

LEGEND:	
AS - AUTO SPRINKLER	
BFP - BACK FLOW PREVENTER	
CB - CATCH BASIN	
CP - CALCULATED POINT	
CRP - CREEP WHITTLE	
CL - CENTERLINE	
CO - CLEAR CUT	
CONC - CONCRETE	
DB - DEED BOOK	
DI - DROP INLET	
ECM - EXISTING CONCRETE MONUMENT	
ER - EXISTING IRON ROD	
EN - EXISTING NAIL	
EOG - EDGE OF GRAVEL	
EOP - EDGE OF PAVEMENT	
EU - END UNKNOWN	
FFC - FIRE CONNECTION	
FFE - FINISHED FLOOR ELEVATION	
FI - FIRE HYDRANT	
FL - FIRE VALVE	
GDP - GUARD POST	
GM - GAS METER	
GP - GATE POST	
GR - GATE	
GV - GAS VALVE	
GW - GUT WIRE	
HWC - HEATING, VENTILATION, AIR COND.	
HW - HEADWALL	
IP - INVERT	
LP - LIGHT POLE	
M - MEASURED	
MA - MAP BOOK	
MANHOLE	
N&S - NATIONAL GEODETIC SURVEY	
NR - NEW IRON ROD	
NN - NEW NAIL	
OWING - OVERHANG	
PP - POWER BOX	
PP - PARCELS IDENTIFICATION NUMBER	
PL - PROPERTY LINE	
PM - POWER METER	
PP - POWER POLE	
PP - PAGE	
PPC - PLASTIC PIPE	
PPC - RECORDED	
RW - RIGHT-OF-WAY	
RCP - REINFORCED CONCRETE PIPE	
RR - RETAINING WALL	
SSMH - STORM DRAIN MANHOLE	
SSMH - SANITARY SEWER MANHOLE	
TT - TOTAL	
TRM - TEMPORARY BENCHMARK	
TRM - TERRACOTTA PIPE	
TRM - TELEPHONE PIEDISTAL	
UB - UTILITY BOX	
WM - WATER BOX	
WM - WATER METER	
WY - WATER VALVE	

LINE LEGEND:	
BASEMENT	
PROPERTY LINE (NOT SURVEYED)	
RIGHT-OF-WAY (NOT SURVEYED)	
RIGHT-OF-WAY (NOT SURVEYED)	
SETRACK	
GAS LINE	
POWER LINE	
POWER LINE (UNDERGROUND)	
SANITARY SEWER PIPE	
STORM DRAIN PIPE	
TELEPHONE LINE (UNDERGROUND)	
WATER LINE	
CHAIN LINK FENCE	

TITLE LEGAL DESCRIPTION:	
The Land is described as follows:	
TRACT 1:	
BEGINNING at an iron pin in the centerline of Catawba Street, said iron pin being located at the point where the centerline of Catawba Street intersects the centerline of Fourth Street, running thence with centerline of Fourth Street South 28 degrees 10 minutes 50 seconds West 272.62 feet to an iron pin in the centerline of Fourth Street; thence South 64 degrees 16 minutes 09 seconds East 548.95 feet to an iron pin located in the centerline of Fifth Street, thence with the centerline of Fifth Street North 23 degrees 58 minutes 14 seconds East 16.41 feet to an iron pin; thence North 21 degrees 31 minutes 42 seconds East 252.61 feet to an iron pin; thence North 62 degrees 51 minutes 21 seconds West 29.10 feet to an iron pin; thence North 24 degrees 12 minutes 03 seconds East 38.40 feet to a nail located within the right of way of Catawba Street, thence within the right of way of Catawba Street North 65 degrees 16 minutes 03 seconds West 506.58 feet to the Point of Beginning.	
The same being the full contents of Tract Number Two of the Belmont Business Park as shown on that certain map or plat prepared by Tamm & McCannamy, P.A., and duly recorded in the Office of the Register of Deeds for Gaston County in Plat Book 43 at Page 59 to which reference is hereby made.	
TRACT 2:	
Being 1.8423 acres more or less designated as Tract #4 as shown on plat recorded in Map Book 43 at Page 59 of the Gaston County Public Registry.	
TRACT 3:	
BEGINNING at an iron stake in the north edge of the public road, a corner of G.M. Gallick's estate, on a line of the National Iron Mills, Incorporated, and runs thence with the Gallick line South 81 West 553 feet to a stake in said road; thence with another of the Gallick lines North 82 West 244 feet to an iron stake at the south edge of said road on the sidewalk, thence with the middle of a street South 23 West 919 feet to the center of the Atlanta & Charlotte Air Line Railway Company's old main line track Southern Railway Company Leases; thence with the center of said track Southeast 453 feet to the corner of the National Iron Mills, Incorporated; thence with its line North 29 75 East 1340 feet to the beginning, containing 11.3 acres, more or less as per survey and plat made by A.W. Hoffman, Surveyor dated 1919, to which reference is made for more definite description.	
LESS AND EXCEPT the following: BEGINNING at a P.K. Nail situated in the centerline of the intersection of Brook Street and Seventh Street, Belmont, North Carolina, said iron being further situated South 40-18-55 East 8166.138 feet (ground) and 8164.859 feet (rail) from NCSN Station "4569", in the following two courses and distances: (1) South 63-38-53 East 264.91 feet to a P.K. nail in, and (2) South 61-23-46 East 12.04 feet to a P.K. nail set on an old line; thence with or near the centerline of Tucker Street South 29-18-36 West 322.35 feet to a new iron rod; thence South 32-58-46 West 182.43 feet to an established iron rod situated on the centerline of the north bound track of the Norfolk-Southern Railroad; thence with the centerline of the north bound track of the Norfolk-Southern Railroad, North 57-57-50 West 417.45 feet to a new iron rod; thence with division line of COH-1, LLC, as described in Deed Book 4166 at Page 2344, North 25-31-13 East (passing a new iron pin on the northeastern right of way line of Norfolk-Southern Railroad at 100.65 feet a total distance of 469.42 feet to the point of Beginning, and containing 4.9005 acres, more or less, excluding area lying within the railroad right of way.	
The foregoing description is taken from an unrecorded survey entitled "Boundary and Physical Survey prepared for Belmont Land and Investment Company, LLC" prepared by R.B. Pharr & Associates, P.A., dated June 15, 2006.	
TRACT 4:	
Being 1.5504 acres more or less designated as Tract #5 as shown on plat recorded in Map Book 43 at Page 59 of the Gaston County Public Registry.	

