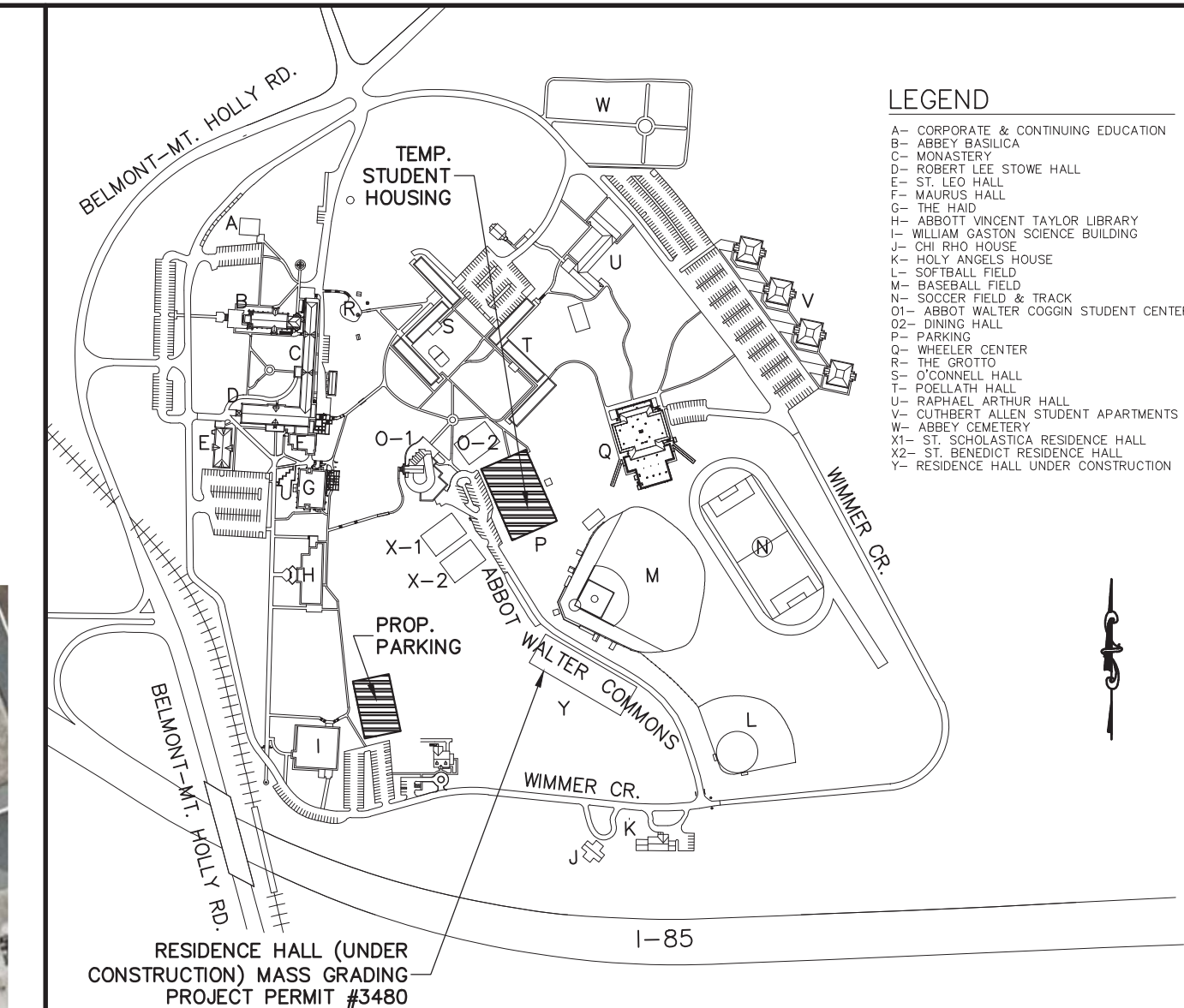
