

Site Data:

Tax Parcels:	201480 & 201475
Total Acreage:	+/- 555.29 Acres (per Survey)
Village Center:	+/- 61.00 Acres
Single-Family Detached:	+/- 494.29 Acres
Location:	City of Belmont, NC
Zoning:	G-R/TN-D
Existing:	TBD
Proposed:	TBD
Watershed:	Upper Catawba
Total Potential Units:	+/- 1,267 Units
Village Center:	Up to 591 Units
26' Townhomes:	+/- 129 Units
28' Townhomes:	+/- 112 Units
Condos, Multi-Family:	Up to 350 Units
Office, Retail, Commercial:	Up to 75K SQFT
Single-Family Detached:	+/- 676 Lots
33' Alley-Loaded Lots:	+/- 108 Lots
43' Active Adult Lots:	+/- 125 Lots
52' Traditional Lots:	+/- 178 Lots
57' Traditional Lots:	+/- 129 Lots
70' Traditional Lots:	+/- 136 Lots
Proposed Density:	+/- 2.8 DU/AC
Open Space:	+/- 52.9 Acres *
Required:	+/- 52.9 Acres Min.
Proposed:	TBD
Tree Save:	+/- 111.21 Acres (20%)
Required:	TBD
Proposed:	TBD

*Note: Open Space Requirement is calculated by multiplying the number of bedrooms per unit x (number of units x 200 SF) = 3,824,282 x 200 = 7,648,564 SF

