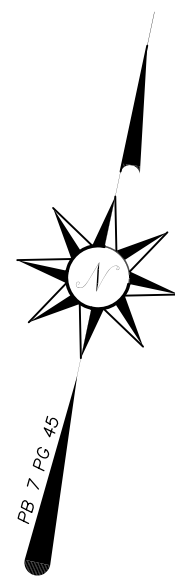


VICINITY MAP
(Not to Scale)



NOTES:

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM GASTON COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
5. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF BELMONT. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
6. THIS PROPERTY IS BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS.
7. ALL IMPROVEMTNS WERE SCALED FROM GIS AND IS SUBJECT TO CHANGE UPON AN ACTUAL FIELD SURVEY.

PARKING NOTE:

SEE SECTION 9.2 (1) FOR THE NUMBER OF REQUIRED SPACES. STREET FACING GARAGES SHALL INCLUDE A 30 FOOT DEEP PARKING PAD IN FRONT OF ALL GARAGE DOORS. ALL OTHER HOMES SHALL PROVIDE A 25 FOOT PARKING PAD. PARKING SPACES SHALL BE 10 FEET WIDE (PER REQUIRED SPACE). ALL REQUIRED PARKING PAD DIMENSIONS ARE MINIMUM STANDARDS AND SHALL BE MEASURED FROM THE PROPERTY LINE.

IMPERVIOUS:

LOT COVERAGE (MAXIMUM IMPERVIOUS)= 50%

PROPOSED SITE IMPERVIOUS:
 HOMES- 10,500 SF
 GARAGES-1,936 SF
 DRIVEWAYS- 6,564 SF

TOTAL- 18,982 SF

TOTAL SITE AREA- 51,719 SF
 % OF IMPERVIOUS- 36.70 %

*QUANTIES SUBJECT TO CHANGE UPON FINAL PLANS.

DEVELOPMENT DATA:

TAX PARCEL NO.: 188367 & 188370
 ZONING CLASSIFICATION: GR (GENERAL RESIDENTIAL)
 ZONING JURISDICTION: CITY OF BELMONT
 SITE ACREAGE: 1.19 AC
 NO. OF UNITS ALLOWED BY ZONING: 1.19 x 6 = 7.14
 NO. OF UNITS ALLOWED/PROPOSED: 7/6
 AVERAGE LOT WIDTHS 300' OR 1 BLOCK LENGTH
 SUBDIVISION PLAT OF TAX PARCEL 188372
 PB 90 PG 30- PROPERTY LOCATED DIRECTLY ACROSS JULIA AVENUE
 3 LOTS AT 65.00' AND CORNER LOT AT 80.60'
 AVERAGE WIDTH= 68.90'

SUBDIVISION PLAT OF TAX PARCEL 188337, 188336, & 188303
 PB 88 PG 64
 AVERAGE LOT WIDTH- 64.88'
 LOCATED AT INTERSECTION OF JULIA AVE AND WILLERINE DRIVE
 APPROXIMATELY 50' FROM SUBJECT PROPERTY

AVERAGE LOT WIDTH OF PROPERTIES ALONG THE WEST SIDE OF GREENWOOD AVE WITHIN 300' =120.78'

FRONT SETBACK- 20'
 SIDE YARD SETBACK LOTS 12'
 REAR YARD SETBACK- 30'

MINIMUM LOT WIDTH- 55 FEET
 MAXIMUM HEIGHT- 2 1/2 STORIES

LARGEST LOT- LOT 1 10,772 SF
 SMALLEST LOT- LOT 5 9,259 SF

LANDSCAPING:

1. ALL LANDSCAPING SHALL ADHERE TO CITY OF BELMONT STANDARDS.
2. TREE PRESERVATION SHALL OCCUR IN THE REAR 10' OF THE LOTS.
3. PLANNING STAFF SHALL WORK WITH DEVELOPER ON TREE SPACING AND REQUIREMENTS FOR PLANTED TREES ALONG STREET FRONAGES.