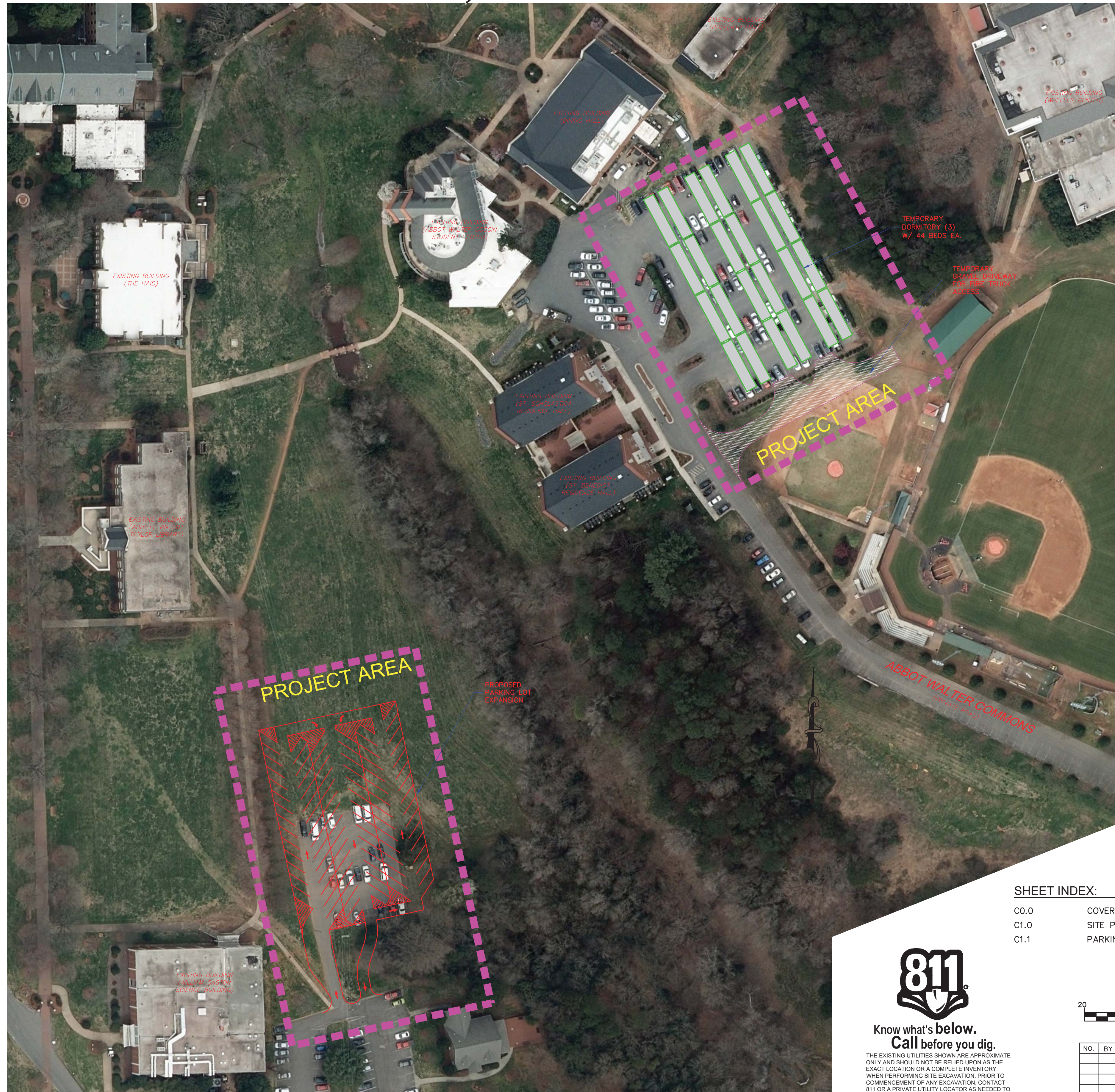


