

**ColeJenest & Stone**  
BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400  
CHARLOTTE, NORTH CAROLINA 28202  
Phone: (704) 376-1555  
Email: info@colejeneststone.com  
www.bolton-menk.com

**EXPONENTIAL  
DEVELOPMENT**

6401 CARMEL ROAD, SUITE 202  
CHARLOTTE, NC 28226  
704-777-8888

**BESSEMER CITY  
MULTI-FAMILY**

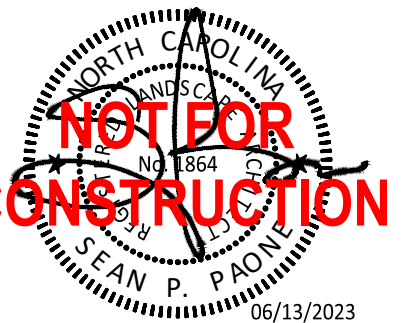
BESS TOWN ROAD  
BESSEMER CITY, NC 28016  
PID# 151220

**EXISTING  
CONDITIONS PLAN**

PROJECT NO:  
04925.00

REVISIONS:

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS  
OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE  
SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL  
PLAN.

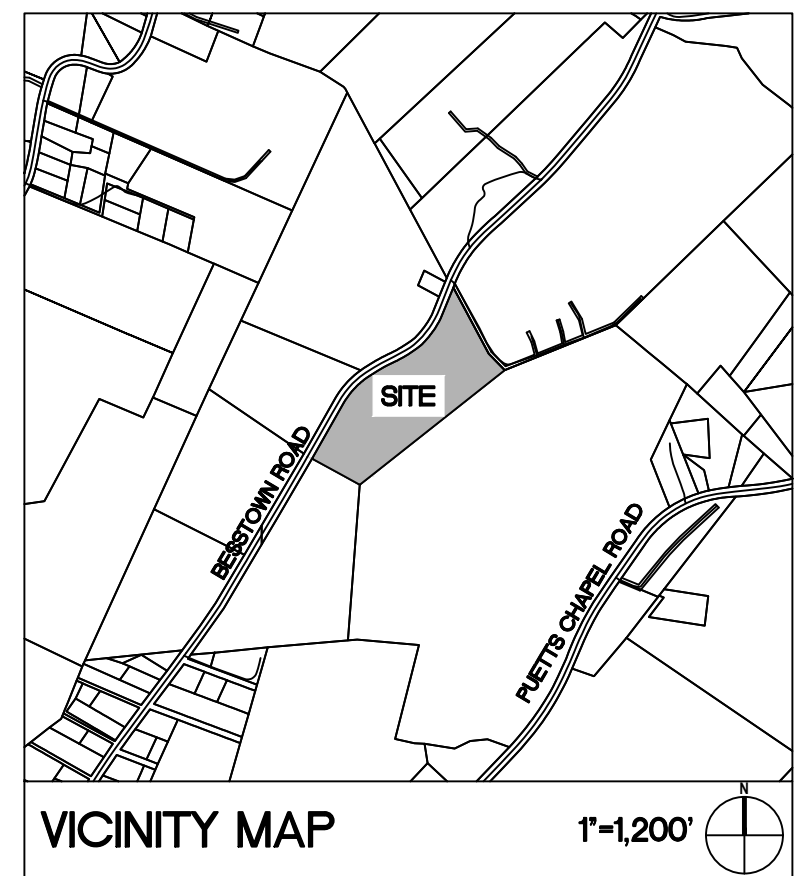


SCALE: 1"=60'  
0 30' 60' 120'

SCALE: 1"=60'  
DATE: 06/13/2023  
DESIGNED BY: DBT  
DRAWN BY: DBT  
CHECKED BY: SPP

**RZ-100**

FILE NO.:

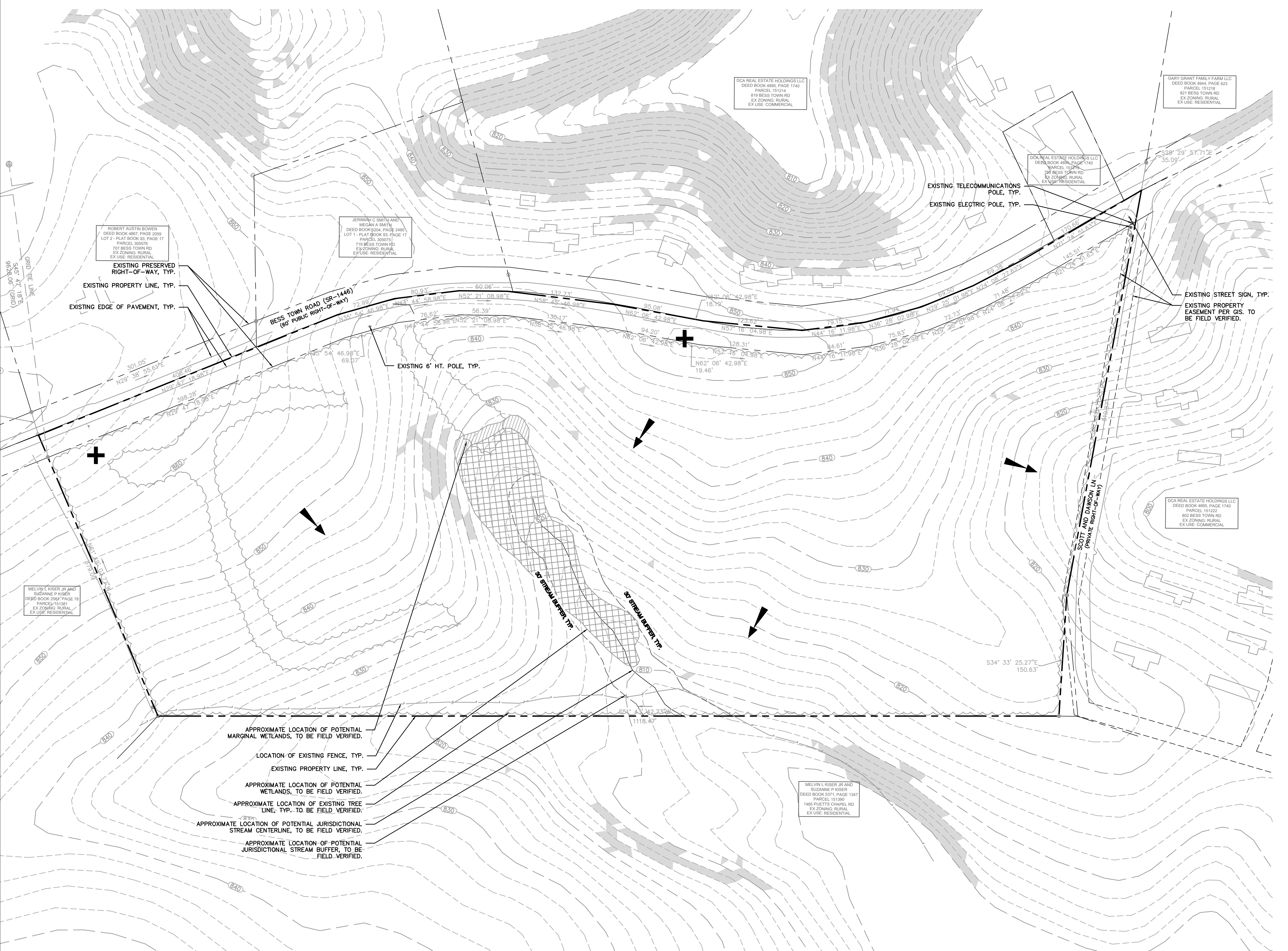


**VICINITY MAP** 1"=1,200'

**SURVEY DISCLAIMER**  
ALTA/ACSM LAND TITLE SURVEY ISSUE DATE MAY, 19, 2023. PROVIDED BY THE SURVEY  
COMPANY, INC., 4105-B STUART ANDREW BLVD, CHARLOTTE, NC 28217, PH:704-561-9970

