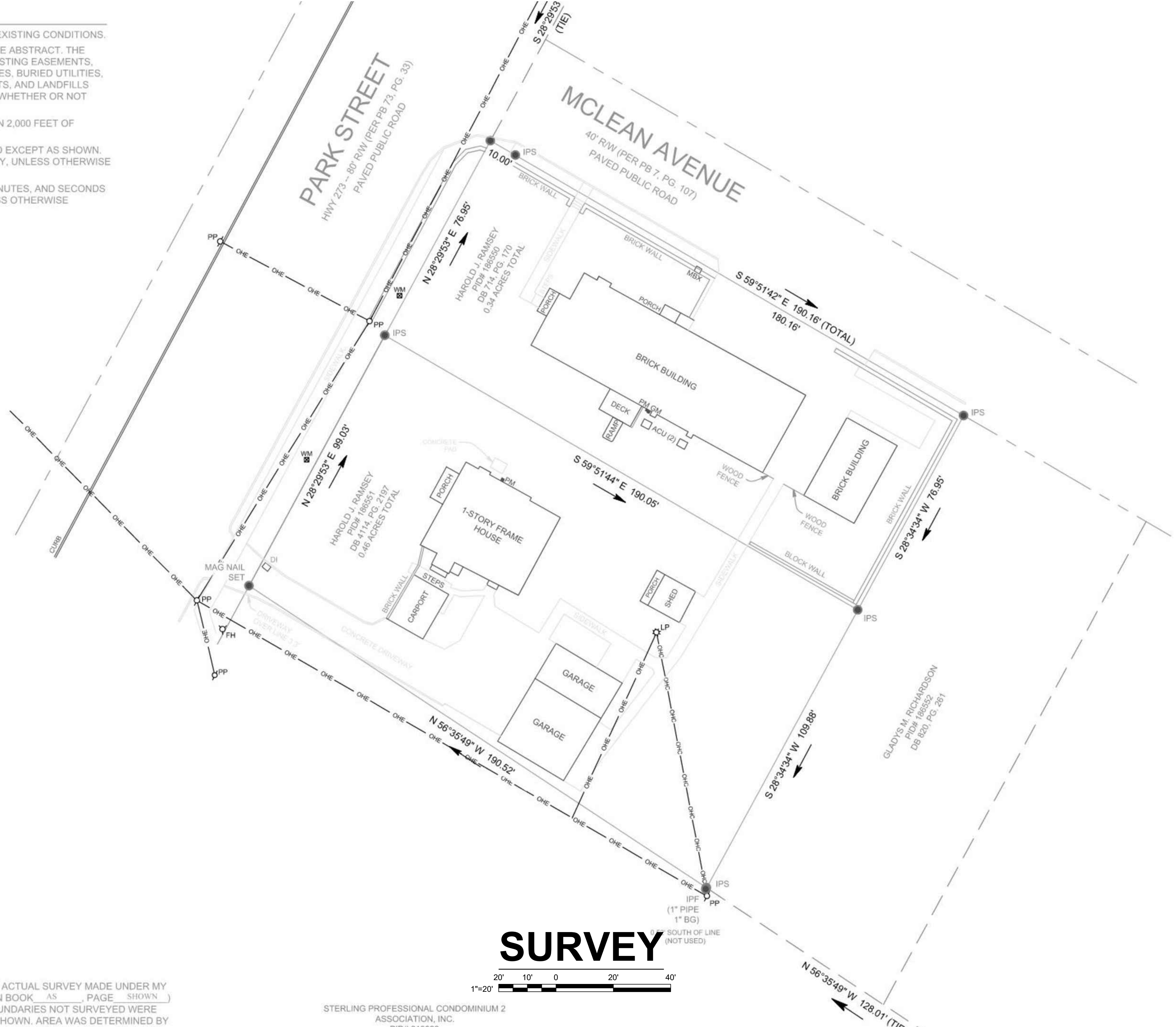


**NOTES:**

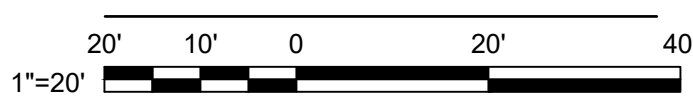
PHYSICAL EVIDENCE AND EXISTING CONDITIONS.  
WITHOUT BENEFIT OF TITLE ABSTRACT. THE  
IS SUBJECT TO ANY EXISTING EASEMENTS,  
RESTRICTIONS, SETBACK LINES, BURIED UTILITIES,  
EASEMENTS, ELL RIGHTS, TIMBER RIGHTS, AND LANDFILLS  
SHOWN ON THIS PLAT AND WHETHER OR NOT  
PUBLIC RECORD.