COMMONWEALTH LAND TITLE INSURANCE COMPANY	
COMMITMENT NO. 22-3851	
EFFECTIVE DATE: JULY 7, 2022 AT 5:00 PM	
SCHEDULE B - II (EXCEPTIONS)	
1. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in instruments filed for record in Book 2034, Page 141, Gaston County Registry, and any related maps, plans, plat and other documents(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (As to Tracts 1, 2 and 4 only)	
2. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in instruments filed for record in Book 2441, Page 809, Gaston County Registry, and any related maps, plans, plat and other documents(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (As to Tracts 1, 2 and 4 only)	
3. Building restriction lines, easements and other matters shown on plat recorded in Plat Book 25, Page 61 and Plat Book 45, Page 59, Gaston County Registry.	
4. Easement(s) to Southern Power Company recorded in Book 201, Page(s) 154; Gaston County Registry (As to Tracts 1, 2 and 4 only)	
5. Right of Way Agreement to Duke Energy Carolinas recorded in Book 4684, Page(s) 768, Gaston County Registry (As to Tract 4)	
6. Easement(s) to Southern Power Company recorded in Book 139, Page(s) 261 and 310, Gaston County Registry (As to Tract 3 only)	
7. Easement(s) to Duke Power Company recorded in Book 650, Page(s) 382 and 384, Gaston County Registry (As to Tract 3 only)	
8. Deed to Duke Power Company recorded in Book 902, Page(s) 25, Gaston County Registry (As to Tract 3 only)	
9. Lease, a memorandum of which is recorded in Book 4665, Page(s) 214, Gaston County Registry.	

RESTRICTIONS PER D.B. 2034, PG. 541 :

SUBJECT PARCELS 126073, 126078, AND 126079 (TRACTS 2, 4, AND 5 OF M.B. 45, PG. 59) ARE SUBJECT TO THE FOLLOWING RESTRICTIONS RECORDED IN DEED BOOK 2034, PAGE 541:

- 30' FRONT SETBACK FROM CATAWBA STREET RIGHT-OF-WAY
- 25' SIDE SETBACKS
- 10' LOADING DOCK SETBACK FROM CATAWBA STREET RIGHT-OF-WAY

- UTILITIES AND DRAINAGE EASEMENTS
- 10' ALONG THE EXTERIOR REAR AND SIDE LOT LINES
- 5' ALONG THE INTERIOR SIDE LOT LINES
- 15' ALONG THE FRONT LOT LINES

GPS CERTIFICATION:
I, KEITH MCGUINNESS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: 1/1 (1/10000)
(2) POSITIONAL ACCURACY: NORTH=0.0089, EAST=0.0019, VERT.=0.0089
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATE OF SURVEY: MAY 5, 2022
(5) DATUM/EPOCH: NAD83
(6) PUBLISHED FIELD CONTROL: USE: NGS MONUMENT "GROVES"
(7) GEIOD MODEL: GEOID/CONUS
(8) COMBINED GRID FACTOR: 1.0000000
(9) UNITS: US SURVEY FEET

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: INF-A AND BC-D

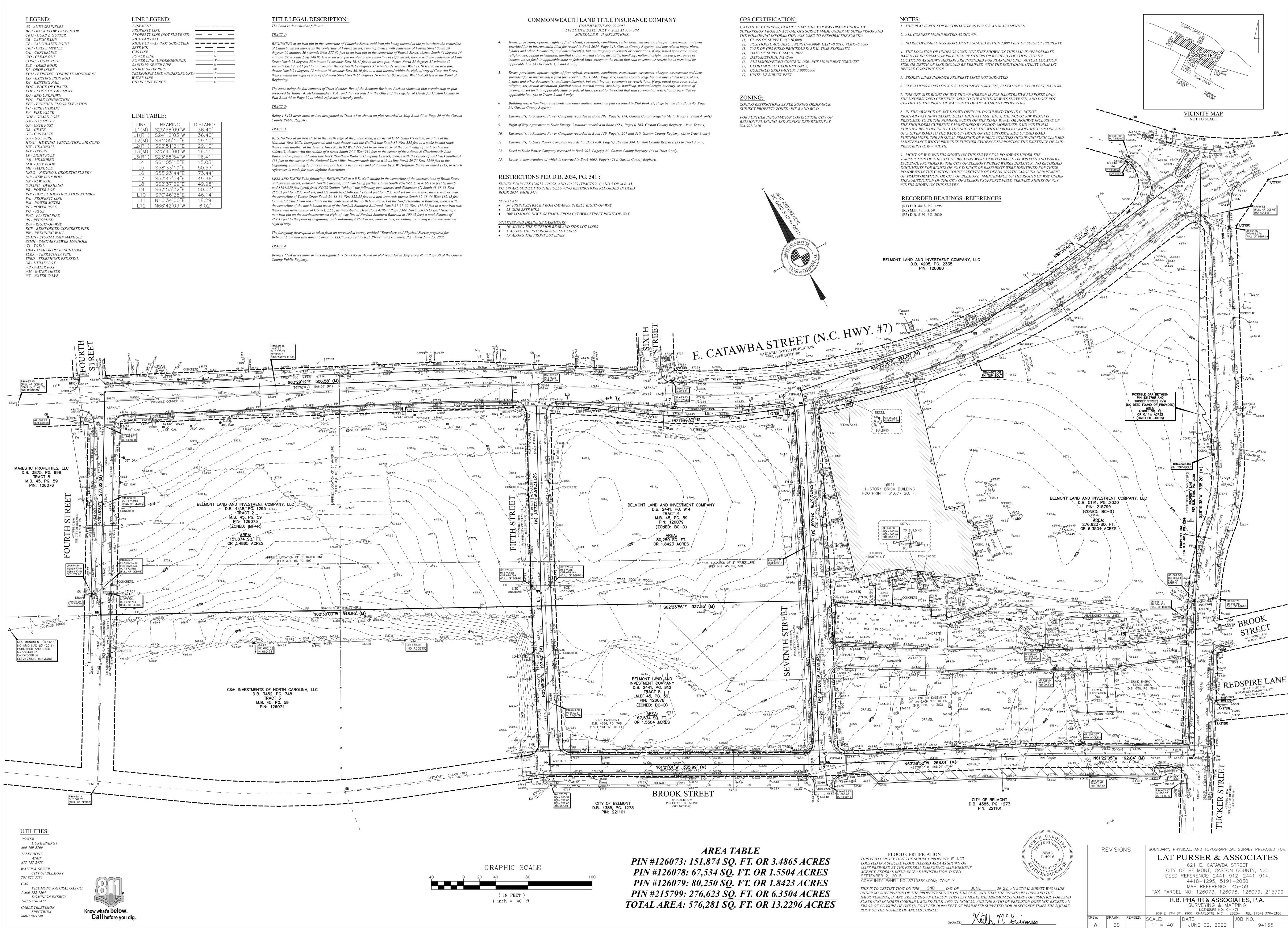
FOR FURTHER INFORMATION CONTACT THE CITY OF BELMONT PLANNING AND ZONING DEPARTMENT AT 704-901-2800.

