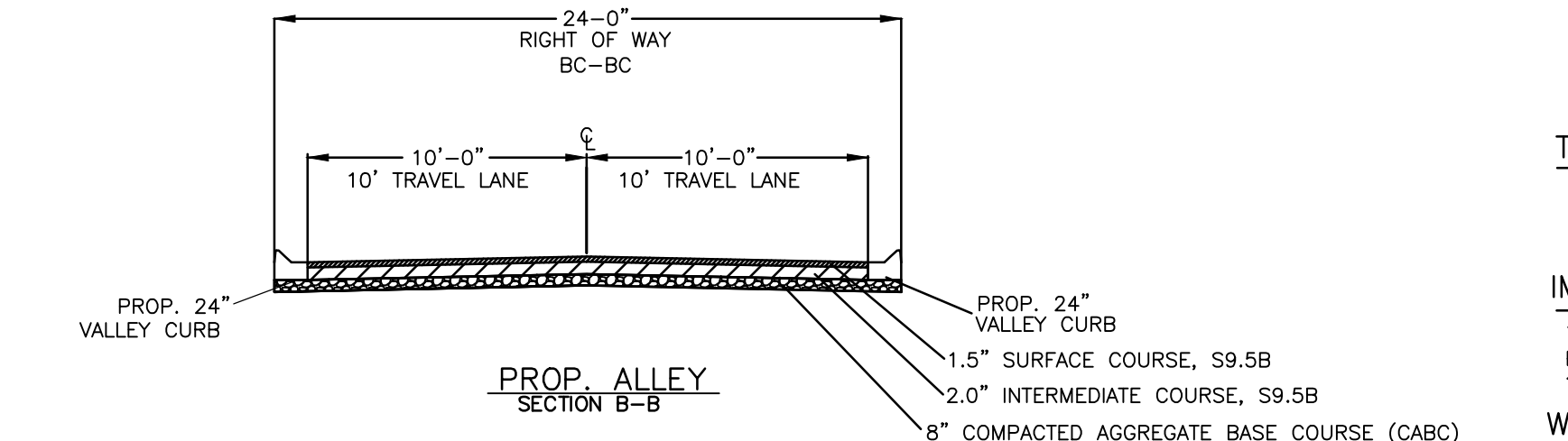
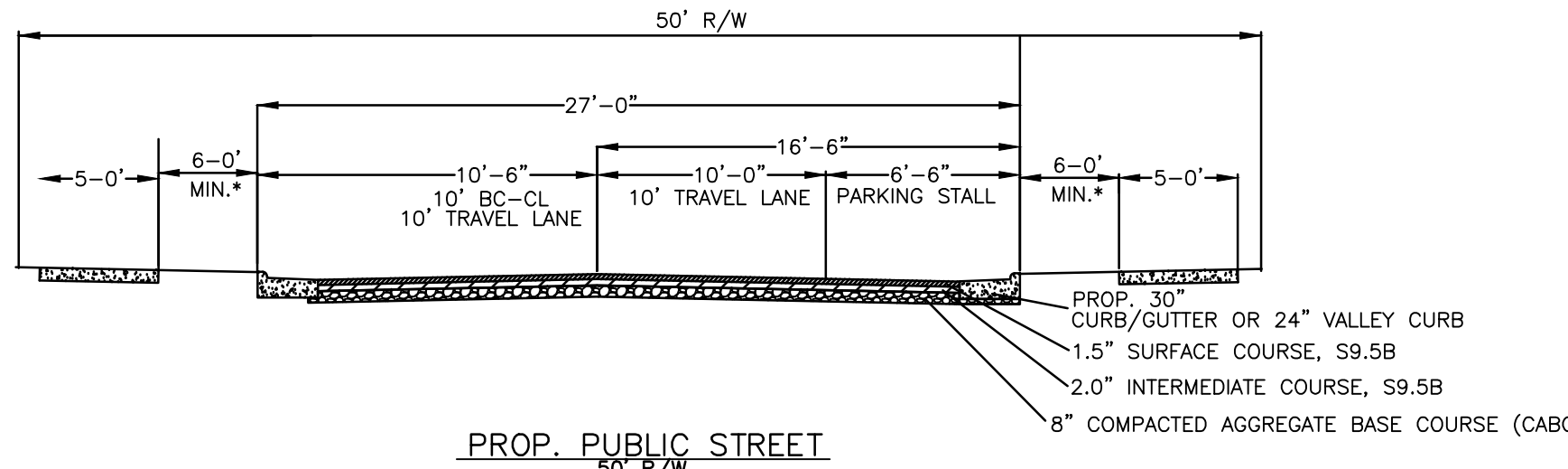


DEVELOPMENT DATA:
 PROJECT NAME: SOUTH POINT ROAD TOWNHOMES
 OWNER/AGENT: DRB GROUP
 PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
 EXIST. ZONING: S-R JURISDICTION: CITY OF BELMONT
 TAX PARCEL #: 187998, 187901, 187899, 187900
 PROPOSED USE: RESIDENTIAL
 TOTAL SITE AREA: 994,923/22.84 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 S.F.
 WATERSHED: WS-N-PA (PROTECTED AREA)
NOTE:
 NO OFF-SITE ROAD IMPROVEMENTS SHOWN, BUT COULD BE REQUIRED BY NCDOT



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=300 (WITHIN 1/2 MILE OF PARK)
 TOTAL PROVIDED AREA=294(300)= 114,660 S.F.
 TOTAL REQUIRED AREA= APPROX. 254,000 S.F.

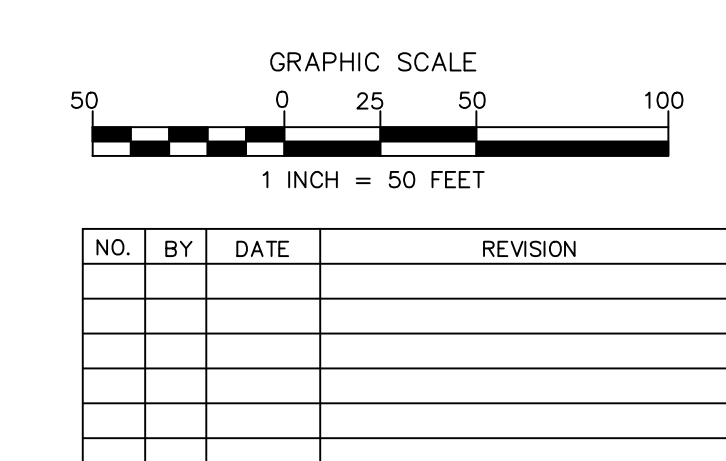
OPEN SPACE DETAILS
 OPEN SPACE WILL BE PROVIDED AS SHOWN ON THE PLAN AND WILL INCLUDE: PARKWAYS/GREENWAYS
 WILL POTENTIALLY CONSIST OF TREE SAVE, PEDESTRIAN PATHS, AND A PLAYGROUND
 ATTACHED SQUARES:
 WILL CONSIST OF LANDSCAPING INCLUDING TREES AND SHRUBS

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	7314 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	7280 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	1790 SF		
TH Lot 53	1780 SF		
TH Lot 54	1780 SF		
TH Lot 55	1780 SF		
TH Lot 56	1869 SF		



PRELIMINARY FOR REVIEW PURPOSES ONLY

SOUTH POINT TOWNHOMES
 SOUTH POINT ROAD, BELMONT, NORTH CAROLINA
SCHEMATIC DESIGN PLAN
 Project: 20080-SK-DWG Date: 9/22/20
 Design By: FB
 Drawn By: FB
 Scale: 1"=50'
 8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335
C1.0