- LEGEND**
- SYMBOL**
- LOCAL HIGH POINTS
  - FLOW DIRECTION
  - EXISTING TREE LINE
  - EXISTING PROPERTY LINE
  - POTENTIAL WETLANDS
  - POTENTIAL MARGINAL WETLANDS AREA
  - SLOPES GREATER THAN 20%

PROJECT NAME: BESSEMER CITY MULTI-FAMILY  
 PARCEL NUMBER: 151220  
 SITE ACREAGE: ± 14.155 ACRES (SURVEYED)  
 REZONING ACREAGE: ± 13.168 ACRES  
 R/W AREA TO BE DEDICATED: ± 0.987 ACRES  
 PRINCIPAL USES: MULTI-FAMILY RESIDENTIAL  
 EXISTING USE: RESIDENTIAL / VACANT  
 EXISTING ZONING DISTRICT: RURAL (R)  
 PROPOSED ZONING DISTRICT: URBAN RESIDENTIAL (UR-CZ)  
 ZONING OVERLAY: N/A  
 WATERSHED: N/A



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**ZONING CODE SUMMARY**

PROJECT NAME: BESSEMER CITY MULTI-FAMILY  
 PROJECT ADDRESS: BESTOWN ROAD BESSEMER CITY, NC 28016  
 PROPERTY ID: 151220  
 OWNER: WILLIAM CARL HOVIS ESTATE CO. - THOMAS HOVIS AND DEBORAH MOORE  
 DEVELOPER: EXPONENTIAL DEVELOPMENT  
 PHONE #: 704.777.8888

PLANS PREPARED BY: BOLTON & MENK DBA COLE JENEST & STONE  
 PHONE #: 704-376-1555

EXISTING ZONING: RURAL (R)  
 PROPOSED ZONING: URBAN RESIDENTIAL (UR-C2)  
 JURISDICTION: CROWDER'S MTN TOWNSHIP  
 EXISTING LOT SIZE: ±14.155 AC  
 LOT SIZE: ±13.168 AC  
 AREA TO BE DEDICATED: ±0.987 AC

BUILDING TYPE: APARTMENT / MULTI-FAMILY  
 BUILDING HEIGHT: 45'-0" MAX  
 STORIES: 3 STORIES  
 NUMBER OF UNITS: 228 (137 - 1 BEDROOM UNITS, 91 - 2BEDROOM UNITS)

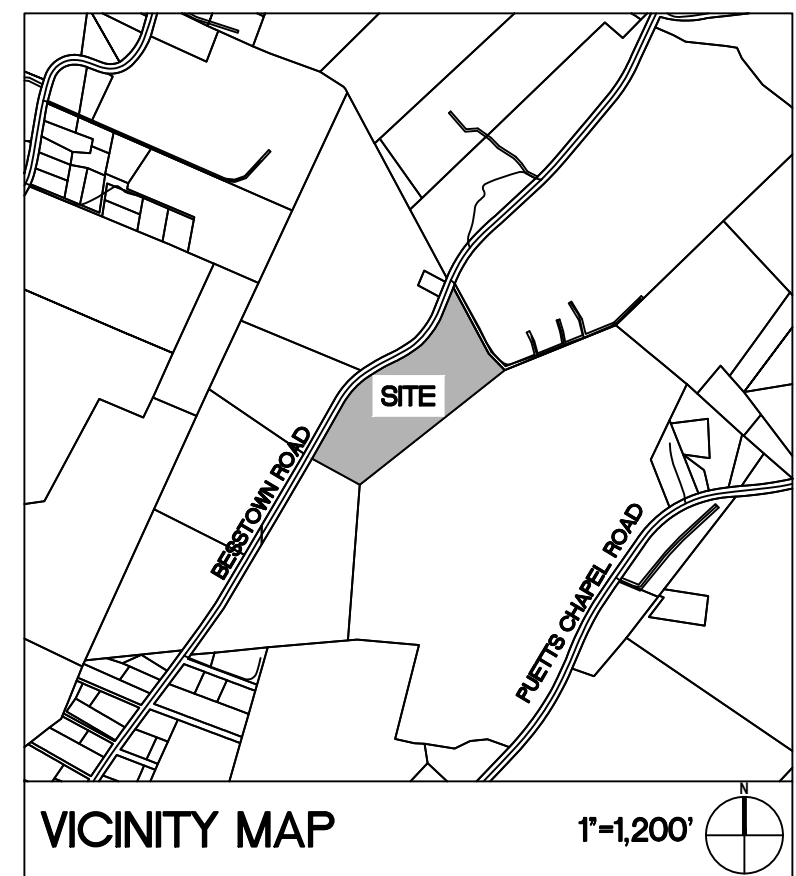
YARD REQUIREMENTS:  
 BUILD TO LINE (FRONT): 30'  
 SIDE YARD: 30'  
 REAR YARD: 15'  
 CORNER YARD: 30'

REQUIRED BUFFERS:  
 FRONT: N/A SIDE (L): 20'  
 REAR: 20' SIDE (R): 20'

INTERIOR LANDSCAPING: SEE SHEETS RZ-300

PARKING DATA:  
 CODE REQUIRED: 318 SPACES  
 (137) 1 SPACE / BDORM  
 (91) 2 SPACES / BDORM  
 TOTAL PROVIDED: 360 TOTAL (1.58 SPACES / UNIT)  
 HANDICAP REQUIRED: 21 SPACES (9VAN ACCESSIBLE)  
 HANDICAP PROVIDED: 21 PROVIDED (9 VAN ACCESSIBLE)  
 BICYCLE PARKING REQ'D: 36 SPACES (10% OF VEHICULAR)  
 BICYCLE PROVIDED: 36 SPACES

OPEN SPACE REQ'D: 6.51 ACRES (1.75 ACRES PER UNIT)  
 OPEN SPACE PROVIDED: 2.52ACRES WITH PAYMENT IN LIEU\*  
 \*FINAL OPEN SPACE AREA TO BE DETERMINED DURING PERMITTING PHASE. FINAL DEDICATED AREA TO BE NO LESS THAN 2.0 ACRES PER SECTION 4.8.B OF THE LDC.



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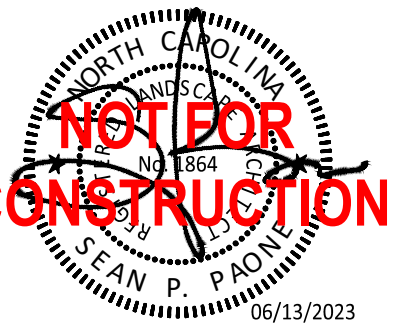
**SKETCH PLAN**  
 PROJECT NO:  
 04925.00

REVISIONS:

**LEGEND**

SYMBOL	DETAIL
[Pattern]	PROPOSED SIDEWALK -/-
[Wheelchair]	PROPOSED ACCESSIBLE SPACE -/-
[Van]	PROPOSED ACCESSIBLE VAN SPACE -/-
[Curb]	PROPOSED 1'-6" CURB & GUTTER -/-
[Curb]	PROPOSED 2'-6" CURB & GUTTER -/-
[Dashed]	PROPOSED PROPERTY LINE -/-
[Green]	PROPOSED OPEN SPACE -/-
[Hatched]	AREA TO BE DEDICATED -/-