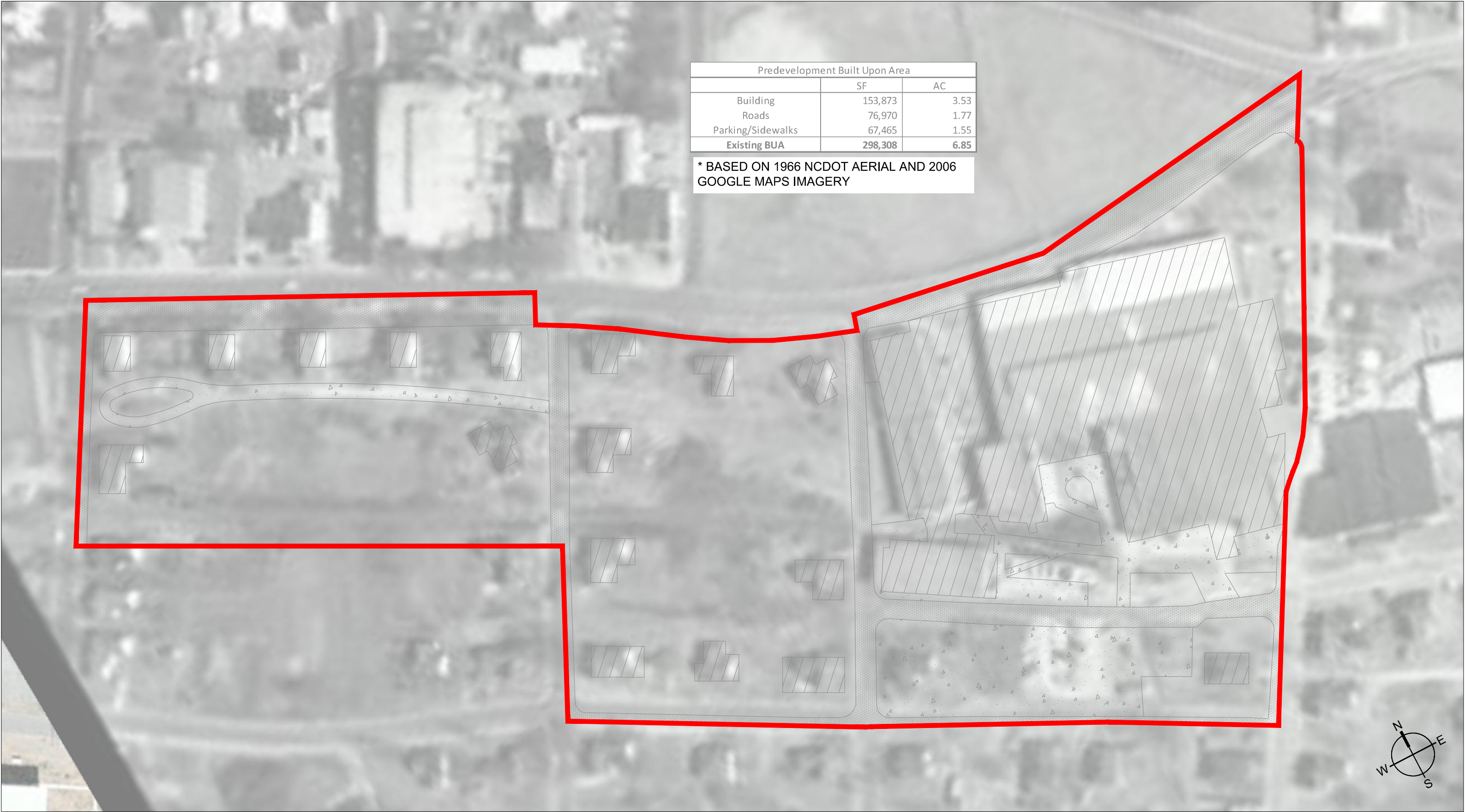
NOTES:
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.

- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- ELEVATIONS BASED ON N.G.S. MONUMENT "GROVES", ELEVATION = 755.10 FEET, NAVD 88.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSCORED CERTIFIES ONLY TO THE RIGHT-OF-WAY'S SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NC DOT RIGHT-OF-WAY [RW] TAKING DEED, HIGHWAY MAP, ETC.), THE NC DOT RW WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, RIVER OR HIGHWAY INDEEDITY OF THE SHOULDERS CURRENTLY MAINTAINED BY NC DOT. MOREOVER, SAID WIDTH HAS FURTHER BEEN INSPIRED BY THE NC DOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF A GIVEN ROAD TO THE BACK-OF-DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE RW WIDTH.
- RIGHT OF WAY WIDTHS SHOWN ON THIS SURVEY FOR ROADWAYS UNDER THE JURISDICTION OF THE CITY OF BELMONT WERE DERIVED BASED ON WRITTEN AND PAROLE EVIDENCE PROVIDED BY THE CITY OF BELMONT PUBLIC WORKS DIRECTOR. NO RECORDED DOCUMENTS FOR RIGHTS OF WAY TAKINGS OR EASEMENTS WERE IDENTIFIED FOR THESE ROADWAYS IN THE GASTON COUNTY REGISTER OF DEEDS, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR CITY OF BELMONT. MAINTENANCE OF THE RIGHTS OF WAY UNDER THE JURISDICTION OF THE CITY OF BELMONT SUPPORTS FIELD VERIFIED RIGHTS OF WAY WIDTHS SHOWN ON THIS SURVEY.

RECORDED BEARINGS-REFERENCES

(R1) D.B. 4418, PG. 1295
(R2) M.B. 45, PG. 59
(R3) D.B. 5191, PG. 2030





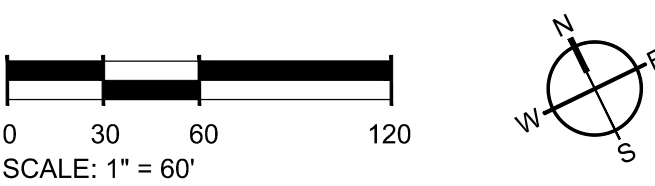


UNIT MATRIX	
BUILDING A (3 LEVELS)	58 UNITS 11,600 SF GROUND LEVEL COMMERCIAL
BUILDING B (3 LEVELS)	41 UNITS (STANDARD) 4 LIVE/WORK UNITS, ± 2,600 SF
BUILDING C (4 LEVELS)	60 UNITS
BUILDING D (4 LEVELS)	68 UNITS
BUILDING E (3 LEVELS)	54 UNITS 3,200 SF GROUND LEVEL ANCILLARY USE
BLOCK 1	47 TOWNHOME LOTS
CRESCENT PARK & DWIGHT FRADY FIELD TO BE DEEDED TO THE CITY OF BELMONT	
DEVELOPMENT SUMMARY	
11,600 SF COMMERCIAL 3,200 SF ANCILLARY USE 281 MULTI-FAMILY UNITS 4 LIVE/WORK UNITS 47 TOWNHOME LOTS SEE PARKING SUMMARY FOR PARKING CALCULATIONS	
MULTI-FAMILY	LIVE/WORK
COMMERCIAL	MULTI-FAMILY TOWNHOME
ANCILLARY USE	
LATE 2025/EARLY 2026 TIMETABLE FOR ESTIMATED PROJECT COMPLETION.	

