132 W. Virginia Ave.
Bessemer City, NC 28016
(704) 629 – 5542 Ext. 1003

**Staff Only:**
Date Rec'd: _____
Rec'd by: _____
Case #: _____

# LAND DEVELOPMENT APPLICATION FORM

| 1. Application Type | ✔ | Fee | | ✔ | Fee |
|---|---|---|---|---|---|
| • *Sketch Plan/Plat (Major Sub):* | | | • *Conditional Zoning (CZ)* | | |
| • *Preliminary Plat (Major Sub):* | | | • *Special Use Permit (SUP)* | | |
| • *Final Plat (Major Sub):* | | | • *Text Amendment* | | |
| • *Major Site Plan* | | 1 | • *Minor Site Plan* | | |
| • *Construction Documents:* | | | • *Minor Subdivision Plat* | | |
| • *Recombination Plat* | | | • *General Rezoning* | | |
| • *Other*: _____ | | | | | |

Fee Total: _____

**2. Project Information**

Date of Application: 2/14/22 Name of Project: Edgewood Industrial

Location: 812 Edgewood Road Property Size (acres): 120 # of Units/Lots: _____

Current Zoning: Industrial Proposed Zoning: Industrial

Current Land Use: Vacant/Farm Proposed Land Use: Industrial

Tax Parcel Number(s): _____

Square Footage: 1,028,700

**3. Contact Information**

| Owner, Applicant, or Developer | Agent(s) (Engineer, Architect, Etc.) |
|---|---|
| Edgewood Industrial Land Owner, LLC | Thomas & Hutton |
| Address: 440 South Church Street, Ste 800 | Address: 1020 Euclid Avenue |
| City, State Zip: Charlotte NC 28202 | City, State Zip: Charlotte NC 28203 |
| Telephone: 919-219-2090 | Telephone: 980-273-9406 |
| Email: tcaldwell@trinitycapitaladvisors.com | Email: seamon.j@tandh.com |

**4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:**

☐ **Signed "Original" application**

☐ **Project Fee(s)** – See Fee Schedule

☐ **Written Summary/Description of Request** can be on company letterhead. Shall include requested use or uses, sq. feet of non-residential space, or density and number of units/lots for residential, or any other applicable information. For CZ's, must also describe any variations proposed from the Land Development Code

☐ **Property Survey** (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.

☐ **Site/sketch plan** (at least one copy), may contain multiple pages and must be drawn to scale by an engineer or landscape architect. Shall include locations of buildings and/or lots, streets, parking, proposed grading, landscaping/screening, open space, watershed/storm water information, associated storm water measures, and proposed utilities and lighting. Shall also include general information from adjoining lots

■ **Illustrative (color) site/sketch plan** for presentation purposes with same layers as described above

☐ **Architectural elevations, Perspective Renderings, and Architectural Review Board Checklist** may include multiple pages and must be drawn to scale by an architect. Include all primary and accessory buildings (all building sides), an illustrative color package, and black and white w/dimensions. Other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height must also be included (NOT REQUIRED, BUT OPTIONAL FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).

☐ **Illustrative (color) elevations** for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples

☐ **Digital Files** of all items listed above



Signature:_____ Printed Name:_____ Date:_____

TRINITYCAPITAL

February 21, 2022

Dear Bessemer City,

Trinity Capital Advisors is a well-capitalized real estate investment firm with proven development expertise in the Southeast. Our local roots and established relationships make us nimble development partners who successfully and efficiently execute and deliver. We are well underway on one development in Gaston County and are excited to start another project in Bessemer City.

Today, we are writing to express our excitement to announce our intentions of developing a class A industrial park off Edgewood Road with parcels currently in Gaston County. This project will consist of four buildings totaling over one million square feet. The project will include into two phases with the first consisting of a 400,000+ cross-dock and a 225,000+ rear load building. The second phase will add two rear load buildings totaling roughly 390,000 SF.

We look forward to working through the annexation process in Bessemer City and are excited to bring jobs to the area!

Sincerely,

Massie Flippin

Massie Flippin
Partner, Industrial; Cell: 336.442.1650

EXHIBIT "A"

LEGAL DECRIPTION

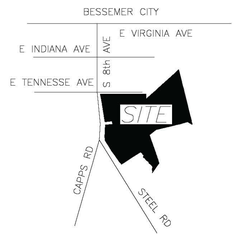
BEGINNING at a computed point near the intersection of East Tennessee Avenue and South 8th Street, Lisa Spencer corner (Deed Book 4786 Page 2219) following said Spencer's southern line S 76-28'22" E (passing an existing 3/4" rebar 7.10') a total distance of 177.24' to an existing 5/8" rebar, corner of said Spencer and Kennerly Wright (Deed Book 16E page 613); thence following said Wright line S 76-10'32" E 100.17' to an existing axle, which is a corner of said Wright and Adrianne Bess (Deed Book 4763 page 2419); thence continuing with said Bess's most southern line S 76-30'17" E 333.05' to an existing axle; thence following said Bess's most eastern line N 13-29'05" E 136.20' to an existing 1/2" rebar; thence continuing with said Bess's most eastern line N 0-26'47" W 50.77' to an existing 1/2" rebar; said rebar being located N 0-26'47" W 52.47' from a computed point, which is said Bess's northeastern corner, said computed point being located S 76-01'41" E 25.24' from an existing axle on South 7th Street; thence continuing with said existing 1/2" rebar S 74-37'28" E 401.39' to an existing 1/2" rebar, which is a common corner of Industrial Park LLC and Glenda Plamplin (Deed Book 4579 Page 2016), said existing 1/2" rebar being located N 15-24'21" E from an existing 1/2" rebar, which is a corner online with said Plamplin line; thence with the existing 1/2" rebar (which is said common corner of Industrial Park LLC and said Plamplin) S 15-31'09" W (passing an existing 1/2" rebar 320.33') a total distance of 380.02' to an existing 1/2" rebar, which is said Plamplin's southwestern corner which is also a common a common corner of said Plamplin and another tract of Industrial Park LLC (Deed Book 4928 Page 2011); thence following said Plamplin line S 74-37'43" E 514.55' to an existing 1/2" rebar which is a corner of said Plamplin and Mariam Vestal ( Deed Book 4985 Page 609); thence continuing with said Vestal line S 15-44'03" W 133.97' to an existing axle, which is a corner of another tract of Industrial Park LLC (Deed Book 4928 Page 2011) and said Vestal; thence leaving said axle S 16-58'03" W 31.42' to an existing 1" iron pipe, which is the southeastern corner of the property owned by said Vestal; thence leaving said iron and following the most southern line of said Vestal N 63-11'13" E 1431.24' to an existing 1/2" rebar; thence continuing N 1-06'19" E 53.75' to a set 1/2" rebar near Downey Lane; thence continuing within the right of way of Downey Lane N 60-43'26" E 30.70' to a point near the intersection of Downey Lane and Edgewood Drive; thence S 32-15'07" E 167.08' to an existing 5/8" rebar in the West line of Edgewood Drive, which said rebar being situate 350' in a northwesterly direction from the northwest point of the intersection of McCall Drive and Edgewood Drive and runs thence S 66-12'58" W 130.83' to an existing bent rebar with a nail set (which said rebar being online to the easternly line of another tract owned by Industrial Park, LLC (Deed Book 4928 Page 2011 Tax ID 152364); thence leaving said bent rebar and following the western lines of the following lots the following courses and distances: thence leaving said Industrial Park's line and following SSSS holdings, LLC line (Deed Book 5275 Page 545), and Gary Kuykendall line (Deed Book 4698 Page 257) S 1-17'19" W 219.24' to an existing 1/2" rebar, which is also the northwestern corner of said Kuykendall line; thence leaving said Kuykendall and following Ola Cline line (Deed Book 1418 Page 658) and Vincent Bolch line (Deed Book 4385 Page 2155) S 0-56'42" W 185.33' to an existing 1/2" rebar, which is the northwestern corner of Andy Goins line (Deed Book 2835 Page 637); thence leaving said Bolch line and following said Goins line S 1-22'32" W 98.99' to an existing 1/2" rebar, which is the northwestern corner of Donald Bess line (Deed Book 4444 Page 1006); thence leaving said Goins line and following said Bess line S 0-59'15" W 101.76' to an existing 1" iron pipe, which is the northwestern corner of the Howard Jones Life Estate line (Deed Book 2642 Page 83); thence

