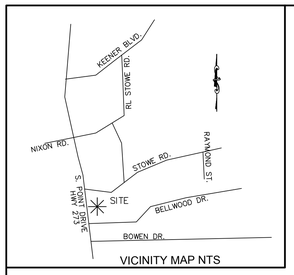
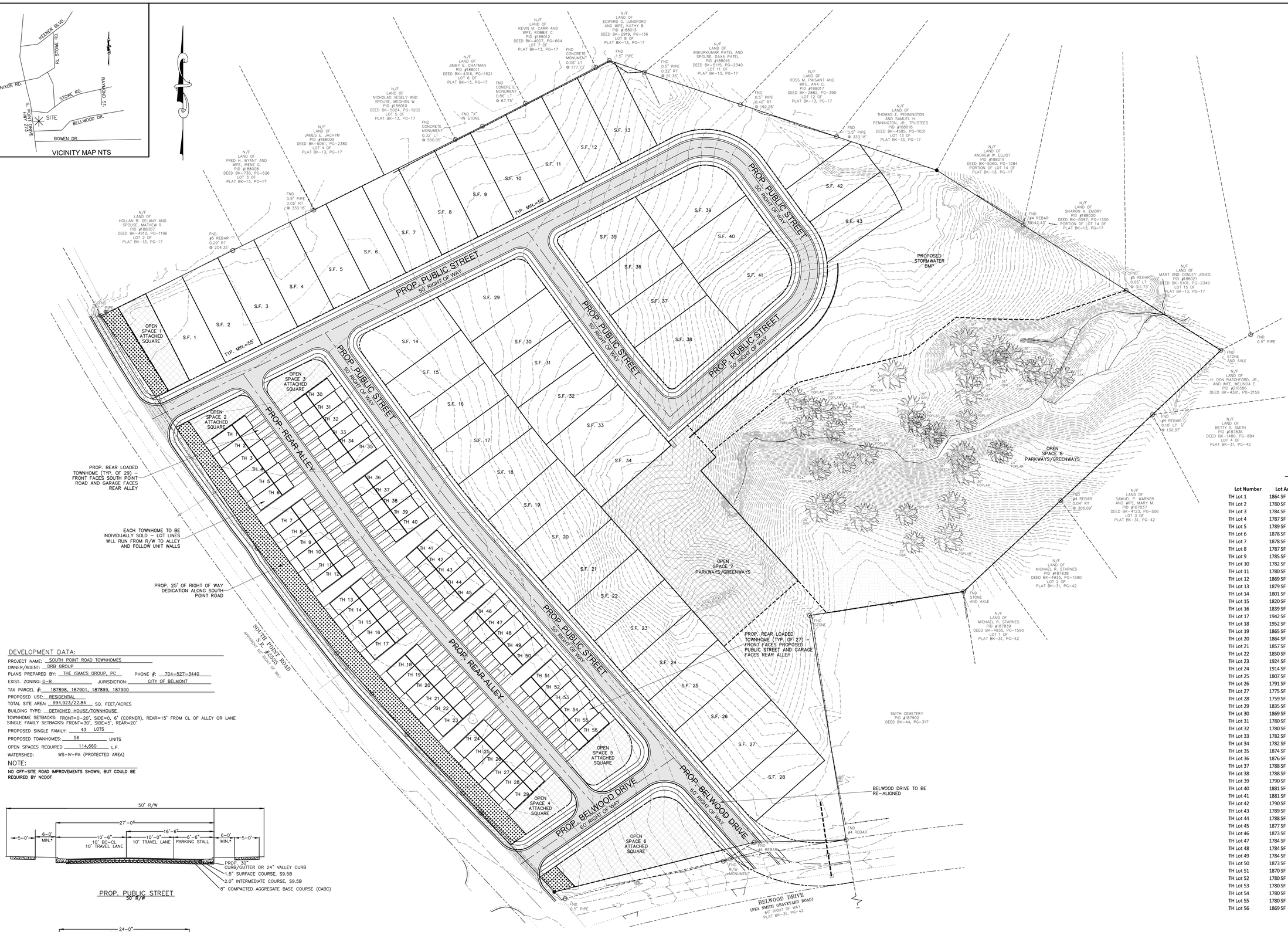


