

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 S. MAIN STREET, BELMONT, NC 28012-3155  
TOTAL SITE AREA = 0.46 AC (19776 SF)  
PROPOSED USE: COMMERCIAL - MIXED USE DEVELOPMENT  
PARCEL #: #10708  
PIN #: 3584182431  
OWNER ID: 05011 PERIMETER CBD BELMONT  
DB 4916, PG. 1903  
CURRENT ZONING: NC-C  
PROPOSED ZONING: NC-C CDD

**BUILDINGS - MIXED USE BUILDING 13,802 SF TOTAL:**  
1st FLOOR = 3,884 SF OFFICE/RETAIL  
2nd FLOOR = 4,959 SF RESIDENTIAL  
3rd FLOOR = 4,959 SF RESIDENTIAL

**PARKING REQ'D:**  
1 SPACE PER BEDROOM W/ MAX 2 SPACE PER RESIDENTIAL UNIT = 16 BEDROOM=16 SPACES  
1 SPACE PER 400SF OFFICE COMMERCIAL = 3884/400SF = 10 SPACES  
TOTAL PARKING PROVIDED: 26 SPACES INCLUDING 2 HANDICAP  
BICYCLE PARKING: 8 BICYCLE SPACES

**SETBACKS: NC-CDD (SHOP FRONT BUILDING):**  
MIN. FRONT SETBACK = 0'  
MIN. SIDE SETBACK = 5' MIN. REAR SETBACK = 20'  
MIN. LOT WIDTH = 50' MAX. BLDG. HEIGHT = 3 STORIES= 42'  
MIN. BLDG. HEIGHT = 28' MIN. LOT AREA = 5,000 SF

**FLOOD INFORMATION:**  
ZONE X: MINIMAL FLOOD RISK  
PARCEL: 3584 MAP NO.: 3710309400M  
PANEL EFFECTIVE DATE: SEPTEMBER 2, 2015  
LATITUDE: 35.23979 LONGITUDE: -81.039  
COUNTY: GASTON

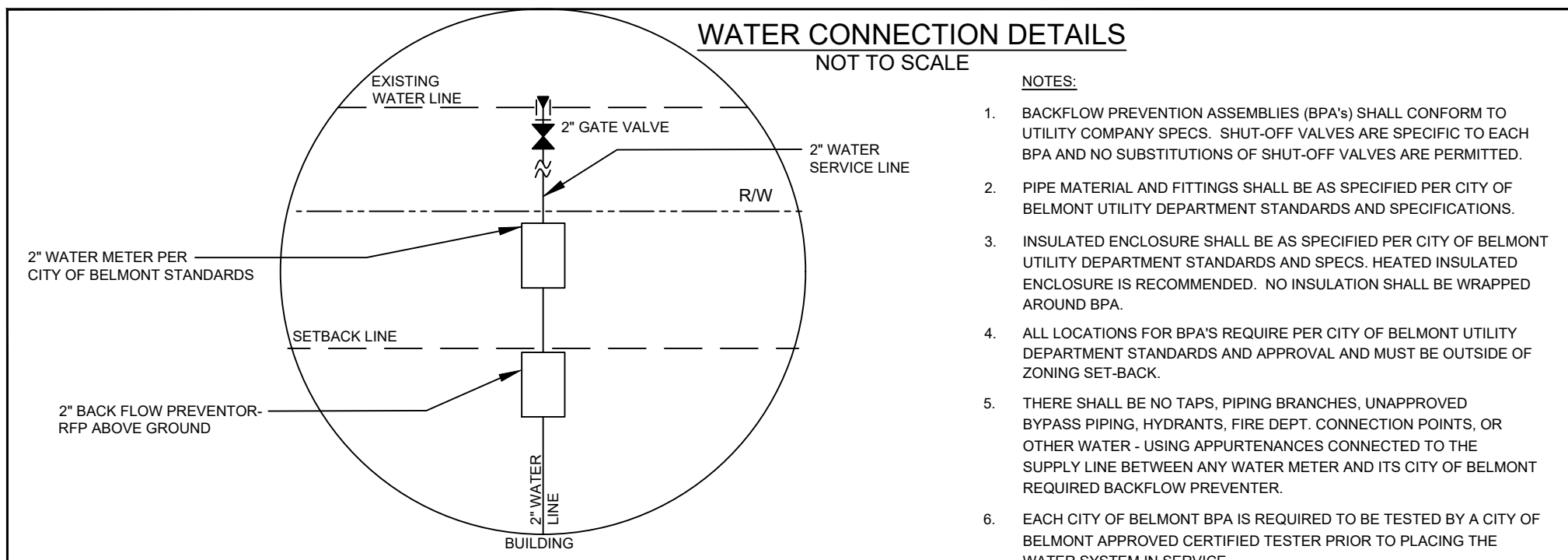
**WATERSHED CLASSIFICATIONS:**  
GASTON COUNTY: PAW CREEK WATERSHED (GASTON CO GIS)  
CITY OF BELMONT: PROTECTED AREA WSWH (SITE OF BELMONT WATERSHED MAP)

