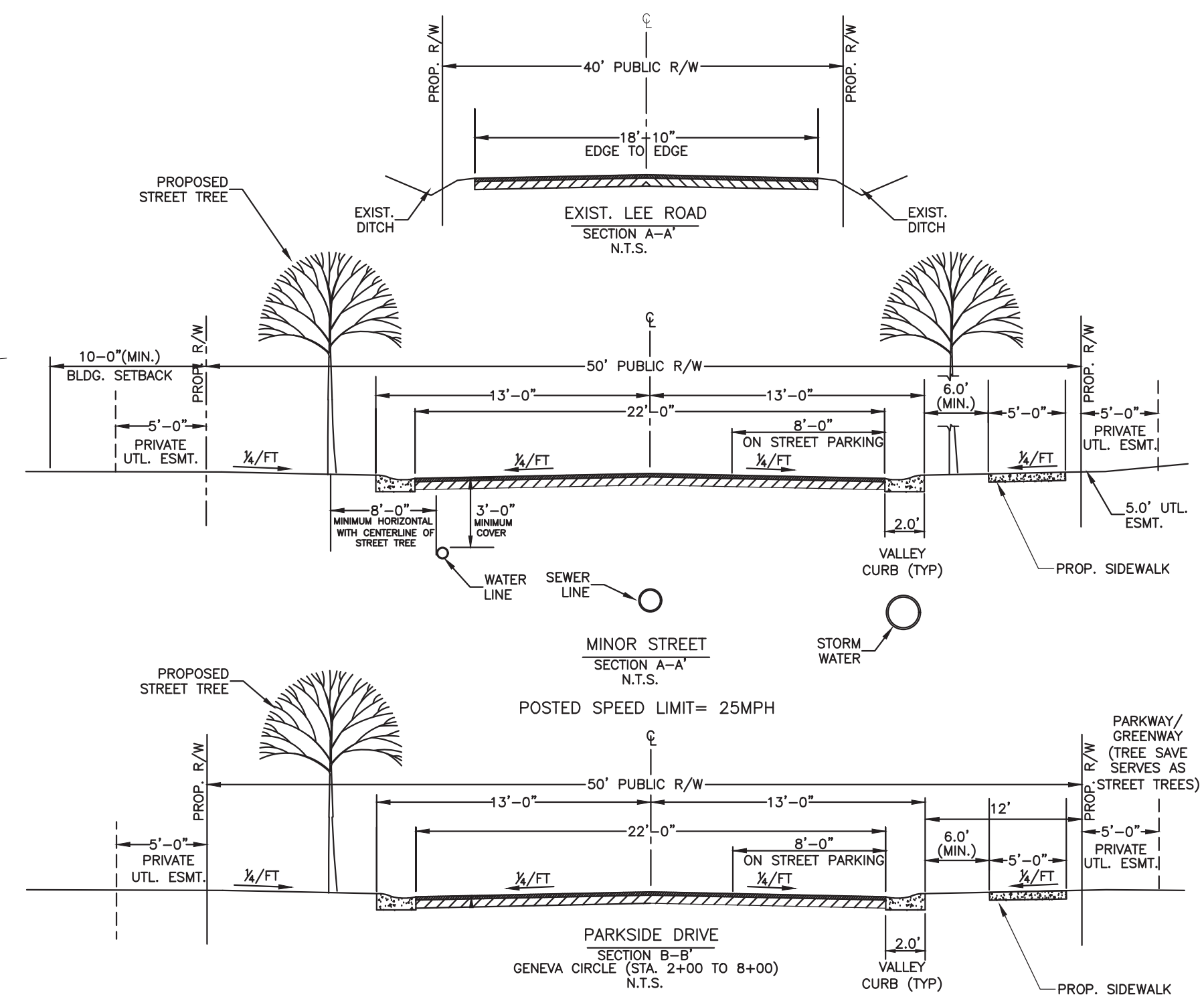
