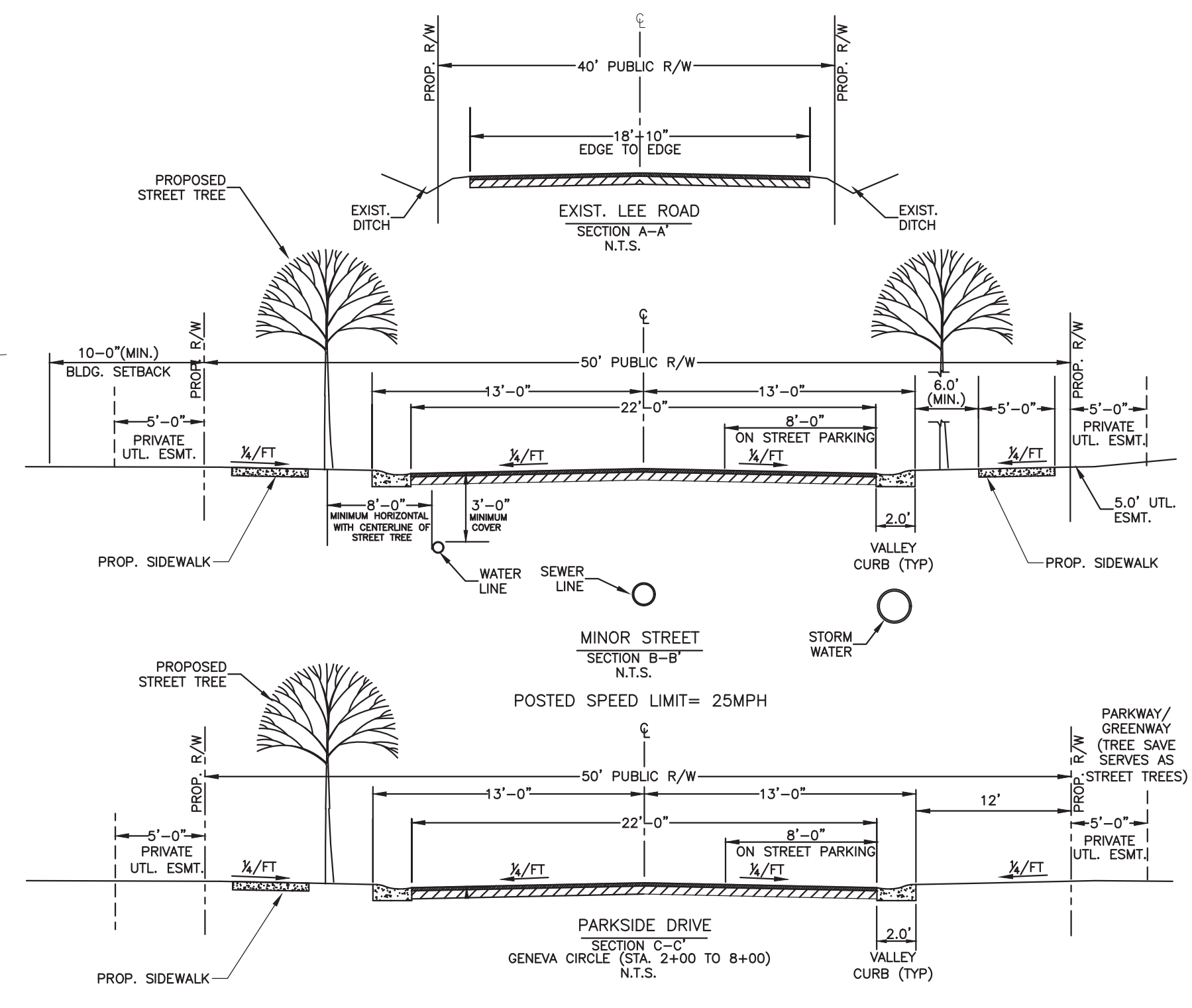
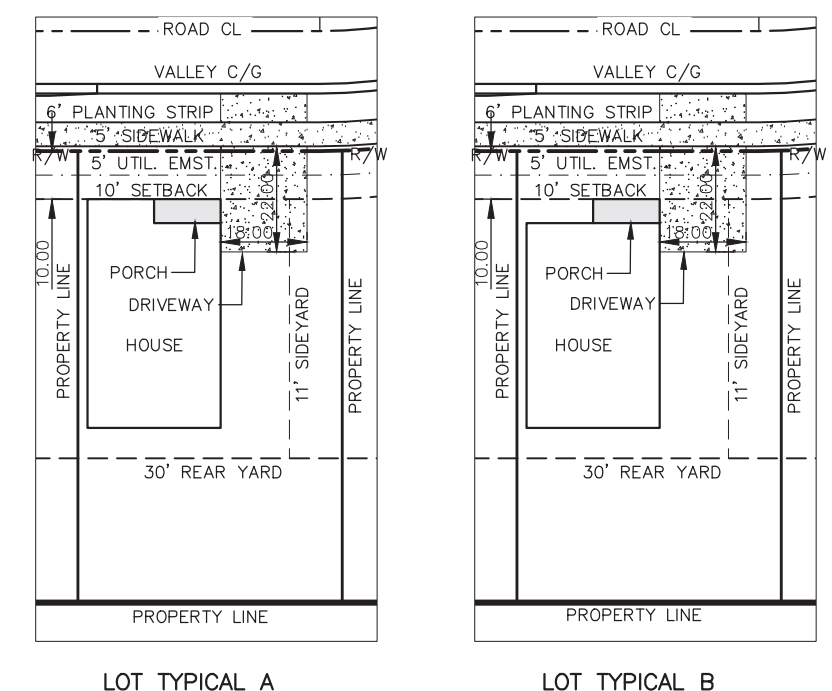