**GENERAL UTILITY NOTES:**

- THE UTILITIES & THE LOCATIONS THEREOF, SHOWN ON THE DRAWING, REPRESENT THE DESIGNER'S UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH & EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS, ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING ANY EXCAVATION. THE OMISSION OF OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTACT LULCO (1-800-833-8849) PRIOR TO DIGGING.
- UTILITY INFORMATION SHOWN TAKEN FROM FIELD SURVEYS BY CAROLINAS DESIGN GROUP DATED JAN 2020.
- CONTRACTOR TO VERIFY LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO COORDINATE WITH OTHER UTILITY COMPANIES TO PREVENT CONFLICTS (I.E. PIPE CROSSINGS) WHEN LAYING PIPE. SOME UTILITIES MAY NEED TO BE ADJUSTED IN FIELD. CONTACT ENGINEER IMMEDIATELY IF SUCH A CASE ARISES.
- CONTRACTOR TO COORDINATE ANY UTILITY REMOVALS & RELOCATIONS WITH THE CITY OF BELMONT UTILITY DEPARTMENT.
- USE WYES, BENDS & TEES AS NECESSARY FOR UTILITY CONSTRUCTION IF NECESSARY.
- CONTRACTOR TO OBTAIN APPROVED LISTS FOR MAKES & MODELS OF ALL METERS & BACKFLOW DEVICES FROM CITY OF BELMONT UTILITIES (IF NECESSARY).
- MINIMUM SEPARATION DISTANCES FOR SANITARY SEWER LINES FROM:  
A. WATER LINES - 18" VERTICAL OR 12" HORIZONTAL  
B. STORM LINES - 12" VERTICAL
- D.P.P. WITH MECHANICAL JOINT ENDS MAY BE SUBSTITUTED WHERE SEPARATION DISTANCES BETWEEN THE SANITARY SEWER LINE & WATER LINE OF THE SANITARY SEWER CANNOT BE MAINTAINED. PIPE MUST BE LAGGED SUCH THAT FULL SECTIONS OF PIPE ARE IDENTIFIED ON THE CROSSING POINT & EXTEND A DISTANCE OF 10' ON EACH SIDE OF THE POINT OF CROSSING.
- ALL CONSTRUCTION & CONSTRUCTION MATERIALS SHALL CONFORM TO CITY OF BELMONT UTILITIES STD. DETAILS & SPECIFICATIONS.
- CONTRACTOR TO PROVIDE ALL EROSION CONTROL MEASURES AS REQUIRED BY STATE & LOCAL AUTHORITIES.
- ALL TAP FEES FOR WATER METER, SANITARY SEWER, GAS, ELECTRICAL, ETC. TO BE PAID BY UTILITY CONTRACTOR.
- WATER & SEWER SERVICES SHALL BE MARKED ON THE CURB WITH IMPRINTED "S" OR "W" PER CITY OF BELMONT UTILITIES.
- PRESSURE TAPS ARE REQUIRED FOR ALL CONNECTIONS TO EXISTING CITY WATER MAIN. ONLY CITY PERSONNEL SHALL OPERATE EXISTING SYSTEM VALVES.
- ALL WATER SUPPLIED FOR CONSTRUCTION PURPOSES, INCLUDING THAT USED FOR WATER MAIN PRESSURE TESTING & DISINFECTION, WILL BE PAID FOR BY THE CONTRACTOR.
- ALL 8" SEWER SERVICES TO BE SET AT MIN. OF 1.00% SLOPE.

EKO PROPERTIES, LLC  
DB 4581, PG. 1160  
ZONED: NC-C

BELMONT LODGE 627  
DB 177, PG. 448  
ZONED: NC-C



NOTE: CONTRACTOR TO VERIFY EXACT LOCATIONS, SIZES & DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

NOTE: ELECTRICAL, TELEPHONE & GAS SERVICE LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. EXACT LOCATIONS TO BE DETERMINED BY LOCAL UTILITIES IN FIELD. CONTRACTOR TO COORDINATE ALL SERVICE CONNECTIONS & LOCATIONS. AVOID CONFLICTS WITH OTHER UTILITIES.

