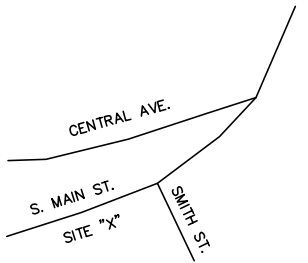


STATE OF NORTH CAROLINA  
GASTON COUNTY

I certify that this map was drawn from an actual survey made under my supervision.  
The unadjusted error of closure as calculated is 1': 10,000' +  
Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book AS, Page SHOWN.

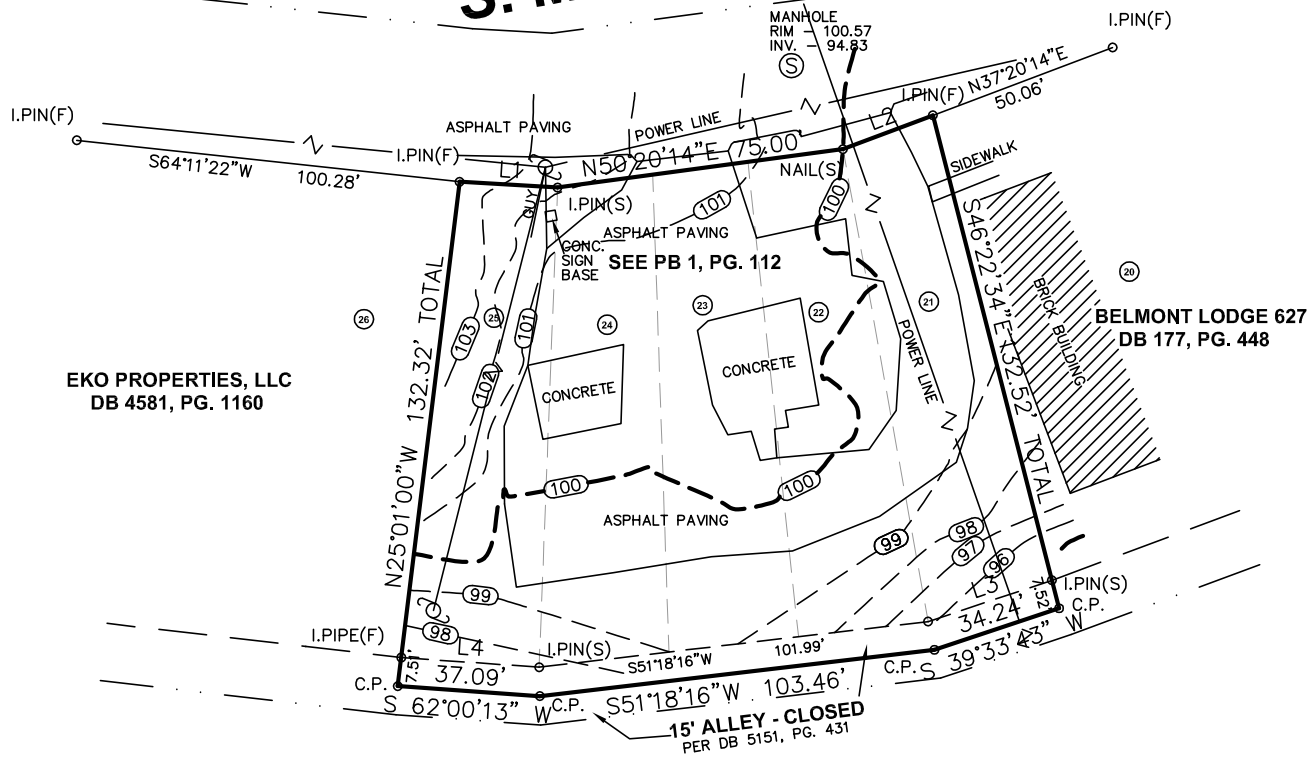
Witness my hand and seal this 21 day of JUNE, 20 21.

*Michael L. Cloninger*  
Professional Land Surveyor



LOCATION MAP — NOT TO SCALE

**S. MAIN STREET**



NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.