- LEGEND**
- PROPOSED LARGE MATURING TREE @ 40.0' O.C.
  - EXISTING TREELINE
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER METER
  - EXISTING UTILITY POLE
  - EXISTING MANHOLE
  - EXISTING SWALE
  - PROPOSED STOP SIGN
  - PROPOSED STREET SIGN
  - PROPOSED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

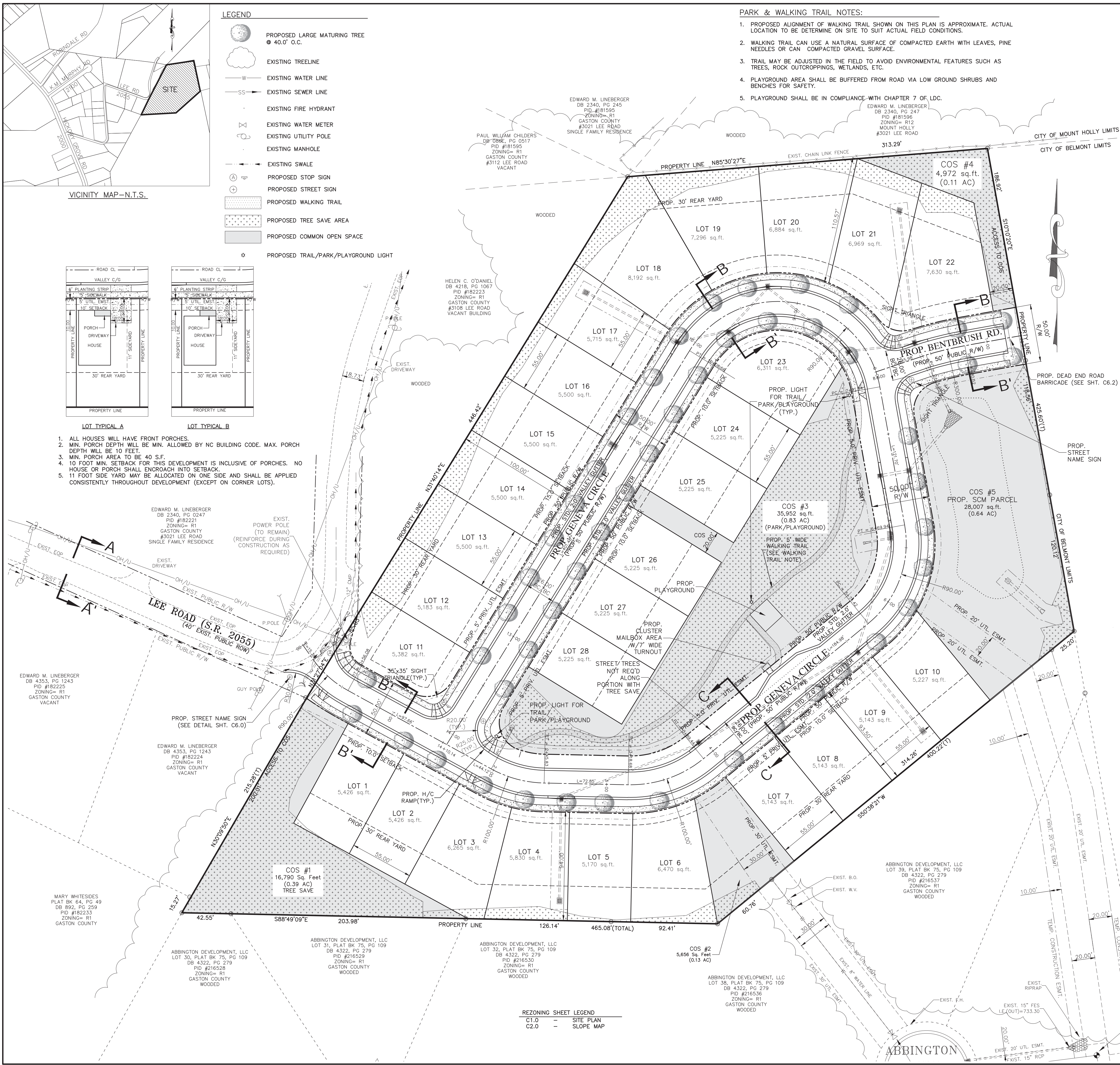
- PARK & WALKING TRAIL NOTES:**
- PROPOSED ALIGNMENT OF WALKING TRAIL SHOWN ON THIS PLAN IS APPROXIMATE. ACTUAL LOCATION TO BE DETERMINE ON SITE TO SUIT ACTUAL FIELD CONDITIONS.
  - WALKING TRAIL CAN USE A NATURAL SURFACE OF COMPACTED EARTH WITH LEAVES, PINE NEEDLES OR CAN COMPACTED GRAVEL SURFACE.
  - TRAIL MAY BE ADJUSTED IN THE FIELD TO AVOID ENVIRONMENTAL FEATURES SUCH AS TREES, ROCK OUTCROPPINGS, WETLANDS, ETC.
  - PLAYGROUND AREA SHALL BE BUFFERED FROM ROAD VIA LOW GROUND SHRUBS AND BENCHES FOR SAFETY.