PARKING SUMMARY					
	# OF UNITS	PARKING REQUIRED	ON-SITE PARKING PROVIDED	ON-STREET PARKING PROVIDED	TOTAL PARKING PROVIDED
RESIDENTIAL					
AREA 1					
MULTI-FAMILY					
1 BEDROOM	69	69	52 (0.75 SPACES/ UNIT)	13	65 (0.94 SPACES/UNIT)
2 BEDROOM	33	66	52 (1.58 SPACES/UNIT)	13	65 (1.97 SPACES/UNIT)
COMMERCIAL	11,600 SF	47	47	0	47
AREA 2					
MULTI-FAMILY					
1 BEDROOM	38	38	26 (0.68 SPACES/ UNIT)	11	37 (0.97 SPACES/UNIT)
2 BEDROOM	16	32	26 (1.63 SPACES/UNIT)	6	32 (2.00 SPACES/UNIT)
AREA 3					
MULTI-FAMILY					
1 BEDROOM	42	42	32 (0.76 SPACES/ UNIT)	18	50 (1.19 SPACES/UNIT)
2 BEDROOM	18	36	31 (1.72 SPACES/UNIT)	18	49 (2.72 SPACES/UNIT)
AREA 4					
MULTI-FAMILY					
1 BEDROOM	47	47	50 (1.06 SPACES/ UNIT)	20	70 (1.49 SPACES/UNIT)
2 BEDROOM	21	21	50 (2.38 SPACES/UNIT)	19	69 (3.29 SPACES/UNIT)
AREA 5					
TOWNHOMES					
3 BEDROOM	47	94	110 (2.34 SPACES/ UNIT)	24	134 (2.85 SPACES/ UNIT)
PARKING SUMMARY					
		516	476	142	618
COMPACT	15% MAX		47 (9.1%)		
ADA	PER ADA REQ.	18			

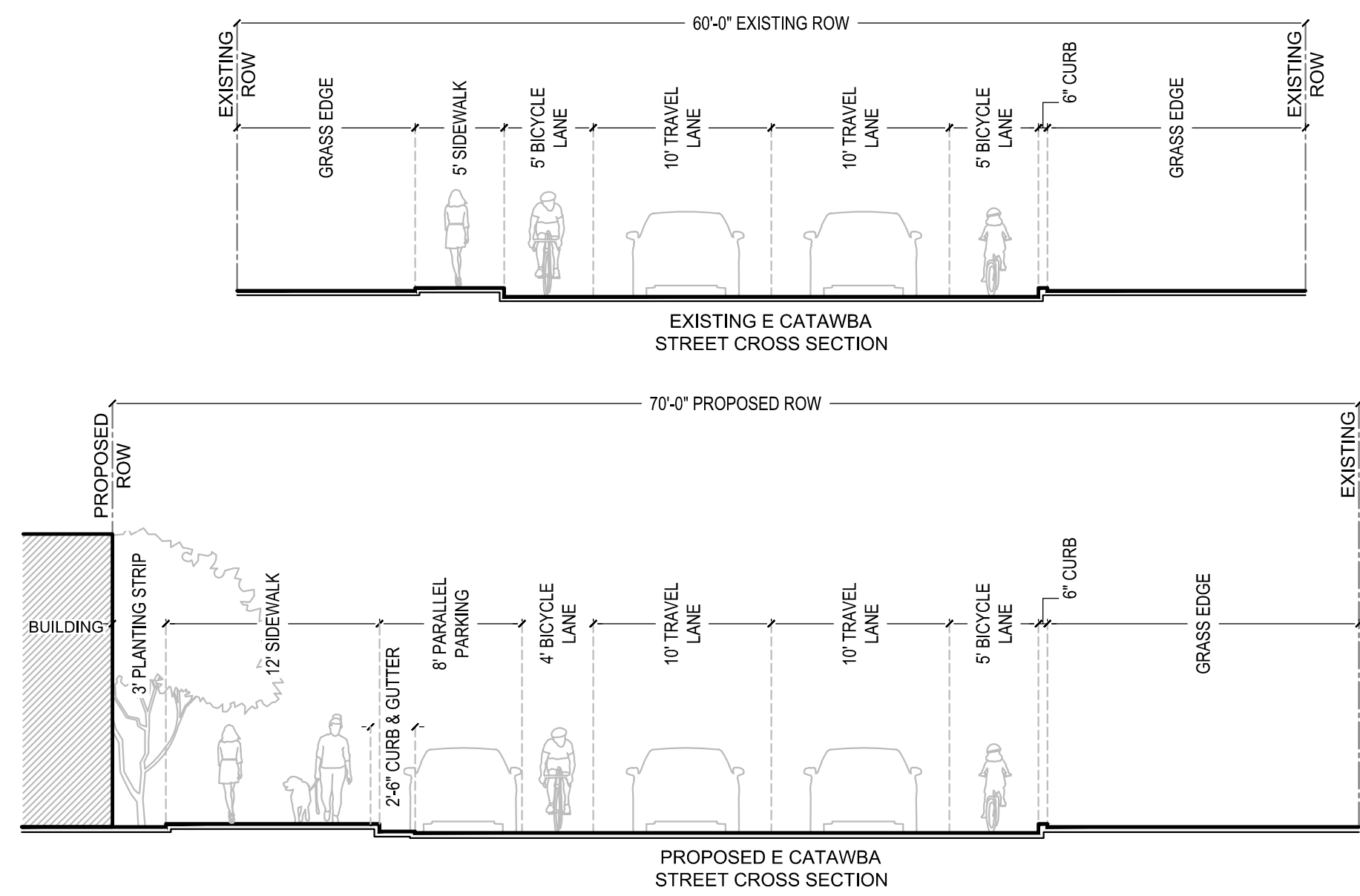
Watershed	WS-IV-PA	
Max BUA (High Density)	70%	
	SF	AC
Total Site Area	581,007	13.34
Predevelopment Built Upon Area		
	SF	AC
Building	153,873	3.53
Roads	76,970	1.77
Parking/Sidewalks	67,465	1.55
Existing BUA	298,308	6.85
Postdevelopment Built Upon Area		
	SF	AC
Building	126,316	2.90
Roads/Parking	234,594	5.39
Sidewalks/Driveways	88,382	2.03
Post BUA	449,292	10.31
Percent Impervious		
	SF	AC
Site Area - Ex BUA	282,699	6.49
Post BUA - Ex BUA	150,984	3.47
% Impervious Proposed		53%

