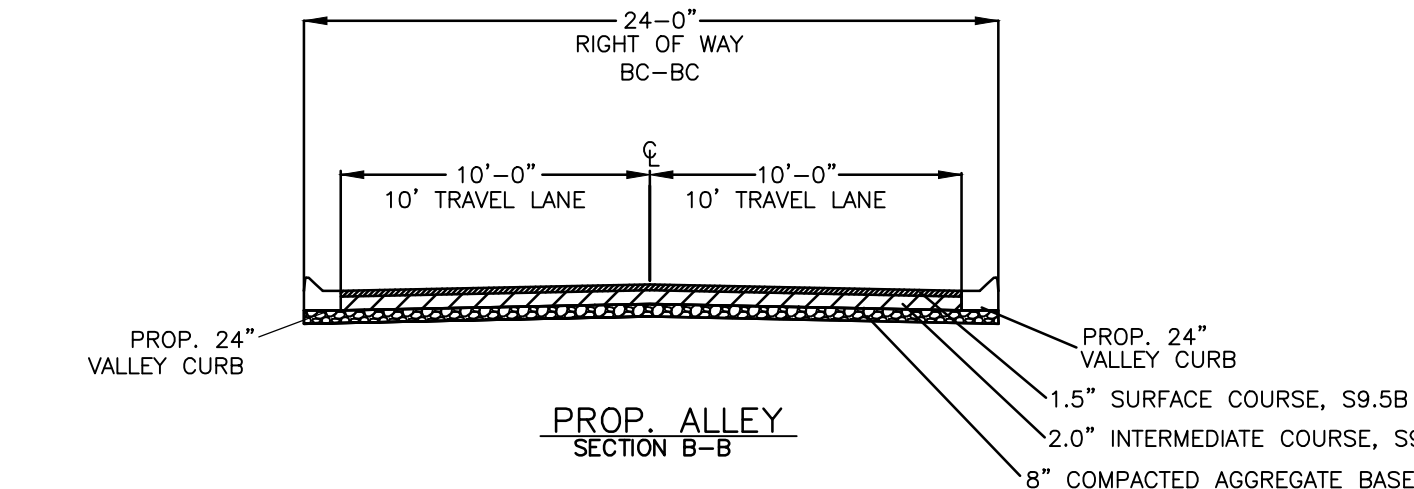
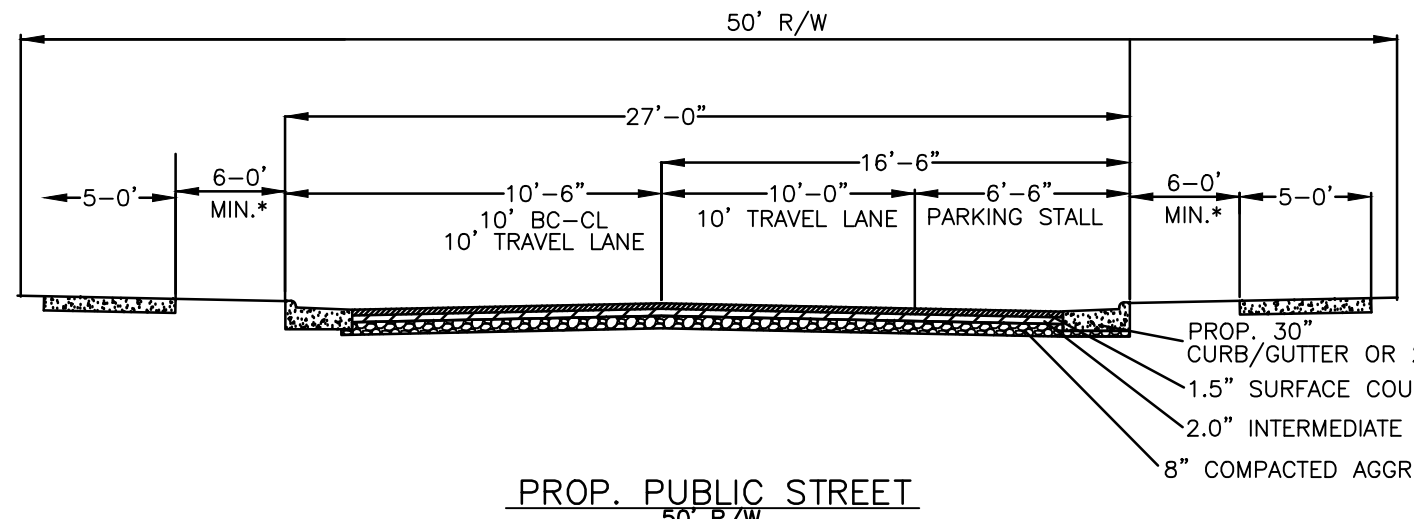