**Note: Calculations may change as product footprints and related bedroom counts are more firmly established for each unit

General Notes

1. Base information provided by City of Belmont's Future Development Map and survey data prepared by ESP Associates, Inc. Information should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
Floodplain information obtained from FEMA FIRM Panels 3710359300M, 3710358300J & 3710359400I, effective dates of studies 09/02/2015 & 09/28/2007.

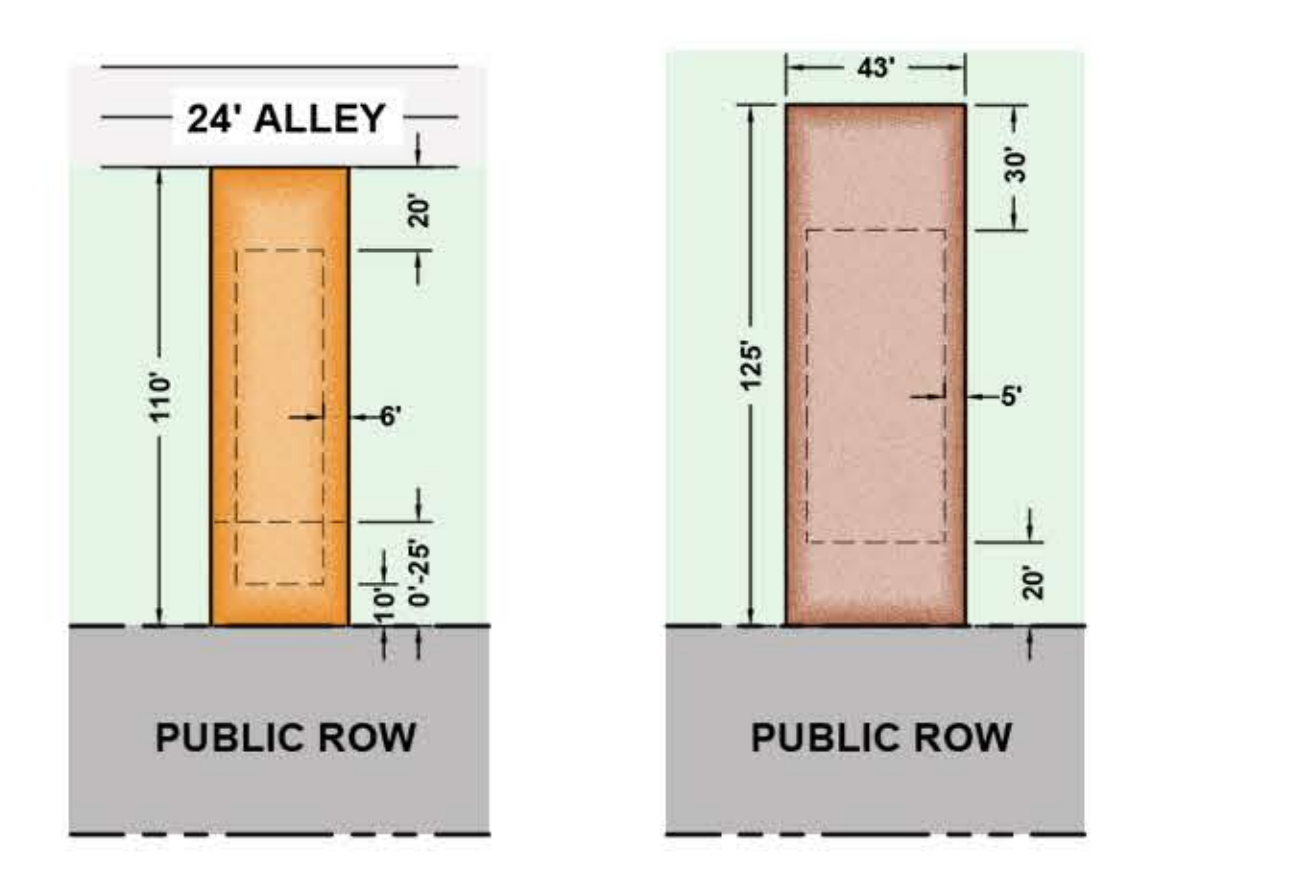
Stream/Wetland Information
Stream/Wetland information is based on preliminary survey data prepared by ESP Associates, Inc. For purposes of preparation of this Sketch Plan, any potential wetland area and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Sketch Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy; unit loss may occur.