  - PLAYGROUND SHALL BE IN COMPLIANCE WITH CHAPTER 7 OF LDC.



VICINITY MAP-N.T.S.



- LOT TYPICAL A**
- ALL HOUSES WILL HAVE FRONT PORCHES.
  - MIN. PORCH DEPTH WILL BE MIN. ALLOWED BY NC BUILDING CODE. MAX. PORCH DEPTH WILL BE 10 FEET.
  - MIN. PORCH AREA TO BE 40 S.F.
  - 10 FOOT MIN. SETBACK FOR THIS DEVELOPMENT IS INCLUSIVE OF PORCHES. NO HOUSE OR PORCH SHALL ENCROUGH INTO SETBACK.
  - 11 FOOT SIDE YARD MAY BE ALLOCATED ON ONE SIDE AND SHALL BE APPLIED CONSISTENTLY THROUGHOUT DEVELOPMENT (EXCEPT ON CORNER LOTS).



**DEVELOPER:**  
 HABITAT FOR HUMANITY OF GASTON COUNTY  
 ATTN: KAY PENINGER  
 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: GR-CO (GENERAL RESIDENTIAL CONDITIONAL DISTRICT)  
 COUNTY: GASTON COUNTY  
 WATERSHED CLASSIFICATION: CATAWBA RIVER WS-IV PROTECTED AREA  
 TAX PARCEL: 182236 BELMONT

