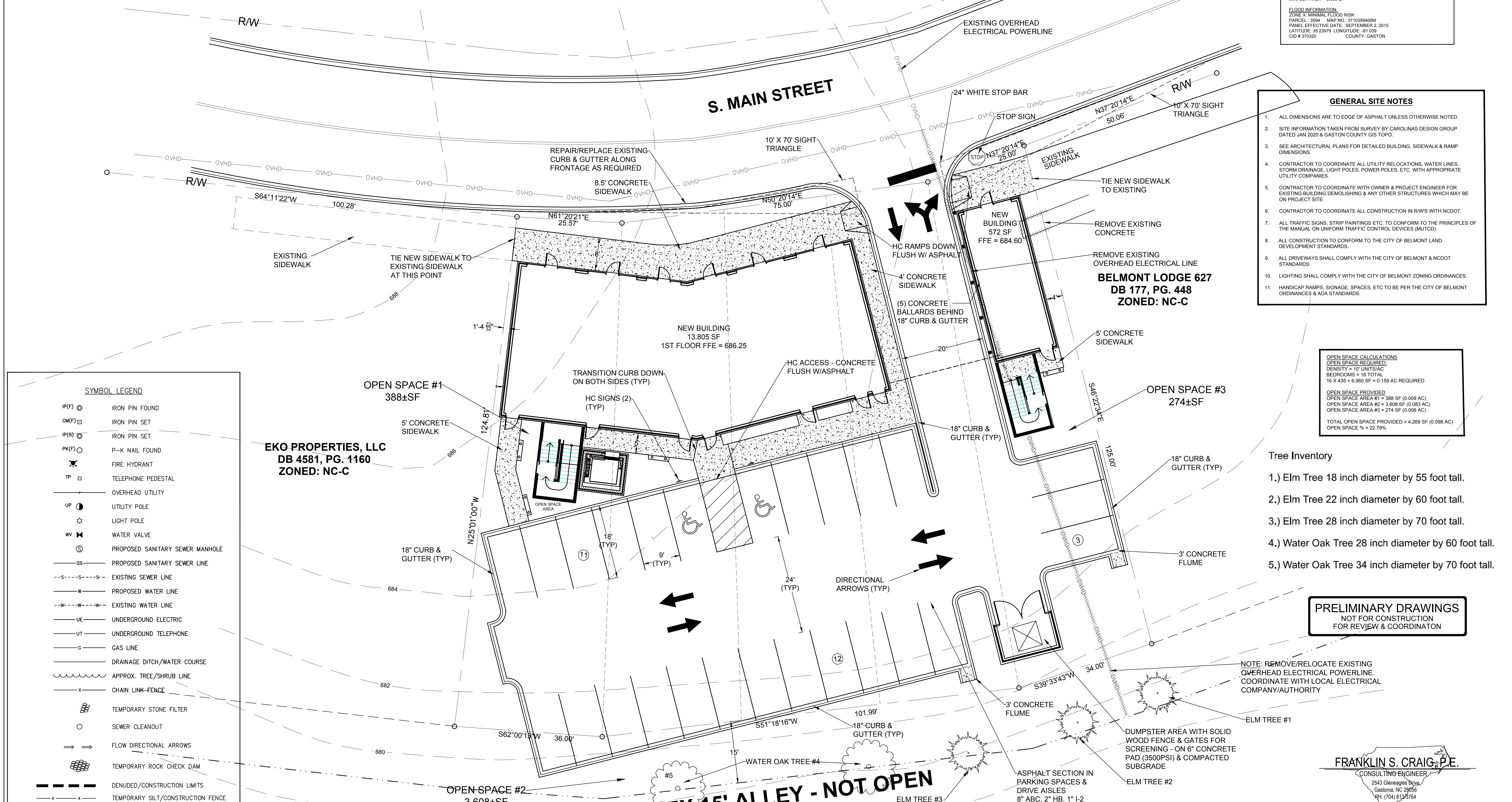


VICINITY MAP
(NOT TO SCALE)