Open Space/Tree Save
Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

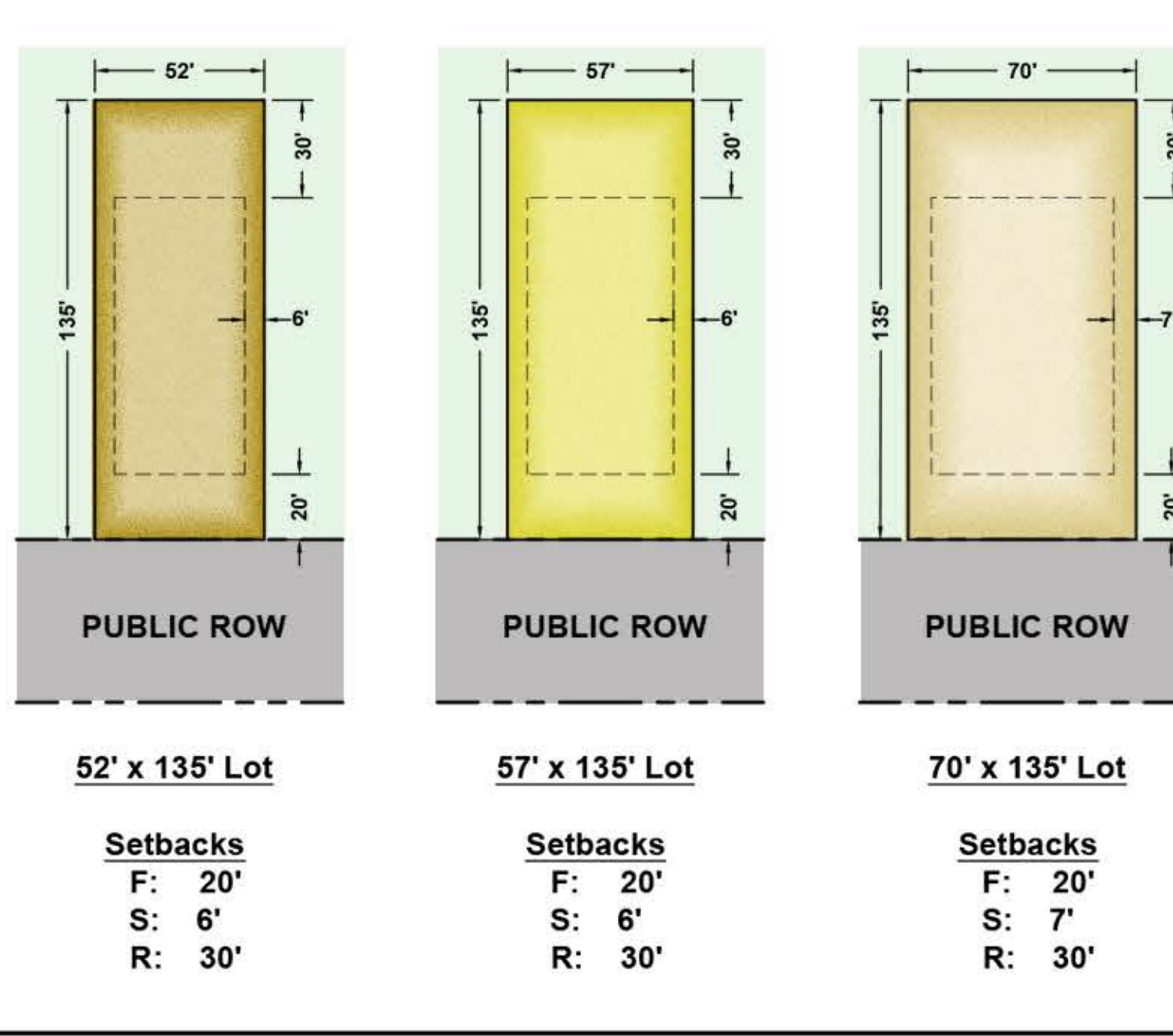
Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

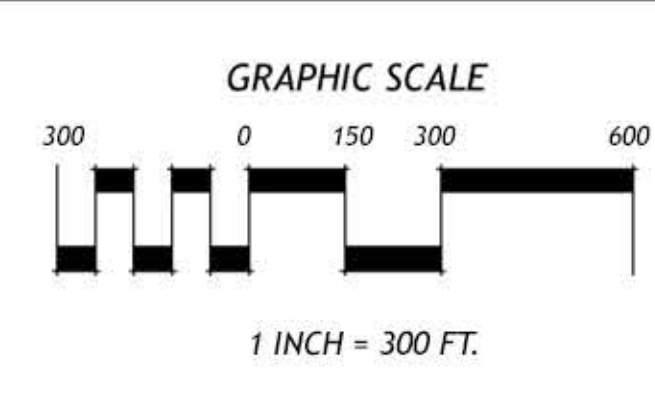
Typical Lot Details
(NOT TO SCALE)