TOTAL SINGLE FAMILY LOTS: 28 LOTS  
 DENSITY ALLOWED: 6.0 UNITS/ACRE  
 DENSITY PROVIDED: 28/7.58 = 3.69 LOTS/ACRE  
 MIN. AREA/LOT ALLOWED: 4,000 S.F.  
 MIN. AREA/AVG. AREA PROVIDED: 5,143 S.F. (MIN.) / 5,280 S.F. (AVG.)  
 MINIMUM LOT WIDTH: 55 FT.  
 MINIMUM FRONT SETBACK: 20 FT.  
 MINIMUM FRONT SETBACK PROPOSED: 10 FT. (BOTH BUILDING AND PORCH)

SIDE YARD: 20% OF LOT WIDTH (MAY BE ALLOCATED ON ONE SIDE TO BE APPLIED CONSISTENTLY THROUGHOUT DEVELOPMENT EXCEPT ON CORNER LOTS)

REAR YARD: 30 FT.  
 CORNER YARD: 8 FT.  
 MINIMUM PARKING PAD PROPOSED: 18' WIDE X 22' DEEP

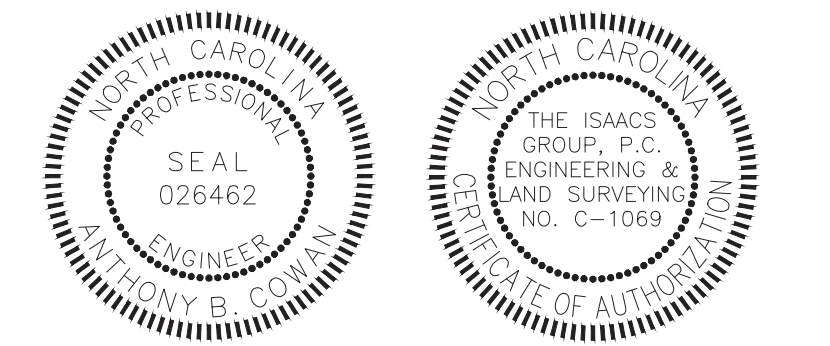
TREE SAVE REQUIRED:  
 CURRENT ORDINANCE: 20% OR 0.2(7.58) = 1.516 AC.  
 2010 ORDINANCE: 0% SINCE NO TOPOGRAPHY SLOPE > 15%  
 TREE SAVE PROPOSED: 18.7% OR 1.36 AC.  
 NOTE: ANY TREESAVE INSIDE PRIVATE LOTS SHALL BE SHOWN AS A CONSERVATION EASEMENT ON FINAL PLAT.

**COMMON OPEN SPACE CALCS:**

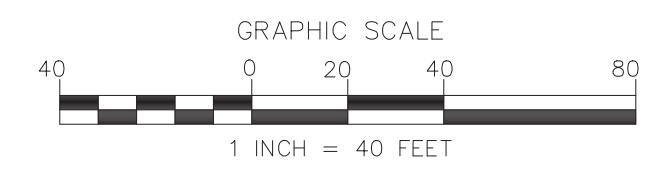
DENSITY: 28/7.58 = 3.69 LOTS PER ACRE  
 ESTIMATED BEDROOMS COUNT = 98 (3.5 ROOMS/LOT)  
 OPEN SPACE MATRIX NUMBER = 520 (BASE)  
 REQUIRED COS AREA = 98(520) = 50,960 S.F. ~ 1.17 ACRES  
 TOTAL COS PROVIDED:

COS #1 (UNDEVELOPED/TREE SAVE):	0.39 AC.
COS #2 (UNDEVELOPED/TREE SAVE):	0.13 AC.
COS #3 (PARK/PLAYGROUND):	0.83 AC.
COS #4 (UNDEVELOPED/TREE SAVE):	0.11 AC.
COS #5 (BMP PARCEL):	0.64 AC.
TOTAL COS AREA PROVIDED:	2.10 AC.

