LEGEND:

AS - AUTO SPRINKLER
BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CP - CALCULATED POINT
CRP - CREPE MYRTLE
C/L - CENTERLINE
C/O - CLEAN OUT
CONC. - CONCRETE
D.B. - DEED BOOK
DI - DROP INLET
ECM - EXISTING CONCRETE MONUMENT
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FDC - FIRE CONNECTION
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FV - FIRE VALVE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GR - GRATE
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
INV - INVERT
LP - LIGHT POLE
(M) - MEASURED
M.B. - MAP BOOK
MH - MANHOLE
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
P/L - PROPERTY LINE
PM - POWER METER
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TBM - TEMPORARY BENCHMARK
TERR. - TERRACOTTA PIPE
TPED - TELEPHONE PEDESTAL
UB - UTILITY BOX
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

LINE LEGEND:

EASEMENT ——— – – ———
PROPERTY LINE ———
PROPERTY LINE (NOT SURVEYED) — — — —
RIGHT-OF-WAY ———
RIGHT-OF-WAY (NOT SURVEYED) – – – – –
SETBACK — — — —
GAS LINE ——— G ———
POWER LINE ——— E ———
POWER LINE (UNDERGROUND) ——— UE ———
SANITARY SEWER PIPE ——— SS ———
STORM DRAIN PIPE ——— SD ———
TELEPHONE LINE (UNDERGROUND) ——— UT ———
WATER LINE ——— W ———
CHAIN LINK FENCE ——— X ———

LINE TABLE:

LINE	BEARING	DISTANCE
L1(M)	S25°58'09"W	36.40'
L1(R1)	S24°12'03"W	36.40'
L2(M)	S61°05'15"E	29.10'
L2(R1)	S62°51'21"E	29.10'
L3(M)	S25°45'00"W	16.41'
L3(R1)	N15°58'54"W	16.41'
L4	S61°05'15"E	15.03'
L5	S58°33'19"E	50.57'
L6	S55°23'44"E	73.44'
L7	S57°47'54"E	49.96'
L8	S62°37'29"E	49.98'
L9	S67°53'32"E	50.03'
L10	S70°46'28"E	46.14'
L11	N16°54'00"E	18.29'
L12	N66°42'03"W	6.02'

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 00 minutes 50 seconds West 277.62 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 56 minutes 54 seconds East 16.41 feet to an iron pin; thence North 25 degrees 31 minutes 42 seconds East 232.61 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 36.40 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 Tanner & McConnaughey, P.A., and duly recorded in the Office of the register of Deeds for Gaston County in Plat Book 45 at Page 59 to which reference is hereby made.

TRACT 2:

Being 1.8423 acres more or less designated as Tract 04 as shown on plat recorded in Map Book 45 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. Gullick's estate, on a line of the National Yarn Mills, Incorporated, and runs thence with the Gullick line South 91 West 353 feet to a stake in said road; thence with another of the Gullick 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 24.5 West 919 feet to the center of the Atlanta & Charlotte Air Line Railway Company's old main line track (Southern Railway Company Lessee); thence with the center of said track Southeast 433 feet to the corner of the National Yarn 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 situate in the centerline of the intersections of Brook Street and Seventh Street, Belmont, North Carolina, said iron being further situate South 40-18-55 East 8166.138 feet (ground) and 8164.650 feet (grid) from NCGS Station "abbey" the following two courses and distances: (1) South 63-38-33 East 268.01 feet to a P.K. nail set, and (2) South 61-23-46 East 192.04 feet to a P.K. nail set on an old existing iron pin 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 182.45 feet to an established iron rod situate 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 417.43 feet to a new iron rod; thence with division line of COW-1, LLC, as described in Deed Book 4186 at Page 2344, North 25-31-15 East (passing a new iron pin on the northeasternmost right of way line of Norfolk-Southern Railroad at 100.63 feet) a total distance of 469.42 feet to the point of Beginning, and containing 4.9605 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 and Associates, P.A. dated June 13, 2006.

TRACT 4:

Being 1.5304 acres more or less designated as Tract 05 as shown on plat recorded in Map Book 45 at Page 59 of the Gaston County Public Registry.

GENERAL NOTE:
Site is not designated on the NC brownfield map and further review will be done during the construction plan review phase

COMMONWEALTH LAND TITLE INSURANCE COMPANY

COMMITMENT NO: 22-2851
EFFECTIVE DATE: JULY 7, 2022 AT 5:00 PM
SCHEDULE B - II (EXCEPTIONS)

4. *Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in instrument(s) filed for record in Book 2034, Page 541, Gaston County Registry, and any related maps, plans, bylaws and other document(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)*

5. *Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in instrument(s) filed for record in Book 2411, Page 909, Gaston County Registry, and any related maps, plans, bylaws and other document(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 2 and 4 only)*

6. *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.*

7. *Easement(s) to Southern Power Company recorded in Book 291, Page(s) 154. Gaston County Registry.(As to Tracts 1, 2 and 4 only)*

9. *Right of Way Agreement to Duke Energy Carolinas recorded in Book 4684, Page(s) 768, Gaston County Registry. (As to Tract 4)*

10. *Easement(s) to Southern Power Company recorded in Book 139, Page(s) 261 and 310, Gaston County Registry. (As to Tract 3 only)*

11. *Easement(s) to Duke Power Company recorded in Book 650, Page(s) 382 and 384, Gaston County Registry. (As to Tract 3 only)*

12. *Deed to Duke Power Company recorded in Book 902, Page(s) 23, Gaston County Registry. (As to Tract 3 only)*

13. *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:

SETBACKS:
- *30' FRONT SETBACK FROM CATAWBA STREET RIGHT-OF-WAY*
- *25' SIDE SETBACKS*
- *100' 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: A(1:10,000)*
(2) *POSITIONAL ACCURACY: NORTH=0.0069, EAST=0.0019, VERT.=0.0089*
(5) *TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC*
(4) *DATE OF SURVEY: MAY 9, 2022*
(5) *DATUM/EPOCH: NAD88*
(6) *PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "GROVES"*
(7) *GEOID MODEL: GEOID18(CONUS)*
(8) *COMBINED GRID FACTOR: 1.00000000*
(9) *UNITS: US SURVEY FEET*

ZONING:

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

FOR FURTHER INFORMATION CONTACT THE CITY OF BELMONT PLANNING AND ZONING DEPARTMENT AT 704-901-2610.