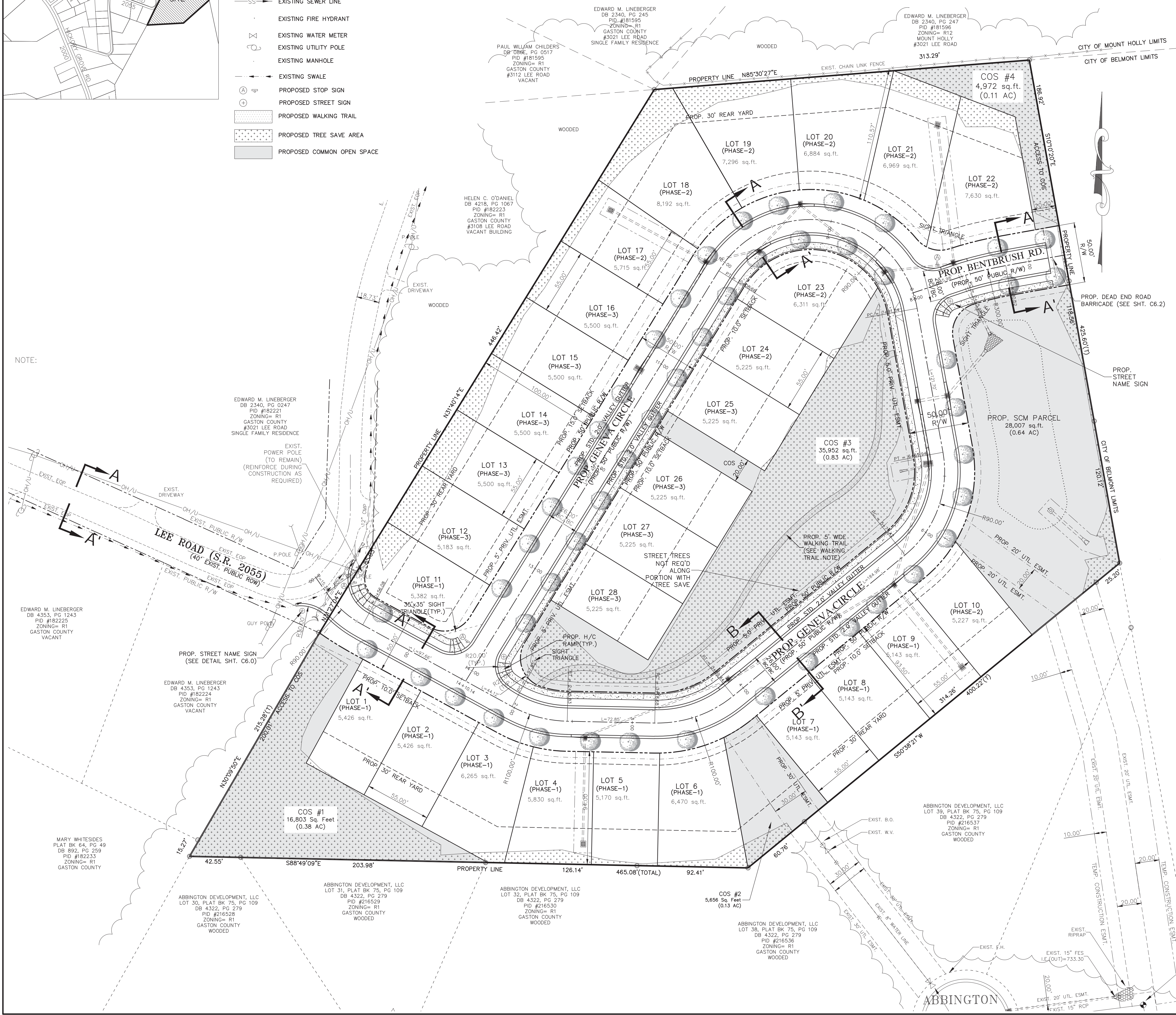