\* TOTAL QUALIFYING IMPROVED COS AREA PROVIDED = 0.83 AC. (COS #3 ONLY)



Digitally signed by Anthony B. Cowan, P.E.  
 Date: 2021.01.06 17:39:53-05'00'



**DIXON VILLAGE**  
 BELMONT, NORTH CAROLINA

**REZONING SITE PLAN**

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

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

**RZ1.0**

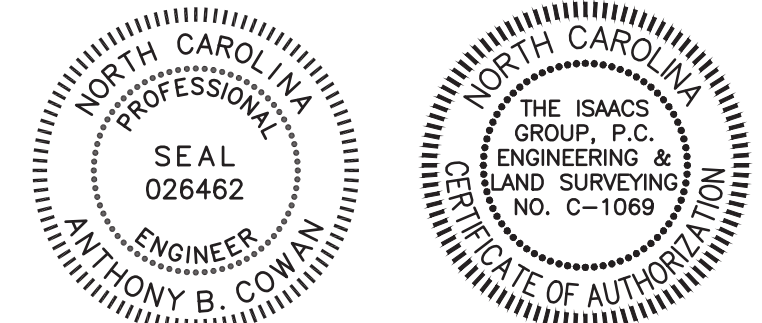
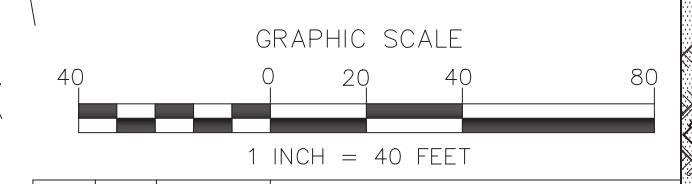
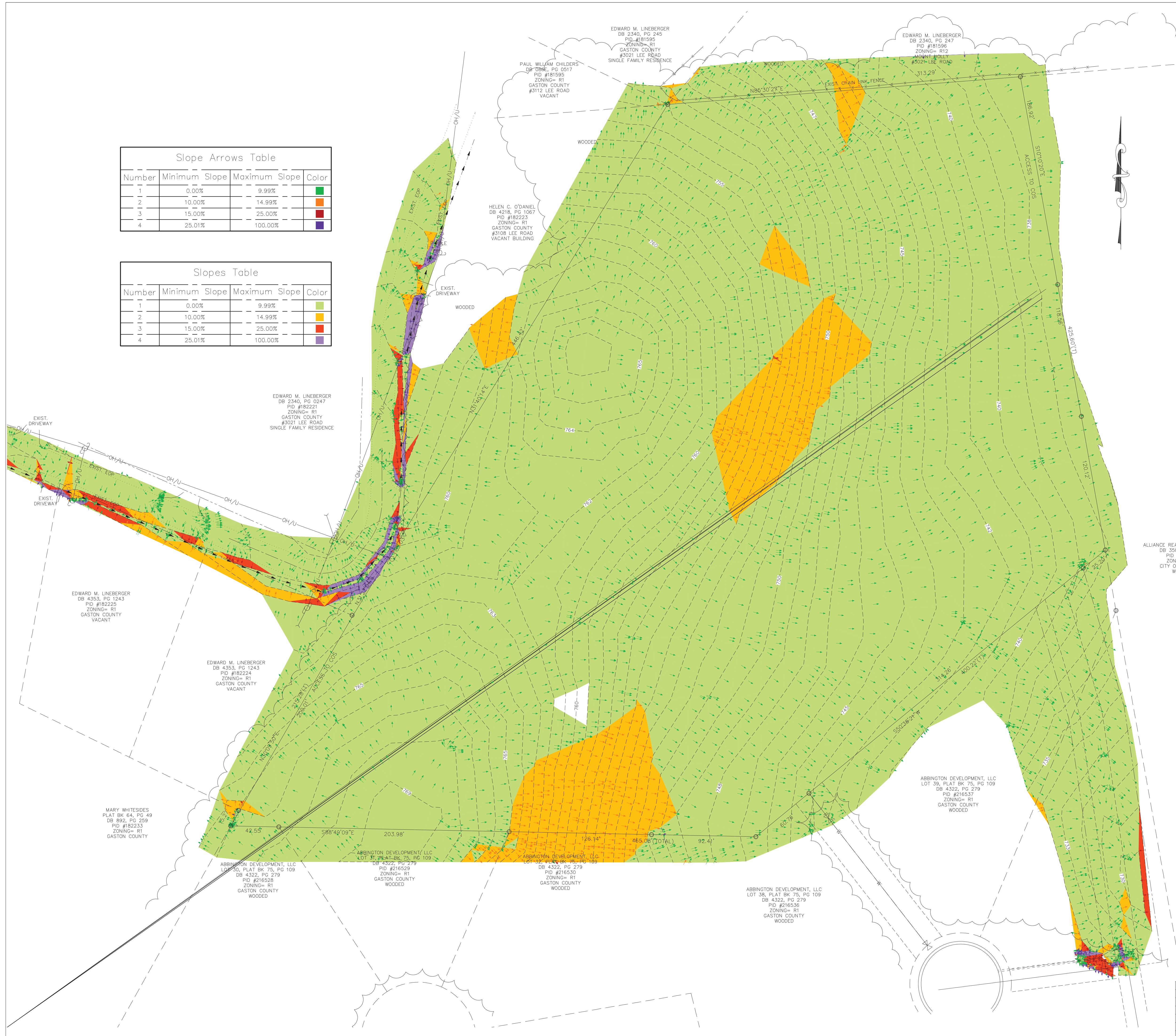
NO.	BY	DATE	REVISION
1	ABC	12/17/20	PER QTY REVIEW
2	ABC	01/06/21	PER QTY REVIEW