NOTE: CONTRACTOR TO MEET MINIMUM SEPARATION AT WATER & SEWER CROSSINGS. REFER TO NOTE 8 & 9. VERIFY CROSSINGS & FLOW LINE INVERTS IN THE FIELD

REPAIR PAVEMENT BACK TO ORIGINAL CONDITIONS WATER SERVICE OR OTHER UTILITIES CONSTRUCTION IN EXISTING ASPHALTS

NOTE: ALL UTILITIES (WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, CABLE, ETC.) TO BE UNDERGROUND SERVICES

CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE OWNER OR CONTRACTOR.

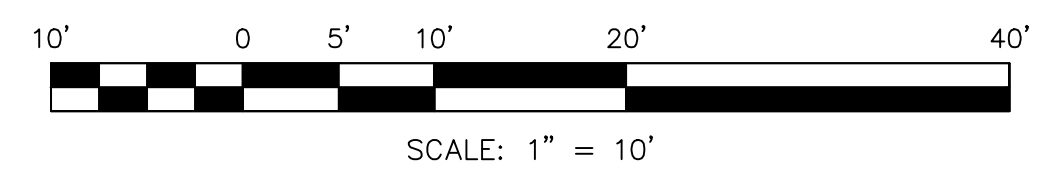
NOTE: CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES (WATER, SEWER, ELECTRICAL, GAS, CABLE) PRIOR TO ANY DEMOLITION OF BUILDING & CONSTRUCTION OF NEW CLASSROOM BUILDING.

**CAUTION:**  
THE LOCATIONS & ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS & ELEVATIONS OF UTILITIES PRIOR TO THE START OF CONSTRUCTION.

**NOTE:**  
ANY REVISIONS TO THE SITE PLAN CANNOT PLACE OTHER ITEMS IN NON-COMPLIANCE. OWNER IS RESPONSIBLE FOR BRINGING THIS PROJECT INTO COMPLIANCE WITH ALL APPLICABLE CITY & COUNTY CODES, LAND DEVELOPMENT STANDARDS, EROSION CONTROL ORDINANCE & NCDOT STATE REGULATIONS. THE SITE DESIGNER (CIVIL ENGINEER, LANDSCAPE ARCHITECT OR SURVEYOR) IS RESPONSIBLE FOR ACCURATELY PORTRAYING THE ROAD RIGHT-OF-WAY ON THE PLANS. THE RIGHT-OF-WAY MUST BE RESEARCHED & A TRUE REPRESENTATION OF THE LAND RIGHTS AS RECORDED IN THE DEED OF REGISTRAR OFFICE MUST BE SHOWN. ALL PROPOSED IMPROVEMENTS & CONSTRUCTION WITHIN A MAINTAINED RIGHT-OF-WAY IS TO BE DONE IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH)".

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION  
FOR REVIEW & COORDINATION

FRANKLIN S. CRAIG, P.E.  
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**SYMBOL LEGEND**

IP(F) ⊙	IRON PIN FOUND
CM(F) □	IRON PIN SET
IP(S) ⊙	IRON PIN SET
PK(F) ⊙	P-K NAIL FOUND
⊙	FIRE HYDRANT
TP □	TELEPHONE PEDESTAL
—	OVERHEAD UTILITY
UP ⊙	UTILITY POLE
☆	LIGHT POLE
WV ⊙	WATER VALVE
⊙	PROPOSED SANITARY SEWER MANHOLE
SS —	PROPOSED SANITARY SEWER LINE
-S-S-S-S-	EXISTING SEWER LINE
W —	PROPOSED WATER LINE
-W-W-W-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
⊙	TEMPORARY STONE FILTER
○	SEWER CLEANOUT
⇒	FLOW DIRECTIONAL ARROWS
⊙	TEMPORARY ROCK CHECK DAM
—	DENUDED/CONSTRUCTION LIMITS
X —	TEMPORARY SILT/CONSTRUCTION FENCE
—	EXISTING DRAINAGE STRUCTURE & PIPE
—	CURB & GUTTER
-680-	EXISTING CONTOURS
-680-	PROPOSED CONTOURS
—	SEDIMENT BASIN
—	TEMPORARY CONSTRUCTION ENTRANCE