- LEGEND**
- PROPOSED LARGE MATURING TREE @ 40.0' O.C.
  - EXISTING TREELINE
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER METER
  - EXISTING UTILITY POLE
  - EXISTING MANHOLE
  - EXISTING SWALE
  - PROPOSED STOP SIGN
  - PROPOSED STREET SIGN
  - PROPOSED WALKING TRAIL
  - PROPOSED TREE SAVE AREA
  - PROPOSED COMMON OPEN SPACE

NOTE:



**DEVELOPER:**

HABITAT FOR HUMANITY OF GASTON COUNTY  
 ATTN: KAY PENNINGER  
 1840 E. FRANKLIN BLVD.  
 GASTONIA, NC 28054  
 PH: 704-874-0499/FAX: 704-864-3139  
 EMAIL: KAY@HABITATGASTON.ORG

**ENGINEER/SURVEYOR/PLANNER:**

THE ISAACS GROUP, P.C.  
 8720 RED OAK BLVD., STE. 420  
 CHARLOTTE, NC 28217  
 PH: 704-527-3440/FAX: 704-527-8335

**DEVELOPMENT DATA:**

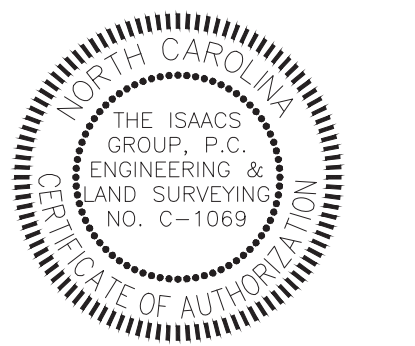
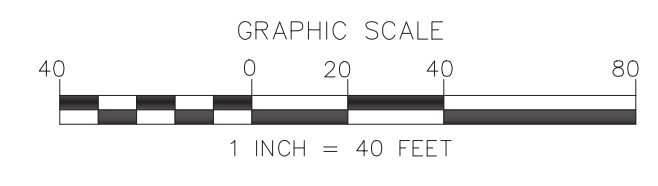
- TOTAL SITE ACREAGE: 7.58 ACRES
- EXISTING ZONING: S-R (SUBURBAN RESIDENTIAL)
- PROPOSED ZONING: S-R (CONDITIONAL DISTRICT)
- COUNTY: GASTON COUNTY
- WATERSHED CLASSIFICATION: CATAWBA RIVER WS-IV PROTECTED AREA
- TAX PARCEL: 182236 BELMONT
- TOTAL SINGLE FAMILY LOTS: 28 LOTS
- DENSITY: 28/7.58 = 3.69 LOTS/ACRE
- MINIMUM LOT WIDTH: 55 FT.
- MINIMUM FRONT SETBACK: 10 FT.
- SIDE YARD: 20% OF LOT WIDTH (MAY BE ALLOCATED ON ONE SIDE)
- REAR YARD: 30 FT.
- CORNER YARD: 8 FT.
- TREE SAVE REQUIRED: 15% (1.137 AC.)
- MINIMUM PARKING PAD REQUIRED: 18' WIDE X 20' DEEP

**WALKING TRAIL NOTES:**

1. PROPOSED ALIGNMENT OF WALKING TRAIL SHOWN ON THIS PLAN IS APPROXIMATE. ACTUAL LOCATION TO BE DETERMINED ON SITE TO SUIT ACTUAL FIELD CONDITIONS.
2. WALKING TRAIL CAN USE A NATURAL SURFACE OF COMPACTED EARTH WITH LEAVES, PINE NEEDLES OR CAN COMPACTED GRAVEL SURFACE.
3. TRAIL MAY BE ADJUSTED IN THE FIELD TO AVOID ENVIRONMENTAL FEATURES SUCH AS TREES, ROCK OUTCROPPINGS, WETLANDS, ETC.

