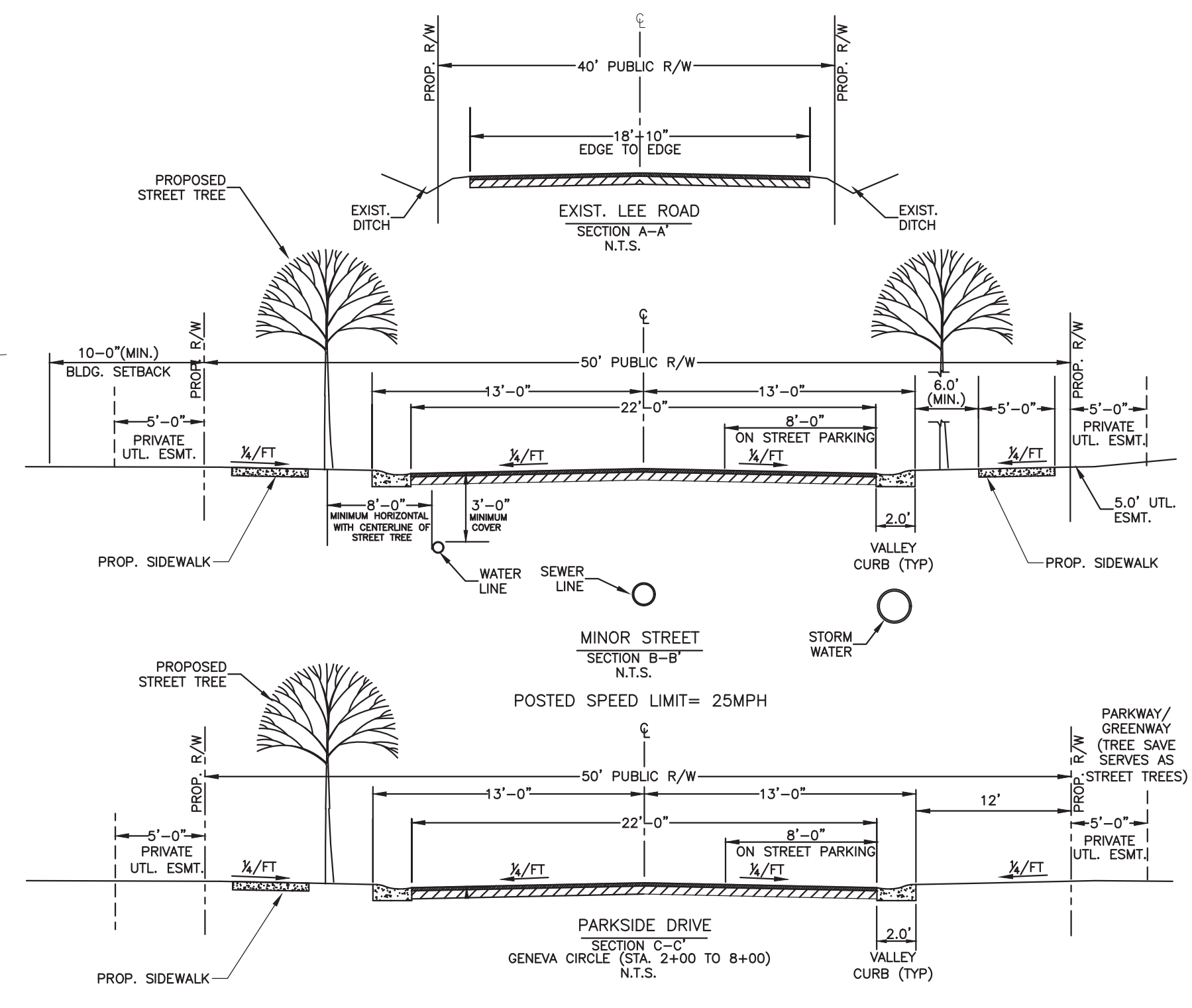
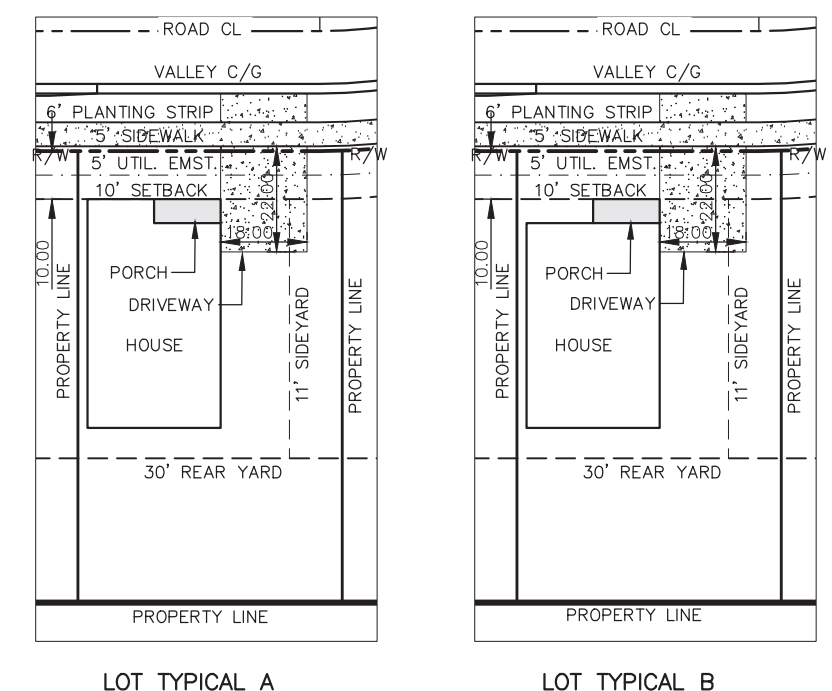