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UTILITY PLAN

REVISIONS: △

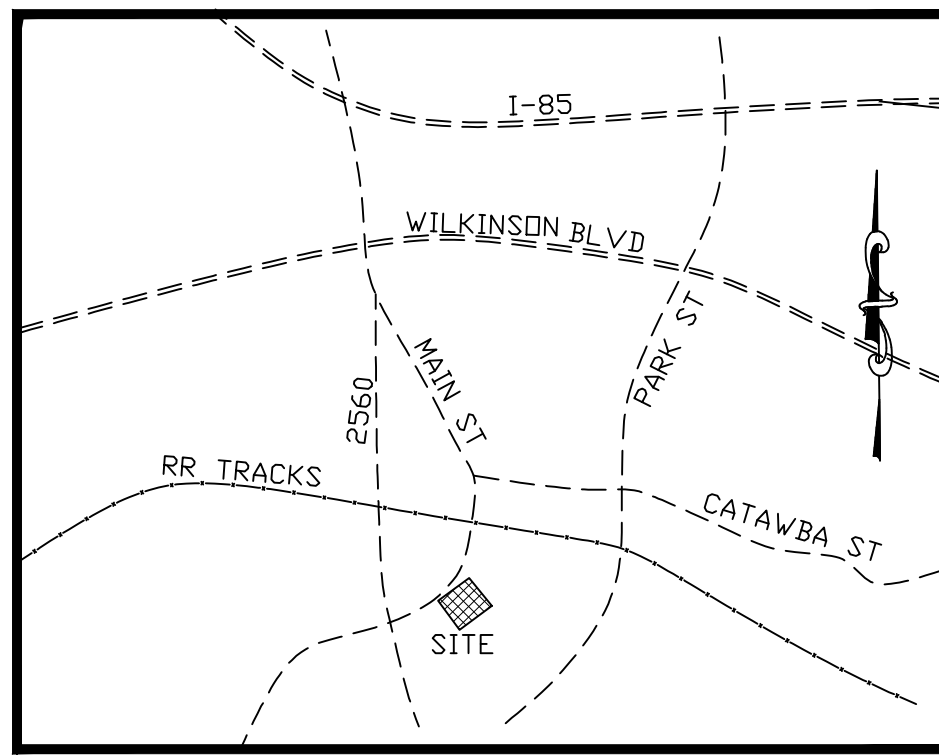
No.	Description	Date

DRAWN BY: XXXX  
CHECKED BY:  
DATE: 01.14.2020

2018-6100.06

C-4

Design Development



VICINITY MAP  
(NOT TO SCALE)

**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 = 0.54 AC (10797.85)  
PROPOSED USE: COMMERCIAL - MIXED USE DEVELOPMENT  
PARCEL # 4028709  
PIN # 359412431  
OWNER ID: 80111 - PERMETER CBD BELMONT  
DB 616, PG 1933  
CURRENT ZONING: NC-C  
PROPOSED ZONING: NC-C/CD

BUILDINGS - MIXED USE BUILDING 13,802 SF TOTAL  
1st FLOOR = 3,884 SF OFFICE/RETAIL  
2nd FLOOR = 4,959 SF RESIDENTIAL  
3rd FLOOR = 4,959 SF RESIDENTIAL

PARKING REQ'D:  
1 SPACE PER BEDROOM W/ MAX 2 SPACE PER RESIDENTIAL UNIT = 16 BEDROOM=16 SPACES  
1 SPACE PER 400SF OFFICE COMMERCIAL = 3884 400SF = 10 SPACES  
TOTAL PARKING PROVIDED: 38 SPACES INCLUDING 2 HANDICAP  
BICYCLE PARKING: 8 BICYCLE SPACES

SETBACKS - NC-C/CD (SHOP FRONT BUILDING)  
MIN. FRONT SETBACK = 0'  
MIN. SIDE SETBACK = 10' MIN. REAR SETBACK = 20'  
MIN. LOT WIDTH = 50' MAX. BLDG. HEIGHT = 3 STORIES= 42'  
MIN. BLDG. HEIGHT = 20' MIN. LOT AREA = 5,000 SF