leaving said Bess line and following said Jones line S 0-59-04" W 99.41' to an existing 2" iron pipe, which is the northwestern corner of Chriss Fox line (Deed Book 2489 Page 348); thence leaving said Jones line and following said Fox line and Gary Guill line (Deed Book 4412 Page 2129) S 1-13'14" W 292.71' to an existing iron pipe, which is the southwestern corner of said Guill line; thence leaving said Guill line and following the most western line of Lawerence Wolf and Others line (Deed Book 4977 Page 173) S 1-15'43" W 264.79' to an existing iron pipe; thence leaving said iron pipe and continuing with said Wolf line S 2-09'23" W 462.69' to an existing iron pipe, which is the southeastern corner of said Wolf line; thence leaving said iron pipe and following the northeastern line of said Wolf line N 45-38'44" W 180.79' to an existing 1/2" rebar; thence leaving said northeastern line of wolf and following the most northern of said Wolf S 87-25'14" W 132.97' to an existing 1/2" rebar; thence continuing with the northern line of said Wolf line N 88-05'06" W 925.46' to an existing 5/8" rebar; thence S 67-25'26" W 275.93' to an existing 1/2" rebar; thence with the most western line of the said Wolf tract S 3-35'05" E 975.53' to an existing bent iron pipe with a nail set; thence S 50-18'53" W (passing an existing 5/8" rebar 357.23') a total distance of 391.36' to a computed point in the center of the creek, said computed point being located S 78-33'46" W 20.28' from an existing 1/2" rebar; thence from said computed point following the center of said creek the following (13) courses and distances: 1) N 19-56'33" E 56.68' to a point; 2) thence N 0-16'18" E 54.97' to a point; 3) thence N 28-31'34" E 71.02' to a point; 4) thence N 0-46'18" W 43.74' to a point; 5) thence N 31-51'13" W 144.52' to a point; 6) thence N 0-23'20" W 39.14' to a point; 7) thence N 37-53'50" W 89.44' to a point; 8) thence N 24-11'18" W 97.11' to a point; 9) thence N 56-17'56" W 48.67' to a point; 10) thence N 26-25'27" E 82.68' to a point; 11) thence N 40-07'21" W 47.87' to a point; 12) thence N 1-42'30" E 32.45' to a point; 13) N 31-41'20" W 67.77' to a point; thence leaving center of said creek S 72-16'50" W (passing a set 1/2" rebar at 25.00') a total distance of 749.47' to an existing pk nail in Steele Creek Road, said pk nail being located S 24-59'59" E 342.93' from an existing 3/8" rebar marking the most southwesterly corner of the property owned by Danielle Prince (Deed Book 4954 Page 1573); thence from said pk nail continuing within the right of way of Steele Creek Road the following (5) courses and distances as follows: 1) thence N 21-33'09' W 122.76' to a point; 2) N 20-40'47" W 187.63' to an existing 3/8" rebar; 3) thence N 20-49'19" W 228.24' to a point; 4) thence N 17-15'13" W 178.71' to an existing 5/8" rebar; 5) thence N 15-18'23" W 231.49' to an existing pk nail in the intersection of Steele Creek Road and Capps Road; said pk nail being located N 8-54'52" W 35.68' from an existing railroad spike in the center of Capps Road; thence from said pk nail N 6-11'12" E 95.51' to an existing nail; thence leaving said existing nail N 18-08'38" E 402.19' to an existing rebar in the center of Capps Road; thence following the center of Capps Road N 13-01'57" E 12.26' to an existing rebar, Meninas Homes LLC corner (Deed Book 5253 Page 2438; thence following said Meninas most southern line S 80-55'54" E 243.88' to an existing axle with a nail set; thence following said Meninas most eastern line N 5-36'17" E 99.55' to an existing axle and said Meninas northeastern corner; thence following said Meninas most northern line N 80-50'58" W 234.87' to an existing rebar in the center of Capps Road, which is said Meninas northwest corner; thence continuing withing the right of way of Capps Road N 5-52'13" E 926.47' to an existing 1/2" iron pipe; thence continuing in the right of way of South 8th Street N 15-15'56" E 175.48' to a place and point of BEGINNING, containing 120.84 acres according to a survey performed by James D. McAuley latest revised date December 15th, 2021, and having a noted project number 4200401.

This conveyance is made subject to a sanitary sewer easement shown on Plat Book 31 Page 31. Also, all other easements, restrictions, and rights of way, if any, appearing of record in the chain of title of the subject property or visible upon an actual, physical inspection of the subject property.

Being all of Tracts 1-4 of the same property descried as in that General Warranty Deed of Kings Mountain Properties, LLC, recroded February 14, 2007, in Book 4295 at Page 929.

## VICINITY MAP: (NOT TO SCALE)




## GENERAL NOTES:

1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC SURVEYING NC, PLLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN TRINITY CAPITAL AND SGC SURVEYING NC PLLC, DATED 11-05-2021.

2) THE SUBJECT PARCEL IS DEPICTED AS SHOWN ON "ALTA SURVEY OF: EDGEWOOD ROAD INDUSTRIAL PARK, LLC" BY JAMES D. MCAULEY PLS# 4352.

3) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).

4) THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC SURVEYING NC, PLLC ON 11-16-2021.

## MAP REFERENCES:

1) A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF: EDGEWOOD ROAD INDUSTRIAL PARK, LLC" DATED 10-24-2021, PREPARED BY JAMES D. MCAULEY.

## LEGEND:

- SUBJECT BOUNDARY LINE
- ADJACENT R.O.W. LINE
- BUILDING
- MAJOR CONTOUR
- MINOR CONTOUR
- EASEMENT LINE
- METAL FENCE
- TOE OF SLOPE
- TOP OF SLOPE
- EDGE OF PAVEMENT
- EDGE OF TRAIL
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- WETLAND FLAG
- UTILITY POLE
- CABLE PEDESTAL
- HYDRANT
- SEWER MANHOLE
- WATER METER

0 100 200 400

1 INCH = 200 FEET

### SANITARY SEWER DATA:

SANITARY MANHOLE #1
RIM ELEV.= 826.57'
INVERT ELEV.= 817.12'

SANITARY MANHOLE #2
RIM ELEV.= 821.12'
INVERT ELEV.= 815.83'

SANITARY MANHOLE #3
RIM ELEV.= 815.39'
INVERT ELEV.= 811.54'

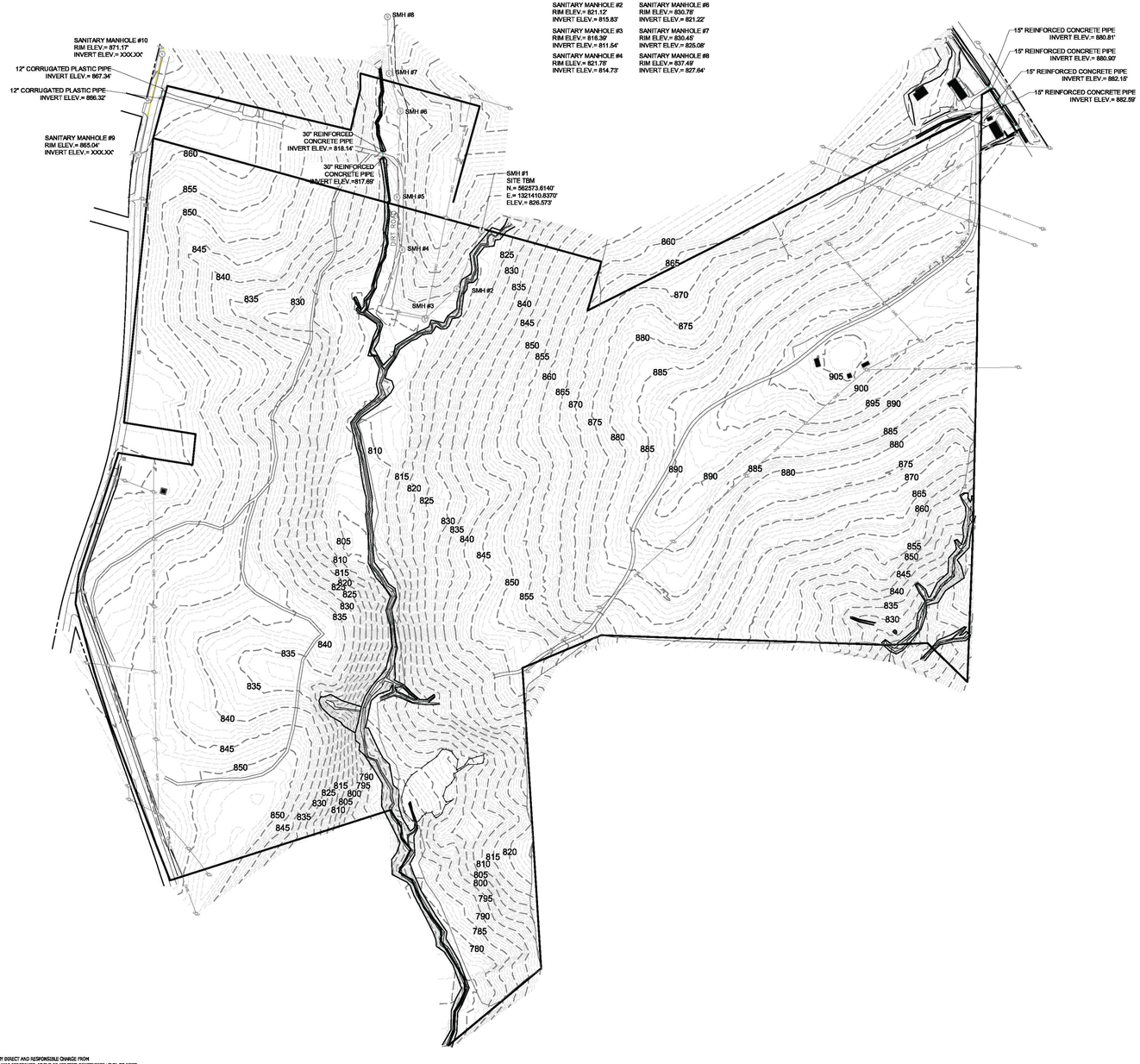
SANITARY MANHOLE #4
RIM ELEV.= 821.78'
INVERT ELEV.= 814.73'