- LEGEND**
- PROPOSED LARGE MATURING TREE @ 40.0' O.C.
 - EXISTING TREELINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING UTILITY POLE
 - EXISTING MANHOLE
 - EXISTING SWALE
 - PROPOSED STOP SIGN
 - PROPOSED STREET SIGN
 - PROPOSED WALKING TRAIL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

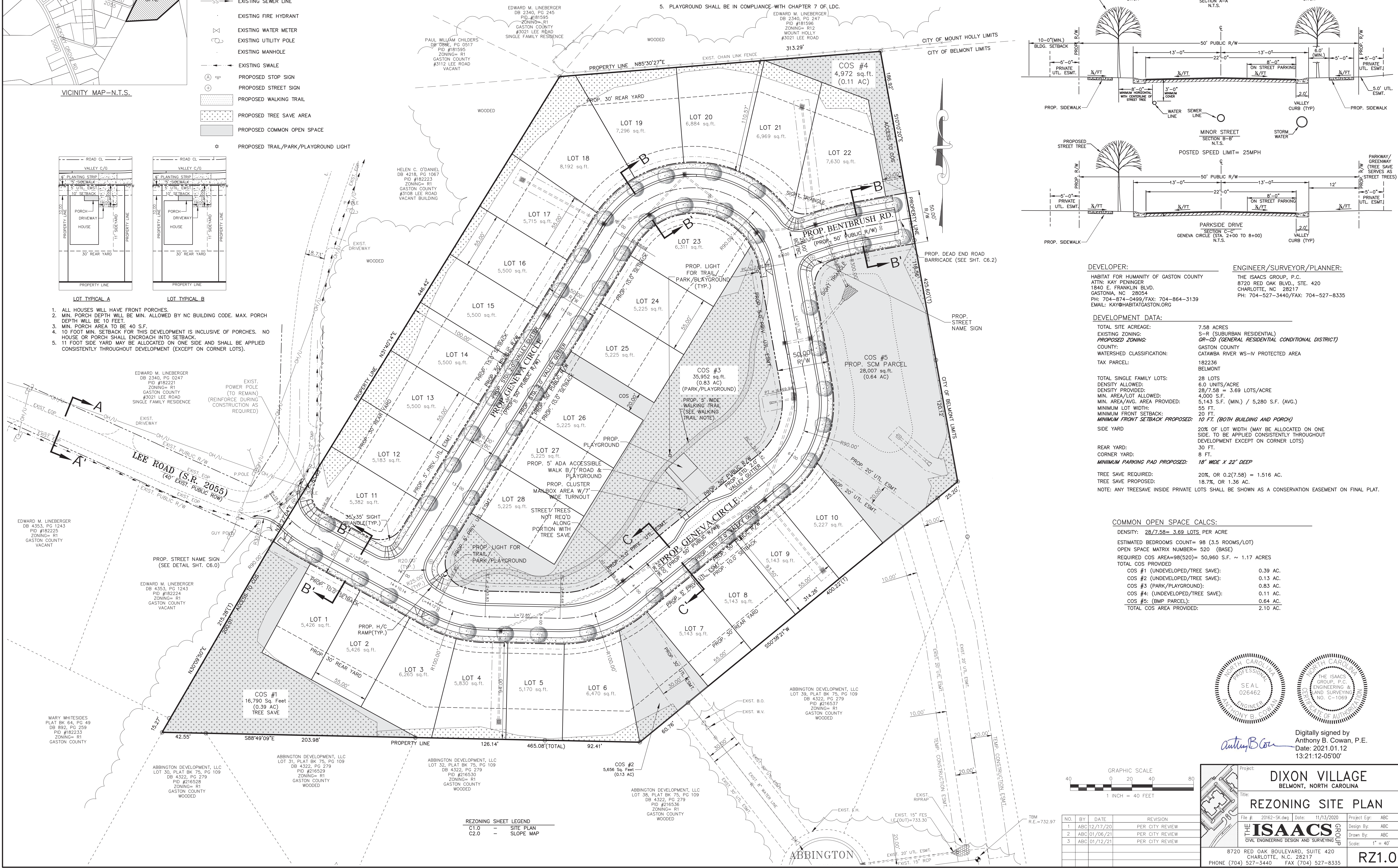
- PARK & WALKING TRAIL NOTES:**
- PROPOSED ALIGNMENT OF WALKING TRAIL SHOWN ON THIS PLAN IS APPROXIMATE. ACTUAL LOCATION TO BE DETERMINE ON SITE TO SUIT ACTUAL FIELD CONDITIONS.
 - WALKING TRAIL CAN USE A NATURAL SURFACE OF COMPACTED EARTH WITH LEAVES, PINE NEEDLES OR CAN COMPACTED GRAVEL SURFACE.
 - 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-CD (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: 20%, OR 0.2(7.58) = 1.516 AC.
TREE SAVE PROVIDED: 18.7%, OR 1.36 AC.
NOTE: ANY TREESAVE INSIDE PRIVATE LOTS SHALL BE SHOWN AS A CONSERVATION EASEMENT ON FINAL PLAT.