NOTES:

1. *THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.*

2. *ALL CORNERS MONUMENTED AS SHOWN.*

3. *NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.*

4. *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.*

5. *BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.*

6. *ELEVATIONS BASED ON N.G.S. MONUMENT "GROVES", ELEVATION = 755.10 FEET, NAVD 88.*

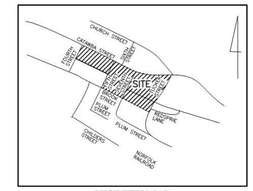
7. *THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.*

8. *IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NCDOT RIGHT-OF-WAY [R/W] TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD. R/WAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NCDOT; MOREOVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT 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 R/W WIDTH.*

9. *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.*

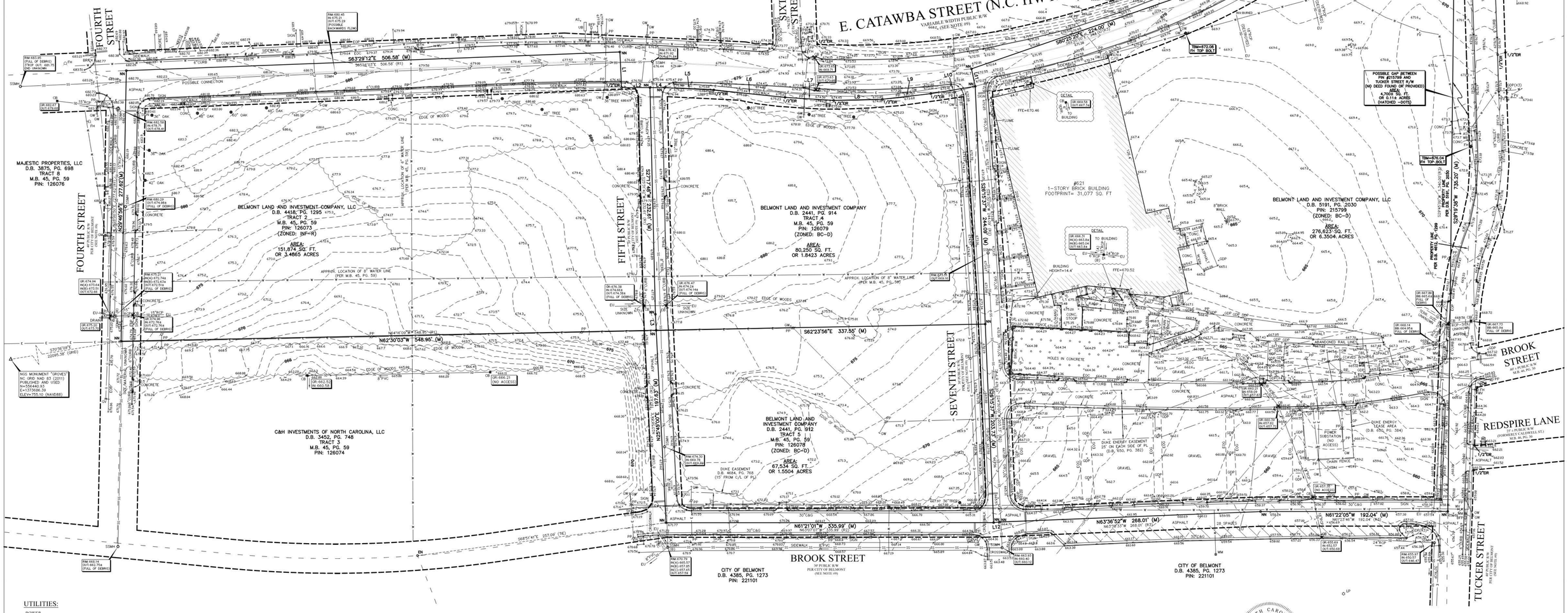
RECORDED BEARINGS -REFERENCES

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



VICINITY MAP
NOT TO SCALE





UTILITIES:

POWER
DUKE ENERGY
800-769-3766

TELEPHONE
AT&T
877-737-2478

WATER & SEWER
CITY OF BELMONT
704-825-5586

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504
DOMINION ENERGY
1-877-776-2427

CABLE TELEVISION
SPECTRUM
800-778-9140

811 Know what's below. Call before you dig.

AREA TABLE

PIN #126073: 151,874 SQ. FT. OR 3.4865 ACRES
PIN #126078: 67,534 SQ. FT. OR 1.5504 ACRES
PIN #126079: 80,250 SQ. FT. OR 1.8423 ACRES
PIN #215799: 276,623 SQ. FT. OR 6.3504 ACRES
TOTAL AREA: 576,281 SQ. FT. OR 13.2296 ACRES

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015
COMMUNITY PANEL NO: 3710359400M; ZONE X

THIS IS TO CERTIFY THAT ON THE 2ND *DAY OF* JUNE *20* 22, *AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE, 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.*

SIGNED Keith McGuinness

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR KEITH McGUINNESS SEAL L-4916