ALEXANDER MEMORIAL
BAPTIST CHURCH
DB 1178, PG. 0007
ZONED: G-R

SITE SUMMARY
OWNER/DEVELOPER: ANDY MERCER
31 N. MAIN STREET
BELMONT, NC 28012-3155
SUBJECT: BELMONT MIXED USE DEVELOPMENT
SITE ADDRESS: 201 1/2 S. MAIN STREET, BELMONT, NC 28012-3155
TOTAL SITE AREA = 0.43 AC
PROPOSED USE: COMMERCIAL - MIXED USE DEVELOPMENT
PARCEL # = #126708
PIN # = 358412431
OWNER ID: BE511 - PERMETER CBD BELMONT
DIR 4045, PG. 1033
ZONING: NC-C NEIGHBORHOOD CENTER COMMERCIAL
BUILDINGS - MIXED USE BUILDING 13,802 SF TOTAL:
1st FLOOR = 3,884 SF
2nd FLOOR = 4,989 SF
3rd FLOOR = 4,959 SF
PARKING:
PARKING REQ'D:
1 SPACE PER 400SF: 13,802 / 400 = 34.5 SPACES = 35 SPACES
PARKING PROVIDED: 28 SPACES INCLUDING 2 HANDICAP
BICYCLE PARKING: 8 BICYCLE SPACES
SETBACKS: C1 & C3 ZONING:
MIN. FRONT SETBACK = 0'
MIN. SIDE SETBACK = 0' MIN. REAR SETBACK = 0'
MIN. LOT WIDTH = 90' MAX. BLDG. HEIGHT = 119'
MIN. LOT AREA = 5,000 SF
FLOOD INFORMATION:
ZONE X MINIMAL FLOOD RISK
PARCEL: 3584 MAP NO. 3710388400M
PANEL EFFECTIVE DATE: SEPTEMBER 2, 2015
LATITUDE: 35.23979 LONGITUDE: -81.039
COUNTY: GASTON

ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS DEPICTED ON THIS SHEET ARE PROPERTY OF NOVUS ARCHITECTS INC. COPYRIGHT © 2019 ANY UNAUTHORIZED USE OR REPRODUCTION IS SUBJECT TO LEGAL PROSECUTION. POSSESSION IN ANY FORM CONSTITUTES ACCEPTANCE OF THESE CONDITIONS.



GENERAL SITE NOTES

- ALL DIMENSIONS ARE TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- SITE INFORMATION TAKEN FROM SURVEY BY CAROLINAS DESIGN GROUP DATED JAN 2020 & GASTON COUNTY GIS (TOP).
- SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING, SIDEWALK & RAMP DIMENSIONS.
- CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WATER LINES, STORM DRAINAGE, LIGHT POLES, POWER POLES, ETC. WITH APPROPRIATE UTILITY COMPANIES.
- CONTRACTOR TO COORDINATE WITH OWNER & PROJECT ENGINEER FOR EXISTING BUILDINGS DEMOLISHING & ANY OTHER STRUCTURES WHICH MAY BE ON PROJECT SITE.
- CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN R/W'S WITH NCDOT.
- ALL TRAFFIC SIGNS, STRIP PAINTINGS ETC. TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONSTRUCTION TO CONFORM TO THE CITY OF BELMONT LAND DEVELOPMENT STANDARDS.
- ALL DRIVEWAYS SHALL COMPLY WITH THE CITY OF BELMONT & NCDOT STANDARDS.
- LIGHTING SHALL COMPLY WITH THE CITY OF BELMONT ZONING ORDINANCES.
- HANDICAP RAMPS, SIGNAGE, SPACES, ETC. TO BE PER THE CITY OF BELMONT ORDINANCES & ADA STANDARDS.

OPEN SPACE CALCULATIONS
OPEN SPACE REQUIRED:
DENSITY = 10 UNITS/AC
BEDROOMS = 18 TOTAL
18 X 435 = 6,960 SF = 0.159 AC REQUIRED
OPEN SPACE PROVIDED:
OPEN SPACE AREA #1 = 388 SF (0.009 AC)
OPEN SPACE AREA #2 = 3,608 SF (0.083 AC)
OPEN SPACE AREA #3 = 274 SF (0.006 AC)
TOTAL OPEN SPACE PROVIDED = 4,269 SF (0.098 AC)
OPEN SPACE % = 22.79%

- 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.