**LEGEND**

\_\_\_\_\_  
LINES SURVEYED  
- - - - -  
LINES NOT SURVEYED  
ALL CORNERS ARE AS NOTED O  
N.T.S. NOT TO SCALE  
C.P. CALCULATED POINT  
OVERHEAD UTILITY LINES  
UTILITY POLE  
METAL FENCE  
WOODEN FENCE  
SEWER MANHOLE  
MBSL — MINIMUM BUILDING SETBACK LINE  
I.PIN(S) — IRON PIN SET  
I.PIN(F) — IRON PIN FOUND  
I. — IRON CMF — CONCRETE MONUMENT(F)  
(F) FOUND  
(S) SET



**CAROLINAS  
DESIGN  
GROUP, PLLC**

★ LAND SURVEYING ★ LAND PLANNING

201 West Second Avenue Gastonia, NC 28052

Phone: 704-854-9328 ★ 704-864-9007 ★ Fax 704-854-9328

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 25.57  | N61°20'21"E |
| L2         | 25.00  | N37°20'14"E |
| L3         | 34.00  | S39°33'43"W |
| L4         | 36.00  | S62°00'13"W |

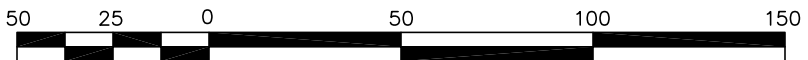
**AREA = 0.454 ACRES  
SEE DB 5132, PG. 1291**

BOUNDARY & TOPOGRAPHIC SURVEY  
OF  
0.454 ACRES — PARCEL ID 126708  
FOR

**IMPERIAL LOFTS, LLC**  
CITY OF BELMONT  
GASTON COUNTY, N.C.

DATE: JUNE 21, 2021  
DRAWN BY: MLC

SCALE: 1" = 50'  
TAX ID. NO. 126708  
CADD #8191MERCER



SCALE IN FEET

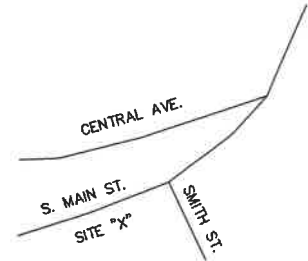
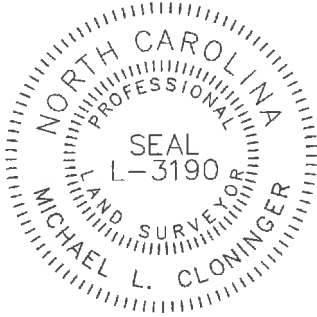
WORK ORDER # 8161

STATE OF NORTH CAROLINA  
GASTON COUNTY

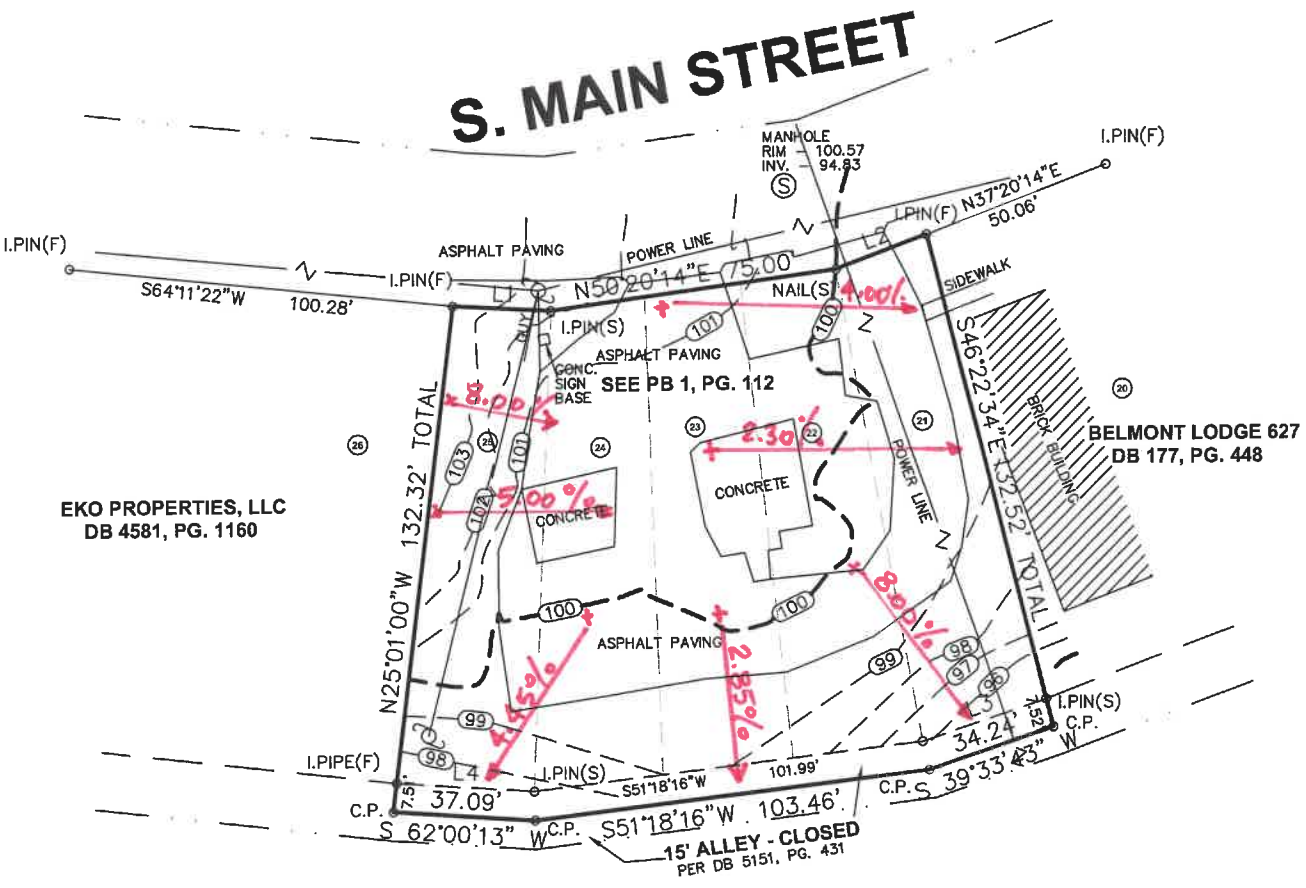
I certify that this map was drawn from an actual survey made under my supervision.  
The unadjusted error of closure as calculated is 1": 10,000'+  
Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book AS, Page SHOWN.

