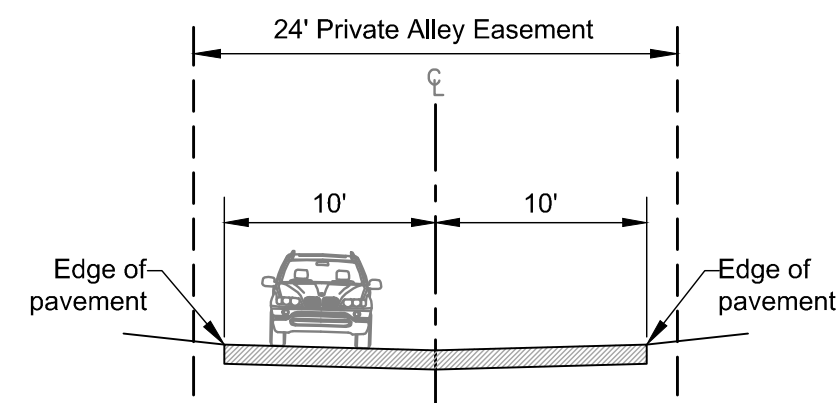


1 Typical Residential Local: 50' ROW

1 1" = 10'-0"

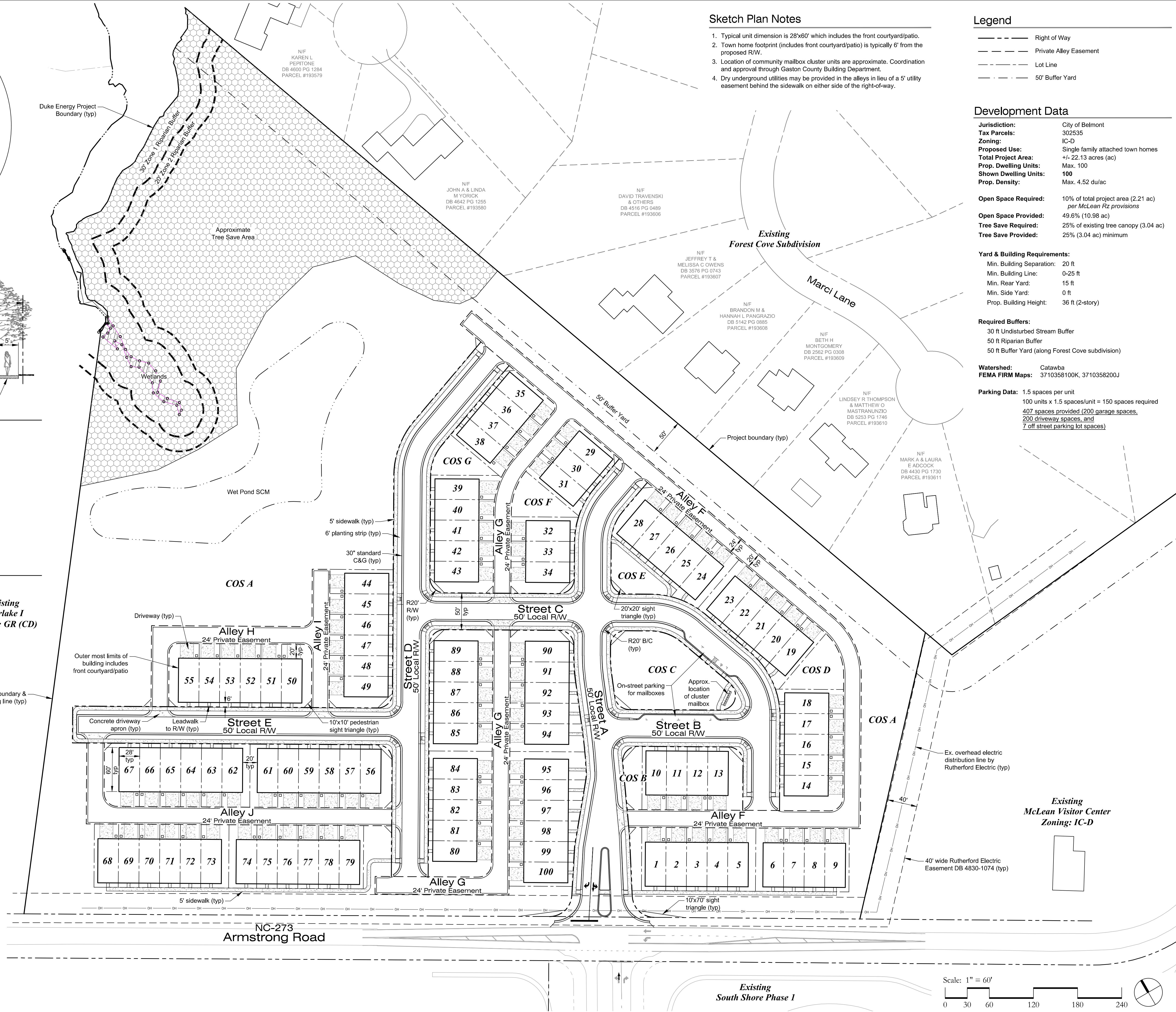


2 24' Private Alley

1 1" = 10'-0"

Existing
Overlake 1
Zoning: GR (CD)

Project boundary &
zoning line (typ)



Sketch Plan Notes

1. Typical unit dimension is 28'x60' which includes the front courtyard/patio.
2. Town home footprint (includes front courtyard/patio) is typically 6' from the proposed R/W.
3. Location of community mailbox cluster units are approximate. Coordination and approval through Gaston County Building Department.
4. Dry underground utilities may be provided in the alleys in lieu of a 5' utility easement behind the sidewalk on either side of the right-of-way.

Legend

- Right of Way
- Private Alley Easement
- Lot Line
- 50' Buffer Yard

Development Data

Jurisdiction:	City of Belmont
Tax Parcels:	302535
Zoning:	IC-D
Proposed Use:	Single family attached town homes
Total Project Area:	+/- 22.13 acres (ac)
Prop. Dwelling Units:	Max. 100
Shown Dwelling Units:	100
Prop. Density:	Max. 4.52 du/ac
Open Space Required:	10% of total project area (2.21 ac) per <i>McLean Rz provisions</i>