SANITARY MANHOLE #5
RIM ELEV.= 821.66'
INVERT ELEV.= 815.54'

SANITARY MANHOLE #6
RIM ELEV.= 830.79'
INVERT ELEV.= 821.22'

SANITARY MANHOLE #7
RIM ELEV.= 830.43'
INVERT ELEV.= 825.08'

SANITARY MANHOLE #8
RIM ELEV.= 837.40'
INVERT ELEV.= 827.64'




"I, DANIEL J. FOGLEMAN, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS B STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 11/16/2021; THAT THE SURVEY WAS COMPLETED ON 12/01/2021; THAT CONTOURS SHOWN AS [BROKEN LINES] MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON 'NAD 83' AND REALIZATION 2011 AND ALL ELEVATIONS ARE BASED ON NAVD 88."
THIS 7TH DAY OF DECEMBER, 2021.

NORTH CAROLINA PROFESSIONAL SEAL L-5414 LAND SURVEYOR DANIEL J. FOGLEMAN

DANIEL J. FOGLEMAN, PLS
LICENSE NUMBER: L-5414

N

SGC

GRID NORTH

REVISIONS:

| NO. | DATE | |
|---|---|---|
| 0 | — | APPROVED FOR SUBMITTAL |


SGC SURVEYING NC, PLLC
SURVEY AND MAPPING
1648 RACEWAY DR
MOORESVILLE, NC 28117
PHONE: 980-224-8666
WWW.SGCSURVEY.COM


DATE: 12-07-2021 | DRAWN: TPM | PROJECT: 2195001 | SHEET 1 OF 1
SCALE: 1" =200' | CHECK: DJF | FILE: 2195001-TOPO-ALTA FINAL

TOPOGRAPHIC SURVEY
OF PROPERTY LOCATED ON
*CAPPS ROAD*
*BESSEMER CITY, GASTON COUNTY, NC*

PREPARED FOR:
*EDGEWOOD ROAD INDUSTRIAL PARK, LLC*
(COMPLETE ADDRESS WITH ZIP)

EXHIBIT A LEGAL DESCRIPTION

PROPERTY ADDRESS: 806 EDGEWOOD ROAD, BESSEMER CITY, NC 28016

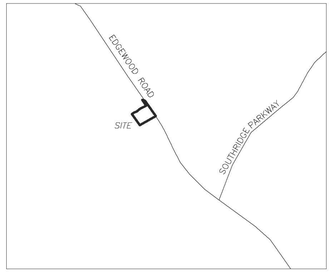
PARCEL ID: 152646

BEGINNING AT A STAKE LOCATED IN THE CENTER OF THE BESSEMER CITY-PISGAH ROAD (SR 1307) SAID STAKE BEING SITUATED IN A GENERALLY NORTHERLY DIRECTION APPROXIMATELY 517.05 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF MCCALL DRIVE WITH THE CENTER LINE OF STATE ROAD NO. 1307, AND RUNS THENCE SOUTH 59-42 WEST 60.78 FEET MORE OR LESS TO AN IRON, THENCE CONTINUING SOUTH 59-42 WEST 241.40 FEET TO AN OLD IRON; THENCE NORTH 36-39 WEST 206.47 TO AN IRON LOCATED IN THE CENTER OF A DITCH; THENCE WITH THE CENTERLINE OF THE DITCH IN A GENERAL NORTHEASTERLY DIRECTION 255 FEET TO A STAKE; THENCE NORTH 33-00 WEST 125.92 FEET TO AN OLD IRON; THENCE SOUTH 78-01 EAST 62.33 FEET TO A NAIL LOCATED IN THE CENTER LINE OF BESSEMER CITY-PISGAH ROAD (STATE ROAD NO. 1307); THENCE WITH THE CENTER LINE OF SAID ROAD, SOUTH 36-04 EAST 304 FEET, PLUS OR MINUS, TO THE POINT OF BEGINNING. SAVE AND EXCEPT ANY PORTION OF THIS TRACT CONTAINED IN THAT DEED RECORDED IN BOOK 1272 AT PAGE 818, GASTON COUNTY REGISTRY.

BEING THE IDENTICAL PROPERTY CONVEYED TO ERNEST CLAYTON YOUNG BY DEED RECORDED IN BOOK 882 AT PAGE 255, GASTON COUNTY REGISTRY.

SEE ESTATE FILE NO. 14-E-1437 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GASTON COUNTY, WHICH CONTAINS THE LAST WILL AND TESTAMENT OF ERNEST C. YOUNG, DECEASED. E. DALE YOUNG AND KYM Y. WILLIAMS JOIN IN THIS DEED TO CONVEY ANY INTEREST THEY MAY HAVE IN SAID PROPERTY.

## VICINITY MAP: (NOT TO SCALE)




## GENERAL NOTES:

1. THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN TRINITY CAPITAL AND SGC SURVEYING NORTH CAROLINA, PLLC.
2. REFERENCE DEEDS FOR THE LOCUS PARCELS ARE DB 5250 PG 1977. AS RECORDED AT THE GASTON COUNTY REGISTRY OF DEEDS.
3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO NAD83 NC STATE PLANE 3200, REALIZATION MYCS2, 2017. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND FEET.
4. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATION UTILIZING OPUS NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83 (MYCS2–2017) DATUM. COMBINED GRID FACTOR 0.9998346315. IF SHOWN, VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 18).
5. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC. NC 811 SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (336–855–5760).
6. THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC SURVEYING NORTH CAROLINA, PLLC ON 12–27–2021.
7. NO PUBLISHED NCGS CONTROL FOUND WITHIN 2000' OF SITE.
8. GASTON COUNTY ZONING DISTRICTS PER GIS: UR
9. NO FOUND EVIDENCE OF SANITARY SEWER RUNNING THROUGH PROPERTY. EASEMENT AS SHOWN IS SCALED PER PB 49 PG 74.
10. PAVED DRIVE APPEARS TO BE 16.3' OVER LINE.

## MAP REFERENCES:

1) A PLAN ENTITLED "RIGHT–OF–WAY MAP NO. ONE SANITARY SEWER EASEMENT TO BE ACQUIRED FROM PROPERTY OWNERS SHOWN" DATED 04–15–1993, PREPARED BY DENNIS L. FOX.

