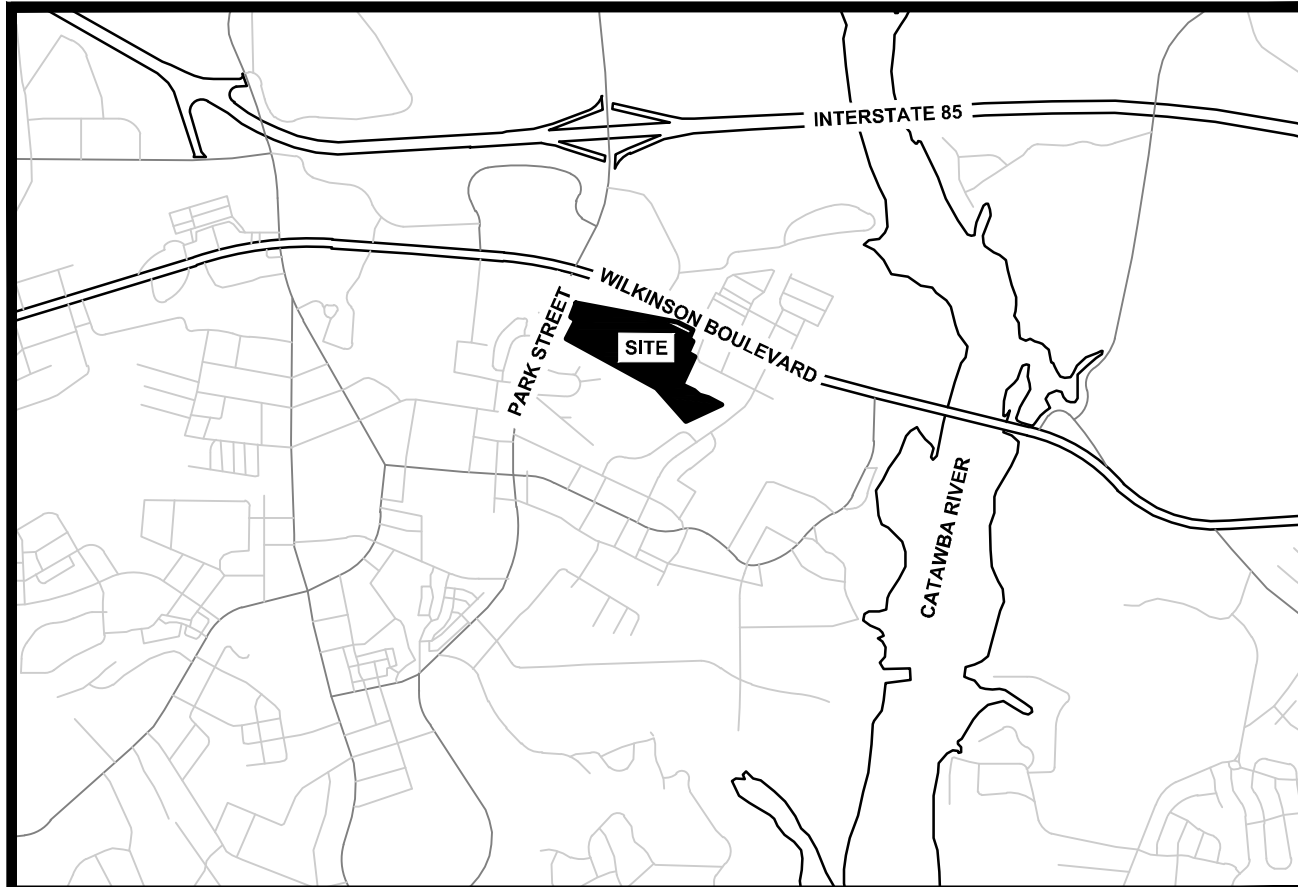


THE MORRIS AT BELMONT

URBAN LUXURY APARTMENTS

LOCATED IN

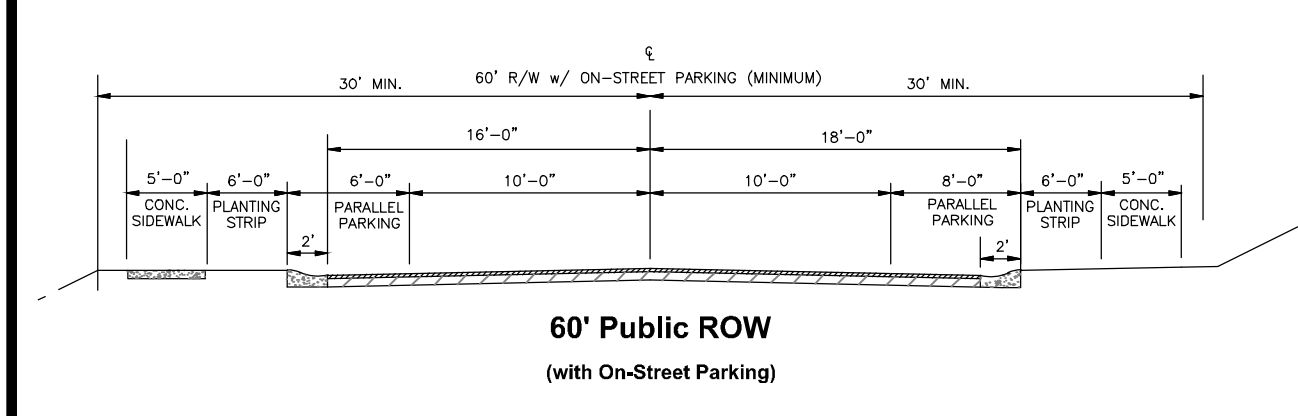
CITY OF BELMONT, NORTH CAROLINA



VICINITY MAP
NOT TO SCALE

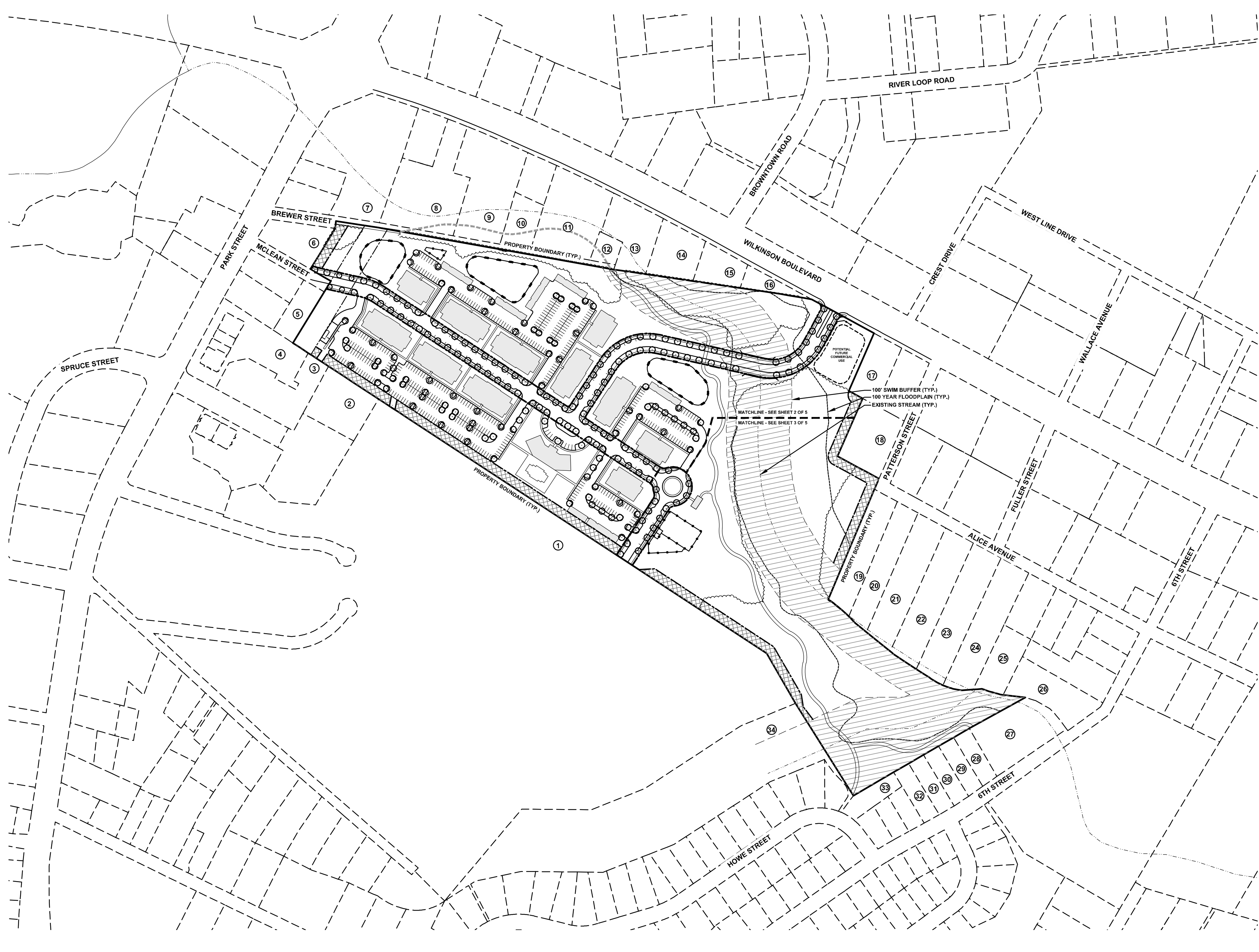
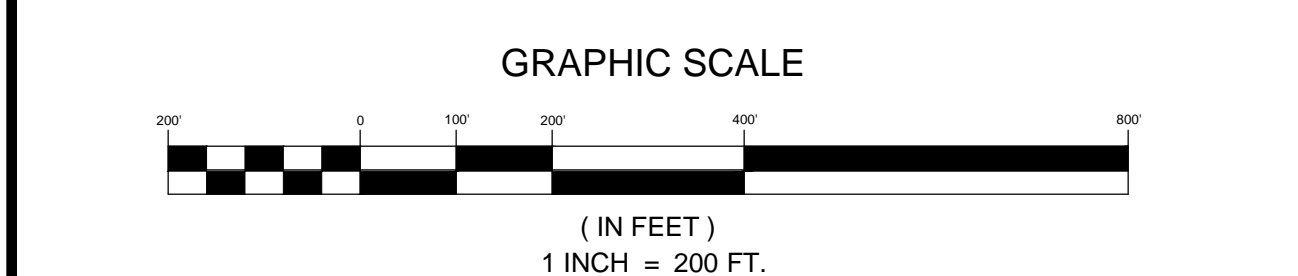
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 5	COVER SHEET	02/22/2019	
2 OF 5	SCHEMATIC DESIGN PLAN	02/22/2019	
3 OF 5	SCHEMATIC DESIGN PLAN	02/22/2019	
4 OF 5	OPEN SPACE CONCEPTS	02/22/2019	
5 OF 5	ARCHITECTURAL ELEVATION AND RENDERING	02/22/2019	