TREE SAVE NOTE:

EXISTING TREES- 7 TOTAL
 TOTAL DIAMETER= 177"
 TOTAL TREES TO BE REMOVED- 6 (162")
 TOTAL DIAMETER OF TREES TO BE REPLANTED - 162" X 0.20% = 32.40"
 NUMBER OF REPLANTED TREES= 17 2" TREES

LANDSCAPE TREE- NOT INCLUDED IN REPLANTED COUNT

PLANTED MEDIUM MATURING TREE
 11 FOR TREE SAVE
 3 FOR STREET TREES

JOHN JACKSON
 DB 2447 PG 301
 TAX ID# 188366

STREET TREES:

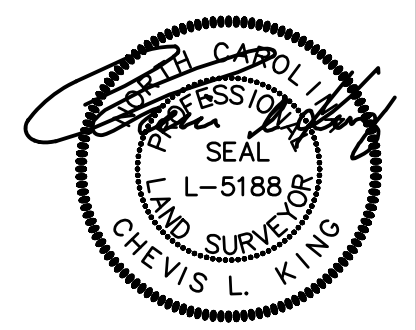
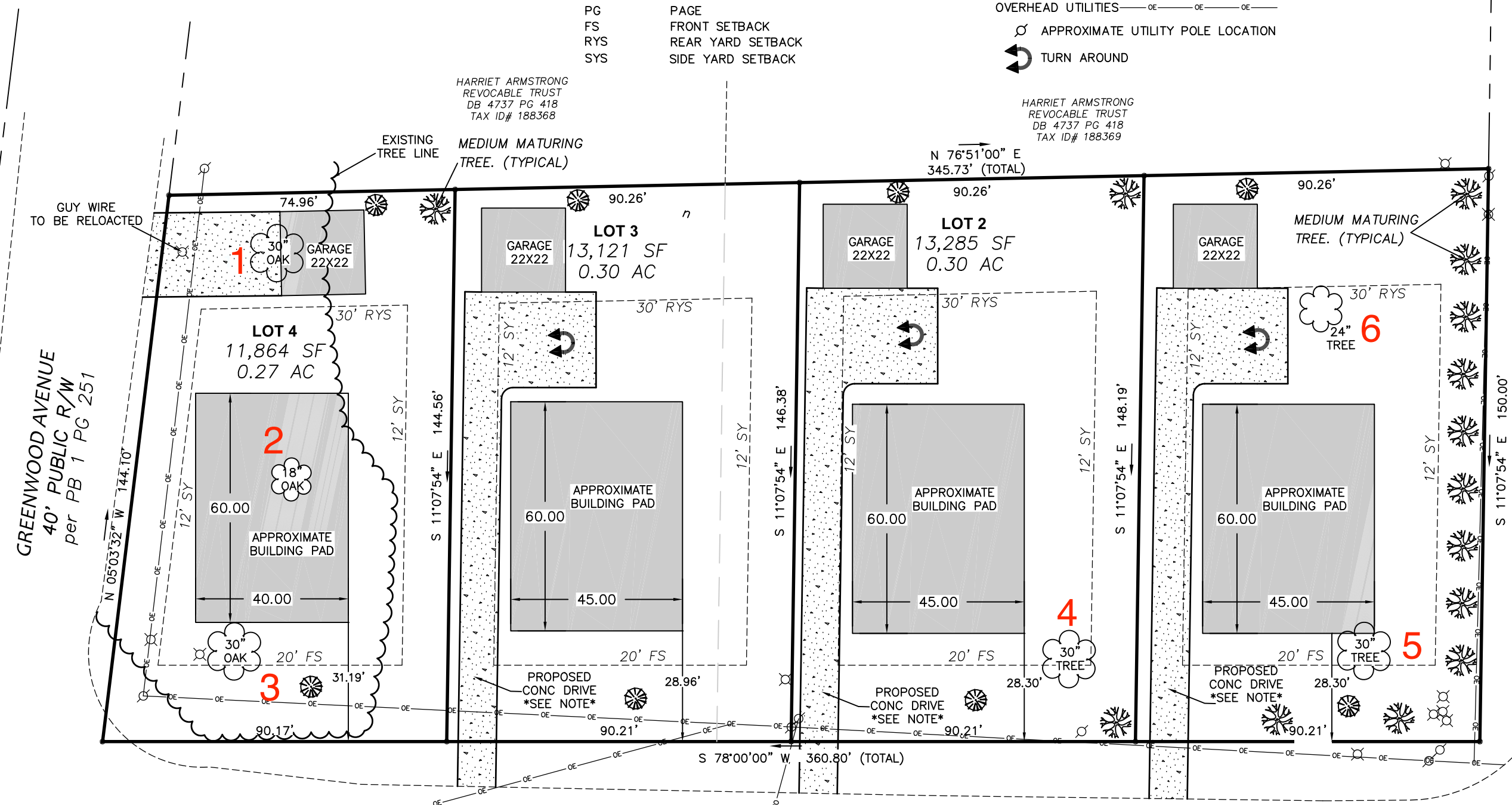
TREE REQUIREMENTS FOR STREET TREES.
 MEDIUM MATURING TREES TO BE PLANTED WHERE APPLICABLE TO AVOID UTILITY LINES. TREES TO BE PLACES 30' ON CENTER.