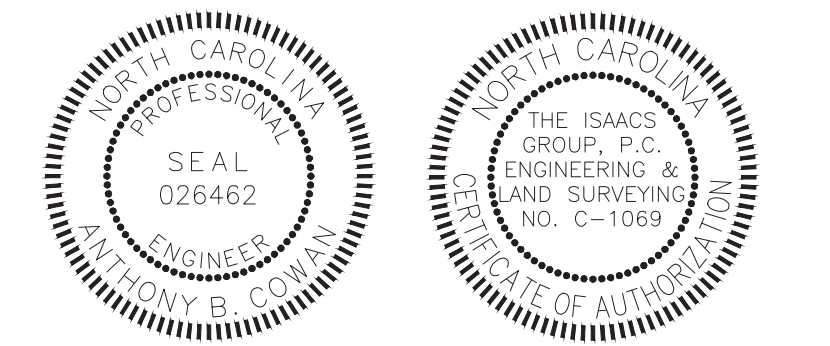
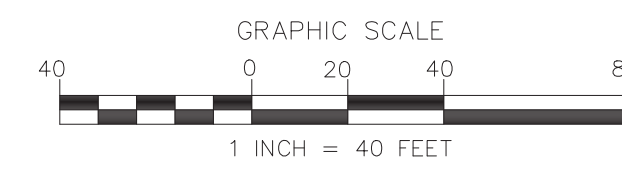
COMMON OPEN SPACE CALCS:

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.