RZ1.3 - SCHEMATIC PLAN

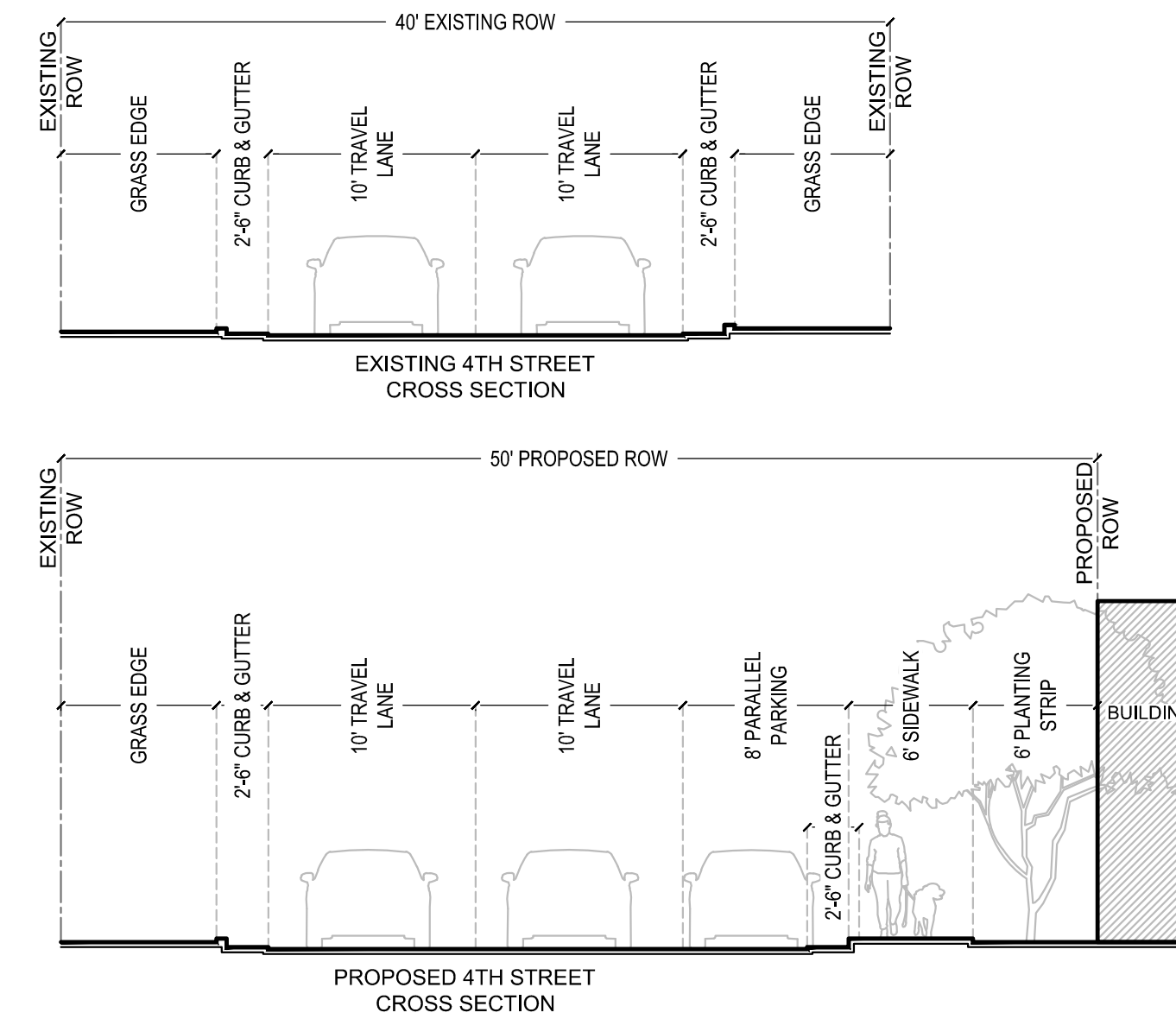


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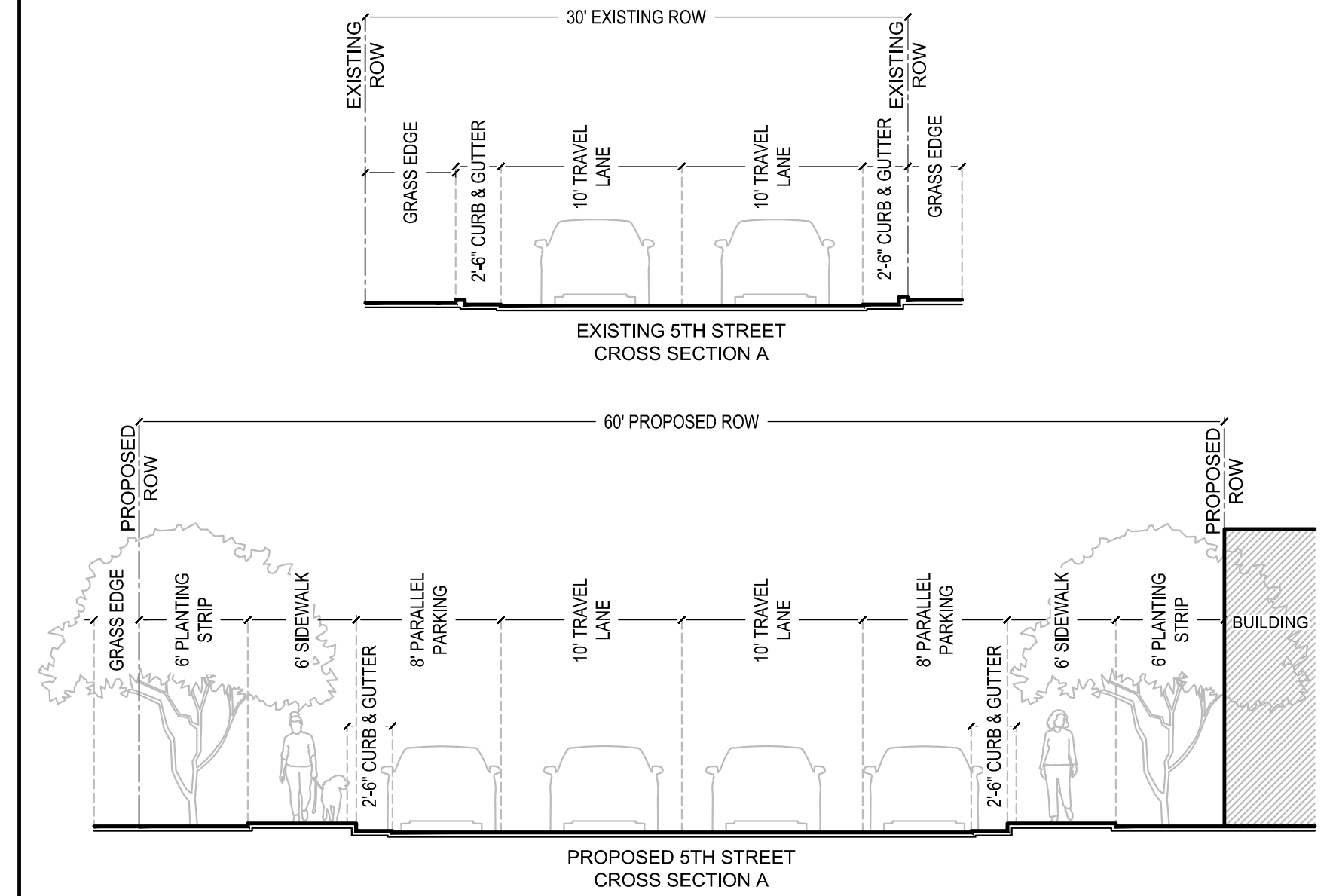