Witness my hand and seal this 21 day of JUNE, 20 21.

Michael L. Cloninger  
Professional Land Surveyor



LOCATION MAP - NOT TO SCALE



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  - LINES NOT SURVEYED - - - - -
  - ALL CORNERS ARE AS NOTED O
  - N.T.S. NOT TO SCALE
  - C.P. CALCULATED POINT
  - OVERHEAD UTILITY LINES ————
  - UTILITY POLE
  - METAL FENCE —x—x—x—x—x—x—
  - WOODEN FENCE —o—o—o—o—o—o—
  - SEWER MANHOLE (S)
  - MBSL - MINIMUM BUILDING SETBACK LINE
  - I.PIN(S) - IRON PIN SET
  - I.PIN(F) - IRON PIN FOUND
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**AREA = 0.454 ACRES  
SEE DB 5132, PG. 1291**

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**SLOPE ANALYSIS**

BOUNDARY & TOPOGRAPHIC SURVEY  
OF  
0.454 ACRES - PARCEL ID 126708  
FOR  
**IMPERIAL LOFTS, LLC**  
CITY OF BELMONT  
GASTON COUNTY, N.C.

**CAROLINAS  
DESIGN  
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•LAND SURVEYING•LAND PLANNING  
201 West Second Avenue Gastonia, NC 28052  
Phone: 704-854-9328 • 704-864-9007 • Fax 704-854-9328

DATE: JUNE 21, 2021  
DRAWN BY: MLC  
SCALE: 1" = 50'  
TAX ID. NO. 126708  
CADD #8191MERCER  
  
SCALE IN FEET  
WORK ORDER # 8161









Frank Craig <frankcraig12@gmail.com>

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**Fwd: Denton's Tree Service / Tree Assessment / Main St. Belmont NC**

2 messages

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**Andy Mercer** <Andy@finalconstruction.com>  
To: "frankcraig12@gmail.com" <frankcraig12@gmail.com>

Tue, Jun 15, 2021 at 7:18 AM

Please include with submittal. There will be a sketch in the next email.  
Thanks  
Andy

[Get Outlook for iOS](#)

---

**From:** Mitchell Denton <mickeyd8174tree@icloud.com>  
**Sent:** Monday, June 14, 2021 9:05 PM  
**To:** Andy Mercer  
**Subject:** Denton's Tree Service / Tree Assessment / Main St. Belmont NC

Denton's Tree Service  
ISA Certified Arborist  
Gastonia, NC EST. 1974

Tree Assessment / Survey      6-14-2021

Main St.  
Belmont, NC 28012

Andy Mercer

After Assessing the Trees I found that the Poison Ivy has taken over the smaller trees 4-6 inch diameter and English Ivy is taken over one of the Larger Trees.

My recommendation is that the underbrush be cleared out and the Ivy be taken care of by removing it.

I would also recommend a Construction Fence be installed 10 feet in front of the tree line , 8-10 feet out from the Large Trees. Orange Construction Fence installed in a straight line will protect the trees.