## LEGEND:

- SUBJECT BOUNDARY LINE
- ADJACENT LOT LINE
- ADJACENT R.O.W. LINE
- BUILDING
- MAJOR CONTOUR
- MINOR CONTOUR
- EASEMENT LINE
- METAL FENCE
- EDGE OF PAVEMENT
- EDGE OF TRAIL
- EDGE OF CONCRETE
- STORM DRAIN LINE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- UTILITY POLE
- SEWER MANHOLE
- SEWER CLEAN-OUT
- HYDRANT
- GUY WIRE
- WATER METER
- REBAR FOUND
- SOLID SMOOTH ROD FOUND
- PIPE FOUND
- COMPUTED POINT
- REBAR SET

0 20 40 80

1 INCH = 40 FEET

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L1 | 36.68' | N48°04'20"E |
| L2 | 55.29' | N69°50'08"E |
| L3 | 41.30' | N45°42'35"E |
| L4 | 36.63' | N56°05'46"E |
| L5 | 45.93' | N64°20'40"E |
| L6 | 19.63' | N66°51'04"E |
| L7 | 22.99' | N55°47'50"E |
| L8 | 18.32' | N56°58'47"E |
| L9 | 7.14' | N34°52'59"W |
| L10 | 44.23' | S77°06'10"E |
| L11 | 12.20' | N35°04'52"W |

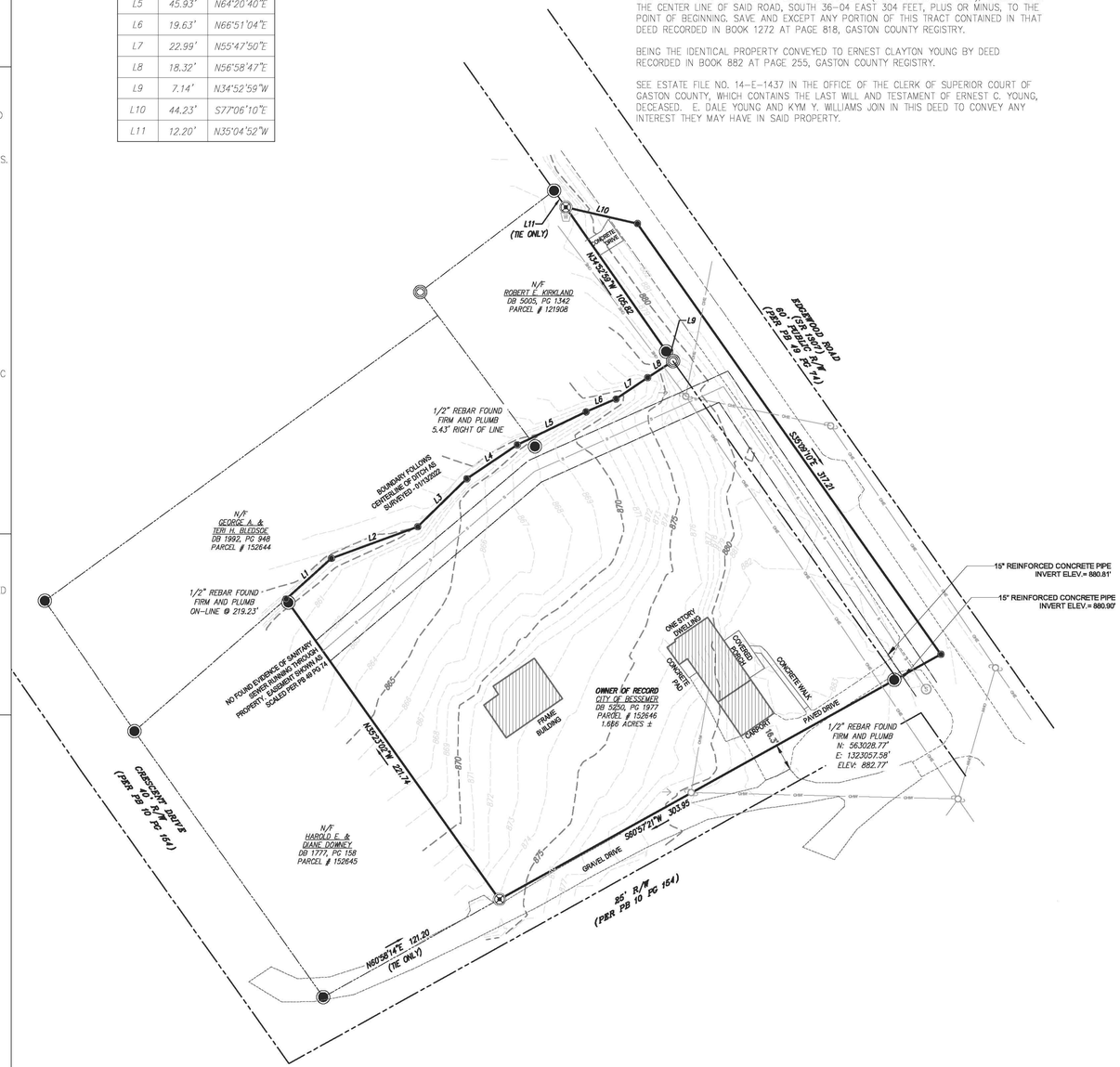
## WRITTEN DESCTIPTION:

EXHIBIT A LEGAL DESCRIPTION
PROPERTY ADDRESS: 806 EDGEWOOD ROAD, BESSEMER CITY, NC 28016
PARCEL ID: 152646

BEGINNING AT A STAKE LOCATED IN THE CENTER OF THE BESSEMER CITY–PISGAH ROAD (SR 1307) SAID STAKE BEING SITUATED IN A GENERALLY NORTHERLY DIRECTION APPROXIMATELY 517.05 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF MCCALL DRIVE WITH THE CENTER LINE OF STATE ROAD NO. 1307, AND RUNS THENCE SOUTH 59–42 WEST 60.78 FEET MORE OR LESS TO AN IRON, THENCE CONTINUING SOUTH 59–42 WEST 241.40 FEET TO AN OLD IRON; THENCE NORTH 36–39 WEST 206.47 TO AN IRON LOCATED IN THE CENTER OF A DITCH; THENCE WITH THE CENTERLINE OF THE DITCH IN A GENERAL NORTHEASTERLY DIRECTION 255 FEET TO A STAKE; THENCE NORTH 33–00 WEST 125.92 FEET TO AN OLD IRON; THENCE SOUTH 78–01 EAST 62.33 FEET TO A NAIL LOCATED IN THE CENTER LINE OF BESSEMER CITY–PISGAH ROAD (STATE ROAD NO. 1307); THENCE WITH THE CENTER LINE OF SAID ROAD, SOUTH 36–04 EAST 304 FEET, PLUS OR MINUS, TO THE POINT OF BEGINNING. SAVE AND EXCEPT ANY PORTION OF THIS TRACT CONTAINED IN THAT DEED RECORDED IN BOOK 1272 AT PAGE 818, GASTON COUNTY REGISTRY.

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STATE OF NORTH CAROLINA
COUNTY OF GASTON

I, _____, Review Officer of Gaston County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ Date
Review Officer

N

SGC

GRID NORTH

## CHICAGO TITLE INSURANCE COMPANY SCHEDULE B - PART 2 EXCEPTIONS:

**COMMITMENT # 21-25912CH, EFFECTIVE DATE: DECEMBER 06, 2021**

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.
2. TAXES OR ASSESSMENTS FOR THE YEAR 2022, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
3. ANY DISCREPANCY, CONFLICT, MATTERS REGARDING ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
4. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN PLAT BOOK 49, PAGE 74.
5. TERMS, PROVISIONS, OPTIONS, RIGHT OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, AND LIENS PROVIDED FOR IN INSTRUMENT(S) APPEARING IN THE PUBLIC RECORDS, AND ANY RELATED MAPS, PLANS, BY-LAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
6. AMENDED CONSENT JUDGMENT TO CITY OF BESSEMER CITY RECORDED IN BOOK 2375, PAGE 55. IN CONNECTION THEREWITH MEMORANDUM OF ACTION RECORDED IN BOOK 2297, PAGE 838.
7. TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 1307, BESSEMER CITY–PISGAH ROAD.
8. RIGHTS OF OTHERS IN AND TO THE DITCH CROSSING THE LAND.

## ALTA CERTIFICATION:

TO TRINITY CAPITAL ACQUISITIONS, LLC, EDGEWOOD INDUSTRIAL PHASE 1 LAND OWNER, LP, EDGEWOOD INDUSTRIAL PHASE 1 VENTURE LP, AND CHICAGO TITLE INSURANCE COMPANY.

"THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B1, 7C, 8, 9, 11B, 13, 14 AND 16 OF THE TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON 12–27–2021"

DANIEL J. FOGLEMAN, PLS DATE
LICENSE NUMBER: L–5414" 01/31/2022

## NORTH CAROLINA CERTIFICATION:

"I, DANIEL J. FOGLEMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 5250, PG 1977); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 1992 PG 948; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: AA
POSITIONAL ACCURACY: 0.05 ±30 PPM.
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 12–27–2021
DATUM/EPOCH: NAD 83 (NSRS 2011)
PUBLISHED/FIXED–CONTROL USE: OPUS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.9998346315
UNITS: US SURVEY FEET

THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS B AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS B STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 12–27–2021; THAT THE SURVEY WAS COMPLETED ON 12–27–2021; THAT CONTOURS SHOWN AS [BROKEN LINES] MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NORTH CAROLINA STATE PLANE 'NAD 83' AND REALIZATION 'NSRS 2011' AND ALL ELEVATIONS ARE BASED ON NAVD 88." THAT THE SURVEY WAS COMPLETED ON 12–27–2021; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47–30 SECTION F–11–C1 WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31ST DAY OF JANUARY, A.D., 2022

DANIEL J. FOGLEMAN, PLS DATE
LICENSE NUMBER: L–5414" 01/31/2022

NORTH CAROLINA PROFESSIONAL SEAL L-5414 LAND SURVEYOR DANIEL J. FOGLEMAN

REVISIONS:

| NO. | DATE | |
|---|---|---|
| 0 | — | APPROVED FOR SUBMITTAL |

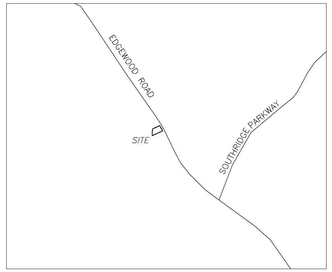
SGC SURVEYING NC, PLLC
SURVEY AND MAPPING
156-B RACEWAY DR
MOORESVILLE, NC 28117
PHONE: 336-855-5760
WWW.SGCSURVEY.COM

DATE: 01-31-2022 | DRAWN: MAI | PROJECT: 2190001 | SHEET 1 OF 1
SCALE: 1"=40' | CHECK: DJF | FILE: 2190001-806 EDGEWOOD

ALTA/NSPS AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED ON
*806 EDGEWOOD ROAD*
*BESSEMER CITY, CROWDERS MOUNTAIN TOWNSHIP, GASTON COUNTY, NC*
PREPARED FOR:
*EDGEWOOD ROAD INDUSTRIAL PARK, LLC*

**BEGINNING** at a 1/2” rebar, said rebar being the southwest corner of the property of SSSS Holdings LLC, having NC State Plane coordinates (N: 562725.24’ E: 1323024.23’) and being located N 1°04’08” E, 109.73 feet from a 1/2" rebar, said rebar being the southwest corner of the property of Gary Kuykendall. Thence running with the line of Edgewood Industrial Phase 1 Owner LP the following courses (1) N 1°27’24” E 109.40 feet to a 1/2" rebar and N 66° 11’ 44” E 130.81 feet to a 1/2" rebar at the margin of Edgewood Road (SR# 1307). Running thence with the margin of said road the following courses (1) S 32° 17’ 13” E 45.65 feet to a 1/2” rebar and (2) S 28° 18’ 38” E 54.34 feet to a set 5/8” rebar on the margin of said road. Thence with the line of Gary Kuykendall S 66° 18’ 54” W 188.50 feet to the point of beginning. Containing 0.365 acres ±.

## VICINITY MAP: (NOT TO SCALE)




## GENERAL NOTES:

1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN TRINITY CAPITAL AND SGC SURVEYING NORTH CAROLINA, PLLC.

2) REFERENCE DEEDS FOR THE LOCUS PARCELS ARE DB 5275 PG 5456. AS RECORDED AT THE GASTON COUNTY REGISTRY OF DEEDS.

3) THE BEARINGS SHOWN HEREON ARE REFERENCED TO NAD83 NC STATE PLANE 3200, REALIZATION MYCS2, 2017. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND FEET.

4) NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATION UTILIZING OPUS NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83 (MYCS2–2017) DATUM. COMBINED GRID FACTOR 0.9998346315. IF SHOWN, VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 18).

5) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC. NC 811 SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (336–855–5760).

6) THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC SURVEYING NORTH CAROLINA, PLLC ON 12–27–2021.

7) NO PUBLISHED NCGS CONTROL FOUND WITHIN 2000' OF SITE.

8) GASTON COUNTY ZONING DISTRICTS PER GIS: UR

9) PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAYS, AND RESTRICTIVE COVENANTS OF RECORD.

10) SHED APPEARS TO ENCROACH 0.34' AND GRAVEL DRIVE APPEARS TO ENCROACH 6.70'.

## MAP REFERENCES:

1) A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF: EDGEWOOD ROAD INDUSTRIAL PARK, LLC" DATED 10–24–2021, PREPARED BY JAMES D. MCAULEY.

## LEGEND:

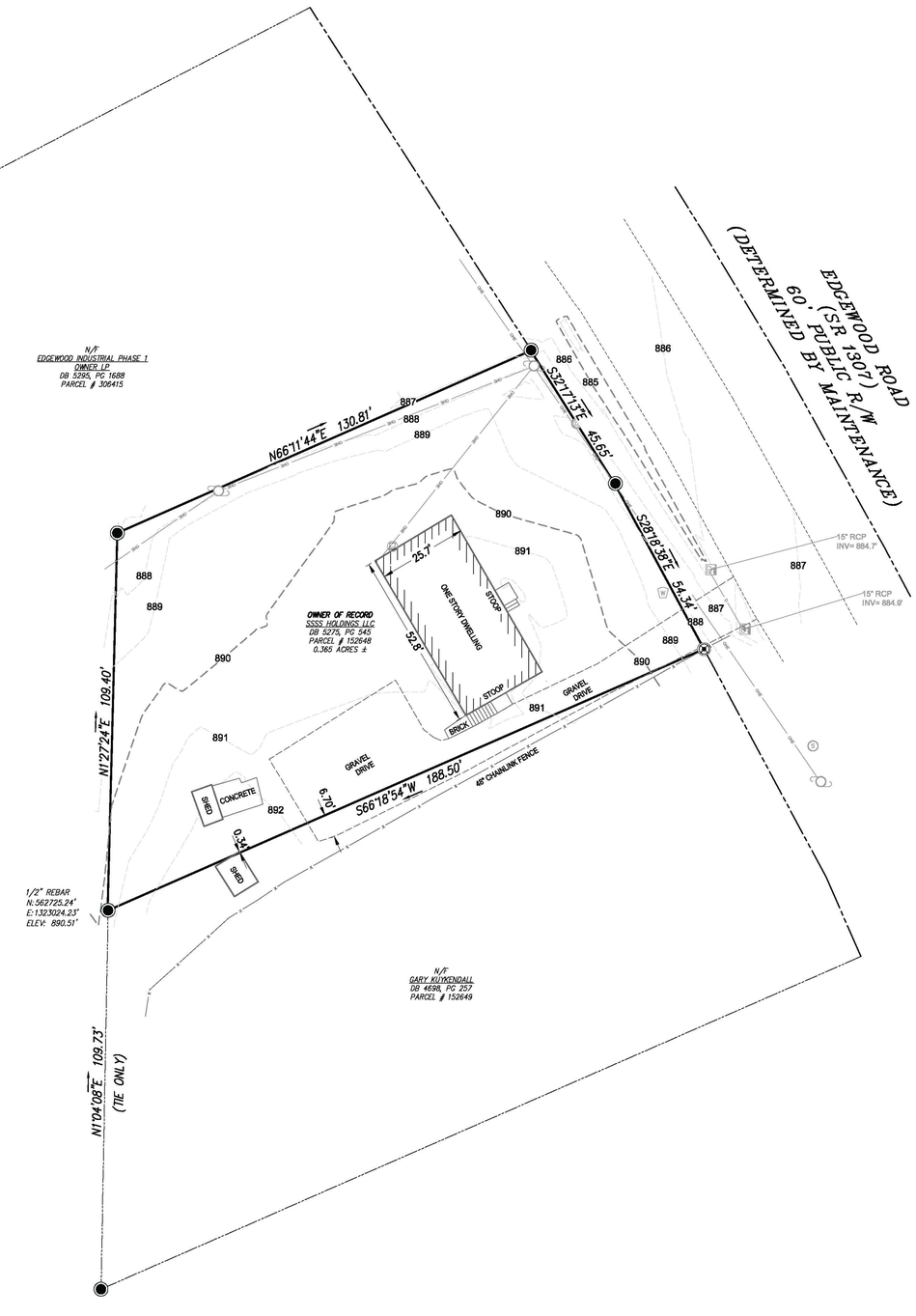
- SUBJECT BOUNDARY LINE
- ADJACENT R.O.W. LINE
- ADJACENT LOT LINE
- BUILDING
- MAJOR CONTOUR
- MINOR CONTOUR
- METAL FENCE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- OVERHEAD ELECTRIC LINE
- HYDRANT
- SEWER MANHOLE
- WATER METER
- UTILITY POLE
- REBAR FOUND
- 5/8 REBAR SET
- ELECTRIC METER
- SEWER CLEAN-OUT