REZONING SHEET LEGEND

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



Digitally signed by Anthony B. Cowan, P.E.
Date: 2021.01.12 13:21:12-0500'

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'

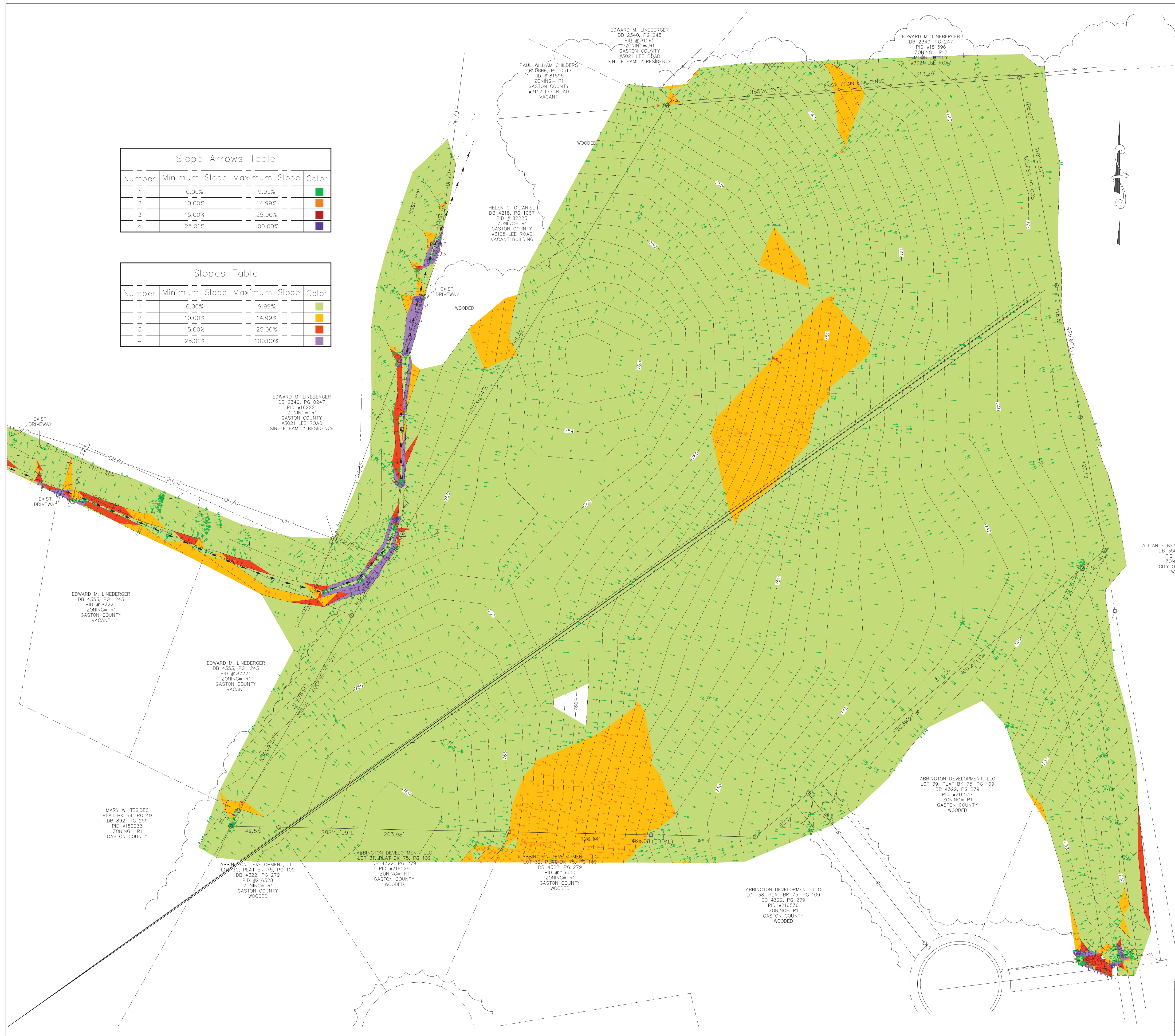
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0

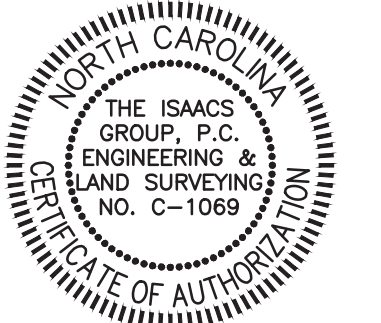
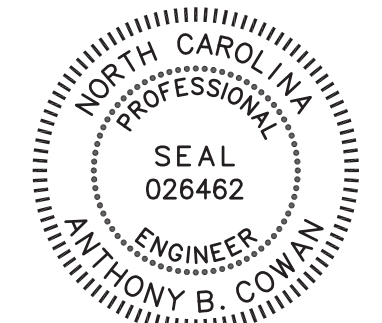
NO.	BY	DATE	REVISION
1	ABC	12/17/20	PER QTY REVIEW
2	ABC	01/06/21	PER QTY REVIEW
3	ABC	01/12/21	PER QTY REVIEW