Tree Inventory

- 1.) Elm Tree 18 inch diameter by 55 foot tall.
- 2.) Elm Tree 22 inch diameter by 60 foot tall.
- 3.) Elm Tree 28 inch diameter by 70 foot tall.
- 4.) Water Oak Tree 28 inch diameter by 60 foot tall.
- 5.) Water Oak Tree 34 inch diameter by 70 foot tall.

Notes

All Trees are in good shape minus the Poison Ivy and English Ivy growing up and around the spaces of the trees.

I'd recommend cleaning the Ivy and all debris / underbrush / sapling trees that are competing with space of the Large Hard Woods.

Structure Pruning and Elevation is all these trees need.

Construction Fence is definitely a great idea for reference to the existing trees roots " safe space" protection of the drip line.

10 feet out in the drip line is sufficient space for the construction fence.

In my opinion the trees are far away from the construction area and with everything being noted for precautionary measures.

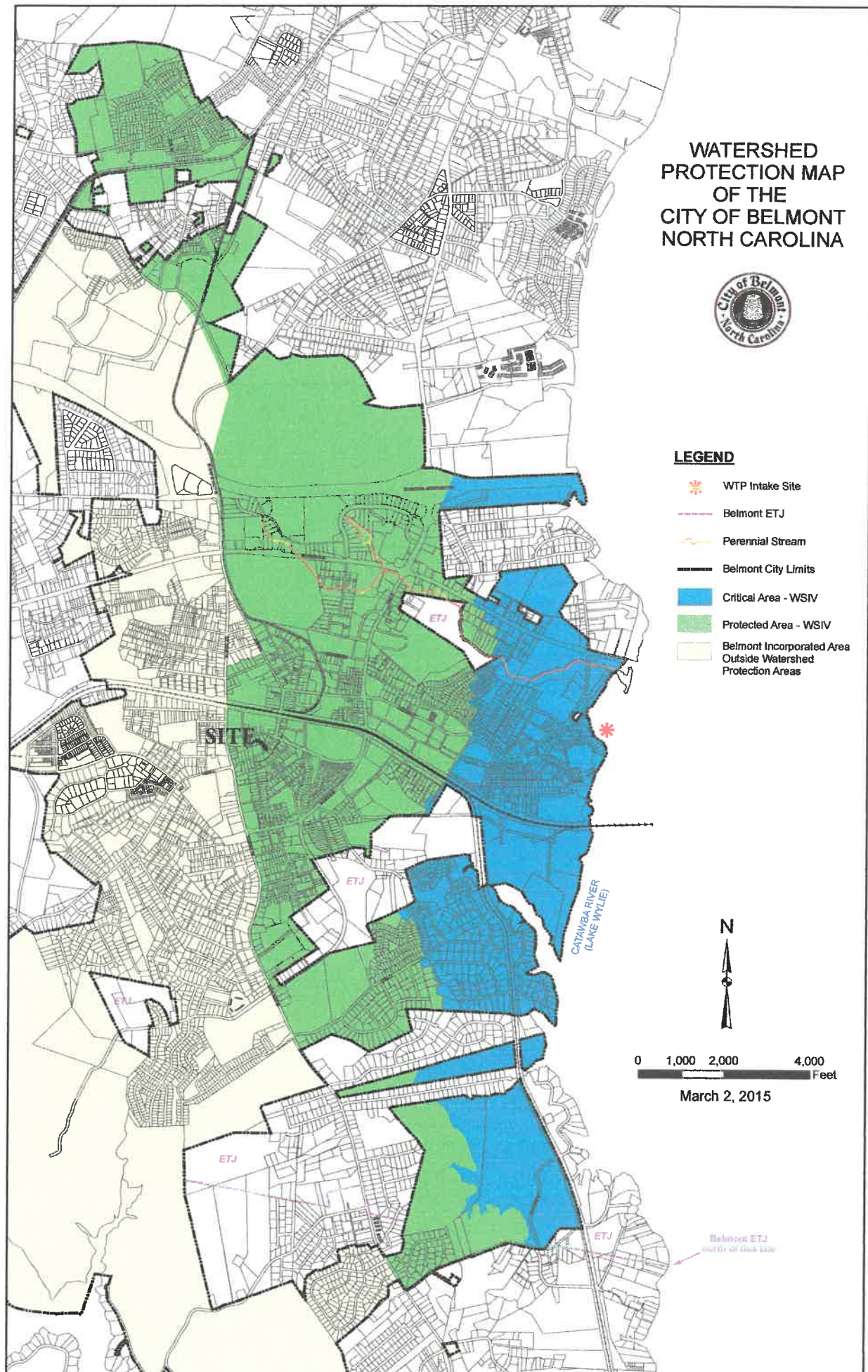
Please call or email me with any questions or concerns.