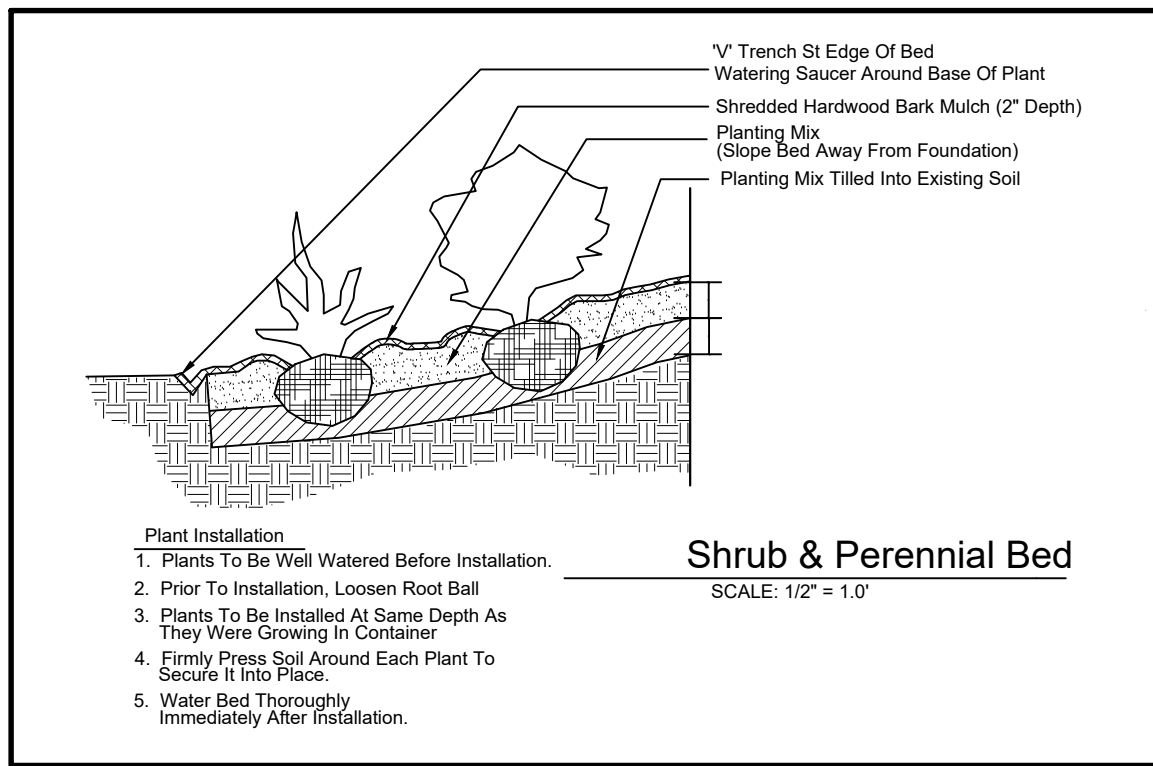
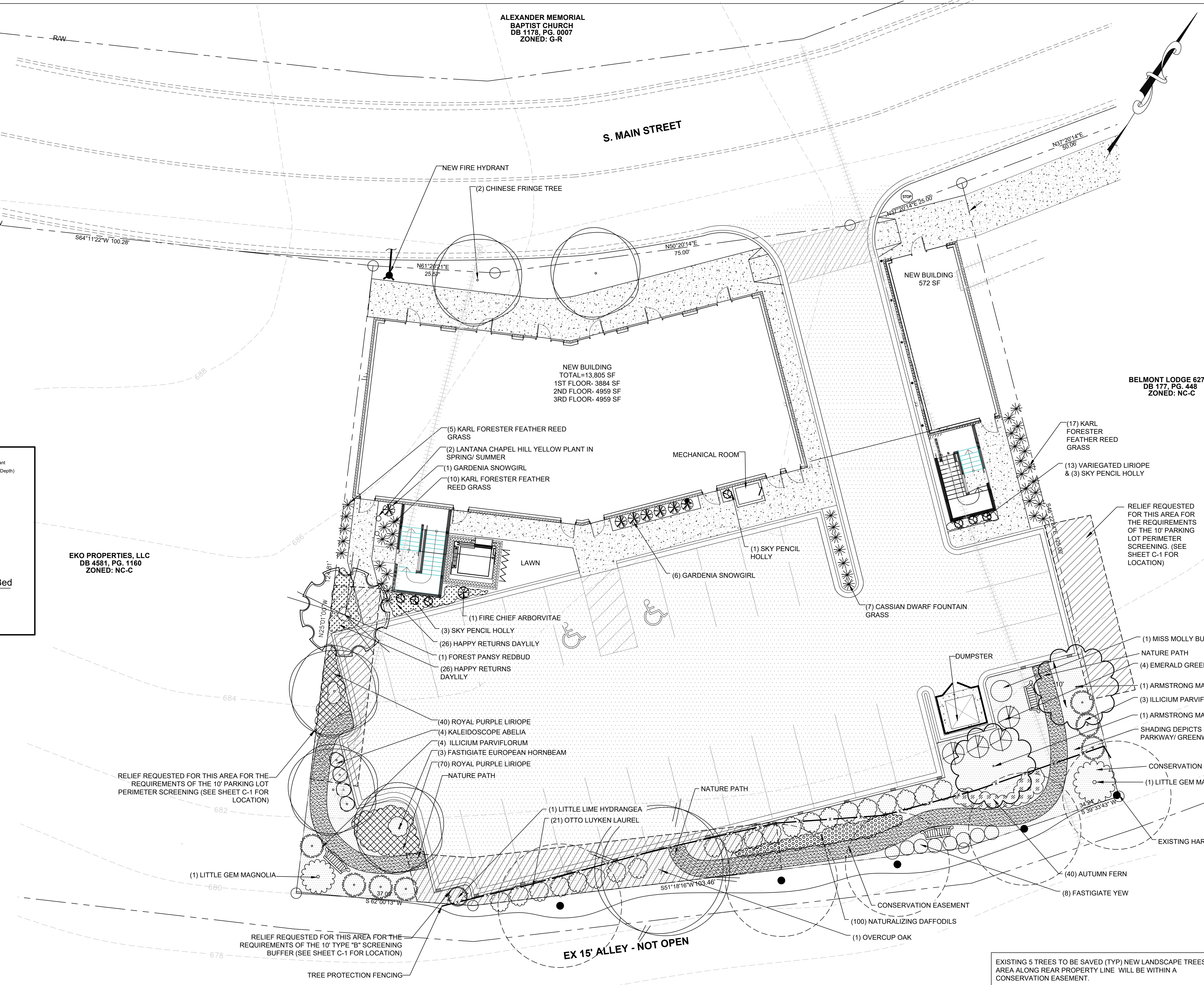
FLOOD INFORMATION  
ZONE X MINIMAL FLOOD RISK  
PARCEL 3594 MAP NO. 371059400M  
PANEL EFFECTIVE DATE: SEPTEMBER 2, 2015  
LATITUDE: 35.23879 LONGITUDE: -81.039  
CID # 910205 COUNTY: GASTON