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



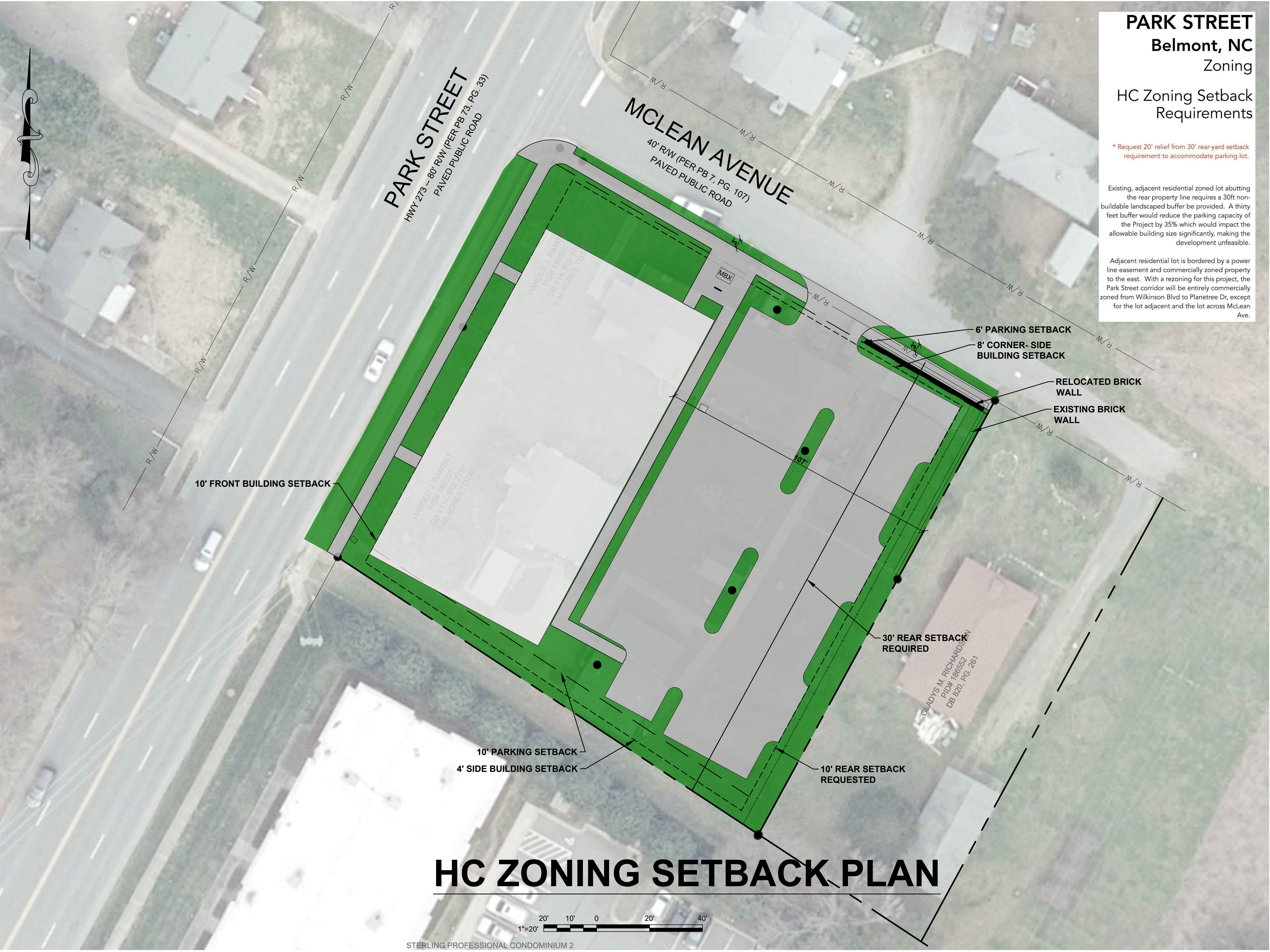
# PARK STREET Belmont, NC Zoning

## HC Zoning Setback Requirements

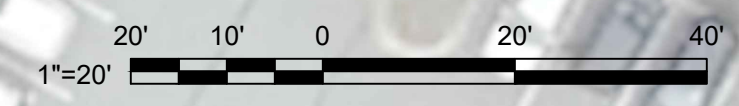
\* Request 20' relief from 30' rear-yard setback requirement to accommodate parking lot.

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.



# HC ZONING SETBACK PLAN





# PARK STREET Belmont, NC Zoning

- \* Request relief from parking setback along McLean from 10' to 6'
- \* 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 for side yards per the City's LDC by 4ft along McLean and by 4ft at the closest measurement along southern property.

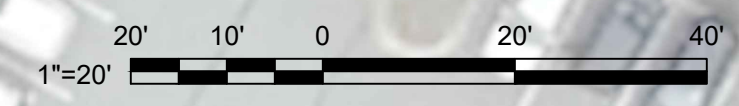
All existing sidewalks along Park St are 5' in width. Development will match the width and alignment of sidewalk from the south, and construct a new sidewalk along McLean Ave., and provide a planting strip between Park St and McLean Ave.

### Storm Water Runoff Plan

See Civil Engineering Statement concerning storm water runoff post development attached.



# REZONING SITE PLAN





# PARK STREET Belmont, NC Tree Survey



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

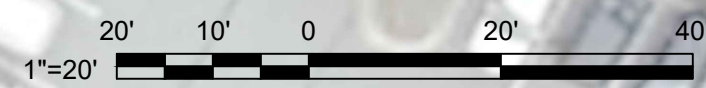
**MCLEAN AVENUE**  
40' R/W (PER PB 7, PG. 107)  
PAVED PUBLIC ROAD

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

HAROLD J. RAMISEY  
PID# 186550  
DB 714, PG. 17  
0.34 ACRES TOTAL

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

## TREE REMOVAL PLAN





# PARK STREET Belmont, NC Landscape Plan

See Arborist Statement concerning existing qualifying tree survey attached.

\* 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


3,484.0 ft<sup>2</sup> Tree Save Area required by Ordinance

8,100 ft<sup>2</sup>  9 Medium Trees

4,800 ft<sup>2</sup>  8 Small Trees

12,900 ft<sup>2</sup> Tree Save Area Provided

Additional Landscape Buffer plantings and parking lot landscape islands

 +/- 30 Shrubs

A vinyl fence 6' in height will be built along the entirety of the rear property line.

**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)  
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HAROLD J. RAMSEY  
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DB 714, PG. 17  
0.34 ACRES TOTAL

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PID# 186552  
DB 820, PG. 261

## ILLUSTRATIVE/LANDSCAPE PLAN