REVISIONS	

BOUNDARY, PHYSICAL, AND TOPOGRAPHICAL SURVEY PREPARED FOR:
LAT PURSER & ASSOCIATES
621 E. CATAWBA STREET
CITY OF BELMONT, GASTON COUNTY, N.C.
DEED REFERENCE: 2441-912, 2441-914, 4418-1295, 5191-2030
MAP REFERENCE: 45-59
TAX PARCEL NO: 126073, 126078, 126079, 215799

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
WH	BS		1" = 40'	JUNE 02, 2022	94165

PLOTTED: 6/16/2022
G:\94\1\94165\DWG\94165 TOPO ONLDWG

Predevelopment Built Upon Area		
	SF	AC
Building	125,515	2.88
Roads	76,970	1.77
Parking/Sidewalks	58,019	1.33
Existing BUA	**260,504**	**5.98**

* BASED ON 1994 GOOGLE MAPS IMAGERY

N
E
W
S

SEAMONWHITESIDE

BELMONT - CRESCENT
PROJECT #CL1105
DATE: 8/29/2024
SCALE: 1" = 100'

PRE DEVELOPMENT
IMPERVIOUS AREA MAP

PLOTTED:8/23/2024 1:23 PM, BY Marc Meddaugh P:\SWAc\CL1105\CDWG\Pre DA Map.dwg

UNIT MATRIX

BUILDING A (3 LEVELS)	32 APARTMENT UNITS 12,665 SF GROUND LEVEL COMMERCIAL STRUCTURE TYPE: TYPE V WOOD FRAMED
BUILDING B (3 LEVELS)	67 APARTMENT UNITS (STANDARD) 4 LIVE/WORK UNITS, ± 2,600 SF 1,200 SF FLEX COMMERCIAL STRUCTURE TYPE: TYPE V WOOD FRAMED
BUILDING C (4 LEVELS)	48 APARTMENT UNITS STRUCTURE TYPE: TYPE V WOOD FRAMED
BUILDING D (4 LEVELS)	63 APARTMENT UNITS STRUCTURE TYPE: TYPE V WOOD FRAMED
BUILDING E (3 LEVELS)	53 APARTMENT UNITS 3,600 SF GROUND LEVEL ANCILLARY USE STRUCTURE TYPE: TYPE V WOOD FRAMED
BLOCK 1	47 TOWNHOME LOTS STRUCTURE TYPE: TYPE V WOOD FRAMED
CRESCENT PARK & DWIGHT FRADY FIELD TO BE DEEDED TO THE CITY OF BELMONT, APPROXIMATELY 4 ACRES	

DEVELOPMENT SUMMARY

13,865 SF COMMERCIAL
3,600 SF ANCILLARY USE
259 MULTI-FAMILY UNITS
4 LIVE/WORK UNITS
47 TOWNHOME LOTS
SEE PARKING SUMMARY FOR PARKING CALCULATIONS
OPEN SPACE REQUIRED: 0%
OPEN SPACE PROVIDED: ON-SITE (30,663 SF) , PARK SITE (174,240 SF)
POTENTIAL COMMERCIAL USES: RETAIL, RESTAURANT, AND OFFICE

MULTI-FAMILY	LIVE/WORK
COMMERCIAL	MULTI-FAMILY TOWNHOME
ANCILLARY USE*	

*ANCILLARY USES TO POTENTIALLY INCLUDE BUT NOT LIMITED TO: ON-SITE MANAGER OFFICE, ON-SITE LEASING MANAGER OFFICE, LOBBY, AND FITNESS

SITE DATA SUMMARY

CURRENT ZONING	BC-D (BUSINESS CAMPUS DEVELOPMENT), INF-R (INFILL RESIDENTIAL), NC-C (NEIGHBORHOOD CENTER COMMERCIAL)
REQUESTED ZONING	DD/CD (DOWNTOWN DISTRICT/CONDITIONAL DISTRICT)
PARCEL PIN #s	PIN #126073, 126078, 126079, 215799
SITE AREA	13.68 ACRES (INCLUDES PARK PROPERTY)

TIMETABLE FOR ESTIMATED PROJECT COMPLETION IS 2027 IN A SINGLE PHASE.

PARKING SUMMARY

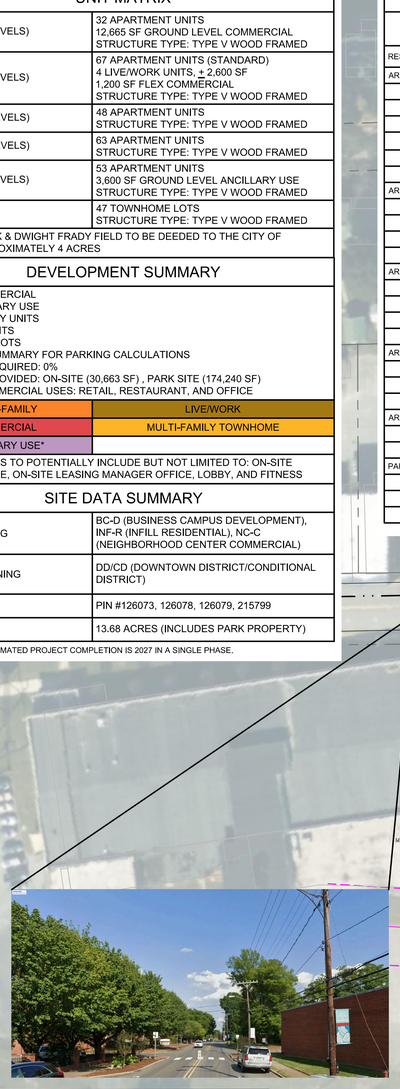
	# OF UNITS	PARKING REQUIRED	ON-SITE PARKING PROVIDED	ON-STREET PARKING PROVIDED	TOTAL PARKING PROVIDED
RESIDENTIAL					
AREA 1					
MULTI-FAMILY					
1 BEDROOM	76	76	64 (0.84 SPACES/ UNIT)	0	64 (0.84 SPACES/ UNIT)
2 BEDROOM	20	40	32 (1.6 SPACES/UNIT)	0	32 (1.6 SPACES/UNIT)
3 BEDROOM	3	6	6 (2 SPACES/UNIT)	0	6 (2 SPACES/UNIT)
COMMERCIAL					
	13,865 SF	56	33	23	56
AREA 2					
MULTI-FAMILY					
1 BEDROOM	42	42	28 (0.67 SPACES/ UNIT)	10	38 (0.90 SPACES/UNIT)
2 BEDROOM	9	18	16 (1.63 SPACES/UNIT)	2	18 (2 SPACES/UNIT)
3 BEDROOM	2	4	0	4	4 (2 SPACES/UNIT)
AREA 3					
MULTI-FAMILY					
1 BEDROOM	25	25	20 (0.80 SPACES/ UNIT)	12	32 (1.28 SPACES/UNIT)
2 BEDROOM	20	40	32 (1.60 SPACES/UNIT)	12	44 (2.20 SPACES/UNIT)
3 BEDROOM	3	6	6 (2 SPACES/UNIT)	12	18 (6 SPACES/UNIT)
AREA 4					
MULTI-FAMILY					
1 BEDROOM	48	48	50 (1.04 SPACES/ UNIT)	30	80 (1.67 SPACES/UNIT)
2 BEDROOM	15	30	55 (3.67 SPACES/UNIT)	9	64 (4.27 SPACES/UNIT)
AREA 5					
TOWNHOMES					
3 BEDROOM	47	94	110 (2.34 SPACES/ UNIT)	24	134 (2.85 SPACES/ UNIT)
PARKING SUMMARY					
		448	452	138	590
	COMPACT	15% MAX	0 (0.0%)		
	ADA	PER ADA REQ.	13		