**REZONING SHEET LEGEND**

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

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

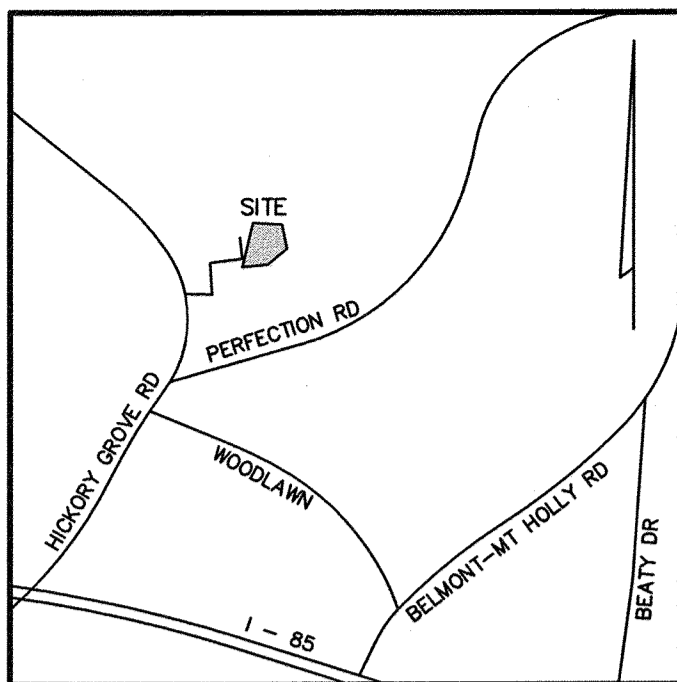
Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	9.99%	Light Green
2	10.00%	14.99%	Yellow
3	15.00%	25.00%	Orange
4	25.01%	100.00%	Purple