ABBREVIATIONS:

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RYS	REAR YARD SETBACK
SYS	SIDE YARD SETBACK

LINE/SYMBOL LEGEND:

BOUNDARY LINE	---
ADJOINER LINE	---
RIGHT OF WAY	---
OVERHEAD UTILITIES	---o---o---o---
APPROXIMATE UTILITY POLE LOCATION	o
TURN AROUND	↻



SOUTHPOINT ROAD
 60' PUBLIC R/W
 per PB 7 PG 45

TREE SAVE AREA:

TOTAL SITE AREA- 1.19 ACRES
 TOTAL TREE SAVE AREA PROVIDED:
 12- MEDIUM MATURING TREES- 9 X 900 SF= 8,100 SF
 8,100 SF/51,836.4 SF =15.63%

DENUDED AREA

PROPOSED DISTURBED AREA- 51,719 SF

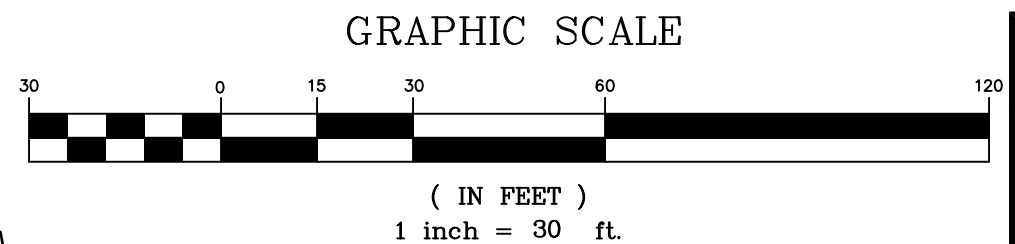
NO MORE THAN 42,000 SF SHALL BE DISTURBED AT ONE TIME WITHOUT WRITTEN APPROVAL FROM THE CITY OF BELMONT.

TURN LANE NOTE:

AN ADDITIONAL 7.5 FEET ACROSS THE FRONT OF LOT 1 & 2 WILL BE RESERVED FOR A FUTURE TURN LANE TO SOUTHPOINT ROAD.

UTILITY EASEMENT:

A 5' GENERAL DRAINAGE AND UTILITY EASEMENT WILL BE DEDICATED ALONG ALL STREET RIGHT OF WAYS.



Job No.: 99-21-484	Drawn: CLK	Checked: CLK	Date: 03/15/22
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SKETCH PLAN #5

AT PROPERTY KNOWN AS
 TAX PARCEL # 188370 & 188376
 LOTS 8-13, & 76-81
 PB 7 PG 45
 CITY OF BELMONT, GASTON COUNTY, NC
 CURRENT OWNER:
 NONA & REGIS BREELAND

CAROLINA GEOMATICS, PLLC
 LAND SURVEYING & MAPPING
 469 HOSPITAL DR., STE D
 GASTONIA, NC 28054
 P: (980) 329-3382
 CKING@CAROLINAGEOMATICS.COM
 NC #P-1965
 WWW.CAROLINAGEOMATICS.COM

FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710359400M, DATED: SEPTEMBER 02, 2015.

811
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