# WATERSHED PROTECTION MAP OF THE CITY OF BELMONT NORTH CAROLINA



## **LEGEND**

-  WTP Intake Site
-  Belmont ETJ
-  Perennial Stream
-  Belmont City Limits
-  Critical Area - WSIV
-  Protected Area - WSIV
-  Belmont Incorporated Area Outside Watershed Protection Areas





# City of Belmont

## Watershed Protection Permit Application

Date of Application: June 25 2021 Permit No. WP- \_\_\_\_\_

Name of Owner/Applicant: Andy Mercer

Corporation Name/State of Incorporation: -

Street Address/Mailing Address: 31 N. Main Street

City, State, ZIP Code: Belmont NC 28012-3155

Home Phone No.: (704) 718-8910 Work Phone No.: (704) 718-8910

E-mail: andy@finalconstruction.com Fax No.: -

Development Name: Imperial lofts

Street Address at Construction Site: 20 1/2 S Main Street Belmont NC

Tax Parcel Identification No.: #126708

(If multiple parcels are involved, list on separate sheet of paper.)

General Description of Work under this Application: New Mixed Use - Commercial-Retail & Residential Site w/ site infrastructure improvements - Grading, Drainage, Erosion Control, Utilities, & landscape.

This Application is made in support of the following action:

☒ Zoning and Building Permit Approval

☐ Subdivision plat approval

### Project Information:

Watershed District: \_\_\_\_\_ WS-IV-CA (Critical Area) ☒ WS-IV-PA (Protected Area)

Zoning District: NC-C/CD Total Size of Lot(s)/Parcel(s): 19776 sq. ft. .454 acres

#### Project Data:

| District:                      | WS-IV-CA         | WS-IV-PA             |
|--------------------------------|------------------|----------------------|
| Area in District:              | _____ sq. ft.    | <u>19776</u> sq. ft. |
| Built-upon Area:               | _____ sq. ft.    | <u>15507</u> sq. ft. |
| Percent Built-upon:            | _____ %          | <u>78.41</u> %       |
| Residential Density:           | _____ units/acre | <u>16</u> units/acre |
| Buffer along Perennial Waters: | _____ feet       | <u>N/A</u> feet      |

\*Ex site has approx. 14000 sq ft impervious surface

#### Density Option Requested:

|       |                      |  |
|-------|----------------------|--|
| Low:  | _____ 24% Built-upon | _____ 24% Built-upon                               |
| High: | _____ 50% Built-upon | <input checked="" type="checkbox"/> 70% Built-upon |



Storm Water Control Structure Type: N/A

Responsible Party for Storm Water Control Structure Operation and Maintenance:

Name: Andy Meier - Final Construction

Organization Type: Contractor

Street/Mailing Address: 31 N. Main Street

City, State, and ZIP Code: Belmont, NC 28012

Telephone Number(s): (704) 718-8910

Estimated Cost of Construction: \$ 2 million

Estimated Annual Maintenance Cost: \$ 5000<sup>00</sup>

### Watershed Protection Permit Plan Checklist:

Location of Project: ☒ Vicinity Map ☒ Street Address

☒ Watershed District Designation ☒ Watershed District Boundary Line

Property Dimensions: ☒ Actual Dimensions and Acreage ☒ Right-of-Way/Easement Locations

☒ Average Lot Size for Subdivisions ☒ Number of Existing & Proposed Lots

Built-upon Areas: ☒ Accurate Location and Use of all Existing and Proposed Buildings and Structures

☒ Accurate Location and Size of all Built-upon Areas, including Parking Lots

☒ Percent of the Project that will be covered with an Impervious Surface

☒ Area left to Natural (Pervious) Ground Cover

Dwelling Units and Building Size: ☒ Total Number of Dwelling Units proposed on the Lot(s) or Parcel(s)

☒ Size of Non-residential Buildings

Streams/Rivers: N/A ☐ Accurate Location of all Perennial Streams and Natural Drainage Areas on or within 200 Feet of the Property

Buffers: ☒ Location of all Required Buffers

Storm Water Controls: ☐ Storm Water Controls are Proposed

☐ Storm Water Controls Design Report is Submitted

☐ Design Engineer's Certification

☐ Storm Water Controls Operation & Maintenance Report Submitted

☒ Deeds and Access Easements Provided

Adjacent Property Owners: ☒ Names and Addresses of Adjoining Property Owners