BELMONT ABBEY COLLEGE TEMPORARY STUDENT HOUSING BELMONT, NORTH CAROLINA

Belmont Abbey College Impervious Area Calculations	9/6/2011
Total Area of Campus - 10/13/2006 GIS Calculation	292 Acres
This area is bounded by Beatty Dr (east), I-85 (south), Belmont-Mt Holly Road (west) and Belmont City Limits (North)	
Impervious Areas - 10/13/2006 GIS Calculation	
Pavement Surface Area	14.13 Acres
Buildings Area	5.08 Acres
Areas added since 2006 determination	
Lowry Alumni Center	
Areas measured using Gaston County GIS	
Sidewalk Area	1,035 S.F.
Building Area	4,380 S.F.
Total Impervious Area	5,145 S.F./0.124 Acres
Chapel	
Areas measured using Gaston County GIS	
Sidewalk Area	250 S.F.
Building Area	1,200 S.F.
Total Impervious Area	1,450 S.F./0.033 Acres
Room at the Inn	
Area provided from storm water design calculations	
Total Impervious Area	47,088 S.F./1.081 Acres
Dining Hall	
Area from site engineer (The Isaacs Group)	
Sidewalk Area	2,451 S.F.
Building Area	13,000 S.F.
Asphalt/Concrete Area	4,040 S.F.
Total Impervious Area	19,491 S.F./0.447 Acres
LeChase Dorms (Across from old Tennis Courts)	
Area from site engineer (The Isaacs Group)	
Sidewalk/Concrete Area	7,672 S.F.
Building Area	11,250 S.F.
Asphalt Area	1,322 S.F.
Total Impervious Area	20,244/0.465 Acres
New Residence Halls (University Housing Solutions)	
Area from site engineer (The Isaacs Group)	
Sidewalk/Concrete Area	7,696 S.F.
Building Area	9,613 S.F.
Asphalt Area	3,229 S.F.
Total Impervious Area	20,538 s.f. / 0.471 Acres
Temporary Student Housing (University Housing Solutions)	
Area from site engineer (The Isaacs Group)	
Temporary Gravel Driveway for Fire Truck Access	6,611 S.F.
Parking Lot Expansion at Science Building	22,023 S.F.
Total Impervious Area	28,634 s.f. / 0.657 Acres
Total Impervious Area after Construction of the Dorms & Temporary Housing	22.488 Acres
Percent Impervious after Construction of the Dorms & Temporary Housing	7.70%
EDU's after Construction of the Dorms & Temporary Housing (@ 2,500 sf/EDU)	391.83



VICINITY MAP
1" = 500'

ZONING CODE SUMMARY

PROJECT NAME: BELMONT-ABBEE RESIDENCE HALLS (TEMPORARY HOUSING)
 OWNER: BELMONT ABBEY COLLEGE, INC.
 DEVELOPER: UHS-BELMONT, LLC
 PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
 ZONING: IC-D
 TAX PARCEL #: 217518 JURISDICTION: CITY OF BELMONT, NC
 PROPOSED USE: STUDENT HOUSING
 BELMONT ABBEY CAMPUS: 12,719,520/292.0 SQ. FEET/ACRES
 GROSS FLOOR AREA: 15,888 SQ. FEET
 PROPOSED BUILDINGS, CONCRETE AND PAVEMENT: 28,634 / 0.657 SQ. FT/ACRES
 WATERSHED: WS-IV-PA
 REQUIRED SCREENING:
 FRONT: YES/NO REAR: YES/NO
 SIDE (L): YES/NO SIDE (R): YES/NO
 REQUIRED SETBACKS:
 FRONT: 80 FEET REAR: 25 FEET
 SIDE (L): 25 FEET SIDE (R): 25 FEET
 WATERSHED DISTRICT: WS-IV-PA (PROTECTED AREA)
 ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
 BUILDING PERMIT NUMBER AND ADDRESS SHALL BE POSTED ON THE BUILDING.
 NUMBER OF BEDS: 3 UNITS X 44 BEDS/UNIT = 132 BEDS.
 HC PARKING CALCULATIONS
 A) HANDICAPPED PARKING SPACES REQ'D (PER NCBC 1106.2) = 2% OF ALL UNITS
 = 2% * (132 BEDS) = 3 SPACES.
 B) TOTAL NUMBER OF H/C SPACES PROVIDED = 3 SPACES (EXISTING SPACES TO BE RE-PAINTED)