0 10 20 40

1 INCH = 20 FEET

## WRITTEN DESCTIPTION:

**BEGINNING** at a 1/2" rebar, said rebar being the southwest corner of the property of SSSS Holdings LLC, having NC State Plane coordinates (N: 562725.24' E: 1323024.23') and being located N 1°04'08" E, 109.73 feet from a 1/2" rebar, said rebar being the southwest corner of the property of Gary Kuykendall. Thence running with the line of Edgewood Industrial Phase 1 Owner LP the following courses (1) N 1°27'24" E 109.40 feet to a 1/2" rebar and N 66° 11' 44" E 130.81 feet to a 1/2" rebar at the margin of Edgewood Road (SR# 1307). Running thence with the margin of said road the following courses (1) S 32° 17' 13" E 45.65 feet to a 1/2" rebar and (2) S 28° 18' 38" E 54.34 feet to a set 5/8" rebar on the margin of said road. Thence with the line of Gary Kuykendall S 66° 18' 54" W 188.50 feet to the point of beginning. Containing 0.365 acres ±.




STATE OF NORTH CAROLINA
COUNTY OF GASTON

I, _____, Review Officer of Gaston County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ _____
Review Officer Date

N

SGC

GRID NORTH

## CHICAGO TITLE INSURANCE COMPANY
## SCHEDULE B - PART 2 EXCEPTIONS:

**COMMITMENT # 21-25040CH, EFFECTIVE DATE: NOVEMBER 22, 2021**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.

2. Taxes or assessments for the year 2022, and subsequent years, not yet due or payable.

3. Any discrepancy, conflict, matters regarding access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.

4. Rights of tenants in possession, as tenants only, under unrecorded leases.

## ALTA CERTIFICATION:

TO TRINITY CAPITAL ACQUISITIONS, LLC, AND CHICAGO TITLE INSURANCE COMPANY.

"THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B1, 7C, 8, 9, 11B, 13, 14 AND 16 OF THE TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON 12–27–2021"

DANIEL J. FOGLEMAN, PLS DATE
LICENSE NUMBER: L 5414" 01/15/2022

## NORTH CAROLINA CERTIFICATION:

"I, DANIEL J. FOGLEMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 5275, PG 545); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 5295 PG 1688; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: AA
POSITIONAL ACCURACY: 0.05 ±30 PPM.
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 12–27–2021
DATUM/EPOCH: NAD 83 (NSRS 2011)
PUBLISHED/FIXED–CONTROL USE: OPUS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.9998346315
UNITS: US SURVEY FEET

THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS B AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS B STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 12–27–2021; THAT THE SURVEY WAS COMPLETED ON 12–27–2021; THAT CONTOURS SHOWN AS [BROKEN LINES] MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NORTH CAROLINA STATE PLANE 'NAD 83' AND REALIZATION 'NSRS 2011' AND ALL ELEVATIONS ARE BASED ON NAVD 88." THAT THE SURVEY WAS COMPLETED ON 12–27–2021; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47–30 SECTION F–11–C1 WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15TH DAY OF JANUARY, A.D., 2022

DANIEL J. FOGLEMAN, PLS DATE
LICENSE NUMBER: L–5414" 01/15/2022

NORTH CAROLINA PROFESSIONAL SEAL L-5414 LAND SURVEYOR DANIEL J. FOGLEMAN

REVISIONS:

| NO. | DATE |
|---|---|
| 0 | — |

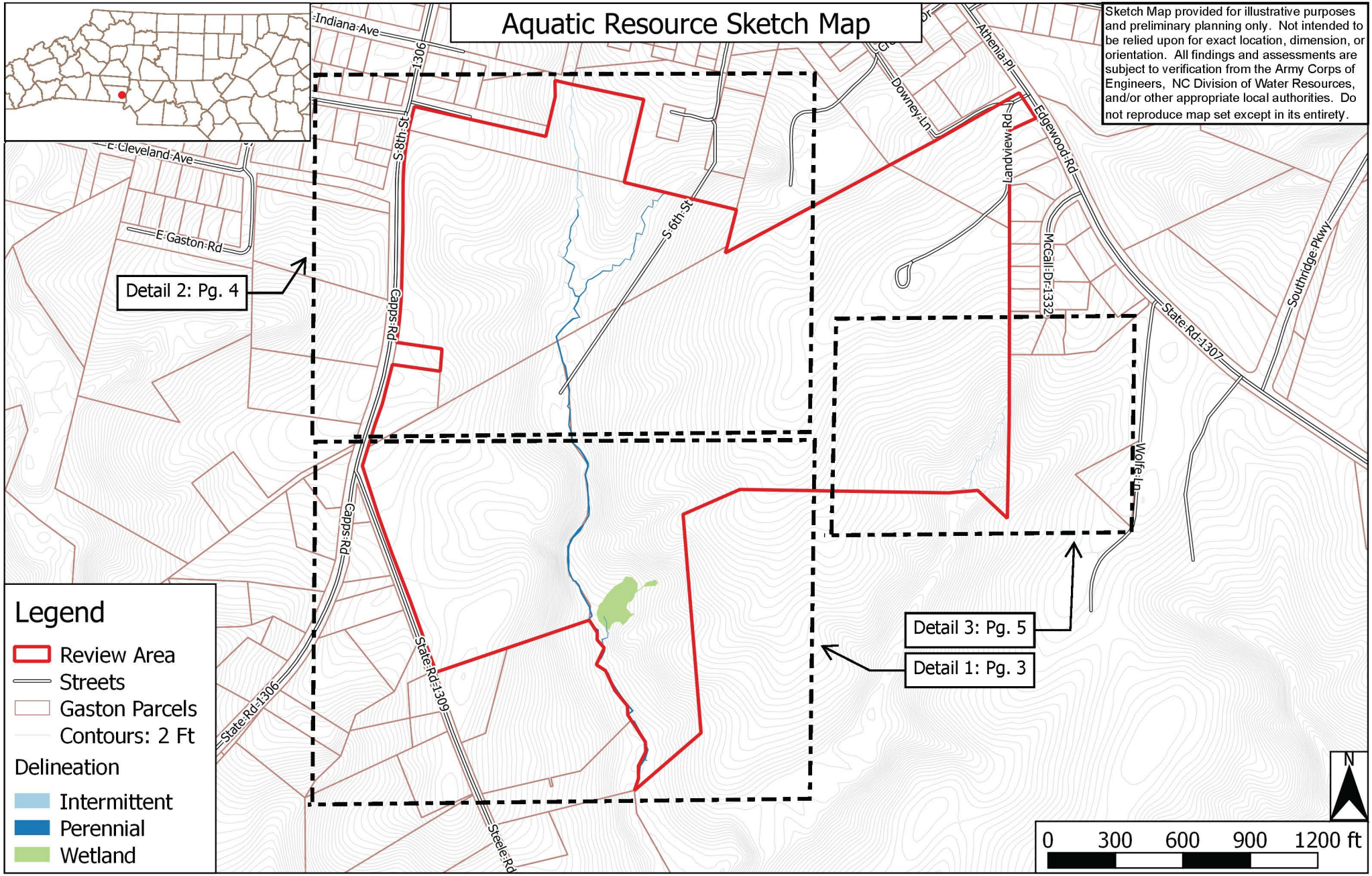
APPROVED FOR SUBMITTAL

**SGC SURVEYING NC, PLLC**
SURVEY AND MAPPING
156-B RACEWAY DR
MOORESVILLE, NC 28117
PHONE: 336-855-5760
WWW.SGCSURVEY.COM

DRAWN: MAJ
CHECK: DJF
PROJECT: 2196001
FILE: 2196001-904 EDGEWOOD
DATE: 1-15-2022
SCALE: 1" =20'
SHEET 1 OF 1

BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED ON
*904 EDGEWOOD ROAD*
*BESSEMER CITY, CROWDERS MOUNTAIN TOWNSHIP, GASTON COUNTY, NC*
PREPARED FOR:
*EDGEWOOD ROAD INDUSTRIAL PARK, LLC*

