

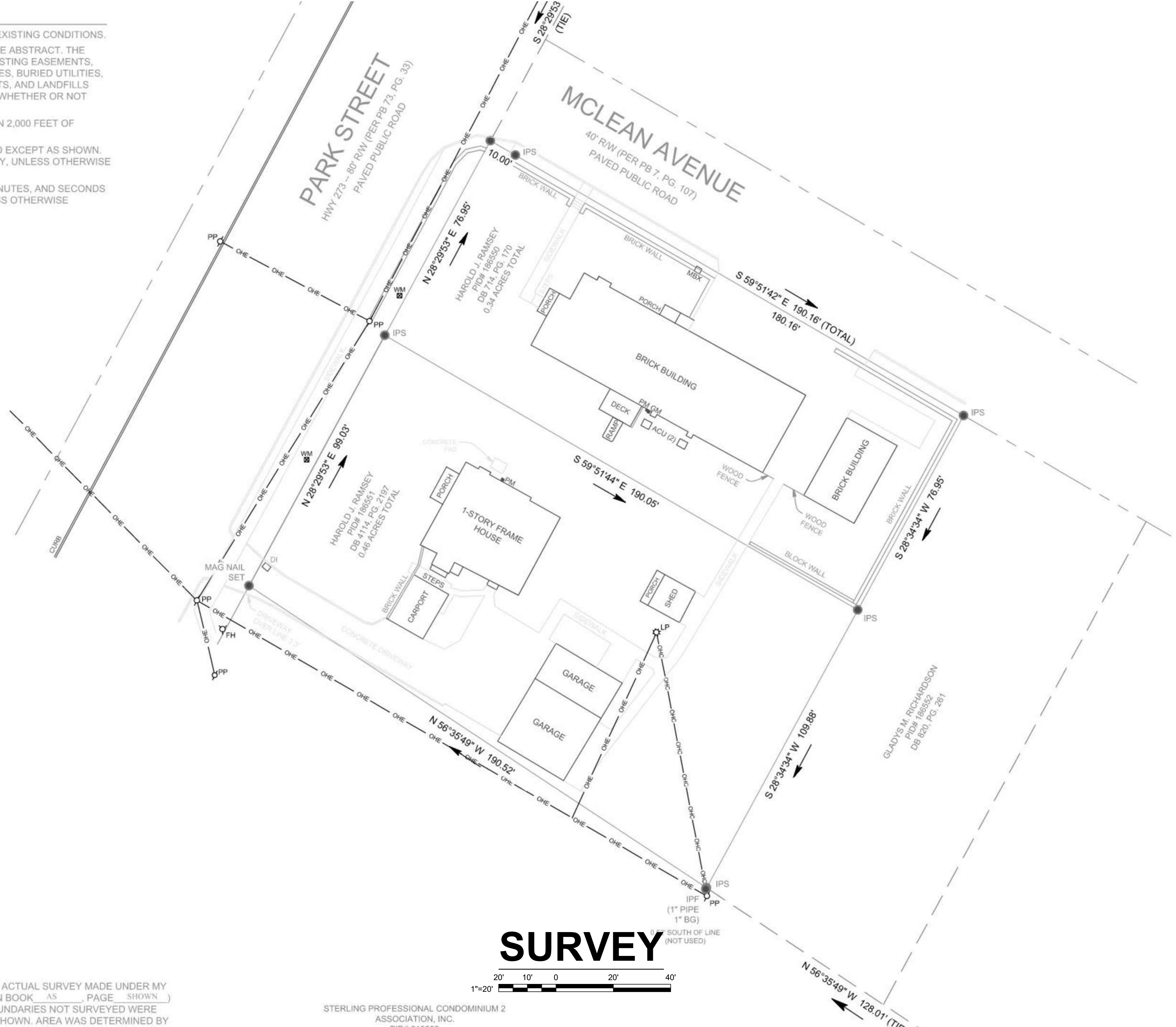
NOTES:

PHYSICAL EVIDENCE AND EXISTING CONDITIONS.
WITHOUT BENEFIT OF TITLE ABSTRACT. THE
IS SUBJECT TO ANY EXISTING EASEMENTS,
RESTRICTIONS, SETBACK LINES, BURIED UTILITIES,
EASEMENTS, ELL RIGHTS, TIMBER RIGHTS, AND LANDFILLS
SHOWN ON THIS PLAT AND WHETHER OR NOT
PUBLIC RECORD.

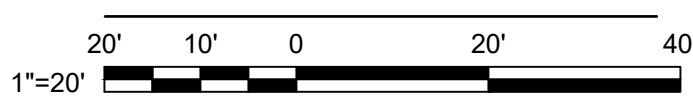
POINTS WERE FOUND WITHIN 2,000 FEET OF
OTHERWISE INDICATED.

UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN.
UNDISCOVERED EVIDENCE ONLY, UNLESS OTHERWISE

MEASUREMENTS ARE DEGREES, MINUTES, AND SECONDS
OF SURVEY FOOT, UNLESS OTHERWISE



SURVEY



PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY
DESCRIPTION RECORDED IN BOOK AS PAGE SHOWN
SOURCE AS SHOWN. BOUNDARIES NOT SURVEYED WERE
REFERENCE SOURCE AS SHOWN. AREA WAS DETERMINED BY

STERLING PROFESSIONAL CONDOMINIUM 2
ASSOCIATION, INC.
DID# 218082

**PARK STREET
Belmont, NC
Zoning**

**HC Zoning Setback
Requirements**

* Request 20' relief from 30' rear-yard setback requirement to accommodate parking lot.

Existing, adjacent residential zoned lot abutting the rear property line requires a 30ft non-buildable landscaped buffer be provided. A thirty feet buffer would reduce the parking capacity of the Project by 35% which would impact the allowable building size significantly, making the development unfeasible.

Adjacent residential lot is bordered by a power line easement and commercially zoned property to the east. With a rezoning for this project, the Park Street corridor will be entirely commercially zoned from Wilkinson Blvd to Planetree Dr, except for the lot adjacent and the lot across McLean Ave.



PARK STREET
HWY 273 -- 80' R/W (PER PB 73, PG. 33)
PAVED PUBLIC ROAD

MCLEAN AVENUE
40' R/W (PER PB 7, PG. 107)
PAVED PUBLIC ROAD

HAROLD J. RAMSEY
PID# 188550
DB 714, PG. 170
0.34 ACRES TOTAL

HAROLD J. RAMSEY
PID# 186551
DB 4114, PG. 2187
0.46 ACRES TOTAL

GLADYS M. RICHARDSON
PID# 186552
DB 820, PG. 261

10' FRONT BUILDING SETBACK

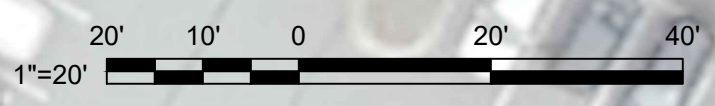
6' PARKING SETBACK
4' CORNER- SIDE
BUILDING SETBACK

6' PARKING SETBACK
4' SIDE BUILDING SETBACK

30' REAR SETBACK
REQUIRED

10' REAR SETBACK
REQUESTED

HC ZONING SETBACK PLAN



PARK STREET Belmont, NC Zoning

Conditional Requests for H-C
Zoning District

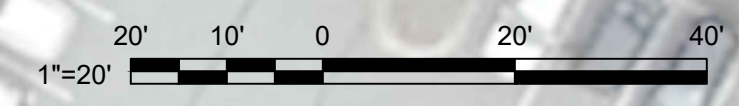
- * Request relief from parking setback along McLean from 10' to 6'
- * Request relief from parking setback along southern property line from 10' to 6'
- * Request relief from required 38 parking spaces to 34 parking spaces.
- * Request relief from required 9' parking lot planter width to 6'.
- * Request relief from 8' sidewalk width along Park St, to match existing adjacent sidewalk.

Property configuration and required grading will necessitate the parking lot layout to extend beyond the parking setback regulations per the City's LDC by 4ft along McLean and by 4ft at the closest measurement along southern property.

All existing sidewalks along Park St are 5' in width.



REZONING SITE PLAN



PARK STREET Belmont, NC Landscape

* Request relief from Tree Save Ordinance per section 11.3.3.C, to replant required trees in landscape yards to rear and side of property



Surveyed Tree



5,890.5 ft² Total Open Space provided



PARK STREET
HWY 278 -- 80' R/W (PER PB 73, PG. 33)
PAVED PUBLIC ROAD

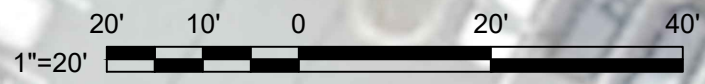
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TREE REMOVAL PLAN



PARK STREET Belmont, NC Landscape

Landscape Plan

See Arborist Statement concerning existing qualifying tree survey attached.

- 3,484.0 ft² Tree Save Area required by Ordinance
- 2,700 ft² 9 Medium Trees
- 800 ft² 8 Small Trees
- 3,500 ft² Tree Save Area Provided

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ILLUSTRATIVE/LANDSCAPE PLAN