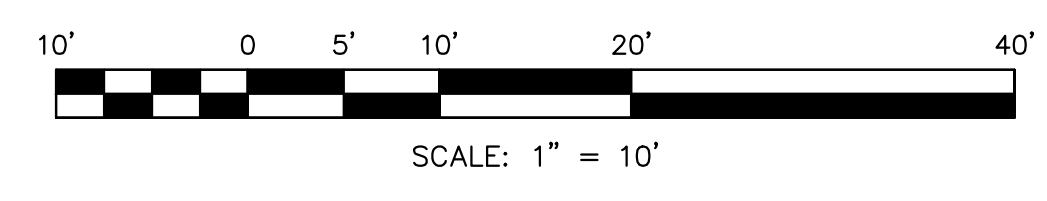
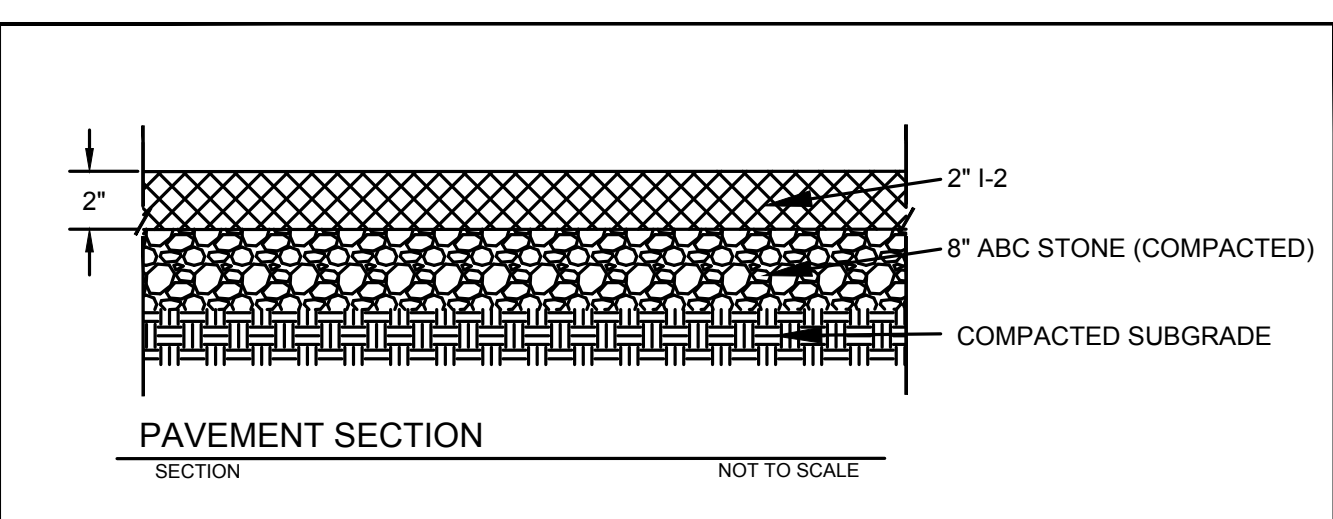
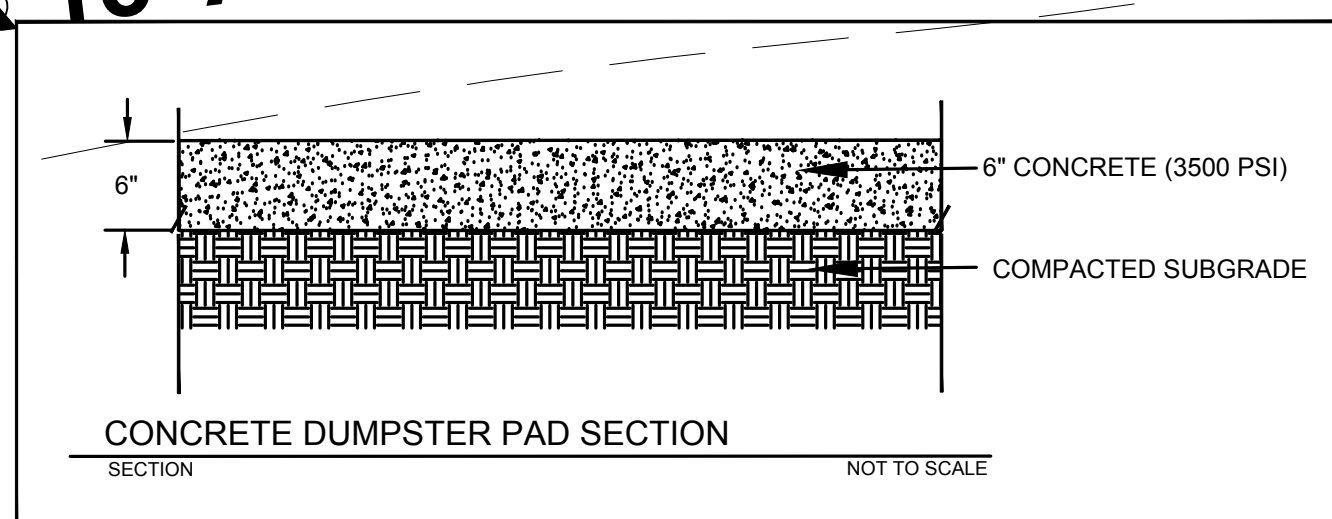
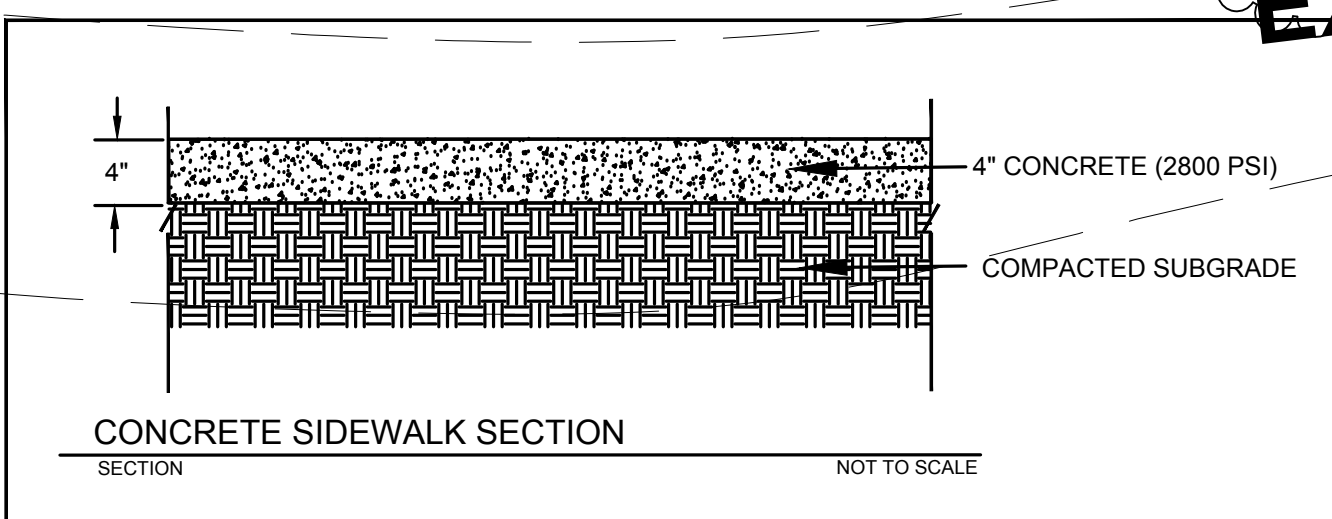
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
FOR REVIEW & COORDINATION