Parcel #	Owner	Mailing Address	City	State	Zip Code
1	125337 Spartan Dyers Inc	PO BOX 790	Belmont	NC	28012
2	212640 Sterling Professional PK POA	2133 Southend Drive, Suite 107	Charlotte	NC	28203
3	212638 Gaston Capital Properties LLC	1104 Spruce Street	Belmont	NC	28012
4	218083 Sterling Prof Condo 2 Assoc	2133 Southend Drive, Suite 107	Charlotte	NC	28203
5	186552 Gladys Midred Richardson	504 N Park Street	Belmont	NC	28012
6	186549 Iner S McCann Family Trust C/O Regional McCann	700 Springhill Drive NE	Cleveland	TN	37312
7	201946 Belmont Drug Store Investments & Phil-Co Enterprises Inc	PO BOX 1359	Deerfield	IL	60015
8	186283 Darlyn Willard	PO BOX 1247	Belmont	NC	28012
9	186282 Akwala Development Corp Inc	7008 W Wilkinson Blvd	Belmont	NC	28012
10	186293 Bernice B. Brookshire, Sr.	1128 S Main Street	Mount Holly	NC	28120
11	186294 Aron Paul Elybton Patel American Motel	6804 Wilkinson Blvd	Belmont	NC	28012
12	186295 Maggie Brown McKee	500 Turner Road	Gastonia	NC	28056
13	186296 S J Earnhardt	10922 Wildlife Road	Charlotte	NC	28210
14	186297 McKenney Investments LLC	PO BOX 708	Belmont	NC	28012
15	186298 McKenney Investments LLC	PO BOX 708	Belmont	NC	28012
16	186299 McKenney Investments LLC	PO BOX 708	Belmont	NC	28012
17	186565 Dimitrios & Voula D. Karvounis	2 Alice Ave	Belmont	NC	28012
18	186560 Eunice Price	6 Alice Ave	Belmont	NC	28012
19	186587 Larry Gene Price & Elaine Paula Price	16 Alice Ave	Belmont	NC	28012
20	186588 Larry G Price Sr. & Elaine P Price	16 Alice Ave	Belmont	NC	28012
21	186589 Black Mountain Penland Prop LL	430 Whitesides Road	Clover	SC	29710
22	186590 Larry G Price	16 Alice Ave	Belmont	NC	28012
23	186591 Ferrnín O Garcia & Nora G Alvarez	3023 E Long Ave	Gastonia	NC	28054
24	186592 Ryan E. Newton & Elizabeth S. Newton	164 S Buirris Road	Sharon	SC	29242
25	186595 Ryan E. Newton & Elizabeth S. Newton	164 S Buirris Road	Sharon	SC	29242
26	186598 Callie H Byrd Irrevocable Trust	PO BOX 334	Belmont	NC	28012
27	126120 Adam's Bluff Property Owners	PO BOX 1267	Belmont	NC	28012
28	126176 Jefferson Lockman & Lorene W R Lawing	245 6th Street	Belmont	NC	28012
29	126175 Bertha S Elliott	243 Sixth Street	Belmont	NC	28012
30	126174 Aharon & Shlomit F Ankonina	1575 Tenaka Place Apartment 3V	Sunnyvale	CA	94087
31	126173 Sandra O Campbell	7953 Mill Trace Run	Raleigh	NC	27615
32	126172 Carle E Gore, Gwenlo F & Other	8269 Bright Water Lane	Denver	NC	28037
33	126106 Nicholas R Duckworth & Brittany W Duckworth	227 Howe Street	Belmont	NC	28012
34	126282 Adam's Bluff Property Owners	PO BOX 1267	Belmont	NC	28012