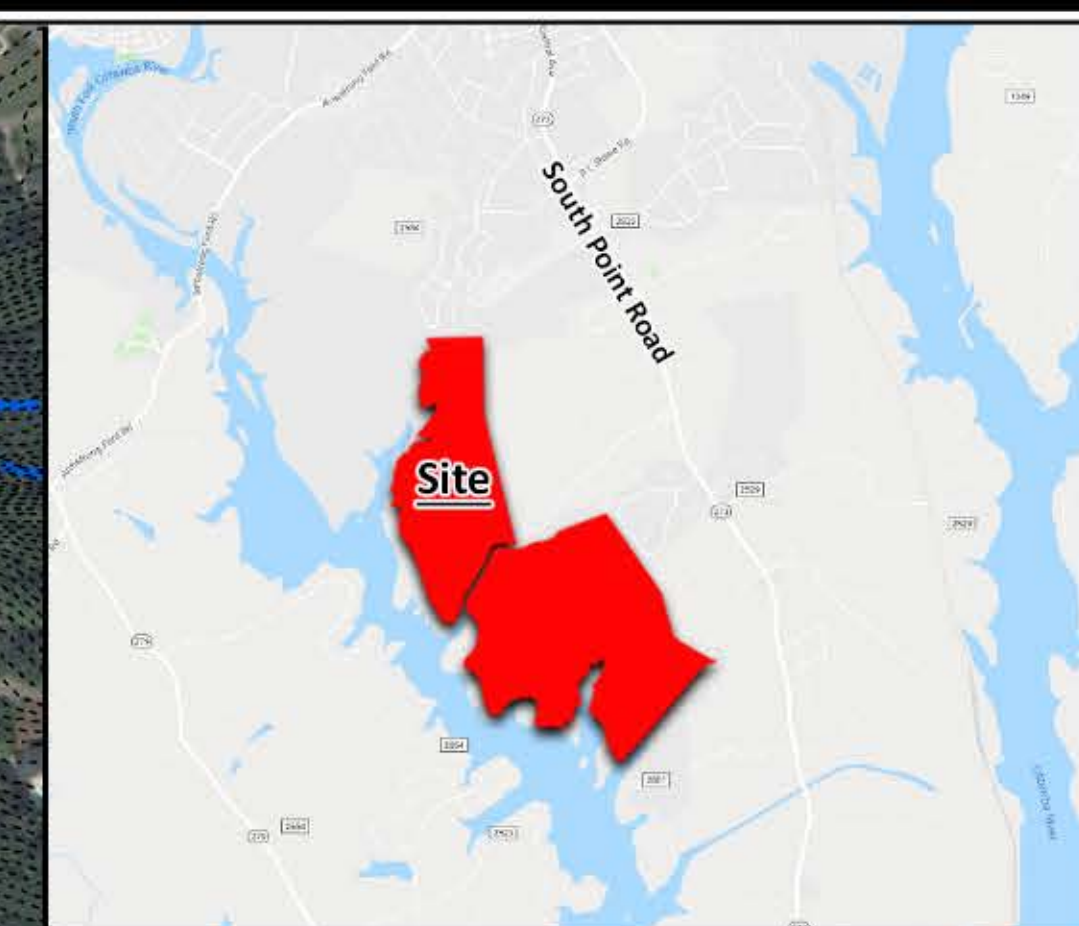


*Note: Code requires 0'-25" Build-to-Line



Riverview at South Fork
Sketch Plan





Vicinity Map
Not To Scale

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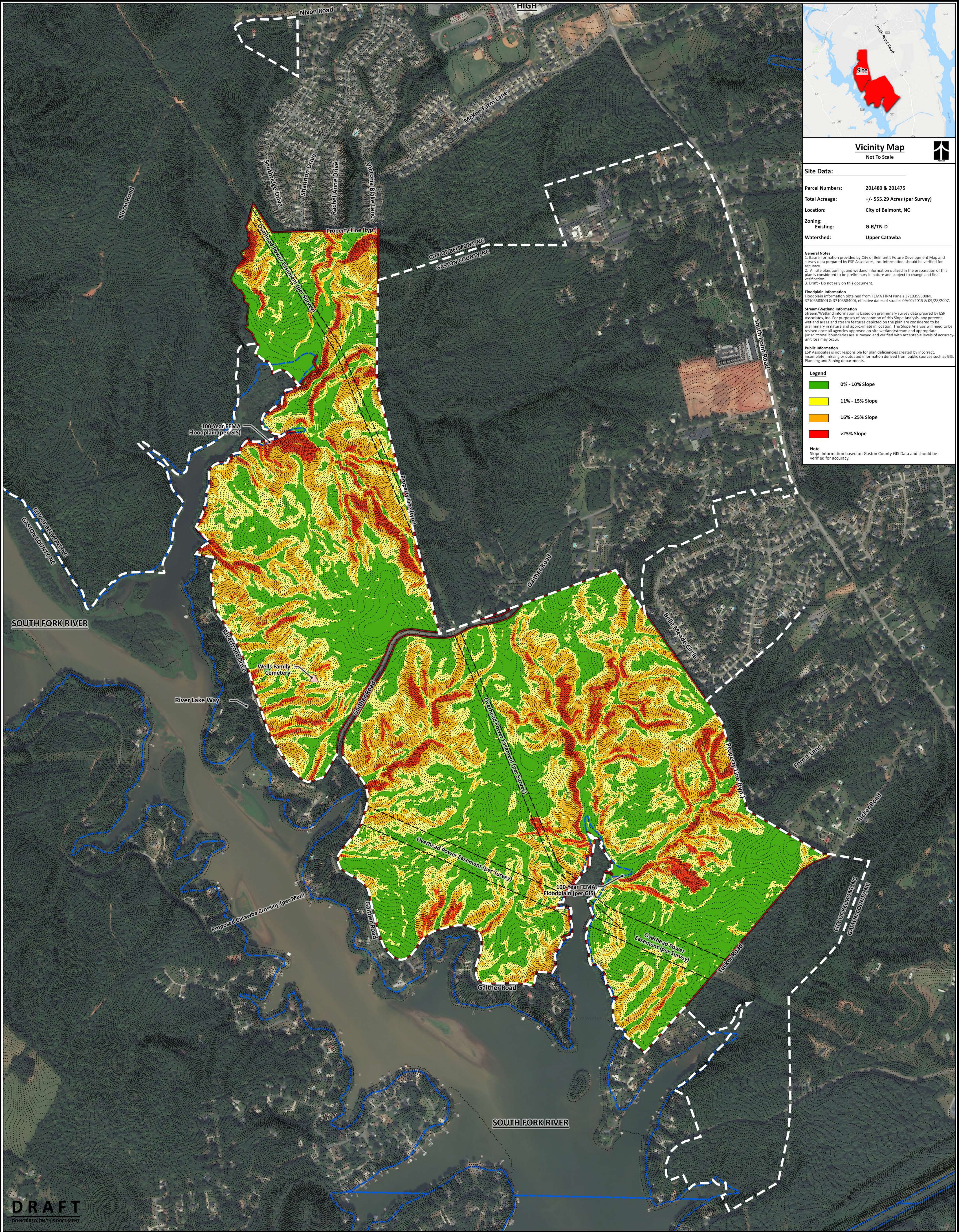
Stream/Wetland Information
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Legend

	0% - 10% Slope
	11% - 15% Slope
	16% - 25% Slope
	>25% Slope

Note:
 Slope information based on Gaston County GIS Data and should be verified for accuracy.



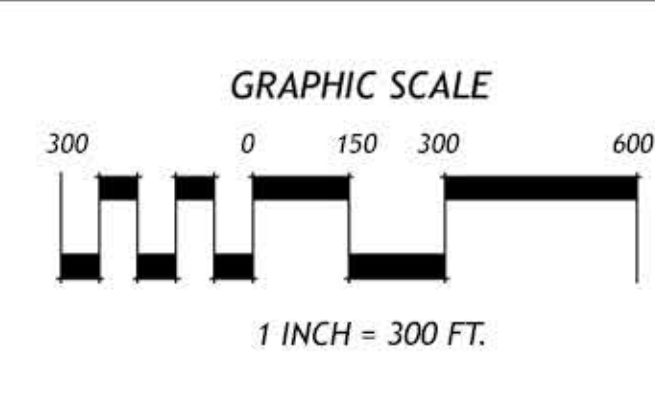
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ESP ESP Associates, Inc.
 P.O. Box 7030
 Charlotte, NC 28241
 803.802.2440
 www.espassociates.com