VICINITY MAP NTS



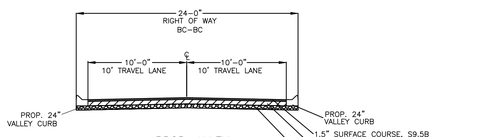
DEVELOPMENT DATA:

PROJECT NAME: SOUTH POINT ROAD TOWNHOMES
OWNER/AGENT: DRB GROUP
PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440
EXIST. ZONING: G-R JURISDICTION: CITY OF BELMONT
TAX PARCEL #: 187898, 187901, 187899, 187900
PROPOSED USE: RESIDENTIAL
TOTAL SITE AREA: 994,923/22.84 SQ. FEET/ACRES
BUILDING TYPE: DETACHED HOUSE/TOWNHOUSE
TOWNHOME SETBACKS: FRONT=0-20', SIDE=0, 6' (CORNER), REAR=15' FROM CL OF ALLEY OR LANE
SINGLE FAMILY SETBACKS: FRONT=30', SIDE=5', REAR=20'
PROPOSED SINGLE FAMILY: 43 LOTS
PROPOSED TOWNHOMES: 56 UNITS
OPEN SPACES REQUIRED 114,660 L.F.
WATERSHED: WS-IV-PA (PROTECTED AREA)

NOTE:

NO OFF-SITE ROAD IMPROVEMENTS SHOWN, BUT COULD BE REQUIRED BY NCDOT

PROP. PUBLIC STREET
50' R/W



PROP. ALLEY
SECTION B-B

TREE SAVE AREA

APPROXIMATELY 4.00 ACRES OF TREE SAVE IS PROVIDED ALONG THE CREEK IN THE NORTHEAST CORNER OF THE PROPERTY EXISTING TREES TO REMAIN IN THIS AREA

IMPERVIOUS BREAK DOWN

TOTAL AREA OF PARCEL: 22.84 AC.
PROPOSED IMPERVIOUS AREA = 11.96 ACRES
11.96 ACRES/22.84 ACRES = 52.36% BUA

WATER SUPPLY WATERSHED NOTES

SITE IS IN THE WS-IV-PA
SITE WILL HAVE OVER 24% OF NEW BUA
SITE IS CLASSIFIED AS HIGH IMPACT DEVELOPMENT
STORM WATER DETENTION OR WATER QUALITY TO BE PROVIDED

OPEN SPACE DEDICATION MATRIX

TOTAL AREA OF PARCEL: 22.84 ACRES
TOTAL UNITS/TOTAL AREA= GROSS DWELLING UNITS PER ACRE
(97/22.85)= 4.25 UNITS PER ACRE
(56 TOWNHOMES + 41 SINGLE FAMILY)
S.F. BUILDING(# OF BEDROOMS)= 41 (3 BEDROOM)
TOWNHOMES: 57 (3 BEDROOM)
TOTAL # OF BEDROOMS= 294 BEDROOMS
OPEN SPACE MATRIX NUMBER=390 (WITHIN 1/2 MILE OF PARK)
TOTAL REQUIRED AREA=294(390)= 114,660 S.F.
TOTAL PROVIDED AREA= APPROX. 254,000 S.F.

OPEN SPACE DETAILS

OPEN SPACE WILL BE PROVIDED AS SHOWN ON THE PLAN AND WILL INCLUDE:
PARKWAYS/GREENWAYS:
WILL POTENTIALLY CONSISTS OF TREE SAVE, PEDESTRIAN PATHS, AND A PLAYGROUND
ATTACHED SQUARES:
WILL CONSIST OF LANDSCAPING INCLUDING TREES AND SHRUBS

OPEN SPACE DETAILS

Open Space Number	Area
1	5162 SF
2	2736 SF
3	3230 SF
4	3524 SF
5	4622 SF
6	14139 SF
7	37250 SF
8	183816 SF
TOTAL	**254,479 SF**

