

Vicinity Map
N.T.S.

Site Data:

Tax Parcels:	201480 & 201475
Total Acreage:	+/- 555.29 Acres (per Survey)
Village Center:	+/- 107.05 Acres
Single-Family Detached:	+/- 448.24 Acres
Location:	City of Belmont, NC
Zoning:	G-R/TN-D
Existing:	G-R/CD & NC-C/CD
Proposed:	G-R/CD & NC-C/CD
Watershed:	Upper Catawba
Total Potential Units:	+/- 1,237 Units
Village Center:	Up to 688 Units
28' Townhomes:	+/- 124 Units
28' Traditional Lots:	+/- 166 Units
43' Zero Lot Line Lots:	+/- 48 Lots
Condos, Multi-Family:	Up to 350 Units
Office, Retail, Commercial:	Up to 225K SQFT
Single-Family Detached:	+/- 549 Lots
43' Active Adult Lots:	+/- 98 Lots
52' Traditional Lots:	+/- 187 Lots
57' Traditional Lots:	+/- 129 Lots
70' Traditional Lots:	+/- 135 Lots
Proposed Density:	+/- 2.22 DU/AC
Open Space:	+/- 51.7 Acres *
Required:	+/- 51.7 Acres Min.
Proposed:	+/- 111.30 Acres (20%)

*Note: Open Space Requirement is calculated by multiplying the number of bedrooms per unit x (number of units x 520 SF); 3.3(1,237 x 520) = 2,251,340 SF**
 **Note: Calculations may change as product footprints and related bedroom counts are more firmly established for each unit
 *Note: See "Master Tree Inventory Exhibit" revised 06/15/22 for more information.
 **Note: Tree Save areas subject to change based on Agency coordination.

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 by the client.
 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, 3710358300M & 3710358400M, 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.

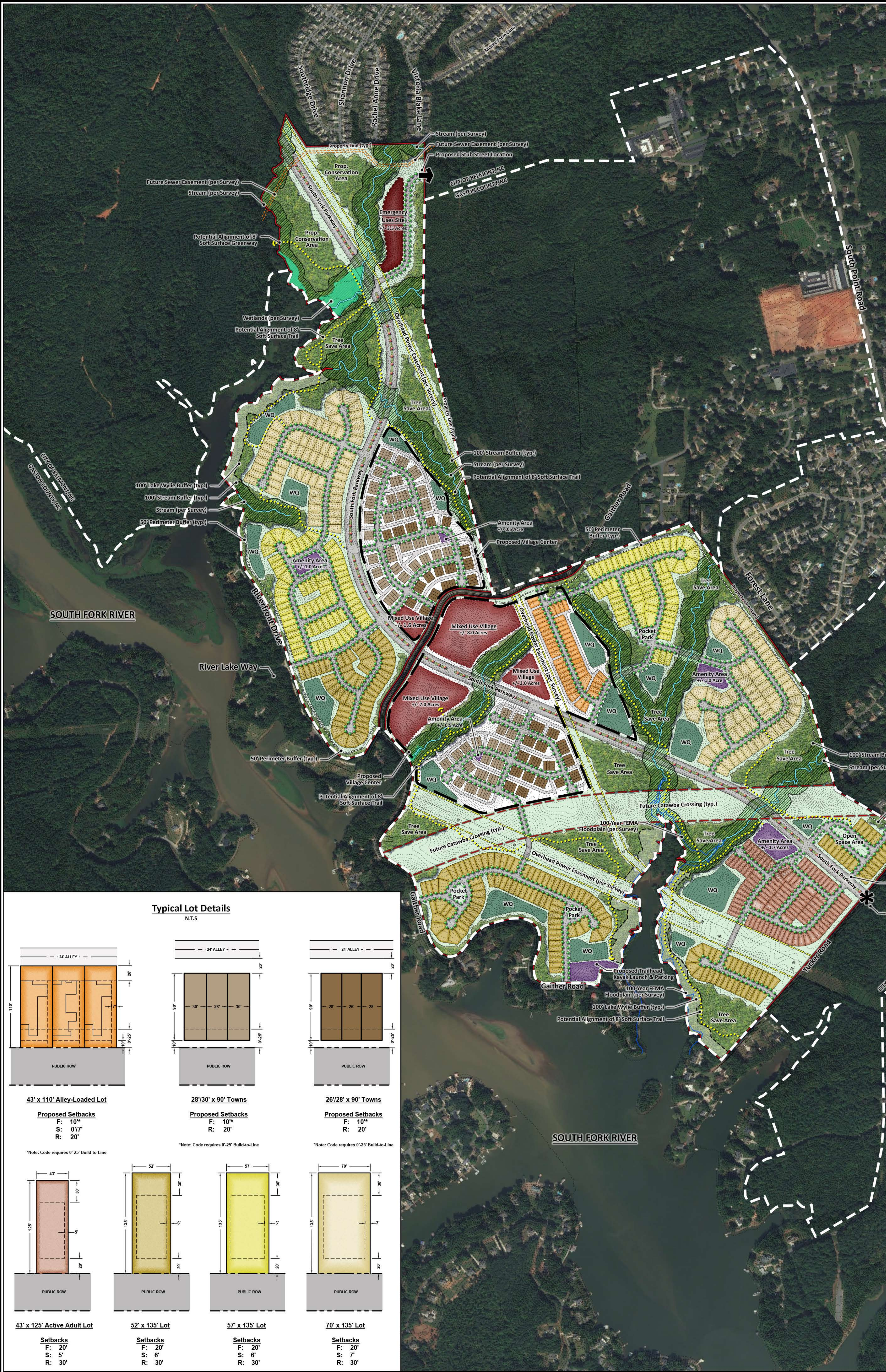
Open Space
 Open Space are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers,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