DEVELOPMENT DATA:
 PROJECT NAME: SOUTH POINT ROAD TOWNHOMES
 OWNER/AGENT: DRB GROUP
 PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440
 EXIST. ZONING: S-R JURISDICTION: CITY OF BELMONT
 TAX PARCEL #: 187898, 187901, 187899, 187900
 PROPOSED USE: RESIDENTIAL
 TOTAL SITE AREA: 994,923/22.84 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', REAR=20', SIDE=20% OF LOT WIDTH (BOTH SIDES COMBINED)
 PROPOSED SINGLE FAMILY: 42 LOTS
 PROPOSED TOWNHOMES: 57 UNITS
 OPEN SPACES REQUIRED: 154,440 S.F.
 WATERSHED: WS-N-PA (PROTECTED AREA)



EACH TOWNHOME TO BE INDIVIDUALLY SOLD - LOT LINES WILL RUN FROM R/W TO ALLEY AND FOLLOW UNIT WALLS
 PROP. REAR LOADED TOWNHOME (TYP. OF 27) - FRONT FACES PROPOSED PUBLIC STREET AND GARAGE FACES REAR ALLEY
 PROP. LEFT TURN LANE WITH 100' OF STORAGE - TO BE DESIGNED TO NCDOT STANDARD
 PROP. RIGHT OF WAY DEDICATION ALONG SOUTH POINT ROAD (APPROX. 25' WIDE) - 55' FROM CENTERLINE 868 S.F.

OPEN SPACE DEDICATION MATRIX
 TOTAL AREA OF PARCEL: 22.84 ACRES
 RIGHT OF WAY DEDICATION TO NCDOT: 1.07 ACRES
 TOTAL UNITS/TOTAL AREA= GROSS DWELLING UNITS PER ACRE (99/22.84)= 4.33 UNITS PER ACRE
 (57 TOWNHOMES + 42 SINGLE FAMILY)
 S.F. BUILDING# OF BEDROOMS= 42 (3 BEDROOM)
 TOWNHOMES: 57 (3 BEDROOM)
 TOTAL # OF BEDROOMS= 297 BEDROOMS
 OPEN SPACE MATRIX NUMBER=520 (BASE)
 TOTAL REQUIRED AREA=297(520)= 154,440 S.F.
 TOTAL PROVIDED AREA= APPROX. 215,836 S.F.

OPEN SPACE DETAILS
 Open Space Number Area
 1 12344 SF
 2 14139 SF
 3 8334 SF
 4 7800 SF
 5 170319 SF
 TOTAL 212996 SF

UTILITY NOTES:
 1. WATER LINE TO BE INTO SOUTH POINT ROAD WATER MAIN AT TWO LOCATIONS
 2. SITE WILL HAVE A PUMP STATION AND PUMP TO A MANHOLE IN STONE ROAD

TREE SAVE AREA
 APPROXIMATELY 3.50 ACRES OF TREE SAVE IS PROVIDED ALONG THE CREEK IN THE NORTHEAST CORNER OF THE PROPERTY EXISTING TREES TO REMAIN IN THIS AREA