Watershed	WS-IV-PA	
Max BUA (High Density)	70%	
	SF	AC
Total Site Area	596,046	13.68

Predevelopment Built Upon Area	SF	AC
Building	125,515	2.88
Roads	76,970	1.77
Parking/Sidewalks	58,019	1.33
Existing BUA	**260,504**	**5.98**

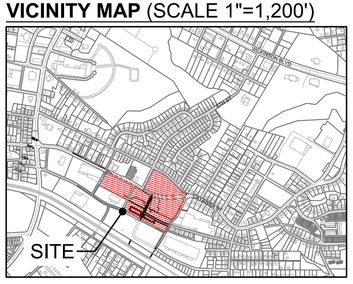
Postdevelopment Built Upon Area	SF	AC
Building	140,000	3.21
Roads/Parking	238,000	5.46
Sidewalks/Driveways	115,000	2.64
Post BUA	**493,000**	**11.32**

Percent Impervious	SF	AC
Site Area - Ex BUA	335,542	7.70
Post BUA - Ex BUA	232,496	5.34
% Impervious Proposed		**69%**





VICINITY MAP (SCALE 1"=1,200')



GENERAL NOTES:
1. ALL PROPOSED ROADS AND PARKING LOTS SHALL HAVE CURB & GUTTER.
2. ALL PARKING LOTS SHALL BE SCREENED FROM PUBLIC SIDEWALKS WITH LANDSCAPING OR LOW WALLS.
3. ALL DUMPSTER ENCLOSURES SHALL BE WELL SCREENED.
4. REFER TO SHEET RZ1.4 FOR TREE PROTECTION PLAN.
5. REFER TO SHEET RZ1.5 FOR STREET CROSS SECTIONS.

CRESCENT PARK & DWIGHT FRADY FIELD
+/- 4 ACRES TO BE DEDICATED TO THE CITY OF BELMONT

BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
AREA 1
AREA 2
AREA 3
AREA 4
AREA 5
BLOCK 1
PRIVATE OPEN SPACE
BMP
MAIL KIOSK
LOADING ZONE
GANTT SOCCER PARK

CHURCH STREET EXISTING 60' ROW
E 4TH STREET EXISTING 45' ROW
E CATAWBA STREET VARIABLE 60' - 70' ROW
E CATAWBA STREET PROPOSED 70' ROW
11TH STREET EXISTING 30' ROW
11TH STREET PROPOSED 60' ROW
BROOK STREET EXISTING 40' ROW
BROOK STREET PROPOSED 60' ROW
CREEK STREET PROPOSED 60' ROW
REDSPIRE LANE EXISTING 25' ROW
PROPOSED PRIVATE STREET 'C'
PROPOSED PRIVATE ALLEY 'B'

EXISTING 3' SIDEWALK
5' SIDEWALK TO MEET EXISTING SIDEWALK
PROPOSED 5' SIDEWALK, LOCATION AND WIDTH TO BE FLEXIBLE TO FIT EXISTING LIGHTING POLES, UTILITY BOXES, AND BACK OF CURB SUBJECT TO PLANNING DIRECTOR APPROVAL
ALL CROSSWALKS TO BE APPROVED BY NCDOT
RAPID FLASHING BEACON HIGH VISIBILITY CROSSWALK, TYP.
SIGN NOTING TO USE PEDESTRIAN CROSSWALK
4' BICYCLE LANE
12' SIDEWALK ALONG E CATAWBA ROAD
100' IPS LENGTH
ALL BUILDINGS TO HAVE 0' SETBACK
PARALLEL PARKING ALONG E CATAWBA STREET SHALL BE 8' WIDE
(2) 9'X18' PARKING SPACE IN DRIVEWAYS
CORNER OF CATAWBA ST & TUCKER ST TO HAVE PUBLIC ART. PUBLIC ART PROCESS TO BE OVERSEEN BY MAIN STREET DESIGN COMMITTEE
TOWNHOMES TO USE ROLL OUT BINS FOR TRASH PICK UP
PROXIMITY TO BE EVALUATED DURING CONSTRUCTION DOCUMENTS PHASE
ALL TOWNHOMES TO HAVE 2 CAR GARAGES
DOG PARK
REALIGNED 65' DUKE EASEMENT
REALIGNED DUKE OVERHEAD ELECTRIC LINE
DRY POND DETENTION, ALL OTHER STORMWATER TO BE HANDLED WITH UNDERGROUND DETENTION
EXISTING DUKE OVERHEAD ELECTRIC
PROPERTY LINE, TYP.
EXISTING DUKE 65' EASEMENT
DUMPSTER, TYP.
6' SIDEWALK ALONG BROOK STREET
90° ON-STREET ANGLED PARKING
PARKING LOT TO BE SCREENED
ALL CROSSWALKS TO BE THERMPLASTIC AND TO BE DESIGNED ACCORDING TO CITY STANDARDS, TYP.