**REZONING SHEET LEGEND**

- C1.0 - SITE PLAN
- C2.0 - SLOPE MAP



Digitally signed by Anthony B. Cowan, P.E.  
 Date: 2020.11.13 15:16:23-05'00'

**DIXON VILLAGE**  
 BELMONT, NORTH CAROLINA

**REZONING SITE PLAN**

Project: 20162-SK.dwg Date: 11/13/2020 Project Egr: ABC  
 File # 20162-SK.dwg Date: 11/13/2020 Design By: ABC  
 Drawn By: ABC  
 Scale: 1" = 40'

**ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND SURVEYING

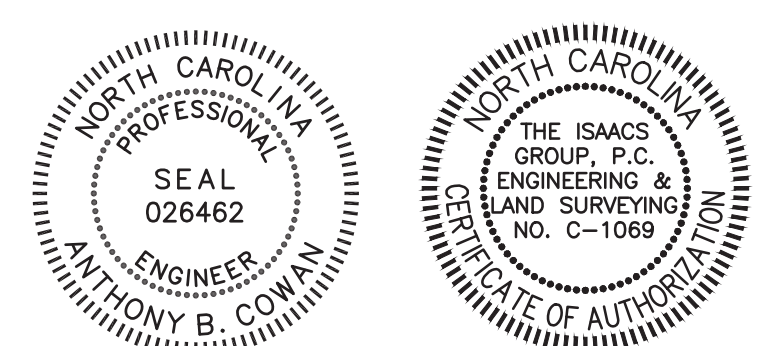
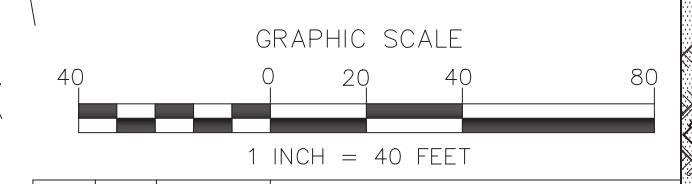
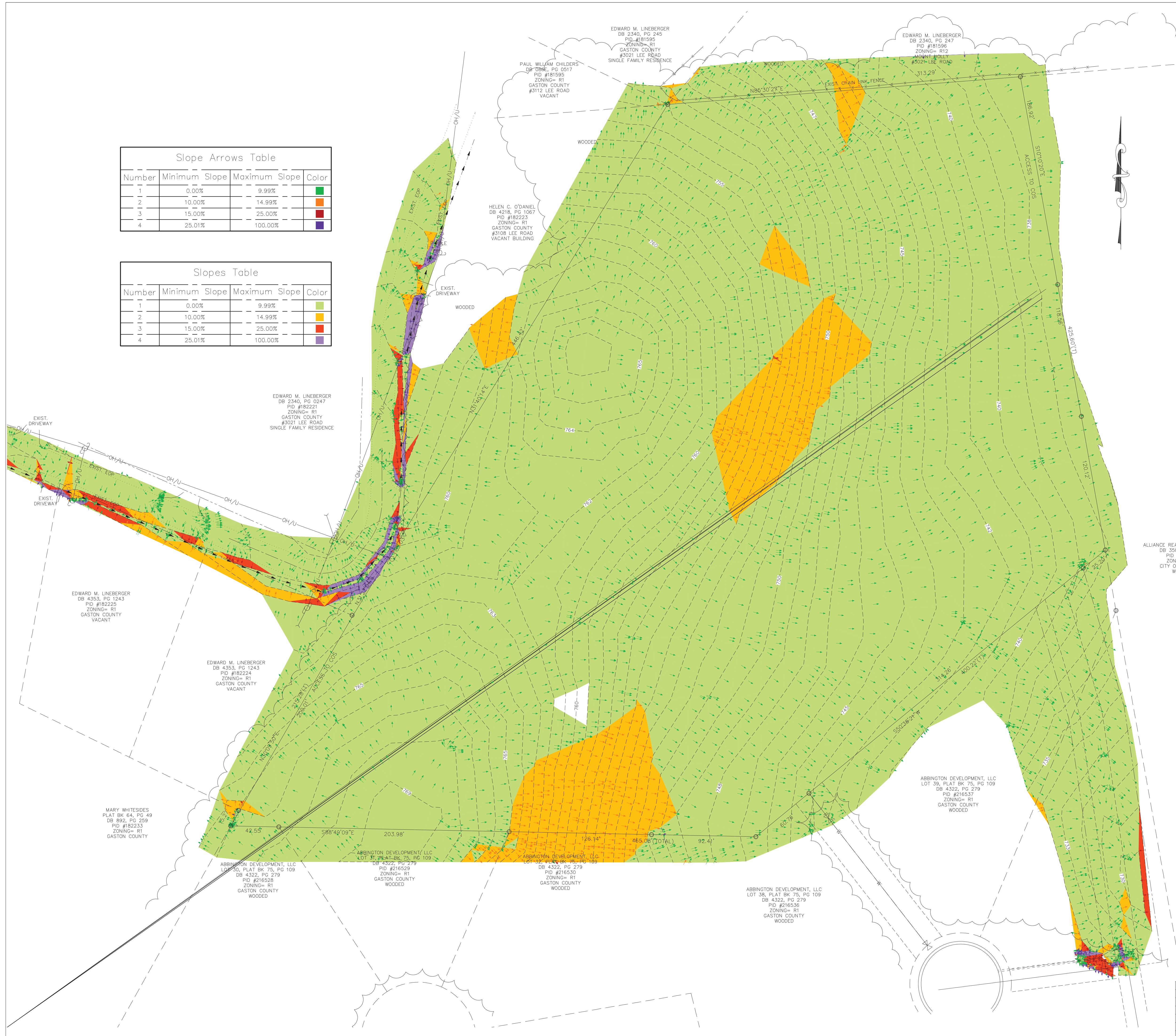
8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