PROJECT NARRATIVE
 TEMPORARY STUDENT HOUSING UNITS ARE PROPOSED TO BE INSTALLED ON THE BELMONT ABBEY COLLEGE CAMPUS WHICH CONSISTS OF THREE (3) TEMPORARY 44-PERSON DORMITORIES TO BE LOCATED WITHIN THE EXISTING PARKING LOT ADJACENT TO THE DINING HALL AND SOFTBALL FIELD. EACH UNIT WILL INCLUDE FORTY-FOUR (44) BEDS (132 BEDS TOTAL) AND TEMPORARILY HOUSE STUDENTS DURING THE 2020 FALL SEMESTER FROM SEPTEMBER THROUGH DECEMBER WHILE CONSTRUCTION OF THE NEW RESIDENCE HALLS IS COMPLETED ALONG ABBOT WALTER COMMONS. THE PROPOSED PARKING LOT EXPANSION IS INTENDED TO PARTIALLY REPLACE ONE-HUNDRED (100) EXISTING PARKING SPACES TO BE OCCUPIED BY THE TEMPORARY STUDENT HOUSING UNITS.

TEMPORARY STUDENT HOUSING SUMMARY

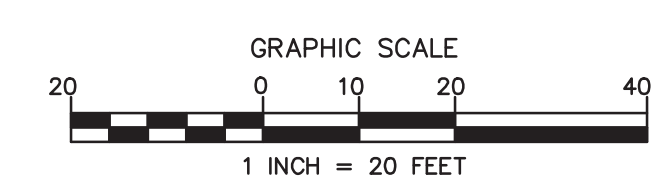
44 PERSON DORMITORIES: 3
BEDS PER DORMITORY: 44
TOTAL BEDS: 132

- GENERAL NOTES:**
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SHEET INDEX:

C0.0	COVER SHEET
C1.0	SITE PLAN
C1.1	PARKING LOT EXPANSION

811
 Know what's below.
 Call before you dig.
 THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON AS THE EXACT LOCATION OR A COMPLETE INVENTORY WHEN PERFORMING SITE EXCAVATION. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, CONTACT 811 OR A PRIVATE UTILITY LOCATOR AS NEEDED TO VERIFY THE LOCATIONS AND EXISTENCE OF EXISTING UTILITIES.