# Aquatic Resource Sketch Map



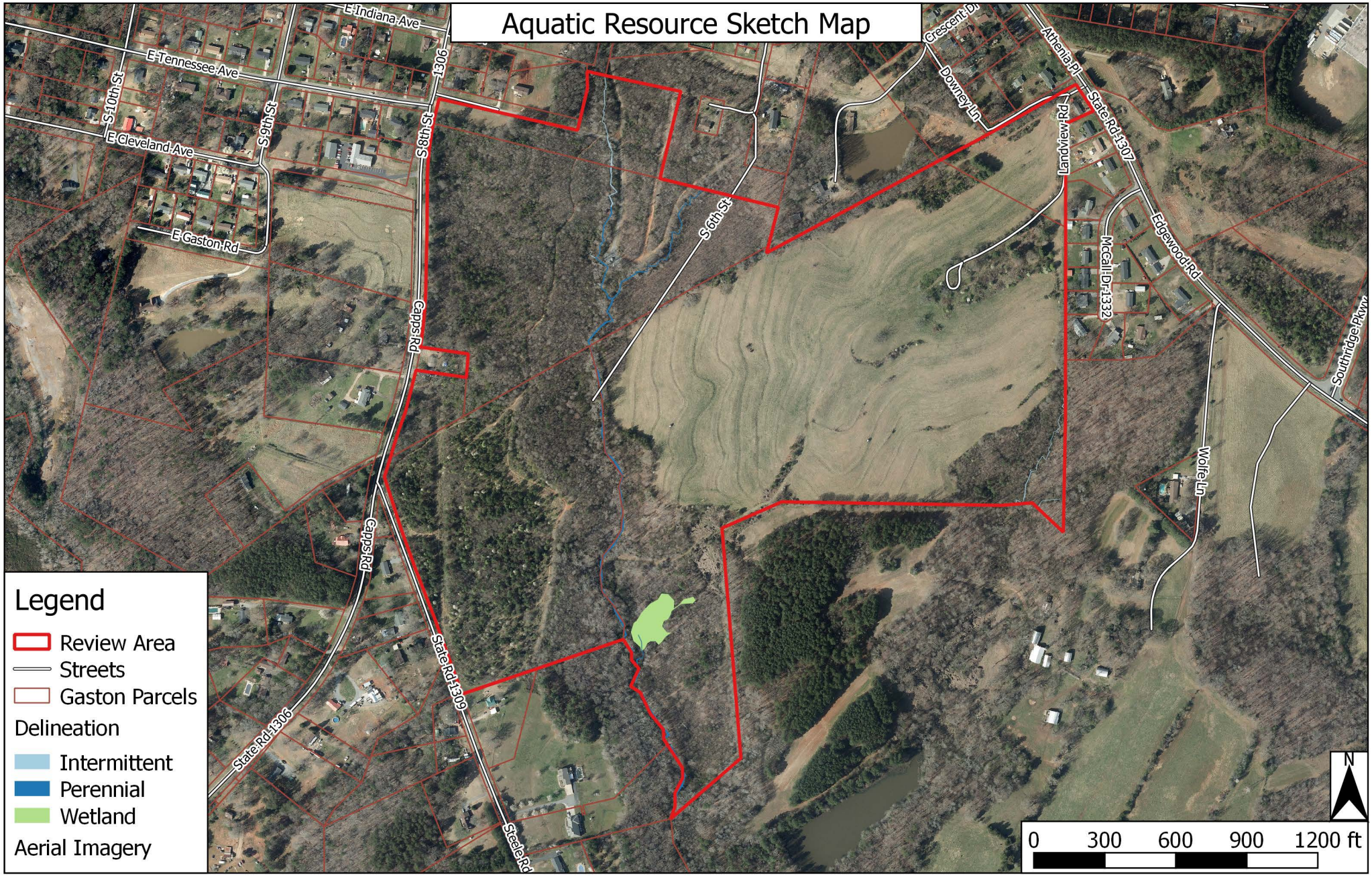

ATLAS ENVIRONMENTAL

| | |
|---|---|
| Project Name: Edgewood Road | |
| Location: 902 Edgewood Road Bessemer City, NC 28016 | |
| For: Trinity Capital Attn: Mr. Travis Caldwell | |
| Coordinates: 35.275634, -81.268218 | Date: November 22nd, 2021 |



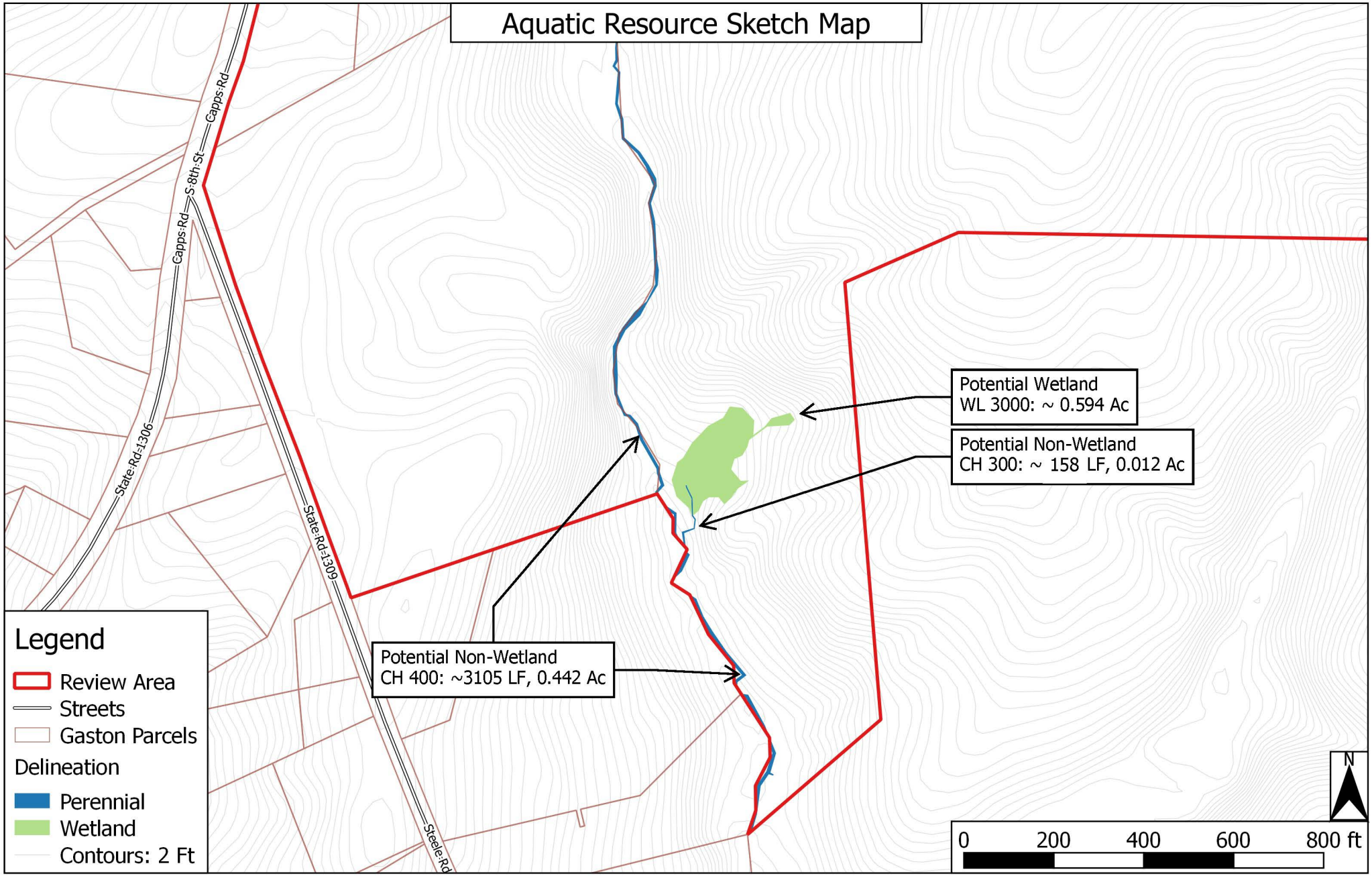
Figure:

# Aquatic Resource Sketch Map




| | | |
|---|---|---|
| ATLAS ENVIRONMENTAL | Project Name: Edgewood Road | |
| | Location: 902 Edgewood Road Bessemer City, NC 28016 | |
| | For: Trinity Capital Attn: Mr. Travis Caldwell | |
| Page 2 of 5 Figure: | Coordinates: 35.275634, -81.268218 | Date: November 22nd, 2021 |