LOT AREAS

Lot Number	Lot Area	Lot Number	Lot Area
TH Lot 1	1864 SF	SF Lot 1	7560 SF
TH Lot 2	1780 SF	SF Lot 2	7560 SF
TH Lot 3	1784 SF	SF Lot 3	7560 SF
TH Lot 4	1787 SF	SF Lot 4	7560 SF
TH Lot 5	1789 SF	SF Lot 5	7560 SF
TH Lot 6	1878 SF	SF Lot 6	7560 SF
TH Lot 7	1878 SF	SF Lot 7	7560 SF
TH Lot 8	1787 SF	SF Lot 8	7572 SF
TH Lot 9	1785 SF	SF Lot 9	7525 SF
TH Lot 10	1782 SF	SF Lot 10	7514 SF
TH Lot 11	1780 SF	SF Lot 11	7560 SF
TH Lot 12	1869 SF	SF Lot 12	7560 SF
TH Lot 13	1879 SF	SF Lot 13	7547 SF
TH Lot 14	1801 SF	SF Lot 14	8591 SF
TH Lot 15	1820 SF	SF Lot 15	7280 SF
TH Lot 16	1839 SF	SF Lot 16	7280 SF
TH Lot 17	1942 SF	SF Lot 17	7514 SF
TH Lot 18	1952 SF	SF Lot 18	7836 SF
TH Lot 19	1865 SF	SF Lot 19	7280 SF
TH Lot 20	1864 SF	SF Lot 20	7280 SF
TH Lot 21	1857 SF	SF Lot 21	7280 SF
TH Lot 22	1850 SF	SF Lot 22	7280 SF
TH Lot 23	1924 SF	SF Lot 23	7280 SF
TH Lot 24	1914 SF	SF Lot 24	7280 SF
TH Lot 25	1807 SF	SF Lot 25	7280 SF
TH Lot 26	1791 SF	SF Lot 26	7280 SF
TH Lot 27	1775 SF	SF Lot 27	7280 SF
TH Lot 28	1759 SF	SF Lot 28	7260 SF
TH Lot 29	1835 SF	SF Lot 29	8660 SF
TH Lot 30	1869 SF	SF Lot 30	7280 SF
TH Lot 31	1780 SF	SF Lot 31	7280 SF
TH Lot 32	1780 SF	SF Lot 32	7833 SF
TH Lot 33	1782 SF	SF Lot 33	7516 SF
TH Lot 34	1782 SF	SF Lot 34	7271 SF
TH Lot 35	1874 SF	SF Lot 35	8275 SF
TH Lot 36	1876 SF	SF Lot 36	7000 SF
TH Lot 37	1788 SF	SF Lot 37	6696 SF
TH Lot 38	1788 SF	SF Lot 38	9191 SF
TH Lot 39	1790 SF	SF Lot 39	9508 SF
TH Lot 40	1881 SF	SF Lot 40	7500 SF
TH Lot 41	1881 SF	SF Lot 41	9713 SF
TH Lot 42	1790 SF	SF Lot 42	6820 SF
TH Lot 43	1789 SF	SF Lot 43	7189 SF
TH Lot 44	1788 SF		
TH Lot 45	1877 SF		
TH Lot 46	1873 SF		
TH Lot 47	1784 SF		
TH Lot 48	1784 SF		
TH Lot 49	1784 SF		
TH Lot 50	1873 SF		
TH Lot 51	1870 SF		
TH Lot 52	1780 SF		
TH Lot 53	1780 SF		
TH Lot 54	1780 SF		
TH Lot 55	1780 SF		
TH Lot 56	1869 SF		

GRAPHIC SCALE
50 0 25 50 100
1 INCH = 50 FEET

PRELIMINARY
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION

THE ISAACS GROUP, PC
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

Project: SOUTH POINT TOWNHOMES
SOUTH POINT ROAD
BELMONT, NORTH CAROLINA

Title: SCHEMATIC DESIGN PLAN

File #: 20060-SK.DWG	Date: 9/22/20
Project Eqr:	FBL
Design By:	FBL
Drawn By:	FBL
Scale:	1"=50'

C1.0