**RZ1.0**

NO.	BY	DATE	REVISION

Slope Arrows Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	9.99%	Green
2	10.00%	14.99%	Orange
3	15.00%	25.00%	Red
4	25.01%	100.00%	Purple

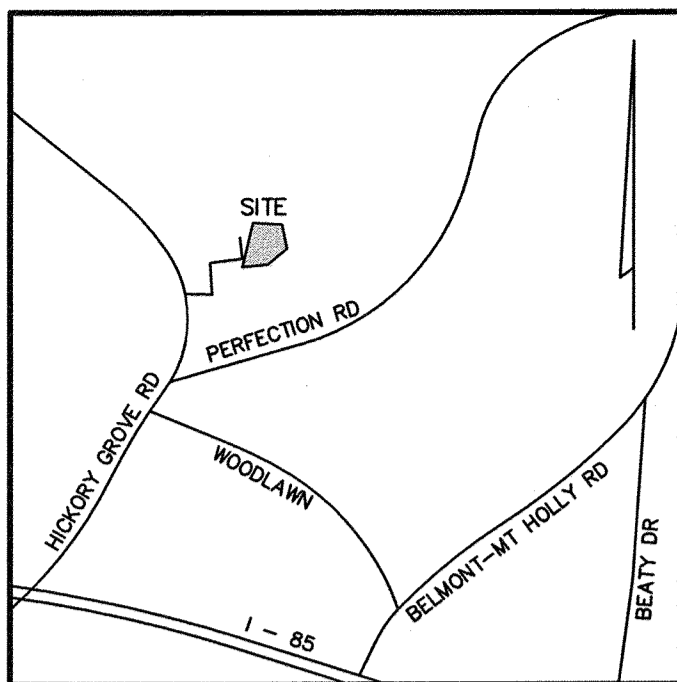
Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	9.99%	Light Green
2	10.00%	14.99%	Yellow
3	15.00%	25.00%	Orange
4	25.01%	100.00%	Purple



Digitally signed by  
Anthony B. Cowan, P.E.  
Date: 2020.11.13  
14:37:14-05'00'

Project: <b>DIXON VILLAGE</b>	
BELMONT, NORTH CAROLINA	
Title: <b>SLOPE ANALYSIS</b>	
PRE-DEVELOPED CONDITIONS	
File #: 09118.dwg	Date: 11/12/20
Project Egr: ABC	Design By: JAB
Drawn By: JAB	Scale: 1"=40'
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335	