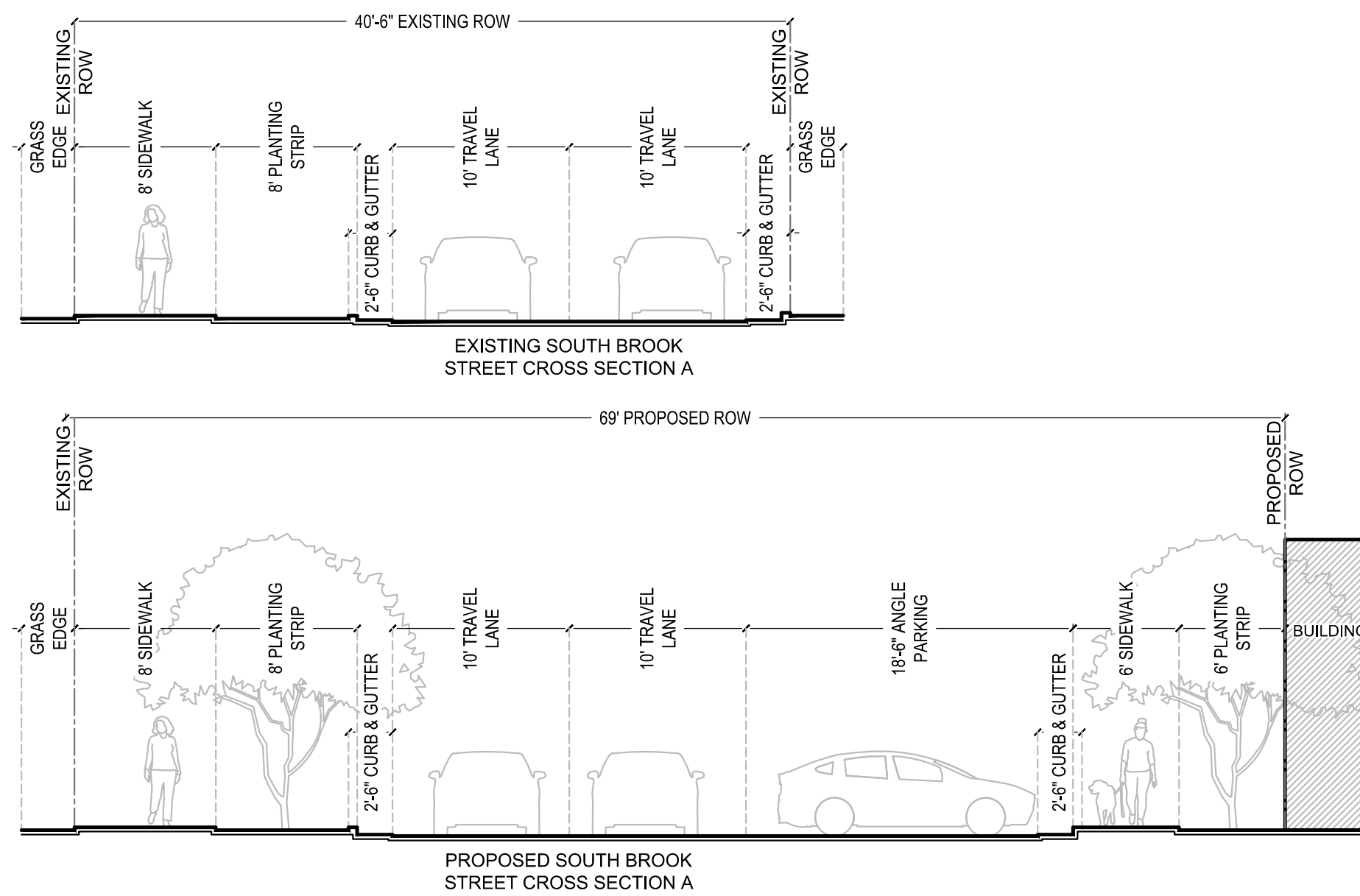
1 STREET CROSS SECTION: E. CATAWBA STREET
SCALE: 1"=3'



