



TRANSMITTAL

December 20, 2021

Town of Belmont Planning Department
1401 E. Catawba St.
Belmont, NC 28012
(704) 901-2610

RE: IDI – Oaks Commerce Park
Sketch Plan Narrative

To Whom it may concern:

IDI Logistics intends to develop three speculative flex warehouse/industrial buildings totaling approximately a 412,780 square feet in The Oaks Commerce Park industrial park located in the Town of Belmont, Gaston County, North Carolina. The proposed buildings will be a single-loaded facilities with dock positions and truck courts on one side of the building and employee parking along the front and ends. The facilities may be single or multi-tenants warehouse/manufacturing space with supporting office space. The existing two parcels will be recombined and subdivided into three distinct parcels. The Oaks Parkway (an existing public road) will be extended further into the park along with public water and sanitary sewer. Stormwater management will be accomplished with onsite and/or new regional stormwater management ponds designed to County and State standards.

Please feel free to email or call me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Welsh", is written over a light blue horizontal line.

Greg Welsh, PE

OAK ENGINEERING

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704.989.4046