EAST BELMONT BAPTIST CHURCH D.B. 03500, PG. 0041 PIN: 126053
COX NANCY JO D.B. 4356, PG. 0099 PIN: 126132
WALKER MATT CONLEY D.B. 5394, PG. 1241 PIN: 126133
MUHA SUSAN M D.B. 2877, PG. 0515 PIN: 126134
MURPHREE BRETT ALAN D.B. 3727, PG. 0850 PIN: 126135
STOWE KENNY LEE D.B. 4993, PG. 0145 PIN: 126206
STAMPS PROPERTIES LLC D.B. 4864, PG. 2446 PIN: 126208
HARRINGTON-SMITH SAMUEL J D.B. 5168, PG. 1804 PIN: 126207
STOWE DOROTHY N D.B. 5035, PG. 1449 PIN: 126208
BHAT N G SADASHIVA BHAT G SHALAKSHI-ALI D.B. 2804, PG. 0829 PIN: 126186
SWEAT ROBERT E D.B. 5241, PG. 0733 PIN: 126189
MOORE JOHN MOORE ELISHEBA D.B. 4786, PG. 2332 PIN: 197575
HENRY JOHN H HENRY TRACIE K D.B. 4771, PG. 0772 PIN: 126183
CATAWBA MILLS ASSOCIATION D.B. 4332, PG. 483 PIN: 222429
DOTSON POOCHIE D.B. 4519, PG. 2416 PIN: 126440
NATIONAL MILLS, LLC D.B. 4812, PG. 1299 PIN: 126438
MAJESTIC PROPERTIES LLC D.B. 3875, PG. 0698 PIN: 126076
C & H INVESTMENTS D.B. 3452, PG. 0748 PIN: 126074
HAYES, PHYLLIS P D.B. 2820, PG. 0440 PIN: 126454
MOSLEMIEH LLC D.B. 4785, PG. 0077 PIN: 126439
CITY OF BELMONT D.B. 4385, PG. 1273 PIN: 221101

RZ1.3 - SCHEMATIC PLAN

0 30 60 120
SCALE: 1" = 60'

LPA Lat Purser & Associates, Inc.
SEAMONWHITESIDE
BB+M ARCHITECTURE

BELMONT - CRESCENT PROJECT
LAT PURSER & ASSOCIATES, INC
BELMONT, NORTH CAROLINA
CL1105 I MEM I 9.5.2024

LEGEND

TREE SAVE MITIGATION AREA

CRESCENT PARK &
DWIGHT FRADY FIELD

+/- 4 ACRES TO BE DEDICATED TO
THE CITY OF BELMONT

36" OAK
48" OAK
40" OAK
48" OAK
36" OAK
42" OAK
42" OAK
48" OAK
36" OAK
42" OAK
60" OAK
48" OAK
48" OAK
36" OAK

COX NANCY JO
D.B. 4356, PG. 0099
PIN: 126132

WALKER MATT CONLEY
D.B. 5394, PG. 1241
PIN: 126133

MUHA SUSAN M
D.B. 2877, PG. 0515
PIN: 126134

MURPHREE BRETT ALAN
D.B. 3727, PG. 0850
PIN: 126135

STOWE KERRY LEE
D.B. 4993, PG. 0145
PIN: 126206

STAMPS PROPERTIES LLC
D.B. 4864, PG. 2446
PIN: 126208

HARRINGTON-SMITH SAMUEL J
D.B. 5168, PG. 1804
PIN: 126207

STOWE DOROTHY N
D.B. 5036, PG. 1449
PIN: 126209

BHAT N G SADASHIVA
BHAT G SHALAKHA-M
D.B. 2804, PG. 0829
PIN: 126186

SWEAT ROBERT E
D.B. 5241, PG. 0732
PIN: 126185

HENRY JOHN H
HENRY TRACIE K
D.B. 4771, PG. 0772
PIN: 126183

MOORE JOHN MOORE ELISHEBA
D.B. 4786, PG. 2332
PIN: 197575

DOTSON POOCHIE
D.B. 4019, PG. 2416
PIN: 126440

EAST BELMONT BAPTIST CHURCH
D.B. 2520, PG. 0545
PIN: 126053

CATAWBA MILLS ASSOCIATION
D.B. 4332, PG. 483
PIN: 222429

MAJESTIC PROPERTIES LLC
D.B. 3875, PG. 0698
PIN: 126076

G & H INVESTMENTS
D.B. 3452, PG. 0748
PIN: 126074

NATIONAL MILLS, LLC
D.B. 3812, PG. 1299
PIN: 126438

HAYES, PHYLLIS P
D.B. 2820, PG. 0440
PIN: 126456

MCCLISKEY, LLC
D.B. 4785, PG. 0177
PIN: 126439

CITY OF BELMONT
D.B. 4385, PG. 1273
PIN: 221101

36" OAK

RZ1.4 - TREE REMOVAL PLAN

0 30 60 120
SCALE: 1" = 60'

LPA Lat Purser & Associates, Inc.