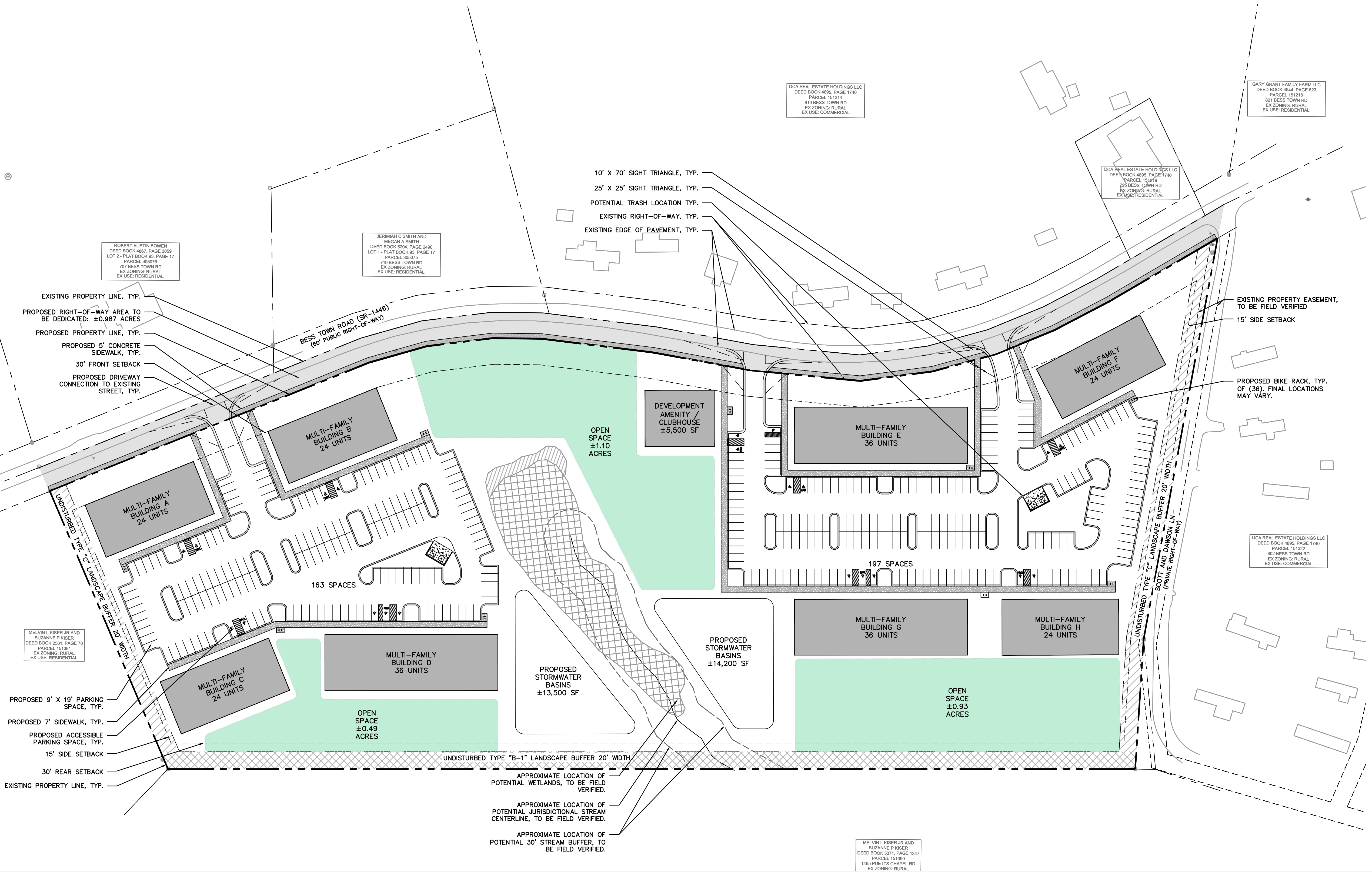
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**RZ-200**  
 FILE NO.:



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**SITE DEVELOPMENT DATA**

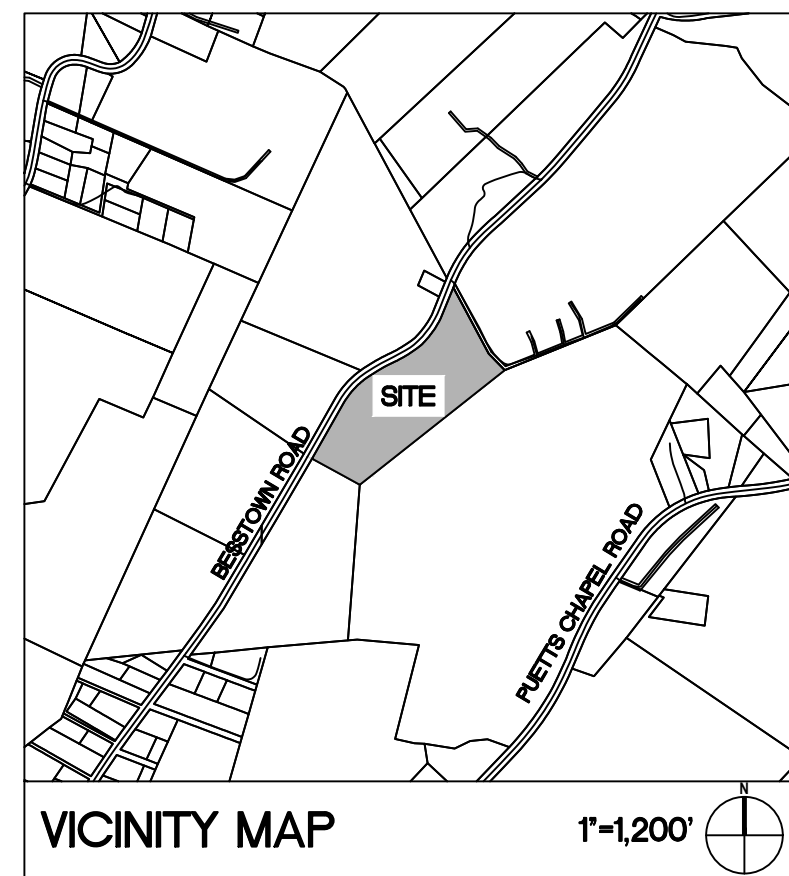
PROJECT NAME: BESSEMER CITY MULTI-FAMILY  
 TAX PARCEL #: 151220  
 SITE ACREAGE: ± 14.155 ACRES (SURVEYED)  
 REZONING ACREAGE: ± 13.168 ACRES  
 EXISTING USE: RESIDENTIAL / VACANT  
 EXISTING ZONING DISTRICT: RURAL (R)  
 PROPOSED ZONING DISTRICT: URBAN RESIDENTIAL (UR-C2)  
 PROPOSED USES: RESIDENTIAL WITH ASSOCIATED PARKING, OPEN SPACE & AMENITIES  
 MAX. DEVELOPMENT LEVELS: UP TO 228 MULTI-FAMILY UNITS  
 MAX. BUILDING HEIGHT: AS ALLOWED BY THIS ORDINANCE  
 PARKING: AS REQUIRED BY THE ORDINANCE