NO.	BY	DATE	REVISION

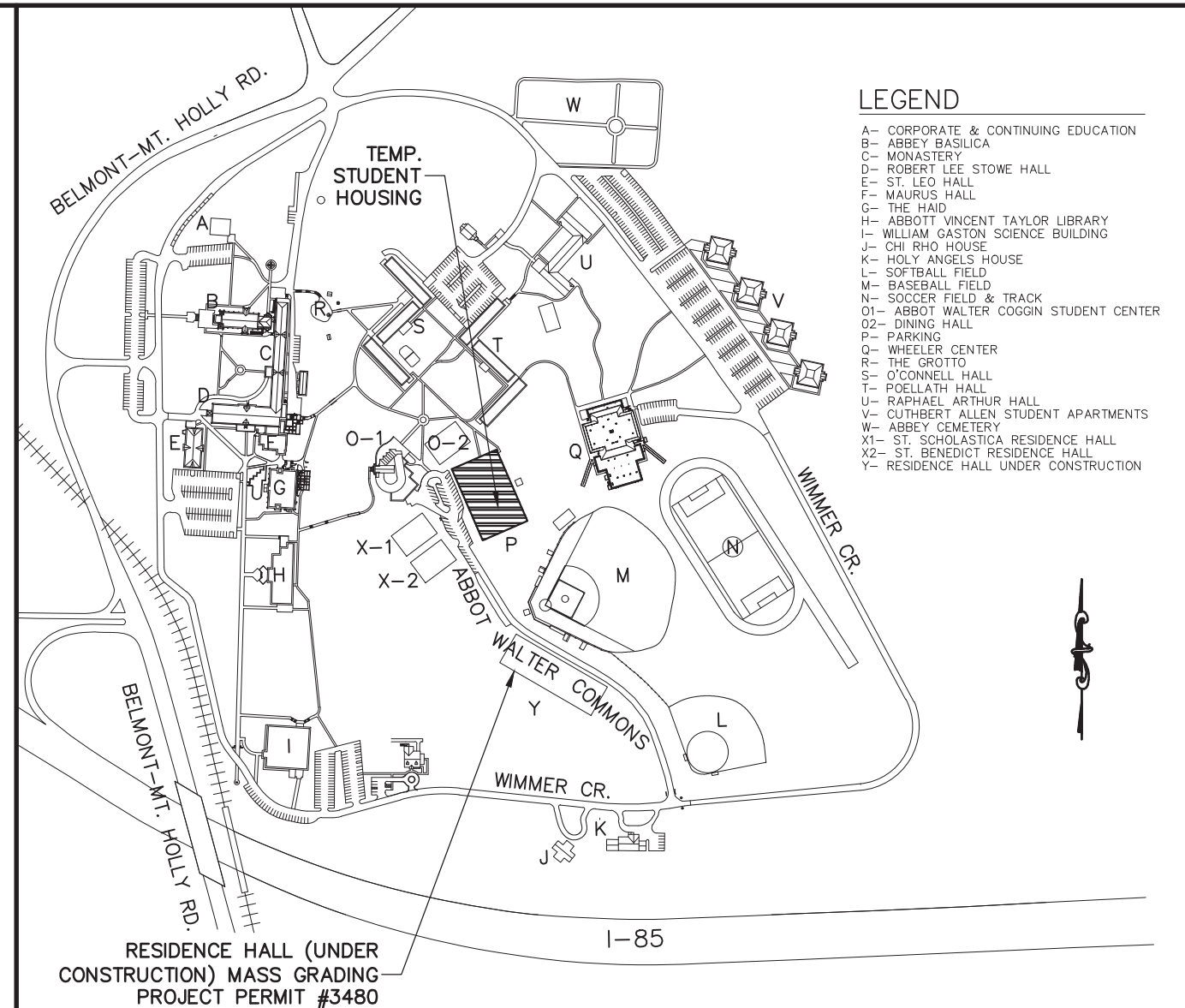
Professional Engineer Seal for Anthony B. Cowan, No. 026462, State of North Carolina. Digitally signed by Anthony B. Cowan, P.E. Date: 2020.06.24 10:52:13-04'00'

Project: BELMONT ABBEY COLLEGE
 TEMPORARY STUDENT HOUSING
 CITY OF BELMONT, GASTON COUNTY, NORTH CAROLINA
 Title: COVER SHEET
 File #: 1907-4-9-07000.DWG Date: 6/23/2020 Project Egn: ABC
 LL: ISAACS GROUP Design By: ABC
 Drawn By: MAO Scale: 1" = 20'
 8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335
C0.0



GENERAL NOTES:

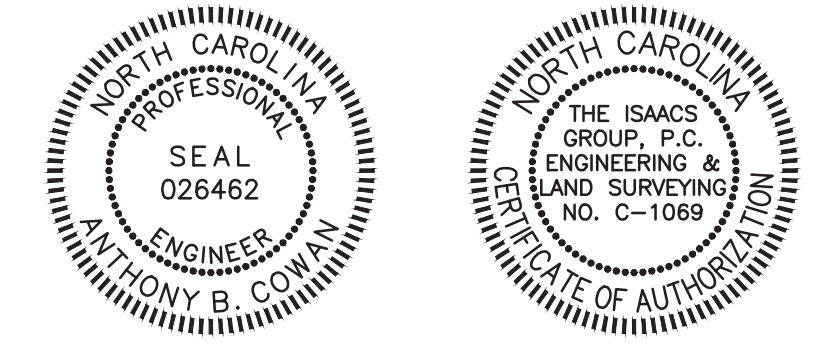
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VICINITY MAP
1" = 500'

TEMPORARY STUDENT HOUSING SUMMARY

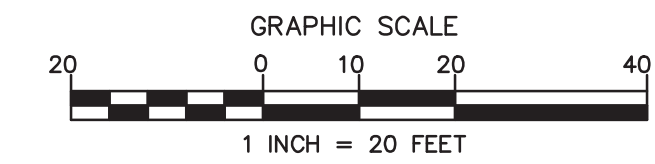
44 PERSON DORMITORIES: 3
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Digitally signed by Anthony B. Cowan, P.E.
Date: 2020.06.24 10:52:48-04'00'



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NO.	BY	DATE	REVISION

Project: BELMONT ABBEY COLLEGE
TEMPORARY STUDENT HOUSING
CITY OF BELMONT, GASTON COUNTY, NORTH CAROLINA

Title: **SITE PLAN**

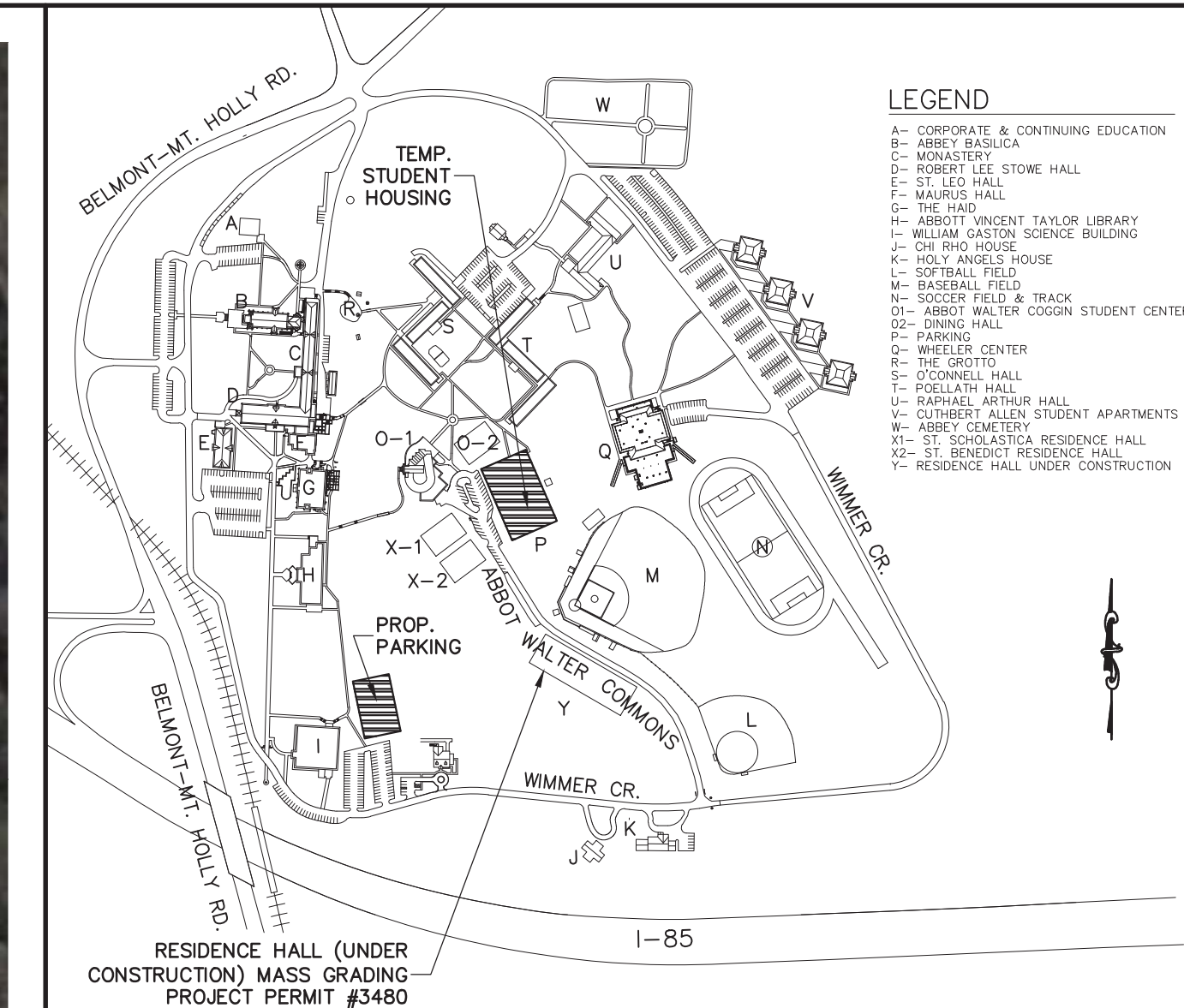
File #: 1907-4-9-20190101 Date: 6/23/2020 Project Egn: ABC
 LL: ISAACS GROUP, P.C. Design By: ABC
 F: CIVIL ENGINEERING DESIGN AND SURVEYING Drawn By: MAO
 Scale: 1" = 20'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