SEAMONWHITESIDE

BB+M ARCHITECTURE

BELMONT - CRESCENT PROJECT

LAT PURSER & ASSOCIATES, INC
BELMONT, NORTH CAROLINA
CL1105 I MEM I 9.5.2024

TREE SAVE REQUIREMENTS		SF	AC
A.	TOTAL SITE AREA	596,046	13.683
B.	TREE SAVE REQ. (5%)	29,802	0.684
C.	UNDISTURBED TREE SAVE PROVIDED	-	0.000
D.	TOTAL MITIGATION AREA REQ. (B-C)	29,802	0.684
E.	TOTAL ON-SITE TREE MITIGATION AREA PROVIDED	5,213	0.120
F.	TOTAL TREE MITIGATION PROVIDED AT DWIGHT FRADY PARK	24,589	0.564
G.	TOTAL TREE SAVE MITIGATION AREA	29,802	0.684
*ON-SITE TREE SAVE MITIGATION REPLANTING SHALL BE 36 TREES/ACRE			
	REPLANTED MITIGATION TREES REQ	24.63	

TREE SAVE MITIGATION AREA

CRESCENT PARK & DWIGHT FRADY FIELD

+/- 4 ACRES TO BE DEDICATED TO THE CITY OF BELMONT

REMAINING REQUIRED TREE SAVE MITIGATION TREES SHALL BE PLANTED AT DWIGHT FRADY FIELD PARK

0.08 ACRES OF TREE SAVE MITIGATION AREA, 2 TREES PROVIDED, OR SATISFY OFF SITE PLANTING AT PARK AREA

0.04 ACRES OF TREE SAVE MITIGATION AREA, 2 TREES PROVIDED, OR SATISFY OFF SITE PLANTING AT PARK AREA

CHURCH STREET EXISTING 60' ROW

E CATAWBA STREET VARIABLE 60' - 70' ROW

E CATAWBA STREET PROPOSED 70' ROW

6th STREET EXISTING 45' ROW

4th STREET PROPOSED 60' ROW

5th STREET PROPOSED 60' ROW

7th STREET EXISTING 50' ROW

TUCKER STREET PROPOSED 60' ROW

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

AREA 1

AREA 2

AREA 3

AREA 4

AREA 5

LOADING ZONE

PROPOSED PRIVATE STREET "C"

PROPOSED PRIVATE ALLEY "A"

PROPOSED PRIVATE ALLEY "B"

BROOK STREET EXISTING 40' ROW

BROOK STREET PROPOSED 60' ROW

BROOK STREET EXISTING 40' ROW

REDSPIRE LANE EXISTING 25' ROW

GANTT SOCCER PARK

CITY OF BELMONT D.B. 4385, PG. 1273 PIN: 221101

EAST BELMONT BAPTIST CHURCH D.B. 12520, PG. 0545 PIN: 126053

CATAWBA MILLS ASSOCIATION D.B. 4332, PG. 483 PIN: 222429

MAJESTIC PROPERTIES LLC D.B. 3875, PG. 0698 PIN: 126076

C & H INVESTMENTS D.B. 3452, PG. 0748 PIN: 126074

COX NANCY JO D.B. 4356, PG. 0099 PIN: 126132

WALKER MATT CONLEY D.B. 5394, PG. 1241 PIN: 126133

MUHA SUSAN M D.B. 2871, PG. 0515 PIN: 126134

MURPHREE BRETT ALAN D.B. 3727, PG. 0850 PIN: 126135

STOWE KERRY LEE D.B. 4993, PG. 0145 PIN: 126206

STAMPS PROPERTIES LLC D.B. 4864, PG. 2446 PIN: 126208

HARRINGTON-SMITH SAMUEL J D.B. 5168, PG. 1804 PIN: 126207

STOWE DOROTHY N D.B. 5035, PG. 1449 PIN: 126208

BHAT N G SADASHIVA BHAT G SHALAKSHI-M D.B. 2804, PG. 0829 PIN: 126186

SWEAT ROBERT E D.B. 5241, PG. 0732 PIN: 126189

HENRY JOHN H HENRY TRACIE K D.B. 4771, PG. 0772 PIN: 126183

MOORE JOHN MOORE ELISHEBA D.B. 4786, PG. 2332 PIN: 197575

DOTSON POOCHIE D.B. 4519, PG. 2416 PIN: 126440

NATIONAL MILLS, LLC D.B. 4812, PG. 1299 PIN: 126438

HAYES, PHYLLIS P D.B. 2820, PG. 0440 PIN: 126456

MCCLUSKEY, LLC D.B. 4785, PG. 0177 PIN: 126439

RZ1.5 - TREE PROTECTION PLAN

0 30 60 120

SCALE: 1" = 60'

LPA Lat Purser & Associates, Inc.

SEAMONWHITESIDE

BB+M ARCHITECTURE

BELMONT - CRESCENT PROJECT

LAT PURSER & ASSOCIATES, INC

BELMONT, NORTH CAROLINA

CL1105 I MEM I 9.5.2024

LEGEND

PARKING LOT TREES

STREET TREES

EVERGREEN SHRUBS

*PLANT SPECIES TO BE DETERMINED DURING THE PERMITTING DOCUMENT PHASE.