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



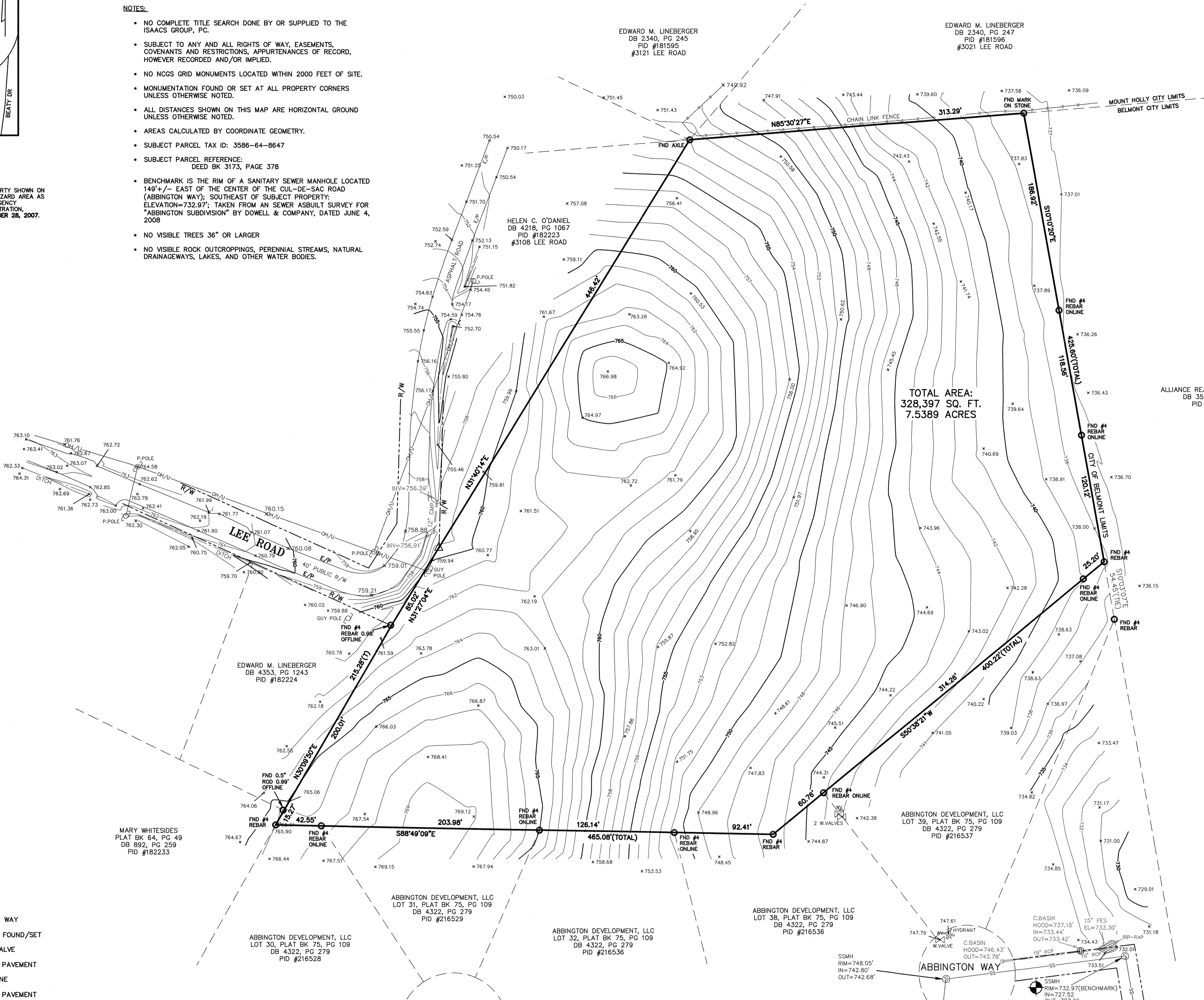
VICINITY MAP  
NOT TO SCALE

**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, P.C.
- 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.

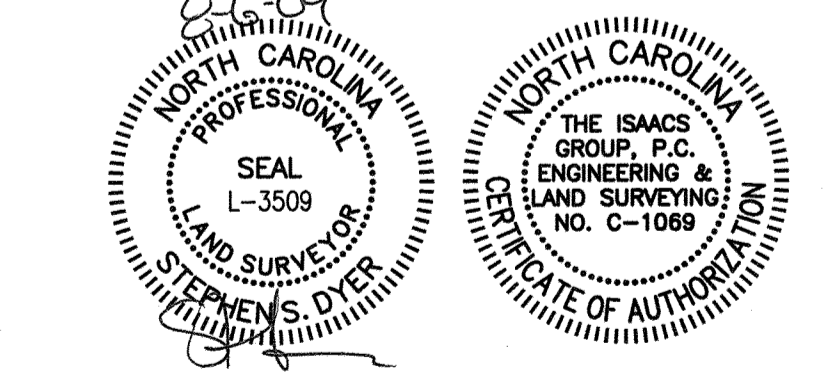


TOTAL AREA:  
328,397 SQ. FT.  
7.5389 ACRES

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

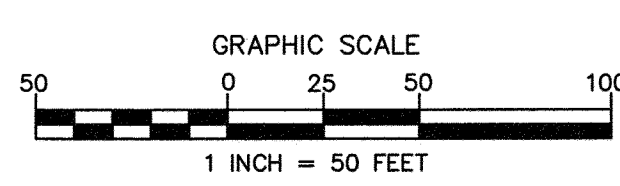
I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 196, PAGE 454); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS SURVEY WAS PREPARED 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

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

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

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



LEE ROAD

SITE

HICKORY GROVE ROAD