C1.0

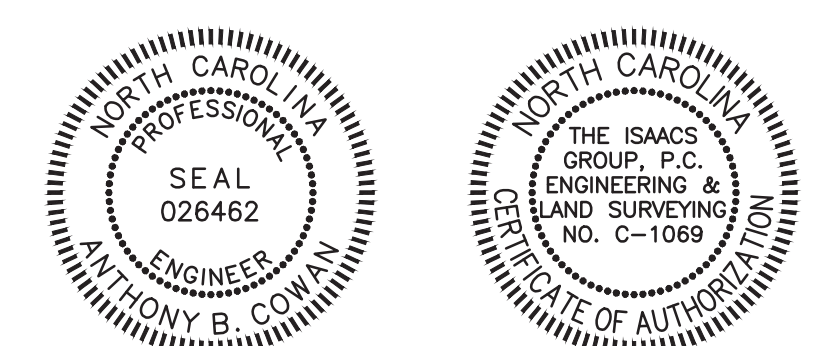
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VICINITY MAP
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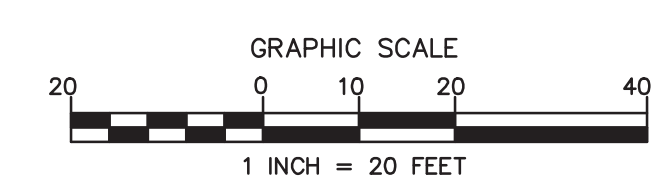
PARKING SUMMARY	
EXIST. SPACES LOST FROM TEMP. HOUSING	= 105
EXIST. SPACES IN SCIENCE BLDG. LOT	= 31
PROPOSED SPACES IN SCIENCE BLDG. PARKING LOT EXPANSION	= 87
NET PARKING LOSS	= 87-105-31 = -49 SPACES



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Date: 2020.06.24 10:53:47-04'00'



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Project: BELMONT ABBEY COLLEGE
TEMPORARY STUDENT HOUSING
CITY OF BELMONT, GASTON COUNTY, NORTH CAROLINA

The: **PARKING LOT EXPANSION**

File #: 1907-8-SP-0700010 Date: 6/23/2020 Project Egr: ABC
 Design By: ABC
 Drawn By: MAO
 Scale: 1" = 20'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND SURVEYING

C1.1