COX NANCY JO
D.B. 4356, PG. 0099
PIN: 126132

WALKER MATT CONLEY
D.B. 5394, PG. 1241
PIN: 126133

MUHA SUSAN M
D.B. 2871, PG. 0515
PIN: 126134

MURPHREE BRETT ALAN
D.B. 3727, PG. 0850
PIN: 126135

STOWE KERRY LEE
D.B. 4993, PG. 0145
PIN: 126206

STAMPS PROPERTIES LLC
D.B. 4864, PG. 2446
PIN: 126208

HARRINGTON-SMITH SAMUEL J
D.B. 5168, PG. 1804
PIN: 126207

STOWE DOROTHY N
D.B. 5036, PG. 1449
PIN: 126208

BHAT N G SADASHIVA
BHAT G SHALAKHA-M
D.B. 2804, PG. 0829
PIN: 126186

SWEAT ROBERT E
D.B. 5241, PG. 0732
PIN: 126189

HENRY JOHN H
HENRY TRACIE K
D.B. 4771, PG. 0772
PIN: 126183

MOORE JOHN MOORE ELISHEBA
D.B. 4786, PG. 2332
PIN: 197575

CRESCENT PARK &
DWIGHT FRADY FIELD

+/- 4 ACRES TO BE DEDICATED TO
THE CITY OF BELMONT

REMAINING TREE SAVE MITIGATION TREES
TO BE PROVIDED AS OFF-SITE PLANTINGS.

ALL OPEN SPACE AREAS TO
PLANTED IN ACCORDANCE WITH
THE ZONING REQUIREMENTS

CATAWBA MILLS ASSOCIATION
D.B. 4332, PG. 483
PIN: 222429

EAST BELMONT BAPTIST CHURCH
D.B. 12520, PG. 0545
PIN: 126053

STREET TREES, TYPE D, LARGE
MATURING TREES PLANTED AT 45' O.C.

DOTSON POOCHE
D.B. 4519, PG. 2416
PIN: 126440

ALL PARKING LOTS TO BE SCREENED
FROM STREETS WITH EVERGREEN
SHRUBS TO MEET ZONING CODES

MAJESTIC PROPERTIES LLC
D.B. 3875, PG. 0698
PIN: 126076

NATIONAL MILLS, LLC
D.B. 4812, PG. 1299
PIN: 126438

SMALL MATURING TREES PROVIDED
INSIDE DUKE ENERGY EASEMENT

C & H INVESTMENTS
D.B. 3452, PG. 0748
PIN: 126074

60' RADII, ALL PARKING SPACES
ARE WITHIN 60' OF A TREE

HAYES, PHYLLIS P
D.B. 2820, PG. 0440
PIN: 126456

MCCLUSKEY, LLC
D.B. 4785, PG. 0177
PIN: 126439

CITY OF BELMONT
D.B. 4385, PG. 1273
PIN: 221101

RZ1.6 - GENERAL LANDSCAPE PLAN

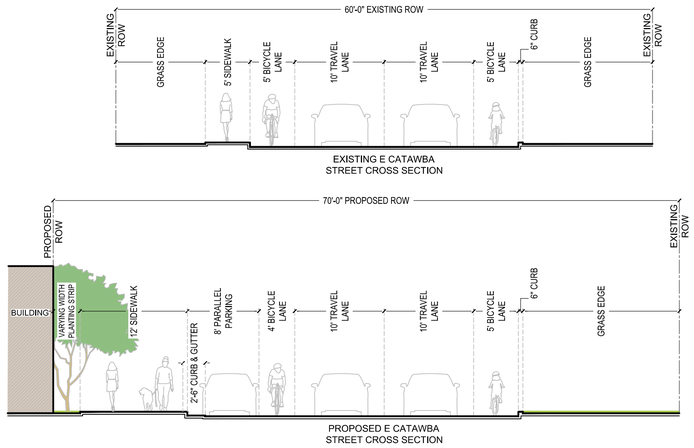
0 30 60 120
SCALE: 1" = 60'

LPA Lat Purser & Associates, Inc.

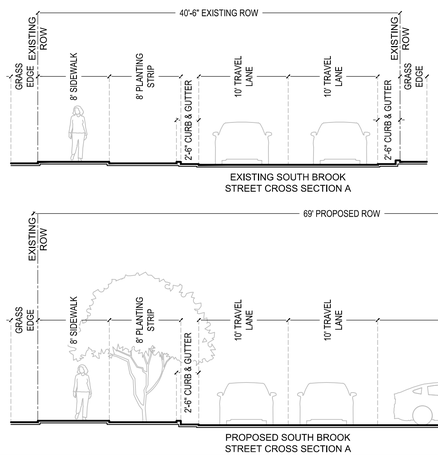
SEAMONWHITESIDE

BB+M ARCHITECTURE

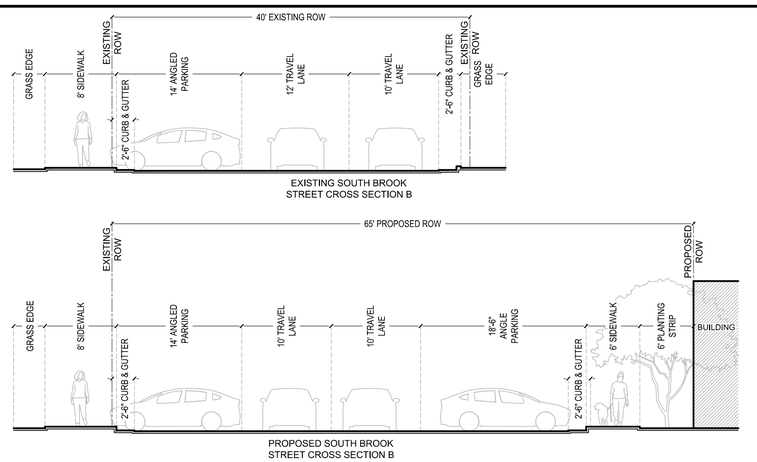
BELMONT - CRESCENT PROJECT
LAT PURSER & ASSOCIATES, INC
BELMONT, NORTH CAROLINA
CL1105 I MEM I 9.5.2024