Development Notes

- Street lighting shall be coordinated during construction documentation phase.
- Future greenway and pedestrian trail(s) shall be designed and coordinated during construction documentation phase.



Site Data:	
Tax Parcels:	186553*, 186554*, 186555*, 186556*, 186557*, 186558*, 186559, 186561, 186562, 186563, & 186564
Total Acreage:	+/- 37.11 Acres (Per GIS)
Location:	Gaston County, NC City of Belmont, NC
Proposed:	City of Belmont, NC
Zoning:	HC & GR
Existing:	HC (Highway Commercial)
Proposed:	
Proposed Urban Luxury Apartment Units:	Up to +/- 325 Units
Minimum Setbacks:	
Front:	0' - 25'
Side:	0'
Corner:	4'
Rear:	15'
Maximum Height:	3 Stories
Required:	Up to 4 Stories**
Proposed:	
Density:	+/- 8.75 DU/AC
Common Open Space:	
Required Open Space:	+/- 8.03 Acres (8%)*
Proposed Open Space:	+/- 8.03 Acres (8%) Minimum
Parking:	
Required Parking:	+/- 488 Spaces (1.5 per Unit)
Proposed Parking:	+/- 488 Spaces Minimum
Estimated Project Completion:	Approximately 2021

General Notes

- Base information provided by Gaston County GIS Data and Should be verified for accuracy.
- All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
- Do not rely on this document.

Floodplain Information
Floodplain information obtained from FEMA FIRM Panels 3710359500M effective date of study 09/02/2015.

Stream/Wetland Information
Stream / Wetland information is based on preliminary information provided to ESP by Carolina Wetland Services titled "Approximate Wetland/Other Waters Boundaries" dated 01/11/2019 and Gaston County GIS data. For purposes of preparation of this Schematic Design Plan Submittal, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Schematic Design Plan Submittal will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

Access Points/Driveways/Streets

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Belmont Land Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Common Open Space / Tree Save
Open Space / Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers (as applicable) for this project are better defined.

Proposed Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3475 LAKEMONT BLVD.
 FORT MILL, SC 29708
PHONE: (803) 835-0903
FAX: (802) 802-2515
CONTACT: ALEX BONDA
EMAIL: ABONDA@ESPASSOCIATES.COM

DEVELOPER: KAPLAN RESIDENTIAL
ADDRESS: 1111 KANE CONCOURSE, SUITE 302
 BAY HARBOR ISLANDS, FLORIDA 33154
MORRIS KAPLAN

REVIEW AGENCY: CITY OF BELMONT PLANNING DEPARTMENT
ADDRESS: P.O. BOX 431
 BELMONT, NORTH CAROLINA
PHONE: (704)-901-2610

NORTH ORIENTED TO
NC GRID

SCHEMATIC DESIGN PLAN
COVER SHEET (SHEET 1 OF 5)

THE MORRIS AT BELMONT
KAPLAN RESIDENTIAL
CITY OF BELMONT, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	AB
DESIGNED BY:	AB
DRAWN BY:	SH
PROJECT NUMBER:	GW28.101
ORIGINAL DATE:	02/22/2019
SHEET:	1 OF 5

THIS SET IS CURRENT THROUGH SHEET DATE 02/22/2019

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