WATER SUPPLY WATERSHED NOTES
 SITE IS IN THE WS-N-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

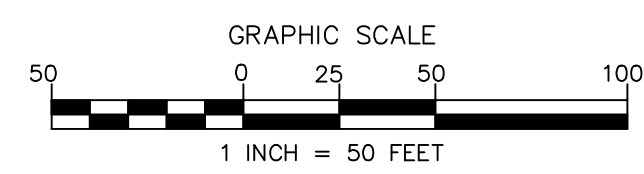
LOT AREAS

Lot Number	Lot Area	Lot Number	Lot Area
TH Lot 1	1769 SF	SF Lot 1	7492 SF
TH Lot 2	1775 SF	SF Lot 2	7492 SF
TH Lot 3	1780 SF	SF Lot 3	7492 SF
TH Lot 4	1785 SF	SF Lot 4	7492 SF
TH Lot 5	1787 SF	SF Lot 5	7492 SF
TH Lot 6	1787 SF	SF Lot 6	7492 SF
TH Lot 7	1787 SF	SF Lot 7	7492 SF
TH Lot 8	1787 SF	SF Lot 8	7492 SF
TH Lot 9	1786 SF	SF Lot 9	7492 SF
TH Lot 10	1783 SF	SF Lot 10	7492 SF
TH Lot 11	1781 SF	SF Lot 11	7495 SF
TH Lot 12	1780 SF	SF Lot 12	7493 SF
TH Lot 13	1869 SF	SF Lot 13	7493 SF
TH Lot 14	1882 SF	SF Lot 14	7090 SF
TH Lot 15	1804 SF	SF Lot 15	8736 SF
TH Lot 16	1839 SF	SF Lot 16	7538 SF
TH Lot 17	1840 SF	SF Lot 17	7508 SF
TH Lot 18	1847 SF	SF Lot 18	7590 SF
TH Lot 19	1853 SF	SF Lot 19	7340 SF
TH Lot 20	1952 SF	SF Lot 20	7446 SF
TH Lot 21	1957 SF	SF Lot 21	7248 SF
TH Lot 22	1858 SF	SF Lot 22	7403 SF
TH Lot 23	1850 SF	SF Lot 23	7247 SF
TH Lot 24	1842 SF	SF Lot 24	7280 SF
TH Lot 25	1835 SF	SF Lot 25	7280 SF
TH Lot 26	1916 SF	SF Lot 26	7280 SF
TH Lot 27	1886 SF	SF Lot 27	7230 SF
TH Lot 28	1780 SF	SF Lot 28	7713 SF
TH Lot 29	1765 SF	SF Lot 29	8253 SF
TH Lot 30	1751 SF	SF Lot 30	7495 SF
TH Lot 31	1739 SF	SF Lot 31	7495 SF
TH Lot 32	1813 SF	SF Lot 32	7785 SF
TH Lot 33	1830 SF	SF Lot 33	10202 SF
TH Lot 34	1785 SF	SF Lot 34	8342 SF
TH Lot 35	1785 SF	SF Lot 35	7547 SF
TH Lot 36	1787 SF	SF Lot 36	7838 SF
TH Lot 37	1784 SF	SF Lot 37	8351 SF
TH Lot 38	1791 SF	SF Lot 38	9508 SF
TH Lot 39	1882 SF	SF Lot 39	7500 SF
TH Lot 40	1882 SF	SF Lot 40	9609 SF
TH Lot 41	1789 SF	SF Lot 41	6715 SF
TH Lot 42	1788 SF	SF Lot 42	7498 SF
TH Lot 43	1788 SF		
TH Lot 44	1788 SF		
TH Lot 45	1877 SF		
TH Lot 46	1871 SF		
TH Lot 47	1782 SF		
TH Lot 48	1782 SF		
TH Lot 49	1782 SF		
TH Lot 50	1782 SF		
TH Lot 51	1871 SF		
TH Lot 52	1869 SF		
TH Lot 53	1778 SF		
TH Lot 54	1778 SF		
TH Lot 55	1778 SF		
TH Lot 56	1778 SF		
TH Lot 57	1867 SF		

IMPERVIOUS BREAK DOWN

Category	Area
Impervious in R/W	93722 SF
Pavement	33173 SF
Sidewalk	33173 SF
Total in R/W	126895 SF
Total Area in Single Family Lots	322998
60% Impervious on Average	193798 SF
Total Area in Townhome Lots	103720
90% Impervious on Average	93348 SF
TOTAL IMPERVIOUS =	414041 SF

TOTAL AREA OF PARCEL: 22.84 AC.
 PROPOSED IMPERVIOUS AREA = 0.50 ACRES
 ADDITIONAL 1.50 ACRE FOR AMENITIES
 11.00 ACRES/22.84 ACRES = 48.16% BUA



PRELIMINARY FOR REVIEW PURPOSES ONLY

SOUTH POINT TOWNHOMES
 SOUTH POINT ROAD
 BELMONT, NORTH CAROLINA

SCHEMATIC DESIGN PLAN

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

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

ISAACS
 CIVIL ENGINEERING DESIGN AND SURVEYING

C1.0