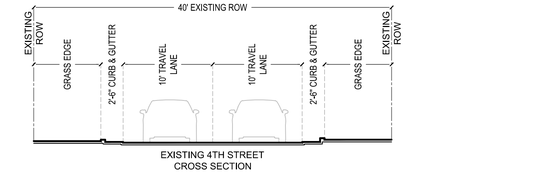
1 STREET CROSS SECTION: E. CATAWBA STREET (PUBLIC STREET)
SCALE: 1"= 1/4"

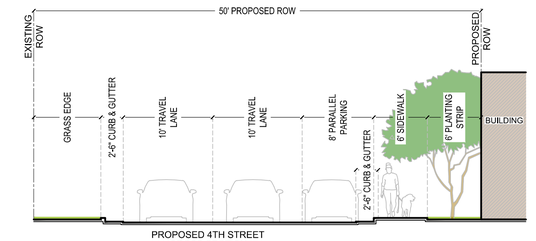


2 STREET CROSS SECTION: BROOK STREET, SECTION A (PUBLIC STREET)
SCALE: 1"= 1/4"

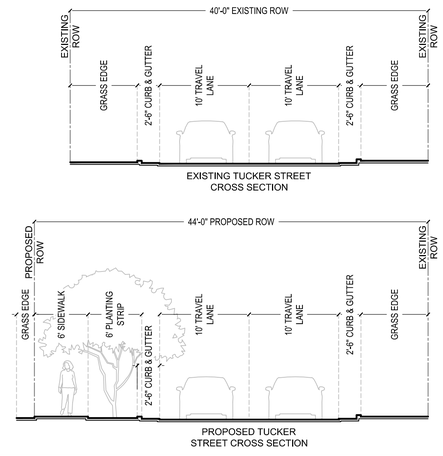


3 STREET CROSS SECTION: BROOK STREET, SECTION B (PUBLIC STREET)
SCALE: 1"= 1/4"

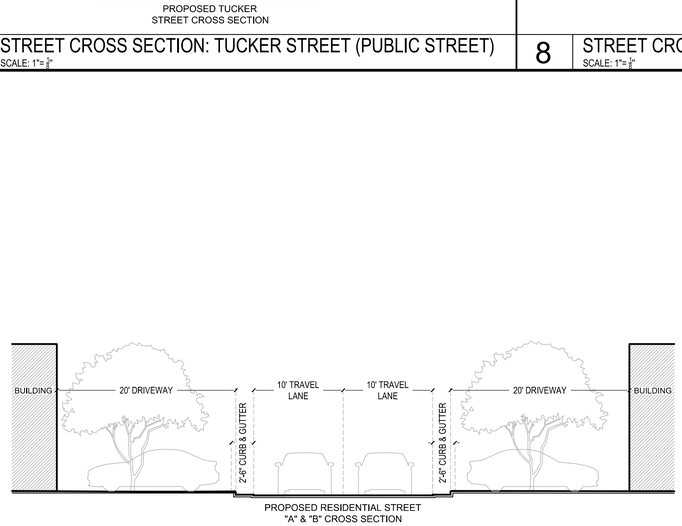




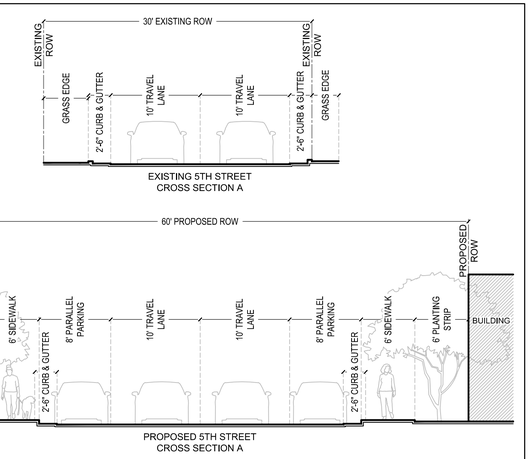
4 STREET CROSS SECTION: 4TH STREET (PUBLIC STREET)
SCALE: 1"= 1/4"



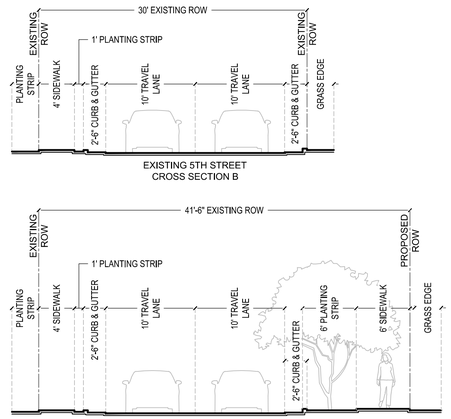
5 STREET CROSS SECTION: TUCKER STREET (PUBLIC STREET)
SCALE: 1"= 1/4"



6 STREET CROSS SECTION: PROPOSED RESIDENTIAL STREET "A", "B", & "C" (PRIVATE STREET)
SCALE: 1"= 1/4"



7 STREET CROSS SECTION: 5TH STREET, SECTION A (PUBLIC STREET)
SCALE: 1"= 1/4"



8 STREET CROSS SECTION: 5TH STREET, SECTION B (PUBLIC STREET)
SCALE: 1"= 1/4"

RZ1.7 - STREET CROSS SECTIONS

LPA Lat Purser & Associates, Inc.
SEAMONWHITESIDE
BB+M ARCHITECTURE

BELMONT - CRESCENT PROJECT
LAT PURSER & ASSOCIATES, INC
BELMONT, NORTH CAROLINA
CL1105 I MEM I8.29.2024



COURTYARD



COMMERCIAL BREEZEWAY



COMMERCIAL COURTYARD



BUILDING E AT 5TH STREET



COMMERCIAL RETAIL AT 4TH STREET



BUILDING C AND D



BUILDING C AND D FROM EBB GANTT PARK



TOWNHOMES