Open Space Provided:	49.6% (10.98 ac)
Tree Save Required:	25% of existing tree canopy (3.04 ac)
Tree Save Provided:	25% (3.04 ac) minimum

Yard & Building Requirements:

Min. Building Separation:	20 ft
Min. Building Line:	0-25 ft
Min. Rear Yard:	15 ft
Min. Side Yard:	0 ft
Prop. Building Height:	36 ft (2-story)

Required Buffers:

- 30 ft Undisturbed Stream Buffer
- 50 ft Riparian Buffer
- 50 ft Buffer Yard (along Forest Cove subdivision)

Watershed: Catawba
FEMA FIRM Maps: 3710358100K, 3710358200J

Parking Data:

- 1.5 spaces per unit
- 100 units x 1.5 spaces/unit = 150 spaces required
- 407 spaces provided (200 garage spaces, 200 driveway spaces, and 7 off street parking lot spaces)



NW Lake Wylie, LLC
419 S. Sharon Army Road
Suite B
Charlotte, NC 28211

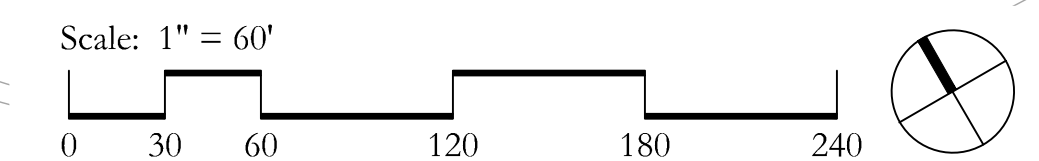
REV	DESCRIPTION	DATE	BY	CHKD	APP'D

DESIGN BY:	DATE:
JIM	06/22/22
DRAWN BY:	DATE:
JIM	06/22/22
CHECKED BY:	DATE:
APPROVED BY:	DATE:

McLean Towns
City of Belmont, North Carolina

Sketch Plan

JOB NO.:	DATE:
65117825-25	06/22/2022
SHEET	1



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