**REZONING NOTES**

1. **REZONING PETITION.** THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY EXPONENTIAL DEVELOPMENT ("PETITIONER") AS REZONING PETITION & SKETCH PLAN FOR THAT APPROXIMATELY 14-ACRE TRACT OF LAND IDENTIFIED ON THIS SITE PLAN AS BESSEMER CITY MULTIFAMILY (THE "PROJECT"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE R RURAL ZONING DISTRICT TO UR(CD) URBAN RESIDENTIAL - CONDITIONAL DISTRICT PURSUANT TO THE PROVISIONS OF THE BESSEMER CITY ZONING ORDINANCE (THE "ORDINANCE").
2. **DEVELOPMENT STANDARDS.** DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF APPROVAL BY THE CITY COUNCIL. UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF APPROVAL BY CITY COUNCIL FOR THE UR(CD) ZONING DISTRICT GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.
3. **SCHEMATIC NATURE OF REZONING PLAN.** THE BUILDINGS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT CONFIGURATIONS OF BUILDINGS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF IMPROVEMENTS SHOWN ON THE REZONING PLAN. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CONDITIONAL REZONING PLANS.
4. **PHASING.** THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED TRANSPORTATION IMPACT ANALYSIS (TIA), INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, A) ANY MITIGATION REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ) WILL BE COORDINATED WITH AHJ AND B) EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS, UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.
5. **VESTED RIGHTS.** THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THERE OF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE.
6. **PERMITTED USES.** THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE UR ZONING DISTRICTS BASED ON THE DESIGNATED AREAS, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES.
7. **ACCESS.** THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. FINAL ACCESS POINTS TO BESS TOWN ROAD WILL BE APPROVED BY AHJ.
8. **SUBDIVISION.** THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED INTO UP TO TWO (2) LOTS WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS; HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.
9. **STREET IMPROVEMENTS.** THE PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE TIA, OR DRIVEWAY PERMIT REQUIREMENTS.
10. **BUFFERS/LANDSCAPING.** TO THE EXTENT SHOWN ON THE REZONING PLAN, AREAS LOCATED WITHIN THE PROPERTY THAT ARE PART OF THE REZONING PLAN MAY BE INCLUDED IN THE CALCULATION OF OPEN SPACE, REQUIRED TREE SAVE FOR THE DEVELOPMENT AND OTHER DEVELOPMENT REQUIREMENTS. BUFFER OF IMPACT WILL BE CONFIRMED IN CONSTRUCTION DOCUMENTS AND PERMITTING. BUFFER IMPACTS MAY REQUIRE MITIGATION AS DETERMINED BY THE AHJ.
11. **BMP DESIGN.** THE DESIGNS FOR THE BMP(S) SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.
12. **DESIGN STANDARDS.**
  - A. **MODIFICATION.** DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF ORDINANCE HAVE BEEN INCLUDED IN THIS REZONING PLAN TO ACHIEVE PRACTICAL AND SUSTAINABLE DESIGN. CITY COUNCIL APPROVAL OF THIS REZONING PLAN CONSTITUTES APPROVAL OF DESIGN MODIFICATIONS SHOWN ON THE REZONING PLAN THAT ARE MINOR MODIFICATIONS INCLUDING, BUT NOT LIMITED TO:
    - 1) REMOVAL OF THE REQUIREMENT TO INCLUDE ELEVATORS FOR BUILDINGS THAT ARE THREE-STORIES IN HEIGHT OR TALLER.
    - 2) BUILDINGS CAN FRONT ON PRIVATE INTERNAL DRIVES OR OPEN SPACE AREAS IN LIEU OF FRONTING ON PUBLIC STREETS.
    - 3) BUILDINGS SHALL PROVIDE A MIX OF EXTERIOR MATERIALS TO CREATE VISUAL INTEREST AND ARTICULATION OF THE EXTERIOR BUILDING FACADES. HOWEVER, NO MINIMUM COVERAGE AMOUNT OF ANY ONE MATERIAL WILL BE REQUIRED AND NO ONE MATERIAL MAY EXCEED 75% OF THE TOTAL ELEVATION COVERAGE. PETITIONER WILL REVIEW THE BUILDING ELEVATIONS AS A PART OF THE PERMITTING PHASE OF PROJECT DEVELOPMENT.
  - B. **ELEVATIONS.** CONCEPTUAL ELEVATIONS AND PRECEDENTS ARE SCHEMATIC IN NATURE AND SHOW THE GENERAL THEME OF THE ARCHITECTURE WITHIN THE PROJECT. THE ARCHITECTURAL DESIGN WITHIN THE PROJECT SHALL BE IN KEEPING WITH THIS GENERAL THEME. GOOD DESIGN IS ESSENTIAL WHEN LOCATING LARGE STRUCTURES IN CLOSE PROXIMITY TO PUBLIC STREETS AND OPEN SPACE AREAS. THEREFORE, THE FOLLOWING ARCHITECTURAL DESIGN STANDARDS SHALL APPLY:
    - 1) ALL BUILDINGS SHALL BE ORIENTED TOWARD A STREET OR OPEN SPACE AND SHALL CREATE ENTRANCES ALONG A STREET OR OPEN SPACE AREA WITH PEDESTRIAN INTEREST.
    - 2) WHERE BUILDINGS ORIENT TOWARD THE PUBLIC STREET AND OPEN SPACE AREAS, THE BUILDINGS SHALL AVOID LONG EXPANSES OF SOLID WALLS, GREATER THAN 20 FEET IN HORIZONTAL LENGTH BETWEEN THE INTRODUCTION OF WINDOWS, DOORS, ARTICULATED FACADES OR OTHER SPECIFICALLY DESIGNED ARCHITECTURAL AND LANDSCAPE ELEMENTS.
    - 3) WHERE NEEDED, LANDSCAPING SHALL BE USED TO SOFTEN THE STREETScape AND CREATE AN INVITING FEEL BETWEEN THE PUBLIC AND PRIVATE REALMS.
    - 4) APPLICANT SHALL COMPLY WITH THE PROVISIONS OF THE ORDINANCE REGARDING PLACEMENT AND SCREENING OF MECHANICAL AND UTILITY EQUIPMENT SERVING THE BUILDINGS AS SET FORTH IN THE ORDINANCE.
13. **BUILDING ACCESS.** BUILDINGS FRONTING ALONG BESS TOWN ROAD SHALL HAVE FRONT ENTRANCES THAT LEAD TO GENERAL ACCESS AREAS OF THE BUILDING.
14. **PARKING AREAS.** PARKING AREAS ARE TO COMPLY WITH THE ORDINANCE.
15. **TRANSPORTATION IMPACT ANALYSIS (TIA).** THE PETITIONER SHALL INSTALL IMPROVEMENTS AS SET FORTH IN THE AGREED UPON TIA PRIOR TO 80% PROJECT COMPLETION.

**SKETCH PLAN NOTES**

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF BESSEMER CITY AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS OPEN SPACE OR URBAN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION AND DEDICATED FOR PRIVATE USE IN PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTIONS WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATION TO PLAN MAY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
6. MAIL LOCATIONS TO BE REVIEWED AND APPROVED DURING CONSTRUCTION DOCUMENTS. MAIL TO BE DELIVERED TO ONE (1) LOCATION WITHIN THE DEVELOPMENT, UNLESS PROJECT IS PHASED OR SUBDIVIDED.
7. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PRIVATE WASTE MANAGEMENT FOR TRASH COLLECTION.
8. THE BESSEMER CITY SETBACK LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE BEHIND; INTENDED TO CREATE A CONSISTENT BUILDING FACADE LINE ALONG A STREET.
9. THE PROPOSED DEVELOPMENT WILL CONSIST OF A COMBINATION OF GRAVITY DRIVEN SANITARY SEWER LINES AND PUMP STATION/ FORCEMAIN TO CONNECT TO THE EXISTING JURISDICTION INFRASTRUCTURE. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM LOCATED IN GENERAL PROXIMITY TO THE SITE.
10. THE PROPOSED DEVELOPMENT WILL CONSIST OF PUBLIC AND PRIVATE WATER LINE CONNECTIONS WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINES LOCATED IN GENERAL PROXIMITY TO THE SITE.
11. THIS PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
12. A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
13. TRASH CONTAINERS TO BE LOCATED IN REAR PARKING AREAS.
14. BUILDING UTILITIES (MECHANICAL EQUIPMENT) TO BE LOCATED IN THE SIDE/REAR ONLY AND NOT PERMITTED ON THE STREET SIDE.
15. PETITIONER INTENDS TO USE PUBLIC UTILITIES TO SERVE THIS PROJECT TO INCLUDE PUBLIC WATER FOR DOMESTIC, FIRE AND IRRIGATION SERVICE CONNECTIONS, PUBLIC SANITARY SEWER, AND PUBLIC NATURAL GAS.



