARD: 4 FT.(8 FT. CORNER LOT)

PARKING SUMMARY:
OFFICE=1 PER 300 S.F.=6,000/250=16 SPACES
TOTAL PARKING REQUIRED=24 SPACES
TOTAL PARKING PROVIDED=24 SPACES

FLEX COMMERCIAL: PARCEL(S) (C)

TOTAL SITE AREA: 1.18 ACRES
FLEX COMMERCIAL BUILDING: 10 FT.
MIN. SETBACK: 10 FT.
MIN. REAR YARD: 30 FT.
MIN. SIDE YARD: 4 FT.(8 FT. CORNER LOT)

PARKING SUMMARY:
RETAIL=1 PER 4 SEATS=ASSUMED 90 SEATS/4=23 SPACES
TOTAL PARKING REQUIRED=23 SPACES
TOTAL PARKING PROVIDED=39 SPACES

FLEX COMMERCIAL: PARCEL(S) (D)

TOTAL SITE AREA: 0.73 ACRES
FLEX COMMERCIAL BUILDING: 10 FT.
MIN. SETBACK: 10 FT.
MIN. REAR YARD: 30 FT.
MIN. SIDE YARD: 4 FT.(8 FT. CORNER LOT)

PARKING SUMMARY:
RETAIL=1 PER 250 S.F.=5,000/250=20 SPACES
TOTAL PARKING REQUIRED=20 SPACES
TOTAL PARKING PROVIDED=33 SPACES

FLEX COMMERCIAL: PARCEL(S) (E)

TOTAL SITE AREA: 1.12 ACRES
FLEX COMMERCIAL BUILDING: 10 FT.
MIN. SETBACK: 10 FT.
MIN. REAR YARD: 30 FT.
MIN. SIDE YARD: 4 FT.(8 FT. CORNER LOT)

PARKING SUMMARY:
OFFICE=1 PER 200 S.F.=1,000/200=10 SPACES
TOTAL PARKING REQUIRED=10 SPACES
TOTAL PARKING PROVIDED=33 SPACES (7 IN R/W)

FLEX COMMERCIAL: PARCEL(S) (F)

TOTAL SITE AREA: 0.69 ACRES
FLEX COMMERCIAL BUILDING: 10 FT.
MIN. SETBACK: 10 FT.
MIN. REAR YARD: 30 FT.
MIN. SIDE YARD: 4 FT.(8 FT. CORNER LOT)

PARKING SUMMARY:
RETAIL=1 PER 250 S.F.=7,200/250=29 SPACES
TOTAL PARKING REQUIRED=29 SPACES
TOTAL PARKING PROVIDED=35 SPACES (15 IN R/W)

FLEX COMMERCIAL: PARCEL(S) (G)

TOTAL SITE AREA: 0.66 ACRES
FLEX COMMERCIAL BUILDING: 10 FT.
MIN. SETBACK: 10 FT.
MIN. REAR YARD: 30 FT.
MIN. SIDE YARD: 4 FT.(8 FT. CORNER LOT)

PARKING SUMMARY:
RETAIL=1 PER 250 S.F.=7,200/250=29 SPACES
TOTAL PARKING REQUIRED=29 SPACES
TOTAL PARKING PROVIDED=35 SPACES (12 IN R/W)

SINGLE FAMILY UNITS: PARCEL(S) (H)

MIN. LOT WIDTH: 30 FT.
MIN. SETBACK: 0-25 FT.
MIN. REAR YARD: 15 FT. FROM CENTERLINE OF ALLEY OR LANE
MIN. SIDE YARD: 6 FT. (CORNER)
MAX. BLDG. HEIGHT: 2.5 STORIES

TOTAL AREA OF PARCEL: 1.60 ACRES
TOTAL SINGLE FAMILY UNITS: 16 LOTS

MULTI FAMILY UNITS: PARCEL(S) (I)

MIN. LOT WIDTH: 16 FT.
MIN. SETBACK: 0-25 FT.
MIN. REAR YARD: 15 FT. FROM CENTERLINE OF ALLEY OR LANE
MIN. SIDE YARD: 6 FT. (CORNER)
MAX. BLDG. HEIGHT: 2.5 STORIES

TOTAL AREA OF PARCEL: 7.99 ACRES
TOTAL MULTI FAMILY UNITS: 92 UNITS

PARKING SUMMARY:
2 SPACES PER UNIT=292=184 SPACES
TOTAL PARKING REQUIRED=184 SPACES
TOTAL PARKING PROVIDED (LOTS)=220+ (1 GARAGE + PARKING PAD IN REAR)
TOTAL PARKING PROVIDED (R/W)=99 SPACES

RESIDENTIAL COMMON OPEN SPACE: PARCEL(S) (J)

TOTAL AREA OF PARCEL: 3.84 ACRES
PERCENTAGE OF TOTAL SITE AREA: 11.88%

TOTAL UNITS/(TOTAL AREA-COMMERCIAL)= GROSS DWELLING UNITS PER ACRE
106/(33.16-14.80)= 5.92 UNITS PER ACRE
SINGLE FAMILY(# OF BEDROOMS=3 PER UNIT)/(TOTAL LOTS=92)= 276
MULTI FAMILY(# OF BEDROOMS=3.5 PER UNIT)/(TOTAL LOTS=16)= 56
OPEN SPACE MATRIX NUMBER=300 (WITHIN 1/2 MILE)
TOTAL REQUIRED AREA=332(300)= 129,480S.F.
TOTAL PROVIDED AREA=171,626 S.F.

RIGHT OF WAY: PARCEL(S) (K)

TOTAL AREA: 4.73 ACRES
PERCENTAGE OF TOTAL SITE AREA: 14.26%

UTILITIES:
ENGINEER/SURVEYOR /PLANNER:
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THE ISAACS GROUP, INC.
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CHARLOTTE, NC 28217
Ph: (704) 527-3440 / Fax: (704) 527-8335

OWNER:
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10700 SIKES PLACE, SUITE 200
CHARLOTTE, NC 28217
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