NOTE: REMOVE/RELOCATE EXISTING OVERHEAD ELECTRICAL POWERLINE. COORDINATE WITH LOCAL ELECTRICAL COMPANY/AUTHORITY

FRANKLIN S. CRAIG, P.E.
CONSULTING ENGINEER
2543 Glenholme Drive
Gastonia, NC 28056
PH: (704) 813-9764

SYMBOL LEGEND

IP(F)	IRON PIN FOUND
CM(F)	IRON PIN SET
IP(S)	IRON PIN SET
PK(F)	P-K NAIL FOUND
TP	TELEPHONE PEDESTAL
OVHD	OVERHEAD UTILITY
UP	UTILITY POLE
*	LIGHT POLE
WV	WATER VALVE
CS	PROPOSED SANITARY SEWER MANHOLE
SS	PROPOSED SANITARY SEWER LINE
---S---	EXISTING SEWER LINE
---W---	PROPOSED WATER LINE
---W---	EXISTING WATER LINE
---UE---	UNDERGROUND ELECTRIC
---UT---	UNDERGROUND TELEPHONE
---G---	GAS LINE
---	DRAINAGE DITCH/WATER COURSE
---	APPROX. TREE/SHRUB LINE
X	CHAIN LINK FENCE
STP	TEMPORARY STONE FILTER
O	SEWER CLEANOUT
→	FLOW DIRECTIONAL ARROWS
RD	TEMPORARY ROCK CHECK DAM
---	DENUDE/CONSTRUCTION LIMITS
---	TEMPORARY SILT/CONSTRUCTION FENCE
---	EXISTING DRAINAGE STRUCTURE & PIPE
---	CURB & GUTTER
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	SEDIMENT BASIN
---	TEMPORARY CONSTRUCTION ENTRANCE



Belmont Mixed-Use
201 1/2 S. Main Street, Belmont, NC 28012
SITE PLAN

REVISIONS: Δ

No.	Description	Date

DRAWN BY: XXXX
CHECKED BY: XXXX
DATE: 01.14.2020

2018-6100.06
C-1