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**EXPONENTIAL DEVELOPMENT**

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 704-777-8888

**BESSEMER CITY MULTI-FAMILY**

BESS TOWN ROAD  
 BESSEMER CITY, NC 28016  
 PID# 151220

**DEVELOPMENT STANDARDS**

PROJECT NO:  
 04925.00

REVISIONS:

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DATE:	06/13/2023
DESIGNED BY:	DBT
DRAWN BY:	DBT
CHECKED BY:	SPP

**RZ-201**

FILE NO.:



**BESSEMER CITY PLANTING NOTES**

- LANDSCAPE MATERIAL SHALL BE PLANNED AND INSTALLED IN CONFORMITY WITH AN APPROVED LANDSCAPE PLAN.
- THE PLANTINGS THAT CONSTITUTE REQUIRED BUFFERING AND LANDSCAPING SHALL BE PROPERLY INSTALLED AND MAINTAINED IN ORDER TO FULFILL THE PURPOSE FOR WHICH IT IS ESTABLISHED.
- PLANT SPECIES SHALL BE RECOMMENDED FOR HEALTHY GROWTH UNDER LOCAL CLIMATE CONDITIONS, NOT BE OF A TYPE HIGHLY PRONE TO DISEASE, AND BE OF A TYPE EXPECTED TO GROW IN A MANNER THAT WILL SATISFY THE SPIRIT AND INTENT OF THIS CHAPTER. PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE APPROVED LIST OF TREES AND SHRUBS SPECIES FOUND IN APPENDIX C OF THE LAND DEVELOPMENT CODE.
- AT THE TIME OF PLANTING, THE FOLLOWING SPECIFICATIONS SHALL BE MET:
  - CANOPY TREES SHALL HAVE A MINIMUM CALIPER OF THREE (3) INCHES MEASURED AT FOUR AND ONE HALF (4.5) FEET ABOVE THE GROUND AND HAVE A PLANTING DIAMETER OF NO LESS THAN EIGHT (8) FEET WIDE.
  - UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF TWO (2) INCHES MEASURED AT FOUR AND ONE HALF (4.5) FEET ABOVE THE GROUND AND HAVE A PLANTING DIAMETER OF NO LESS THAN SIX (6) FEET WIDE.
  - ALL SHRUBS SHALL BE A MINIMUM OF FIFTEEN (15) INCHES IN HEIGHT AT THE TIME OF PLANTING.
- STREET TREE SHALL BE PLANTED ALONG PUBLIC ROADWAYS WITHIN AND ADJACENT TO ALL DEVELOPMENTS, WHILE IT IS PREFERRED THAT STREET TREES BE PLANTED IN GREENSTRIPS, MEETING THE REQUIREMENTS OF SECTION 3.3.J, THE REQUIRED STREET TREES MAY BE PLANTED WITHIN LANDSCAPED AREA OR ELSEWHERE ON THE LOT AS HERIN CALLED FOR IN SUBSECTION 3.
- THE PROVISION OF OFF-STREET LANDSCAPING SHALL ONLY BE APPLICABLE TO NONRESIDENTIAL DEVELOPMENTS AND MULTI-FAMILY DEVELOPMENTS.
- EXISTING CANOPY AND/OR UNDERSTORY TREES LOCATED WITHIN THIRTY (30) LINEAR FEET OF A PARKING AREA OR DRIVEWAY SURFACE MAY COUNT TOWARDS MEETING THE PARKING LOT LANDSCAPE REQUIREMENTS PROVIDED THEY ARE LOCATED ON THE SAME SUBJECT PROPERTY (OR, IN THE CASE OF A SHOPPING CENTER OR SIMILAR PLANNED MULTI-TENANT DEVELOPMENT, WITHIN THE SAME DEVELOPMENT). ALL DISTANCES ARE TO BE MEASURED FROM THE NEAREST FACE OF THE TREE TRUNK. EXISTING CANOPY TREES WITH A CALIPER OF TEN (10) INCHES OR GREATER DBH, MAY COUNT AS TWO (2) TREES. THE USE OF EXISTING TREES SHALL BE NOTED ON THE LANDSCAPE PLAN.
- FOUNDATION PLANTINGS ARE REQUIRED ON ALL BUILDING SIDES WHICH FRONT UPON A STREET, REAR FACING BUILDING SIDES DO NOT REQUIRE FOUNDATION PLANTINGS IF STREET OR BUFFER YARD PLANTINGS ARE PROVIDED.
  - LANDSCAPING SHOULD BE PROVIDED AT A RATE OF (1) PLANT/TREE/SHRUB PER 5 LF OF BUILDING FRONTAGE.
  - A COMBINATION OF ORNAMENTAL TREES AND EVERGREEN SHRUBS ARE TO BE PLANTED TO PROVIDE CONTINUOUS COVERAGE OF THE FOUNDATION WALL WITHIN 3 YEARS OF PLANTING.
  - SHRUBS SHALL BE A MINIMUM OF 2' HT. AT THE TIME OF PLANTING AND BE PLANTED 5' ON CENTER. ORNAMENTAL TREES SHALL BE PLANTED A MINIMUM 7' FROM THE FOUNDATION. SHRUBS MAY BE PLACED WITHIN 5' OF THE FOUNDATION.
- SITE SCREENING REQUIREMENTS WILL BE IN ACCORDANCE WITH SECTION 3.5.F/G OF THE BESSEMER CITY LAND DEVELOPMENT CODE.