WATERSHED CLASSIFICATIONS  
GASTON COUNTY: PAW CREEK WATERSHED (GASTON CO GIS)  
CITY OF BELMONT: PROTECTED AREA WSIV (SITE OF BELMONT WATERSHED MAP)

**SHRUB BED SPECIFICATION:**

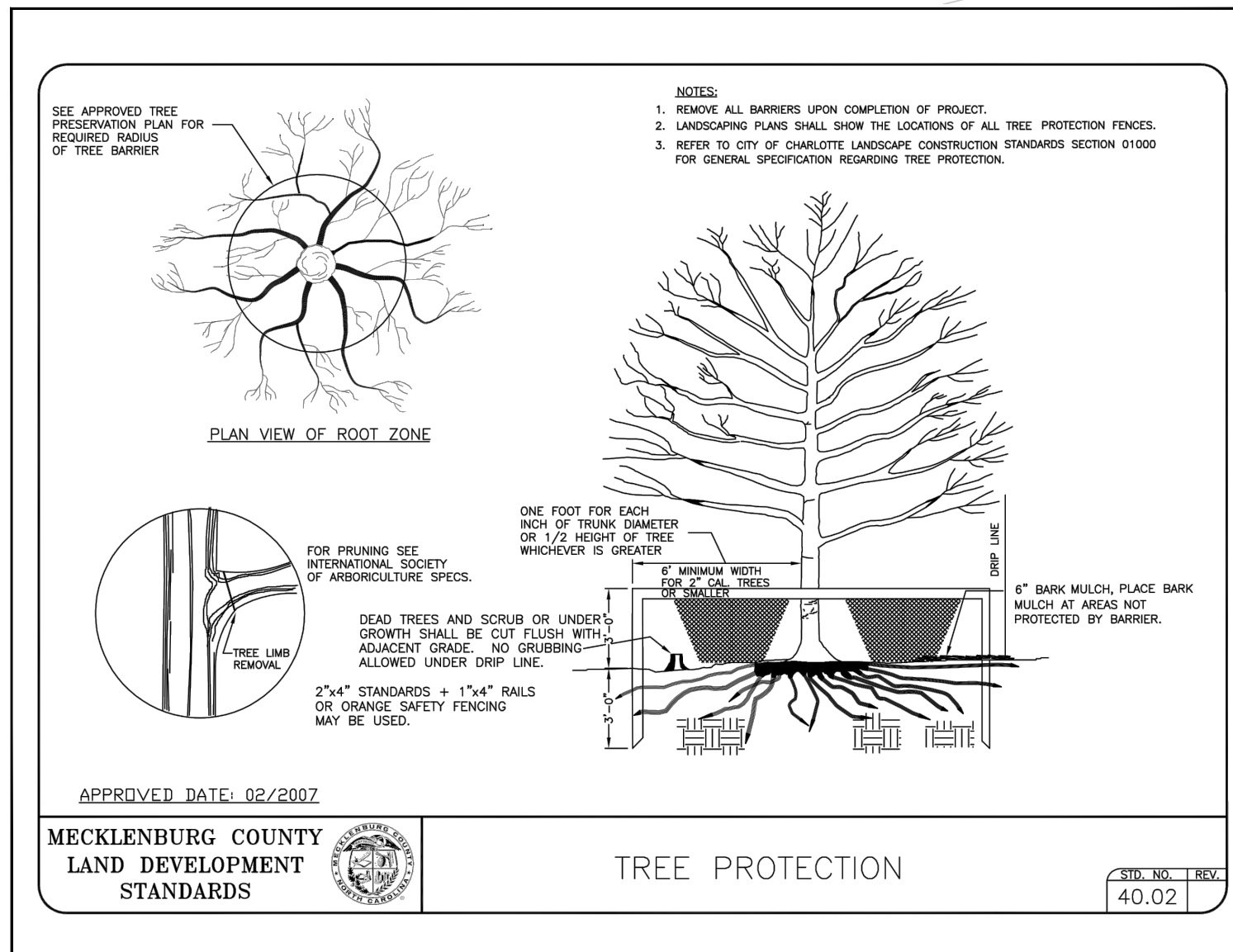
- LAYOUT BEDS AND ERADICATE ANY EXISTING VEGETATION.
  - TILL ALL PROPOSED BEDS TO A DEPTH OF 8".
  - SPREAD A 4" LAYER OF PLANTING MIX ON TOP OF THE BED. TILL IN PLANTING MIX TO A DEPTH OF 6".
  - FINE GRADE BED TO DRAIN. REMOVE ANY ROCKS, CLODS, OR DEBRIS FROM THE BED THAT ARE GREATER THAN 1" IN DIAMETER.
  - ALL PLANTING BEDS SHALL HAVE A 4" V-CUT TRENCH, STEEL EDGING, OR BRICK SOLDIER COURSE AT THE PERIMETER OF THE PLANTING BEDS AS SPECIFIED ON THE PLANTING PLAN.
  - SET PLANT MATERIAL 2-3" ABOVE THE FINISHED GRADE. BACKFILL AROUND PLANT ROOT BALL WITH AMENDED SOIL. NO FILLING SHALL BE DONE AROUND ACTUAL TRUNKS OR STEMS OF PLANT MATERIAL. FIRM DOWN BACKFILL TO ELIMINATE ALL AIR POCKETS. FORM 2" HIGH COLLAR AROUND OUTER PERIMETER OF DRIP ZONE OF INDIVIDUAL PLANTS WITHIN PLANTING BEDS WHICH ARE NOT IRRIGATED.