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

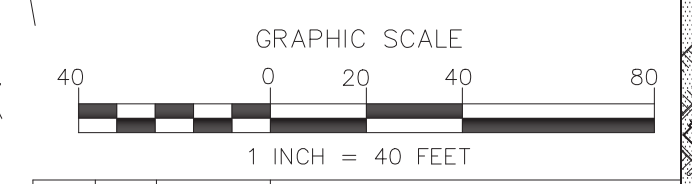
Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	9.99%	Light Green
2	10.00%	14.99%	Yellow
3	15.00%	25.00%	Orange
4	25.01%	100.00%	Purple



ALLIANCE REAL ESTATE III, INC.
DB 3509, PG 343
PID #182259
ZONING= GR
CITY OF BELMONT
WOODED



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



NO.	BY	DATE	REVISION

Project: **DIXON VILLAGE**
BELMONT, NORTH CAROLINA

Title: **SLOPE ANALYSIS**
PRE-DEVELOPED CONDITIONS

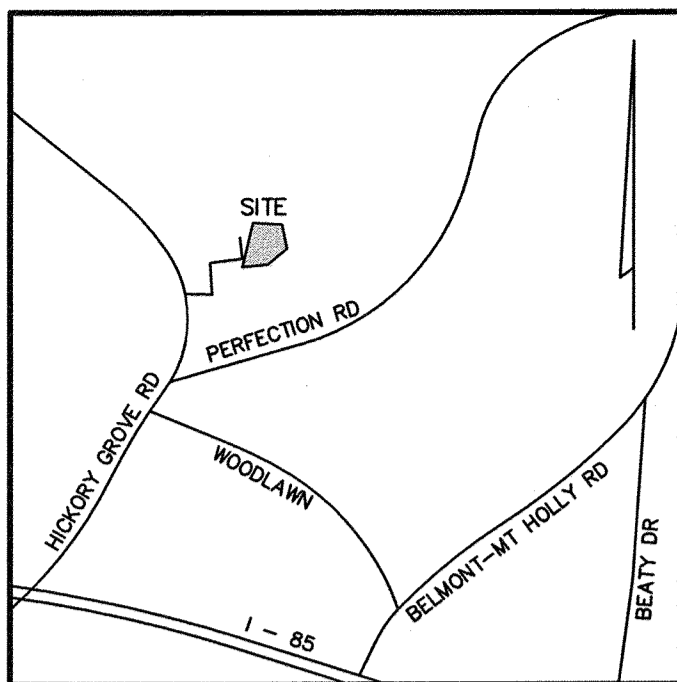
File #: 09118.dwg Date: 11/12/20 Project Egr: ABC

THE ISAACS GROUP, P.C.
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

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

Scale: 1"=40'