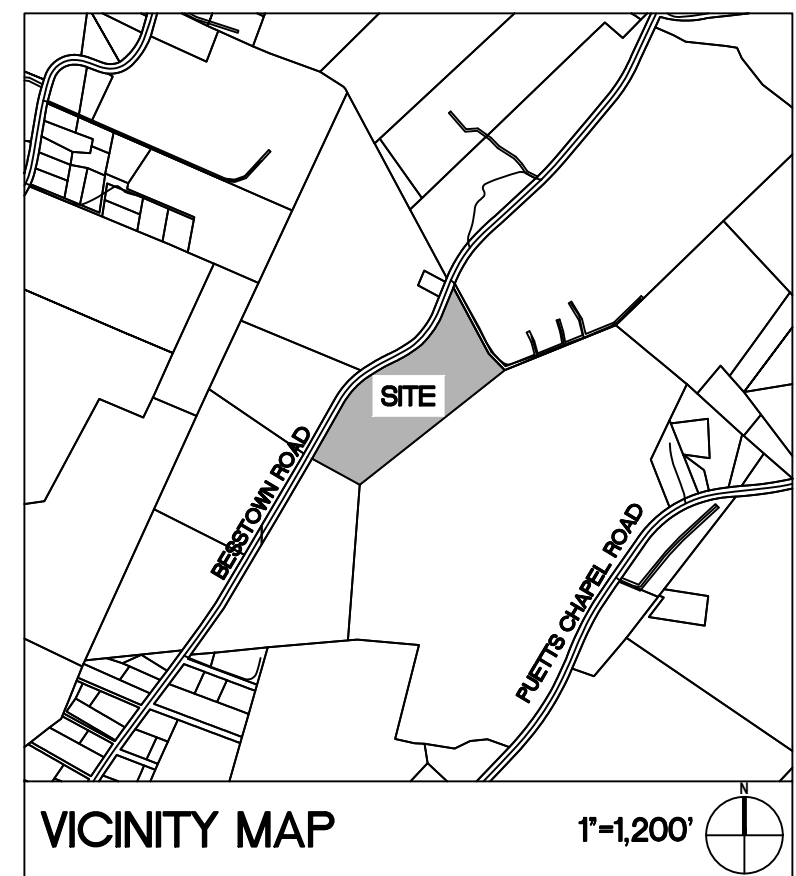
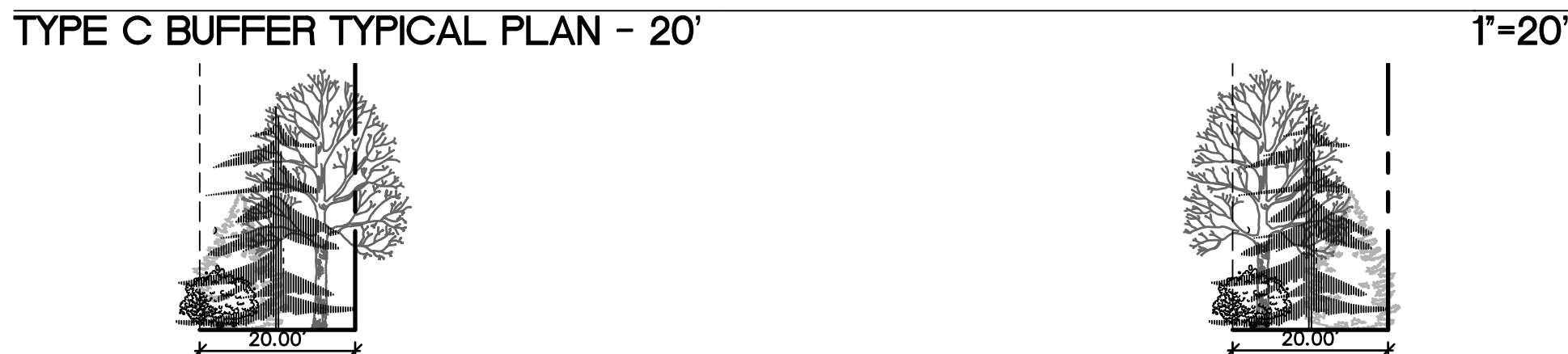
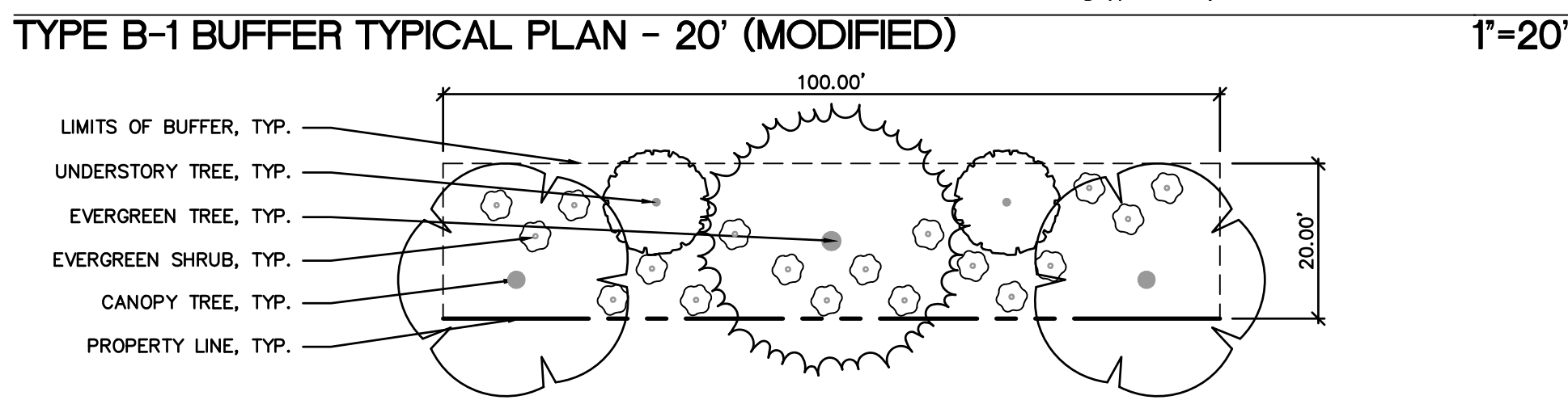
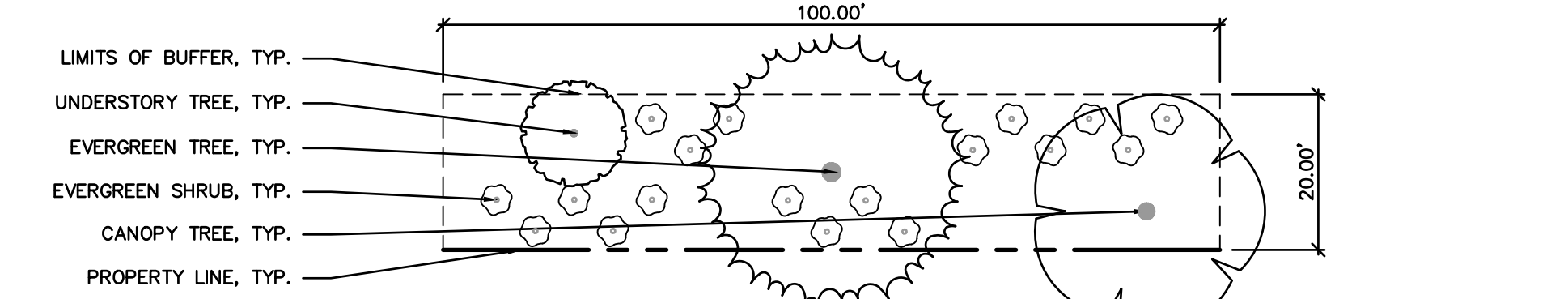
**BUFFER NOTES**

- TYPE B-1 BUFFER**
  - THE INTENT OF THE TYPE B BUFFER IS TO CREATE A SEMI-OPAQUE BUFFER, HAVING ONLY SEASONAL HORIZONTAL OPENINGS, NOT TO EXCEED 10% OF THE TOTAL WIDTH, FROM THE GROUND TO A HEIGHT OF EIGHT (8) FEET WITHIN TWO (2) YEARS OF PLANTING. A TYPE B BUFFER CAN BE ACHIEVED IN ONE OF TWO WAYS AS SPECIFIED BELOW:
    - 40' MIN. DEPTH
    - EVERGREEN TREES, (1) CANOPY TREES, (2) UNDERSTORY TREES, (36) SHRUBS (50% EVERGREEN) / 100 LF ONLY REQUIRED WHERE AN ADJACENT, MORE INTENSE USE IS PRE-EXISTING AND NO EQUIVALENT BUFFER IS PROVIDED ON THE ADJACENT PROPERTY. IF AN ADJACENT EXISTING USE PROVIDES A BUFFER THAT IS LESS THAN THE CURRENT, REQUIRED WIDTH, THE PROPOSED USE SHALL INSTALL 50% OF THE REQUIRED BUFFER INDICATED.
- TYPE C BUFFER**
  - THE INTENT OF THE TYPE C BUFFER IS TO CREATE A SEMI-OPAQUE BUFFER, HAVING ONLY SEASONAL HORIZONTAL OPENINGS, NOT TO EXCEED 25% OF THE TOTAL WIDTH, FROM THE GROUND TO A HEIGHT OF EIGHT (8) FEET WITHIN TWO (2) YEARS OF PLANTING. A TYPE C BUFFER CAN BE ACHIEVED AS SPECIFIED BELOW.
    - 20' MIN. DEPTH
    - EVERGREEN TREE, (2) CANOPY TREES, (2) UNDERSTORY TREES, (18) SHRUBS (50% MUST BE EVERGREEN) / 100 LF

**REQUIRED PLANTING**

<b>STREET TREES</b> RIGHT-OF-WAY / STREET FRONTAGE (LF) :	± 1,423 LF
TREES REQUIRED:	35.6 TREES (1 CANOPY TREE / 40 LF)
TREES PROVIDED:	36 TREES*
<b>PARKING LOT LANDSCAPING (INTERNAL LANDSCAPING)**</b>	
TOTAL PARKING SPACES:	370 SPACES
CANOPY TREES REQUIRED:	37 TREES (1 TREE / 10 SPACES)
CANOPY TREES PROVIDED:	37 TREES
UNDERSTORY TREES REQUIRED:	52.8 TREES (1 TREE / 7 SPACES)
UNDERSTORY TREES PROVIDED:	53 TREES
SHRUBS REQUIRED:	740 SHRUBS (2 SHRUBS / 1 SPACE)
SHRUBS PROVIDED:	740 SHRUBS
<b>DEVELOPMENT AREA AND FOUNDATION PLANTINGS***</b>	
FOUNDATION PLANTINGS REQUIRED:	PER CODE REQUIREMENT, TO BE FINALIZED DURING PERMITTING PHASE
FOUNDATION PLANTINGS PROVIDED:	PER CODE REQUIREMENT, TO BE FINALIZED DURING PERMITTING PHASE