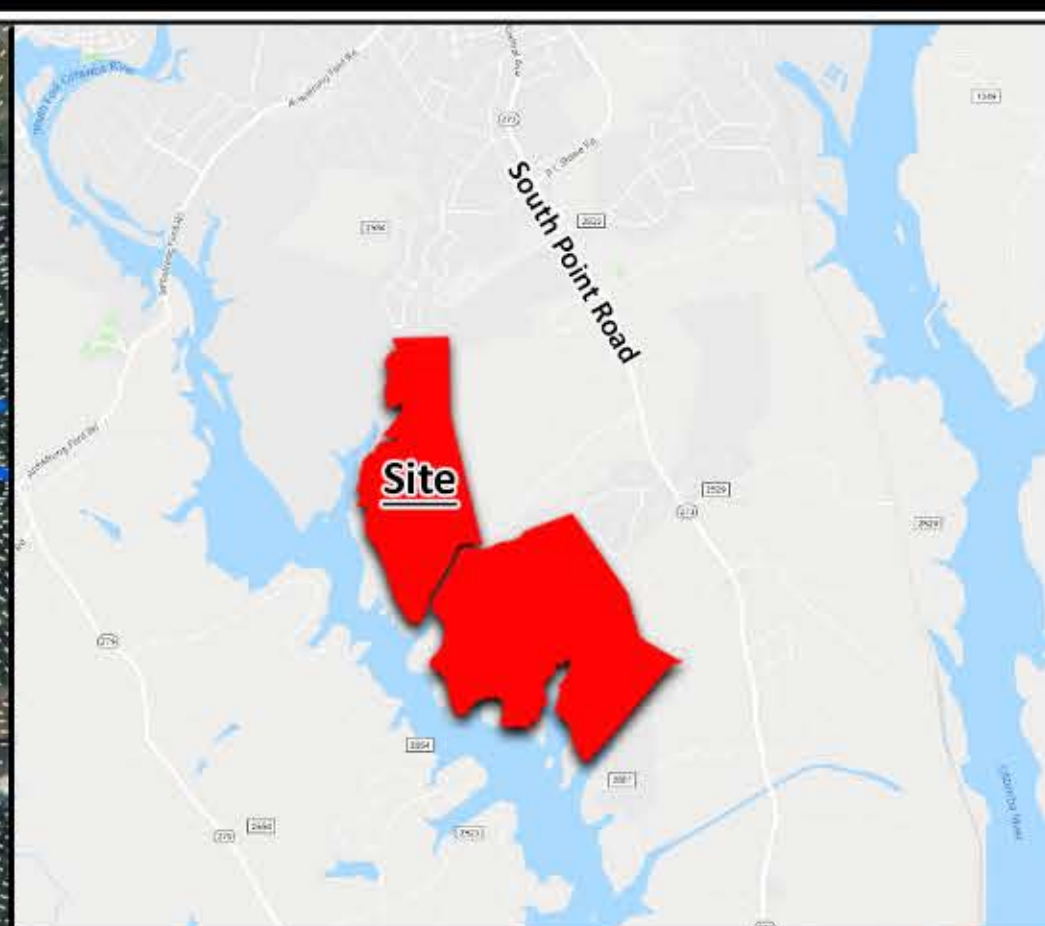


Riverview at South Fork
Sketch Plan - Slope Analysis

ESP Job #JR33 April 11, 2022



Shea HOMES
 Live the difference.SM
 Shea Homes Carolinas
 415 Iron Springs Drive
 Denver, NC 28037