C5.3



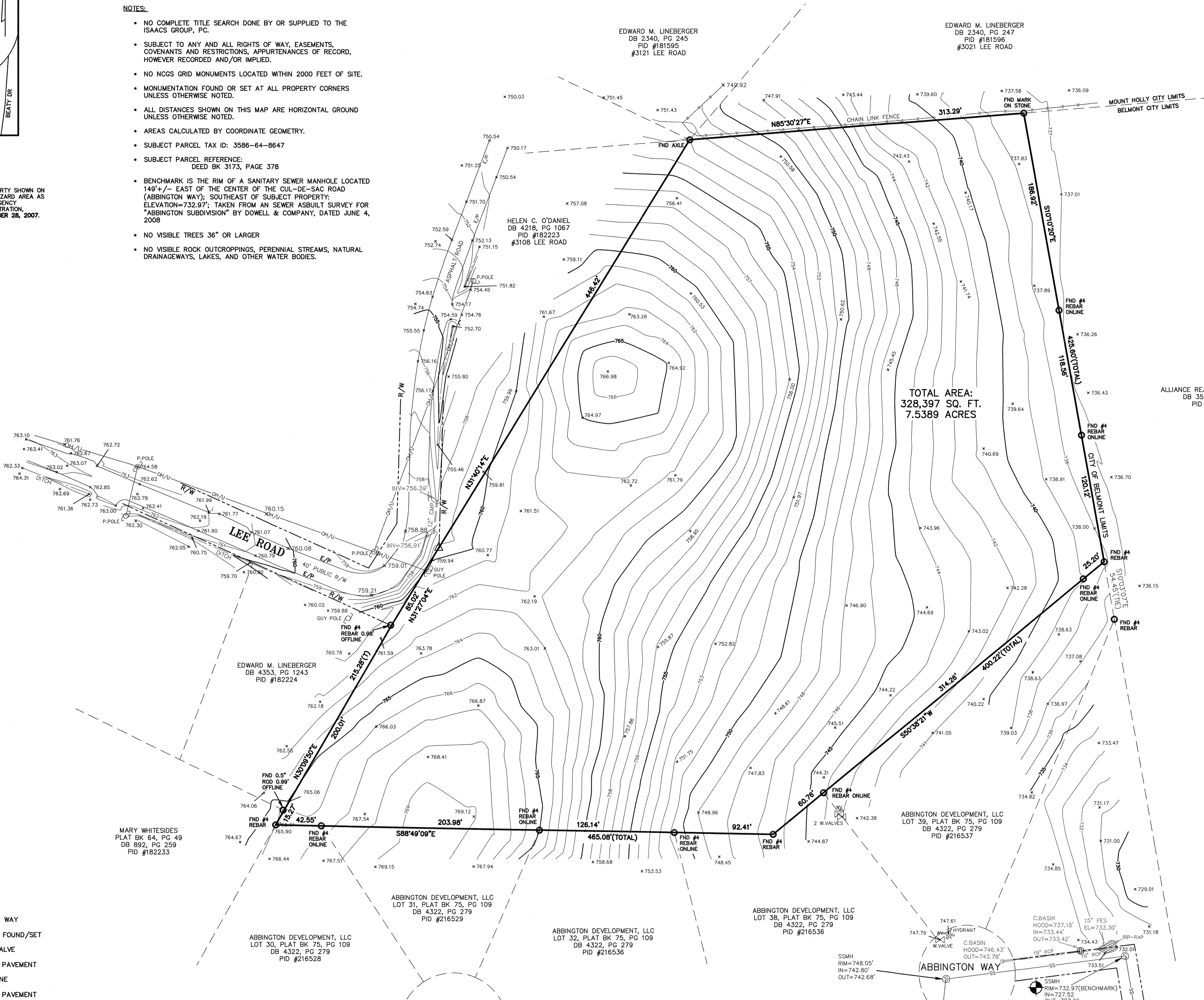
VICINITY MAP  
NOT TO SCALE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371035-86004, DATED SEPTEMBER 28, 2007.