- NOTES:
- ADDITIONAL LARGE MATURING TREES PLACED OUTSIDE OF STREET FRONTAGE TO MEET STREET TREE REQUIREMENT. MODIFIED TREE LOCATION RESULTING FROM CURB CUTS AND REQUIRED SIGHT TRIANGLES. FINAL LOCATION TO BE DETERMINED DURING PERMITTING PHASE.
  - FINAL PARKING LOT LANDSCAPING CALCULATIONS AND LOCATIONS OF PLANT MATERIAL TO BE DETERMINED DURING PERMITTING PHASE AFTER A FULL ENVIRONMENTAL INVENTORY HAS BEEN PREPARED. SEE SHEET RZ-200 FOR PARKING CALCULATIONS.
  - FOUNDATION PLANTINGS ARE REQUIRED ON ALL BUILDING SIDES WHICH FRONT UPON A STREET. REAR FACING BUILDING SIDES DO NOT REQUIRE FOUNDATION PLANTINGS IF STREET OR BUFFER YARD PLANTINGS ARE PROVIDED. FINAL FOUNDATION PLANTING LOCATIONS AND SPECIES TO BE DETERMINED DURING PERMITTING PHASE.



**SURVEY DISCLAIMER**  
ALTA/ACSM LAND TITLE SURVEY ISSUE DATE: MAY 19, 2023. PROVIDED BY THE SURVEY COMPANY, INC., 4105-B STUART ANDREW BLVD, CHARLOTTE, NC 28217, PH:704-561-9970

**PLANTING LEGEND**

SYMBOL	DESCRIPTION	DETAIL
(Symbol)	EXISTING TREELINE	-/-
(Symbol)	PROPOSED TREELINE	-/-
(Symbol)	PROPOSED STREET TREE TO BE MATCHING SPECIES TYPICAL OF:	-/-
(Symbol)	PROPOSED INTERNAL CANOPY TREE TO BE MATCHING SPECIES TYPICAL OF:	-/-
(Symbol)	PROPOSED INTERNAL UNDERSTORY TREE TO BE MATCHING SPECIES TYPICAL OF:	-/-
(Symbol)	PROPOSED 50' TREE COVERAGE RADIUS	-/-
(Symbol)	PROPOSED PROPERTY LINE	-/-
(Symbol)	PROPOSED OPEN SPACE	-/-

PROJECT NAME:	BESSEMER CITY MULTI-FAMILY
PARCEL NUMBER:	151220
SITE ACREAGE:	± 14.155 ACRES (SURVEYED)
REZONING ACREAGE:	± 13.168 ACRES
R/W AREA TO BE DEDICATED:	± 0.987 ACRES
PRINCIPAL USES:	MULTI-FAMILY RESIDENTIAL
EXISTING USE:	RESIDENTIAL / VACANT
EXISTING ZONING DISTRICT:	RURAL (R)
PROPOSED ZONING DISTRICT:	URBAN RESIDENTIAL (UR-CZ)
ZONING OVERLAY:	N/A
WATERSHED:	N/A

200 SOUTH TRYON STREET, SUITE 1400  
CHARLOTTE, NORTH CAROLINA 28202  
Phone: (704) 376-1555  
Email: info@colejeneststone.com  
www.bolton-menk.com

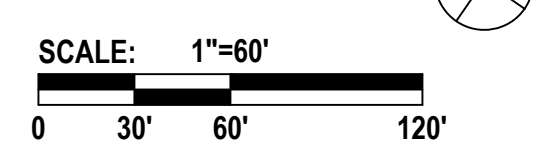
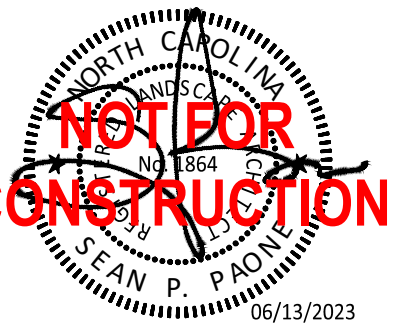
**EXPONENTIAL DEVELOPMENT**  
6401 CARMEL ROAD, SUITE 202  
CHARLOTTE, NC 28226  
704-777-8888

**BESSEMER CITY MULTI-FAMILY**  
BESS TOWN ROAD  
BESSEMER CITY, NC 28016  
PID# 151220

**LANDSCAPE PLAN**  
PROJECT NO:  
04925.00

REVISIONS:

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

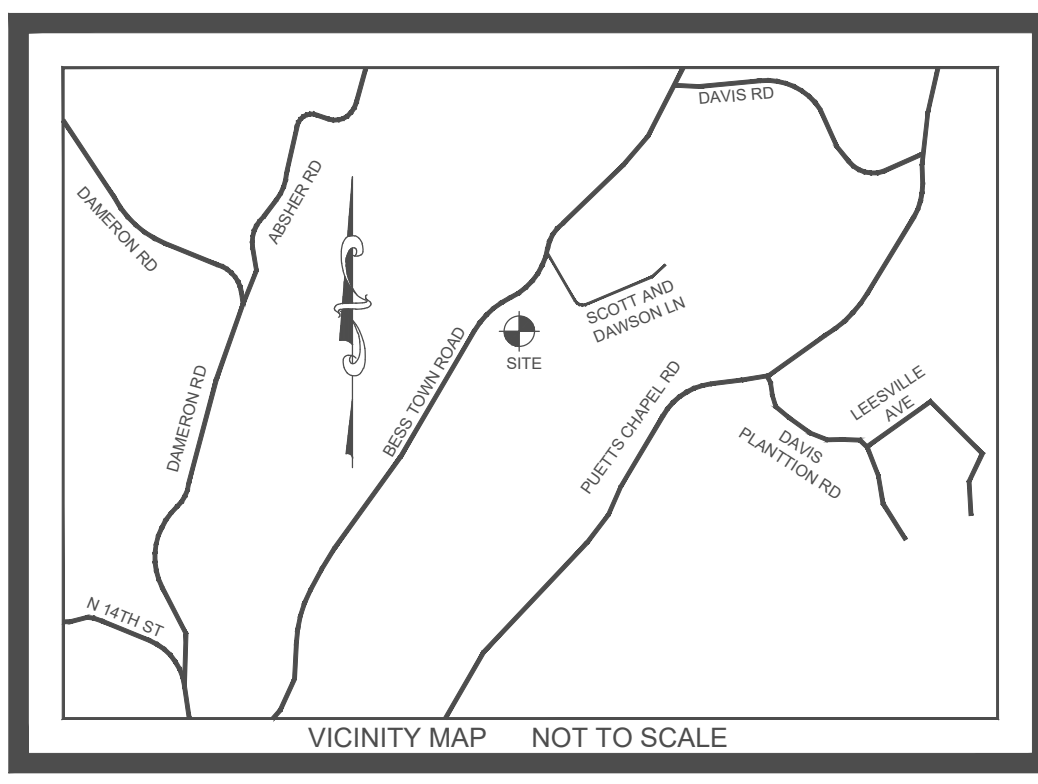


SCALE:	1" = 60'
DATE:	06/13/2023
DESIGNED BY:	DBT
DRAWN BY:	DBT
CHECKED BY:	SPP

**RZ-300**  
FILE NO.:

© Bolton & Menk, Inc. 2023. All Rights Reserved. A:\C:\S...R\Proposals\2023\2525.2525 - Exponential Equity Bessemer City.pdf - Plans (CAD) - Metric\CAD\1 - Metric\CAD\1B-REZONING.dwg 9/13/2023 11:25:06 AM





- MAP REFERENCES**
- MAP TITLED "SURVEY FOR MARVIN ROGER HOVIS AND WILLIAM CARL HOVIS" DATED DECEMBER 09, 1994 PREPARED BY CLONINGER SURVEYING AND MAPPING, SIGNED AND SEALED BY MICHAEL LARRY CLONINGER PLS L-3190. NOT OF PUBLIC RECORD.
  - MAP TITLED "BOUNDARY SURVEY OF 42.11 ACRES WYANT PROPERTY" DATED MAY 14, 1990, PREPARED BY DRAKE SURVEYING AND RECORDED IN MAP BOOK 45, PAGE 95 OF THE GASTON COUNTY PUBLIC REGISTRY.
  - MAP TITLED "SUBDIVISION MADE AT THE REQUEST OF JERIMIAH SMITH - PROPERTY OF: ROBERT AUSTIN BOWEN" DATED JANUARY 28, 2021 PREPARED BY GRAY SURVEYING COMPANY, INC AND RECORDED IN MAP BOOK 93, PAGE 17 OF THE GASTON COUNTY PUBLIC REGISTRY.