  - THOROUGHLY WATER IN ALL PLANT MATERIAL IMMEDIATELY AFTER INSTALLATION.
  - MULCH ENTIRE BED AREA WITH A 2" LAYER OF DOUBLE-HAMMERED, SHREDDED HARDWOOD MULCH.
- ANNUAL & PERENNIAL BED SPECIFICATION:**
- LAYOUT BEDS & ERADICATE ANY EXISTING VEGETATION.
  - TILL EXISTING SOIL TO A DEPTH OF 6-8" MINIMUM.
  - SPREAD A 4" LAYER OF PLANTING MIX ON TOP OF THE BED. TILL IN PLANTING MIX TO A DEPTH OF 6".
  - FINE GRADE BED TO DRAIN. REMOVE ANY ROCK, CLODS, OR DEBRIS FROM THE BED THAT ARE GREATER THAN 1" IN DIAMETER.
  - ALL PLANTING BEDS SHALL HAVE A 4" V-CUT TRENCH AT THE PERIMETER OF THE PLANTING BEDS AS SPECIFIED ON THE PLAN.
  - SET PLANT MATERIAL 2" ABOVE THE FINISHED GRADE. BACKFILL AROUND PLANT ROOT BALL WITH AMENDED SOIL. NO FILLING SHALL BE DONE AROUND ACTUAL TRUNK OR STEMS OF PLANT MATERIAL. FIRM BACKFILL TO ELIMINATE ALL AIR POCKETS.
  - THOROUGHLY WATER IN ALL PLANT MATERIAL IMMEDIATELY AFTER INSTALLATION.
  - MULCH ENTIRE BED AREA WITH A 2" LAYER OF DOUBLE-HAMMERED, SHREDDED HARDWOOD MULCH.