Vicinity Map
Not To Scale

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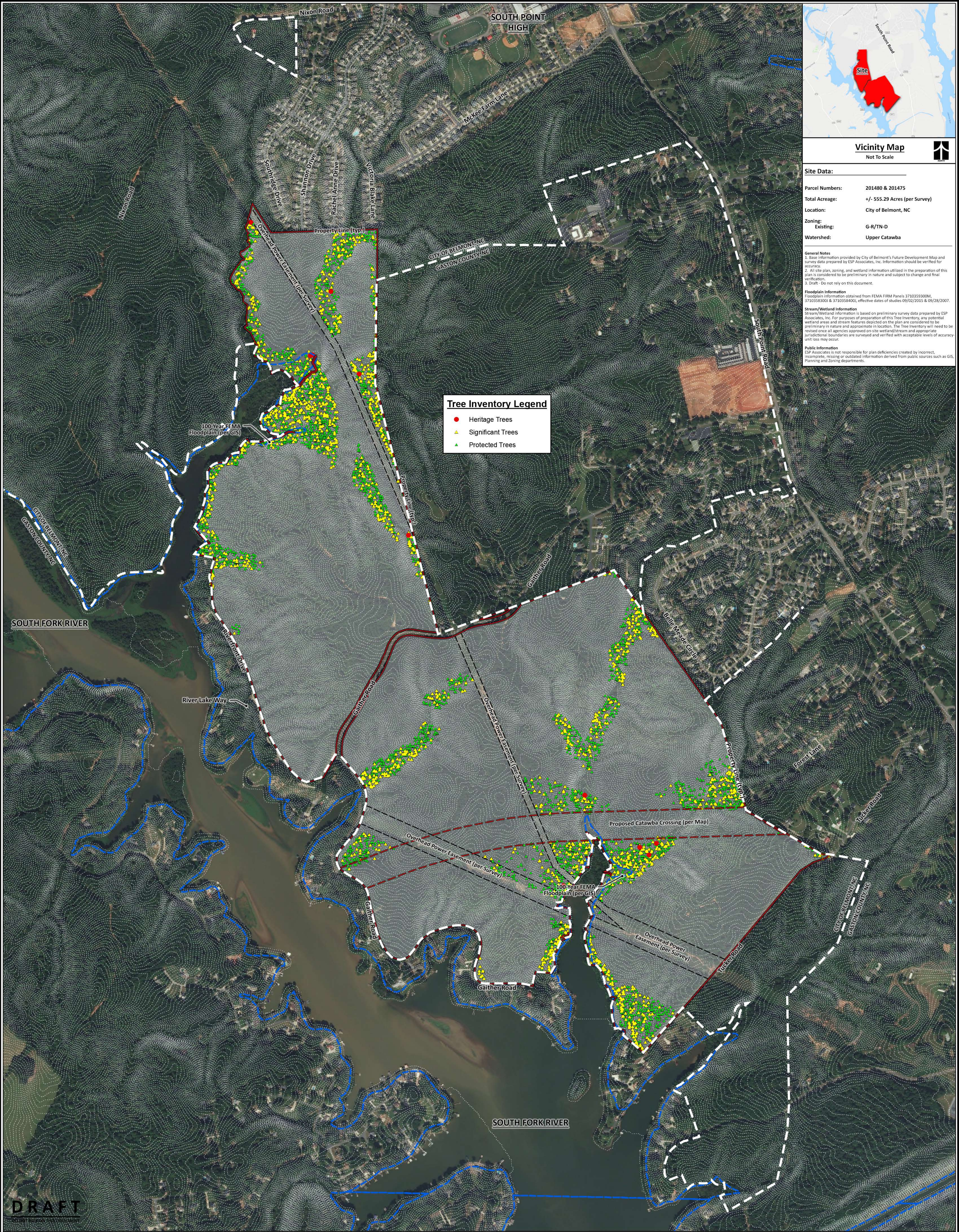
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Stream/Wetland Information
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Tree Inventory Legend

- Heritage Trees
- ▲ Significant Trees
- ▲ Protected Trees



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Riverview at South Fork
 Sketch Plan - Tree Inventory

ESP Job #JR33 April 11, 2022

