

Vicinity Map
Not To Scale

Site Data:

Tax Parcels:	201480 & 201475
Total Acreage:	+/- 555.29 Acres (per Survey)
Village Center:	+/- 77.76 Acres
Single-Family Detached:	+/- 477.53 Acres
Location:	City of Belmont, NC
Zoning:	G-R/TN-D
Existing:	TBD
Proposed:	TBD
Watershed:	Upper Catawba
Total Potential Units:	+/- 1,267 Units
Proposed Density:	+/- 2.8 DU/AC
Open Space:	+/- 52.9 Acres *
Required:	+/- 52.9 Acres Min.
Proposed:	+/- 52.9 Acres Min.

*Note: Open Space Requirement is calculated by multiplying the number of bedrooms per unit x (number of units x 520 SF): 8,51,267 x 520 = 2,305,940 SF**

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

Required Tree Save*:	+/- 107.17 Acres (19%)
Village Center:	+/- 11.66 Acres (15%)
Single-Family Detached:	+/- 95.51 Acres (20%)
Provided Tree Save*:	+/- 110.54 Acres (20%)
Village Center:	+/- 14.19 Acres (18%)
Single-Family Detached:	+/- 96.35 Acres (21%)

*Note: Calculated using acreages for specified uses:
Village Center +/- 77.76 and Single-Family Detached +/- 477.53.

Tree Save/Conservation:** +/- 8.8 Acres (2%)

**Note: Calculated using Single-Family Detached acreage (+/- 477.53).

General Notes

1. Base information provided by City of Belmont's Future Development Map and survey data prepared by ESP Associates, Inc. Tree Inventory data collected and provided by Davey Resource Group. All information should be verified for accuracy by 2. All site plans, 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.
2. Draft - Do not rely on this document.

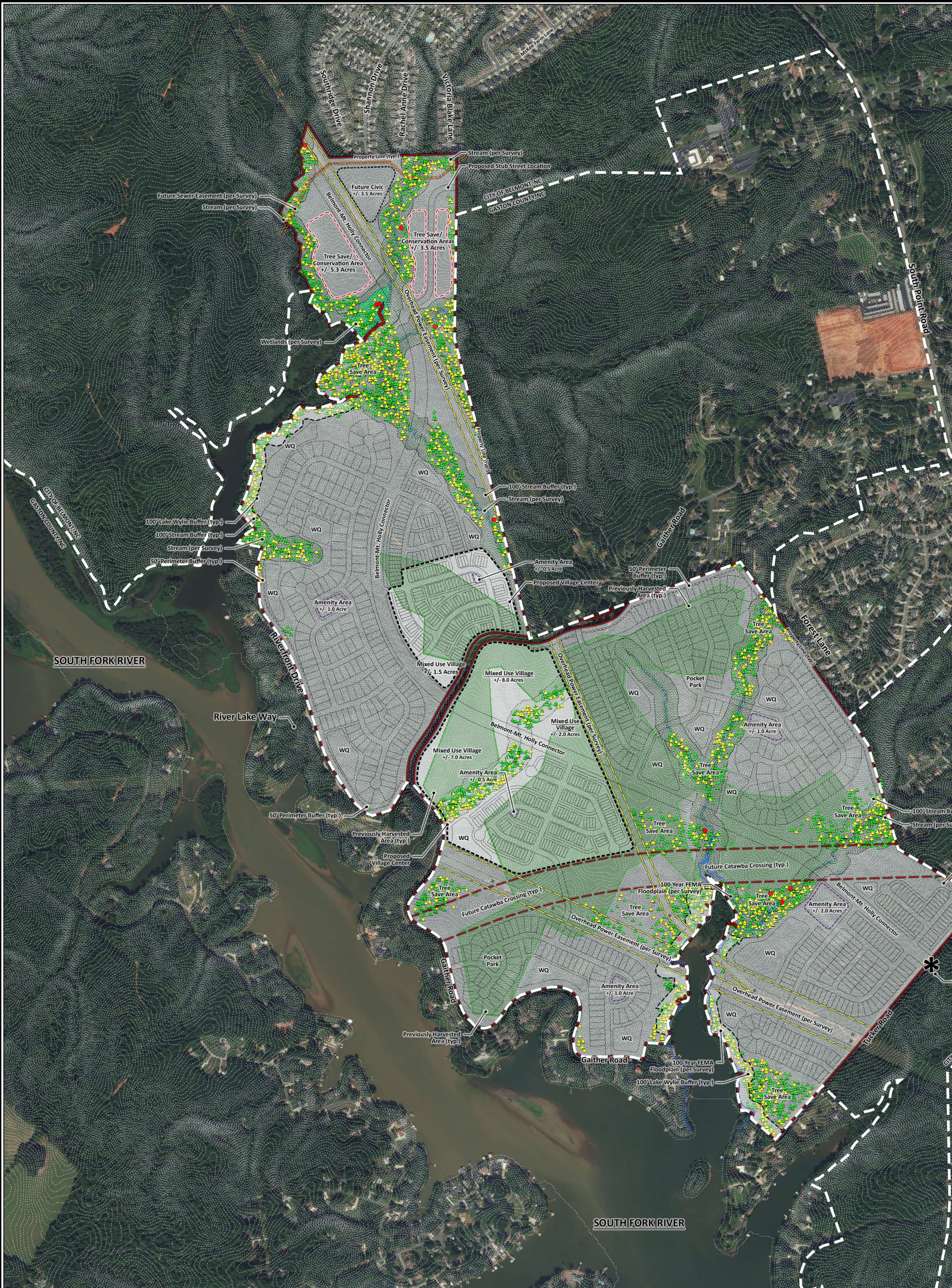
Floodplain Information
Floodplain information obtained from FEMA FIRM panels 3710359300M, 3710359300L & 3710359400L, effective dates of studies 09/02/2015 & 09/28/2007.

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 areas 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.



Tree Inventory Legend

Total Inventoried Trees (5,662)
▲ Protected Trees (4,030)
▲ Significant Trees (1,620)
● Heritage Trees (12)



Riverview at South Fork Master Tree Inventory Exhibit

ESP Job #R133.100 May 2, 2022

GRAPHIC SCALE

1 INCH = 300 FT.

DRAFT

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