BELMONT LODGE 627  
DB 177, PG. 448  
ZONED: NC-C



**SYMBOL LEGEND**

IP(F) ⊙	IRON PIN FOUND
IM(F) ⊠	IRON PIN SET
OP(S) ⊙	IRON PIN SET
PK(F) ⊙	P-K NAIL FOUND
⊙	FIRE HYDRANT
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—	OVERHEAD UTILITY
UP ⊙	UTILITY POLE
☆	LIGHT POLE
WV ⊙	WATER VALVE
⊙	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
⊙	TEMPORARY STONE FILTER
⊙	SEWER CLEANOUT
→	FLOW DIRECTIONAL ARROWS
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---	DENUDED/CONSTRUCTION LIMITS
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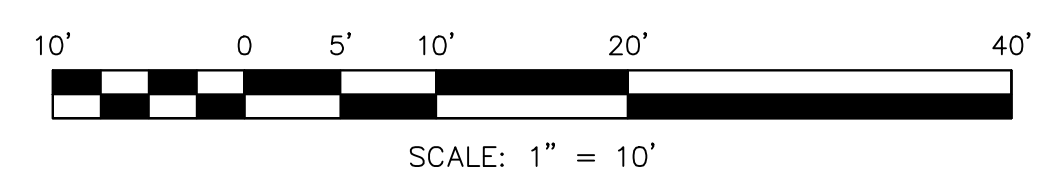


**Plant List & Tree Save Area Calculations**

QNTY	BOTANICAL-NAME	COMMON-NAME	COND.	SIZE AT PLANTING	SIZE AT MATURITY	COMMENTS
<b>Trees:</b>						
2	Acer rubrum 'Armstrong'	Armstrong Red Maple	B&B	3.3-5" cal/ 12-14"	50-607' 900sf credit	single stem specimen, 5" clear trunk
7	Carpinus betulus 'Fastigiata'	European Pyramidal Hornbeam	B&B	25.3-07" cal/ 12-15"	25-307' 600 sf credit	4" clear trunk
2	Chionodoxa rubra	Fringe Tree	B&B	7-8"	257' 600 sf credit	
2	Magnolia parviflora 'Little Gem'	Little Gem Magnolia	B&B	7-8"	25-307' 600sf credit	branched to the ground. All specimen
1	Quercus lyrata 'Highbeam'	Highbeam Overcup Oak	B&B	4.0" cal/14-10"	50-707' 1200 sf credit	single stem specimen, 5" clear trunk
2	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	B&B	2.5-3.0" cal.	20-307' 600 sf credit	
Total 4500sf Credit Provided (988 sf Required)						
<b>Shrubs, Groundcovers, Perennials, Bulbs::</b>						
4	Abelia x 'Kaleidoscope'	Kaleidoscope Abelia	3 gal.			
1	Buddleia x 'Miss Molly'	Miss Molly Butterfly Bush	3 gal.			
3	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.			
8	Cephalotaxa harringtonia 'Fastigiata'	Fastigiate Japanese Plant Yew	15 gal.	4-5'	6-10'	
40	Echinacea 'Cheyenne Spirit'	Cheyenne Spirit Mix Coneflowers	1 gal.			
7	Gardenia 'Snow Girl'	Snow Girl Gardenia	3 gal.			
56	Heimerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.			
4	Hydrangea paniculata 'Jana'	Little Lime Hydrangea	7 gal.			
7	Ilex cornata 'Sky Pencil'	Sky Pencil Japanese Holly	7 gal.	3-4"		
7	Illicium parviflorum	Anise Bush	15-20 GAL.	5-6"	10-15' X 6-10'	
100	Narcissus - Daffodil Naturalizing Mix	Early Mid, Late Blooming Daffodils	bulb			
100	Liriope muscari 'Royal Purple'	Royal Purple Monkey Grass	1 gal.			
13	Liriope muscari 'Variegated'	Variegated Monkey Grass	1 gal.			
7	Pennisetum alopecuroides 'Cassia'	Cassia Fountain Grass	3 gal.			
22	Phlox laevis 'Otto Luyken'	Otto Luyken Laurel	BB	36 x 36"	48" X 48"	
4	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	15 GAL.	4-5"		
1	Thuja occidentalis 'Fire Chief'	Fire Chief Arborvitae	3 gal.			

**PRELIMINARY DRAWINGS**  
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Belmont Mixed-Use  
201 1/2 S. Main Street, Belmont, NC 28012

LANDSCAPE PLAN

REVISIONS:

No.	Description	Date

DRAWN BY: XXXX  
CHECKED BY:  
DATE: 01.14.2020

2018-6100.06

L-1

Design Development