NGS MONUMENT  
"SUNNYSIDE"  
N 561,837.29  
E 1,313,419.21  
U.S. SURVEY FEET

GARY GRANT FAMILY LLC  
DEED BOOK 4731, PAGE 2384  
PARCEL 151332  
649 BESS TOWN RD

ROBERT AUSTIN BOWEN  
DEED BOOK 4607, PAGE 2059  
LOT 2 - PLAT BOOK 93, PAGE 17  
PARCEL 306075  
707 BESS TOWN RD

JERIMIAH C SMITH AND  
MEGAN A SMITH  
DEED BOOK 504, PAGE 380  
LOT 1 - PLAT BOOK 93, PAGE 17  
PARCEL 306075  
715 BESS TOWN RD

DCA REAL ESTATE HOLDINGS LLC  
DEED BOOK 4893, PAGE 1740  
PARCEL 151214  
819 BESS TOWN RD

DCA REAL ESTATE HOLDINGS LLC  
DEED BOOK 4893, PAGE 1740  
PARCEL 151219  
755 BESS TOWN RD

GARY GRANT FAMILY FARM LLC  
DEED BOOK 4844, PAGE 623  
PARCEL 151218  
871 BESS TOWN RD

WILLIAM CARL HOVIS ESTATE  
WILL BOOK 2018E, PAGE 1501  
DEED BOOK 2444, PAGE 271  
PARCEL 151220  
14.155 ACRES  
(616,598 SQ. FT.)  
INCLUDING 0.987 ACRES (43,010 SQ. FT.)  
IN THE RIGHT OF WAY OF BESS TOWN ROAD

MELVIN L. KISER JR AND  
SUZANNE P. KISER  
DEED BOOK 2561, PAGE 78  
PARCEL 151381

MELVIN L. KISER JR AND  
SUZANNE P. KISER  
DEED BOOK 5271, PAGE 1347  
PARCEL 151389  
1465 PUETTTS CHAPEL RD

DCA REAL ESTATE HOLDINGS LLC  
DEED BOOK 4893, PAGE 1740  
PARCEL 151222  
802 BESS TOWN RD

**LEGEND**

**LINETYPES USED**

- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- SETBACK LINE
- OVERHEAD POWER LINE
- FENCE LINE

**SYMBOLS USED**

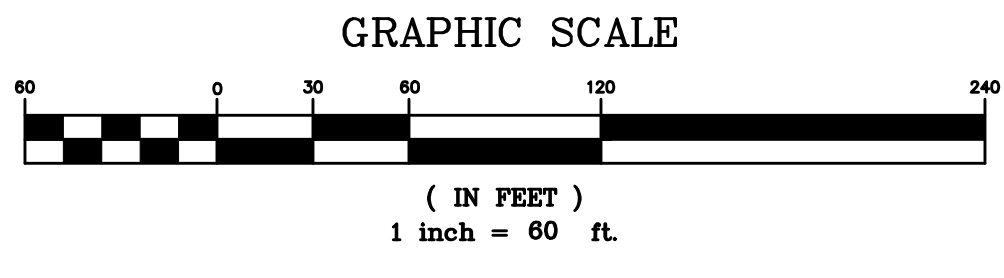
- FOUND PROPERTY CORNER
- SET 5/8" REBAR OR PK NAIL
- CALCULATED POINT
- POWER POLE
- TELEPHONE PEDESTAL
- SIGN

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2444, PAGE 271; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 45, PAGE 95; PLAT BOOK 93, PAGE 17; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000 AND THE POSITIONAL ACCURACY IS 0.065; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

I, CHARLES S. LOGUE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A
- POSITIONAL ACCURACY:  
HORIZONTAL POSITIONAL ACCURACY AT 95% CONFIDENCE: 0.055  
VERTICAL POSITIONAL ACCURACY AT 95% CONFIDENCE: 0.074
- TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC
- DATES OF SURVEY: MAY 11, 2023 THRU MAY 19, 2023
- DATUM/EPOCH: HORIZONTAL = NAD83 (2011)  
VERTICAL = NAVD83
- PUBLISHED/FIXED-CONTROL USED: NC VRS CORS
- GEOID MODEL: GEOID12B(CONUS)
- COMBINED GRID FACTOR(S): 0.9998337885
- UNITS: U.S. SURVEY FEET

*Charles S. Logue*  
CHARLES S. LOGUE, PLS L-2472  
05/19/2023  
DATE



- GENERAL NOTES**
- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
  - ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
  - THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  - ALL CORNERS MONUMENTED AS SHOWN.
  - SUBJECT PROPERTY IS LOCATED WITHIN FLOODZONE (X) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710352700J, REVISED SEPTEMBER 28, 2007.
  - SUBJECT PROPERTY ZONING: R (RURAL) PER GASTON COUNTY GIS  
SETBACKS PER LAND DEVELOPMENT CODE  
CITY OF BESSEMER CITY, NC FOR R (RURAL) ZONING  
FRONT: 50'  
SIDE: 15' (SINGLE FAMILY DWELLINGS AND MANUFACTURED HOUSING  
25' (ALL OTHER USES)  
REAR: 50'
  - BASIS OF HORIZONTAL DATUM IS NC GRID - NAD 83(2011). VRS DERIVED.
  - BASIS OF VERTICAL DATUM IS NAVD83. VRS DERIVED.
  - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT OR REPORT.
  - THE SURVEY COMPANY, INCORPORATED IS RESPONSIBLE ONLY FOR THE LOCATION OF ABOVE GROUND MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON OR SERVING THIS SITE OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING CALL NC ONECALL (811).

**The Survey Company, Inc.**

4105-B STUART ANDREW BLVD., CHARLOTTE, NC 28217  
P: 704.561.9970 • F: 704.561.9972 • WWW.SURVEYCO.COM  
NORTH CAROLINA FIRM - REGISTRATION NUMBER C-1716

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**BOUNDARY SURVEY OF:**  
**WILLIAM CARL HOVIS ESTATE**  
GASTON COUNTY PARCEL 151220  
CROWDERS MOUNTAIN TOWNSHIP - BESSEMER CITY  
GASTON COUNTY - NORTH CAROLINA

**PROPERTY OWNER:**  
WILLIAM CARL HOVIS ESTATE  
C/O THOMAS HOVIS AND  
DEBORAH MOORE  
507 S INMAN AVE  
BESSEMER CITY, NC 28016

**PREPARED FOR:**  
EXPONENTIAL DEVELOPMENT  
6401 CARMEL ROAD  
SUITE 202  
CHARLOTTE, NC 28226  
PHONE: 704.777.6888

**PROJECT NUMBER:** EXP 06  
**SURVEYED BY:** JH  
**DRAWN BY:** TRB  
**CHECKED BY:** CSL  
**ISSUE DATE:** 05/19/2023

CAD FILE: EXP06.DWG