Trails
 Conceptual Trail locations are provided on the Sketch Plan. The proposed trail configurations are preliminary and are subject to potential changes or relocation once additional site evaluation is undertaken during the Schematic Plan and more detailed final Construction Document (CD) phases.

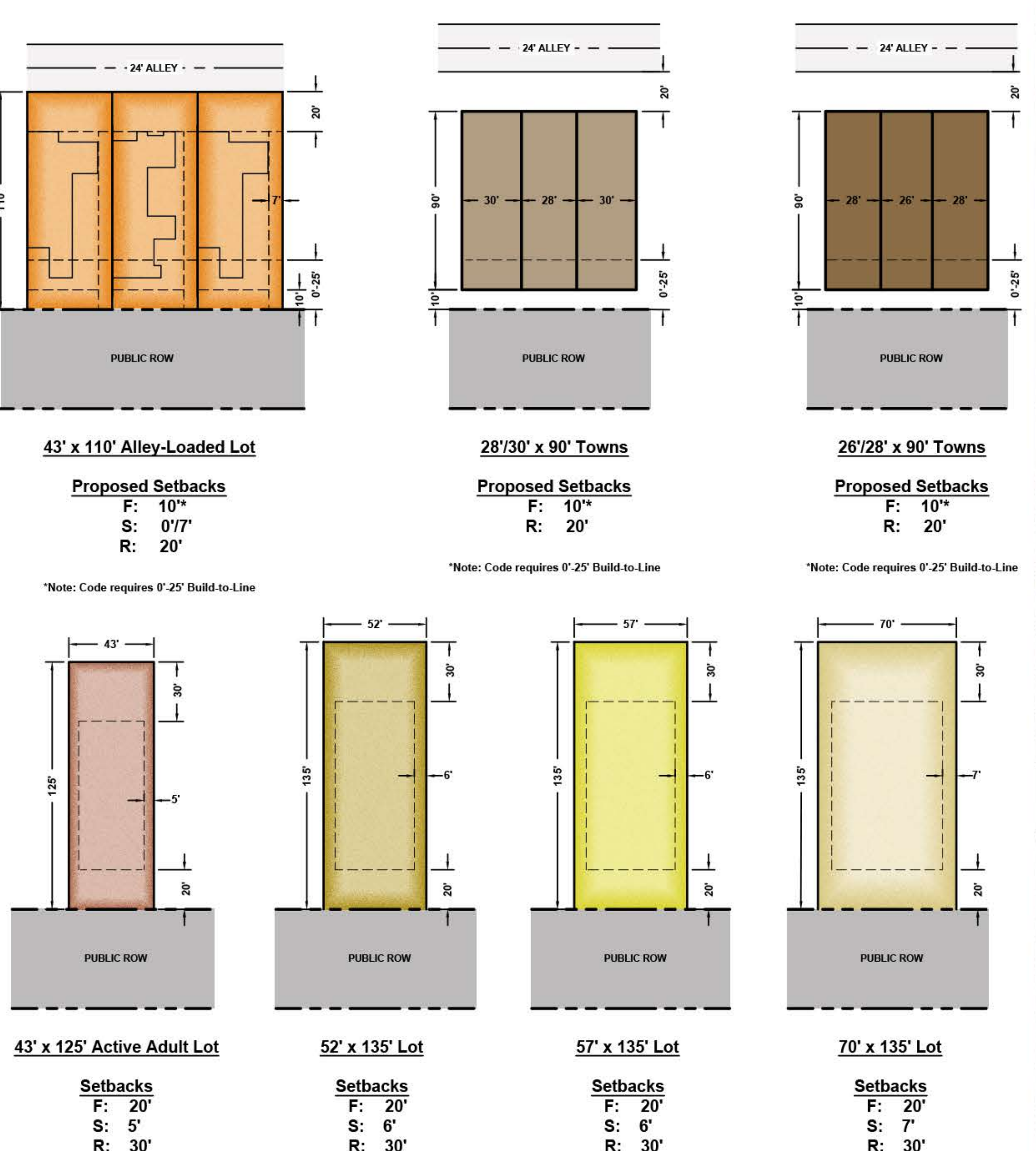
Tree Save/Preservation Areas
 Proposed Tree Save areas are preliminary and may be modified to accommodate transitional grading and clearing necessary to install required utility infrastructure.

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
N.T.S.



DRAFT
DO NOT RELY ON THIS DOCUMENT

Legend:

	Village Center
	Proposed Trails



Riverview at South Fork
Sketch Plan