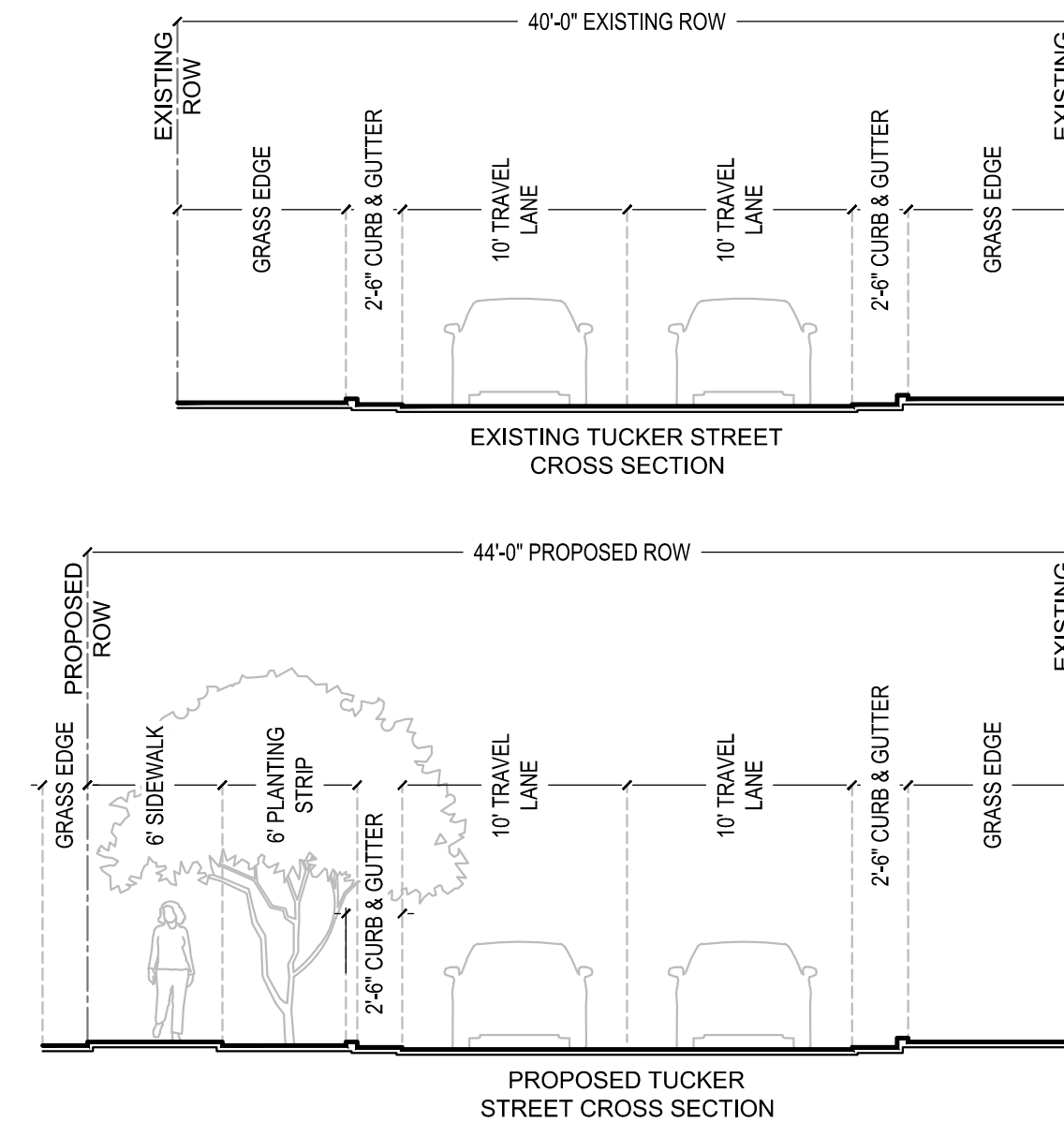
4 STREET CROSS SECTION: 4TH STREET
SCALE: 1"=3'



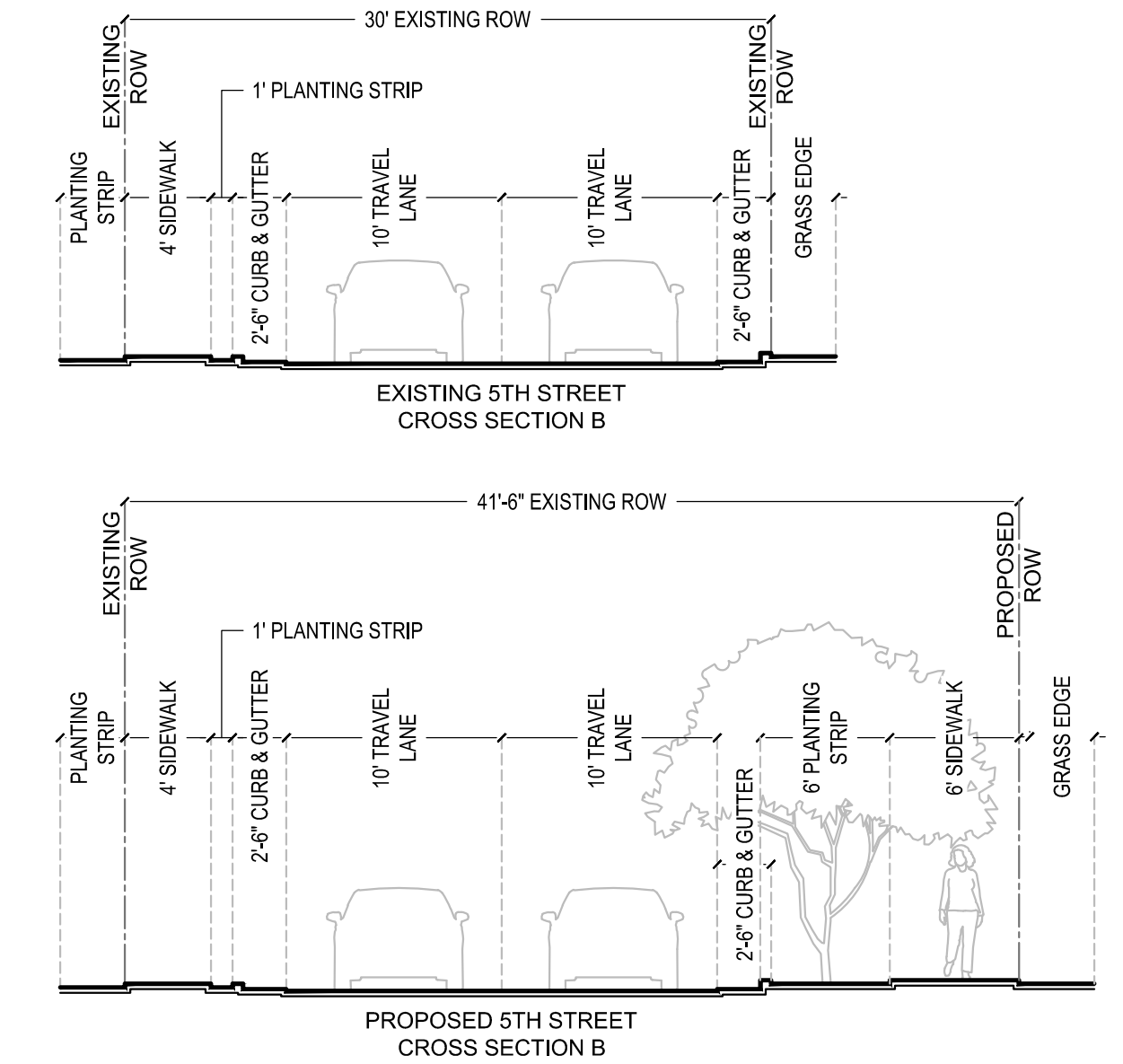
7 STREET CROSS SECTION: 5TH STREET, SECTION A
SCALE: 1"=3'