C5.3



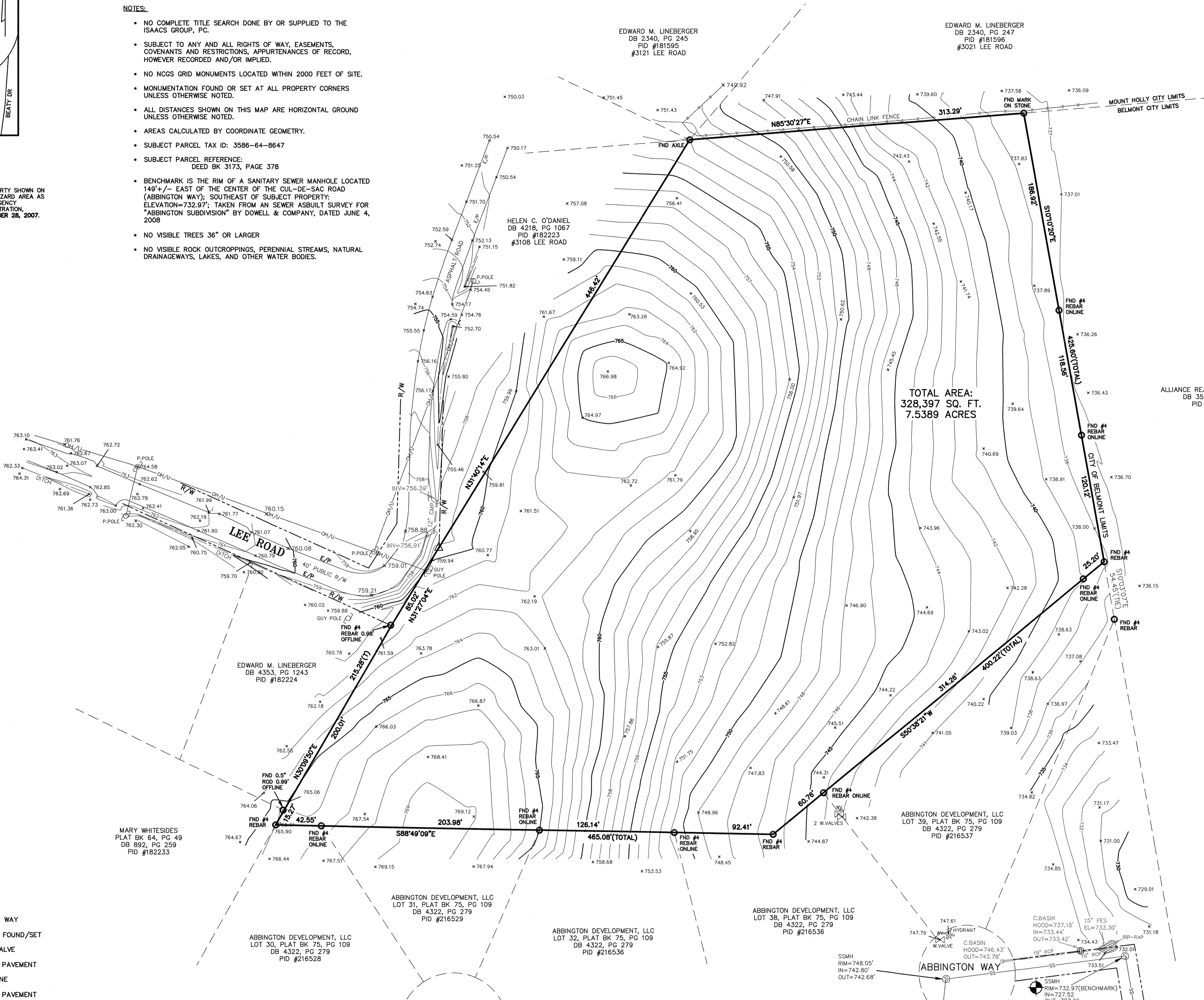
VICINITY MAP
NOT TO SCALE

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.

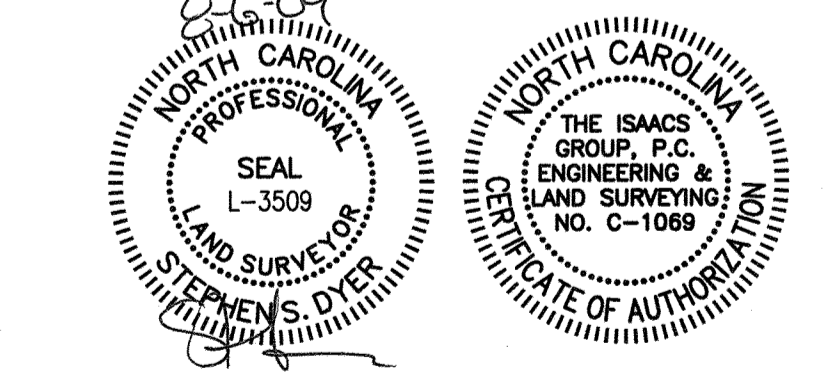


TOTAL AREA:
328,397 SQ. FT.
7.5389 ACRES

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

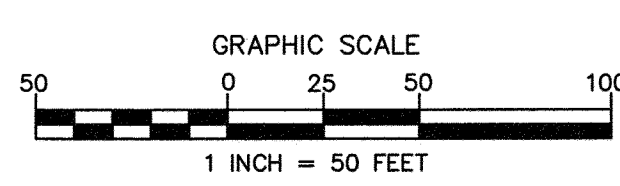
I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 196, PAGE 454); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS SURVEY WAS PREPARED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

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

HICKORY GROVE ROAD

SITE