NOTES:

- NO COMPLETE TITLE SEARCH DONE BY OR SUPPLIED TO THE ISAACS GROUP, PC.
- SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- NO NCGS GRID MONUMENTS LOCATED WITHIN 2000 FEET OF SITE.
- MONUMENTATION FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
- AREAS CALCULATED BY COORDINATE GEOMETRY.
- SUBJECT PARCEL TAX ID: 3586-64-8647
- SUBJECT PARCEL REFERENCE: DEED BK 3173, PAGE 378
- BENCHMARK IS THE RIM OF A SANITARY SEWER MANHOLE LOCATED 149'4" EAST OF THE CENTER OF THE CUL-DE-SAC ROAD (ABBINGTON WAY); SOUTHEAST OF SUBJECT PROPERTY; ELEVATION=732.97'; TAKEN FROM AN SEWER ASBUILT SURVEY FOR "ABBINGTON SUBDIVISION" BY DOWELL & COMPANY, DATED JUNE 4, 2008
- NO VISIBLE TREES 36" OR LARGER
- NO VISIBLE ROCK OUTCROPPINGS, PERENNIAL STREAMS, NATURAL DRAINAGEWAYS, LAKES, AND OTHER WATER BODIES.

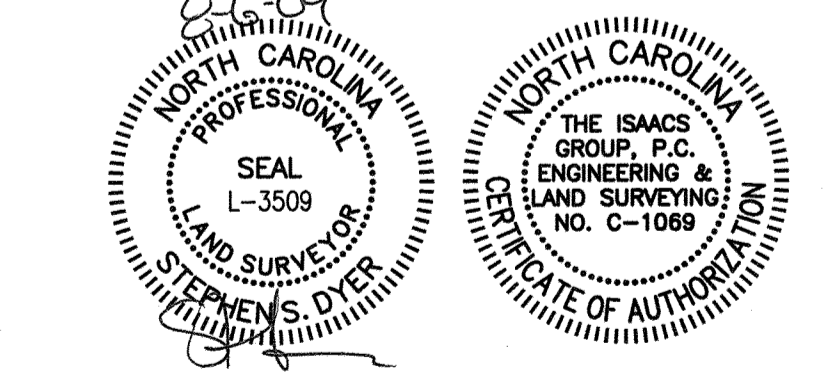


TOTAL AREA:  
328,397 SQ. FT.  
7.5389 ACRES

ALLIANCE REAL ESTATE III, INC.  
DB 3509, PG 343  
PID #182259

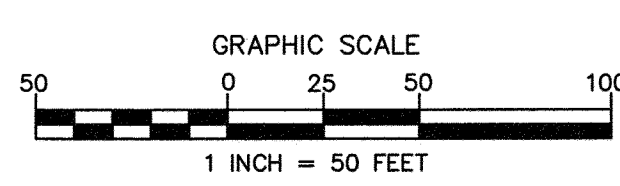
I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 196, PAGE 454); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH GS-17-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23RD DAY OF JULY 2009.

STEPHEN S. DYER, PLS L-3509



LEGEND:

- R/W RIGHT OF WAY
- IRON PIN FOUND/SET
- ⊗ WATER VALVE
- E/P EDGE OF PAVEMENT
- CL CENTERLINE
- E/P EDGE OF PAVEMENT
- CMP CONCRETE MASONRY PIPE
- x— BARBED WIRE FENCE
- o— GUARD RAIL
- TBM TEMPORARY BENCHMARK
- SS— SANITARY SEWER LINE



NO.	BY	DATE	REVISION
1	CBH	08/06/09	REVISED PER BELMONT PLAN REQUIREMENTS

**BOUNDARY-TOPOGRAPHIC SURVEY**  
**HABITAT FOR HUMANITY SITE**

SOUTHPOINT TOWNSHIP  
GASTON COUNTY, NORTH CAROLINA

File #: 09118-BT Date: 07-23-2009 Project P.L.S.: SSD

Surveyed By: BAL  
Drawn By: MWJ  
Scale: 1"=50'

**THE ISAACS GROUP**  
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

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



LEE ROAD

HICKORY GROVE ROAD

SITE