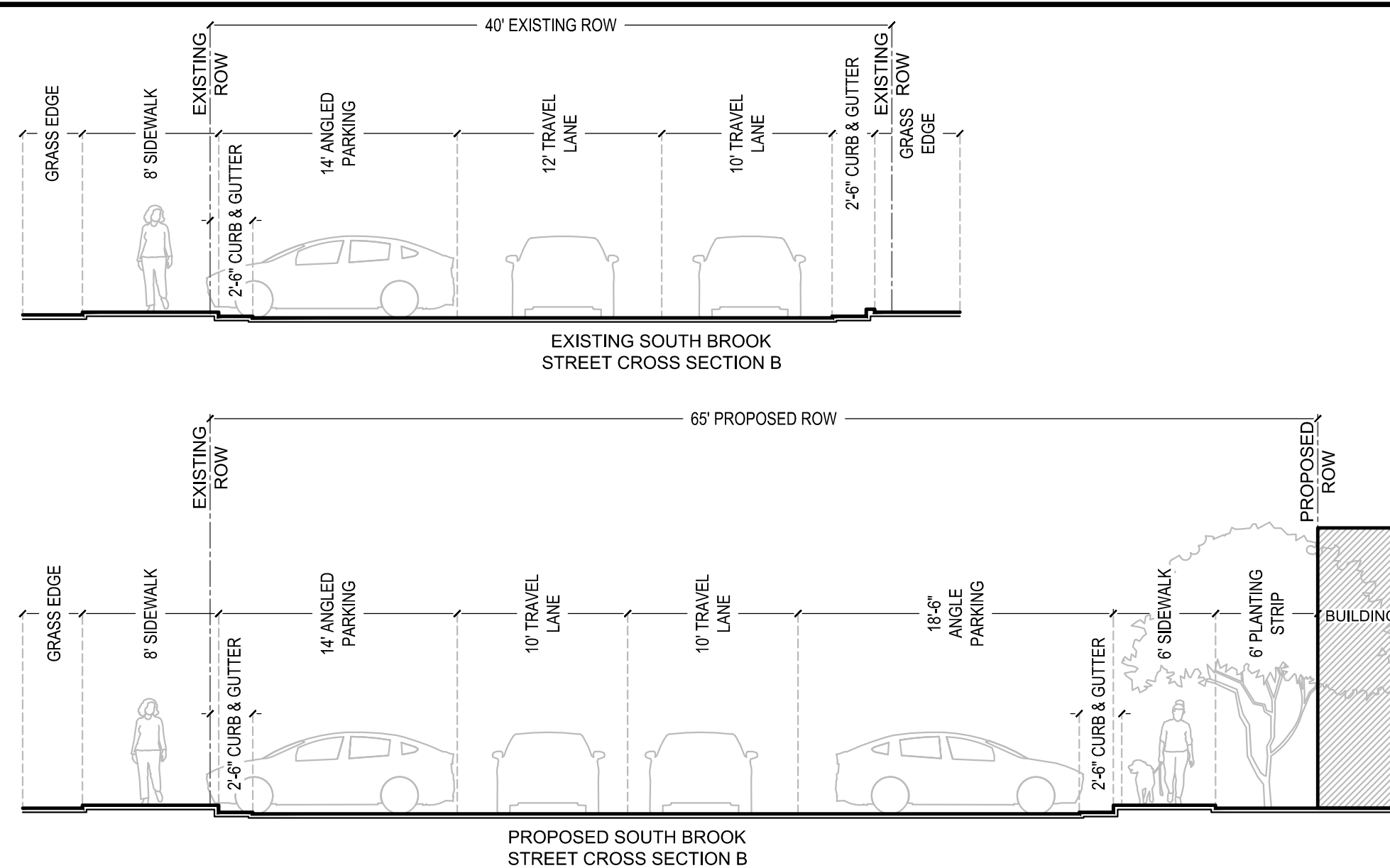
2 STREET CROSS SECTION: BROOK STREET, SECTION A
SCALE: 1"=3'



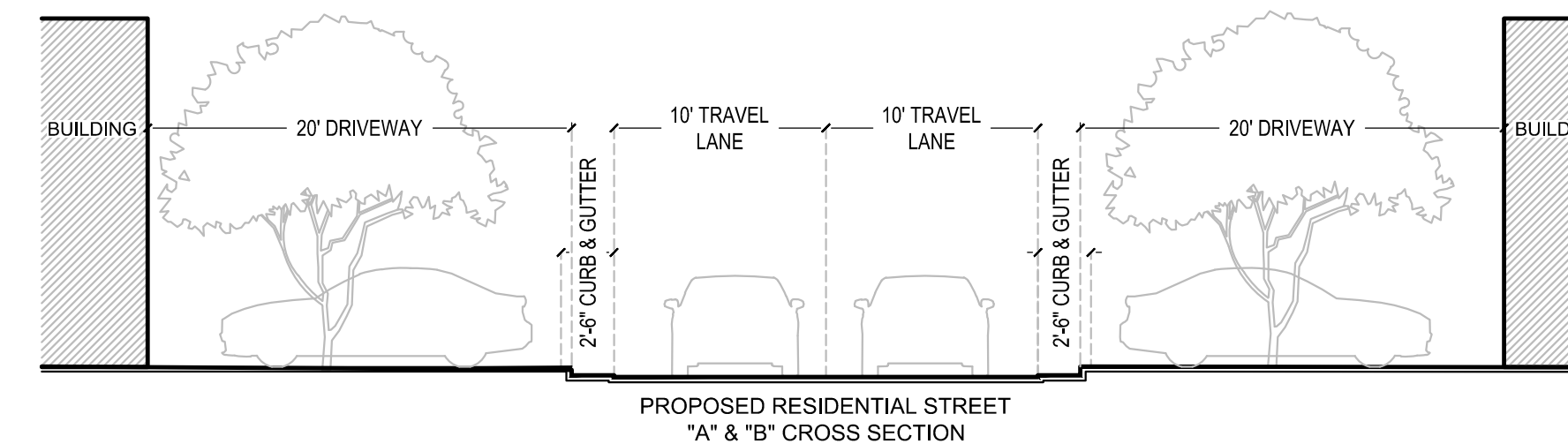
5 STREET CROSS SECTION: TUCKER STREET
SCALE: 1"=3'



8 STREET CROSS SECTION: 5TH STREET, SECTION B
SCALE: 1"=3'



3 STREET CROSS SECTION: BROOK STREET, SECTION B
SCALE: 1"=3'



6 STREET CROSS SECTION: PROPOSED RESIDENTIAL STREET "A" & "B"
SCALE: 1"=3'