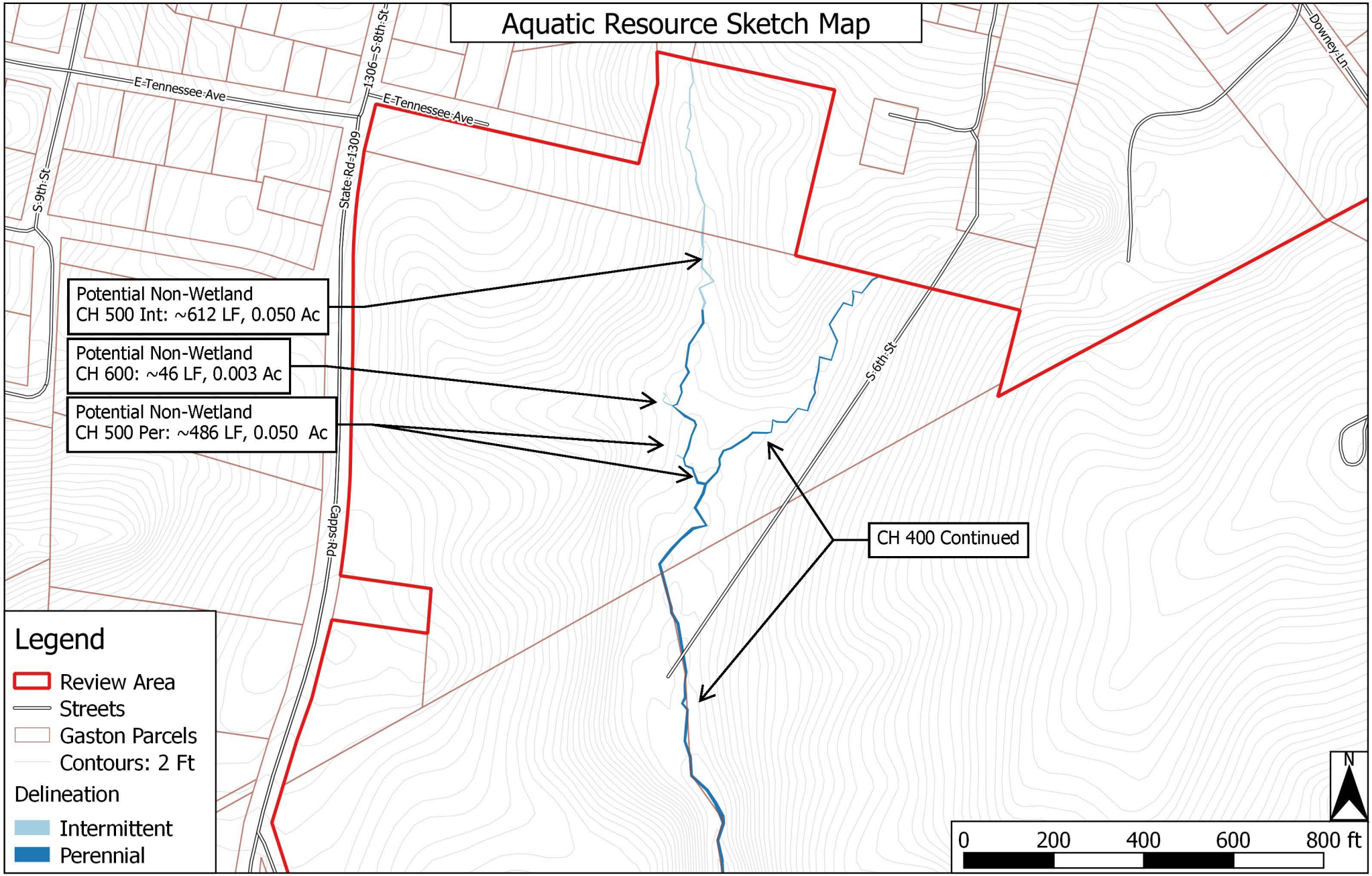
# Aquatic Resource Sketch Map




ATLAS ENVIRONMENTAL

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| Project Name: Edgewood Road | |
| Location: 902 Edgewood Road Bessemer City, NC 28016 | |
| For: Trinity Capital Attn: Mr. Travis Caldwell | |
| Coordinates: 35.275634, -81.268218 | Date: November 22nd, 2021 |

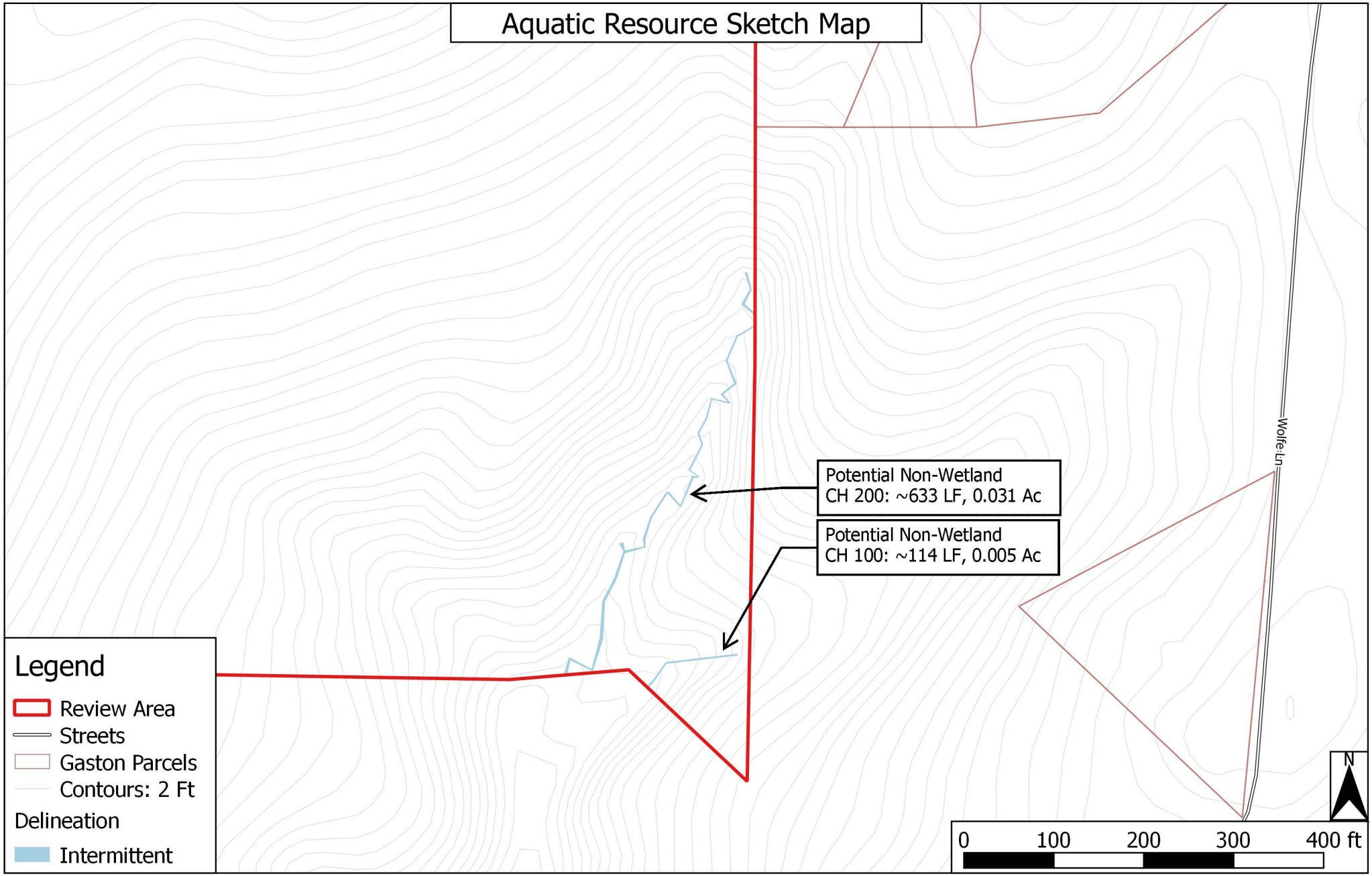
# Aquatic Resource Sketch Map




ATLAS ENVIRONMENTAL

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|---|---|
| Project Name: Edgewood Road | |
| Location: 902 Edgewood Road Bessemer City, NC 28016 | |
| For: Trinity Capital Attn: Mr. Travis Caldwell | |
| Coordinates: 35.275634, -81.268218 | Date: November 22nd, 2021 |

# Aquatic Resource Sketch Map




ATLAS ENVIRONMENTAL

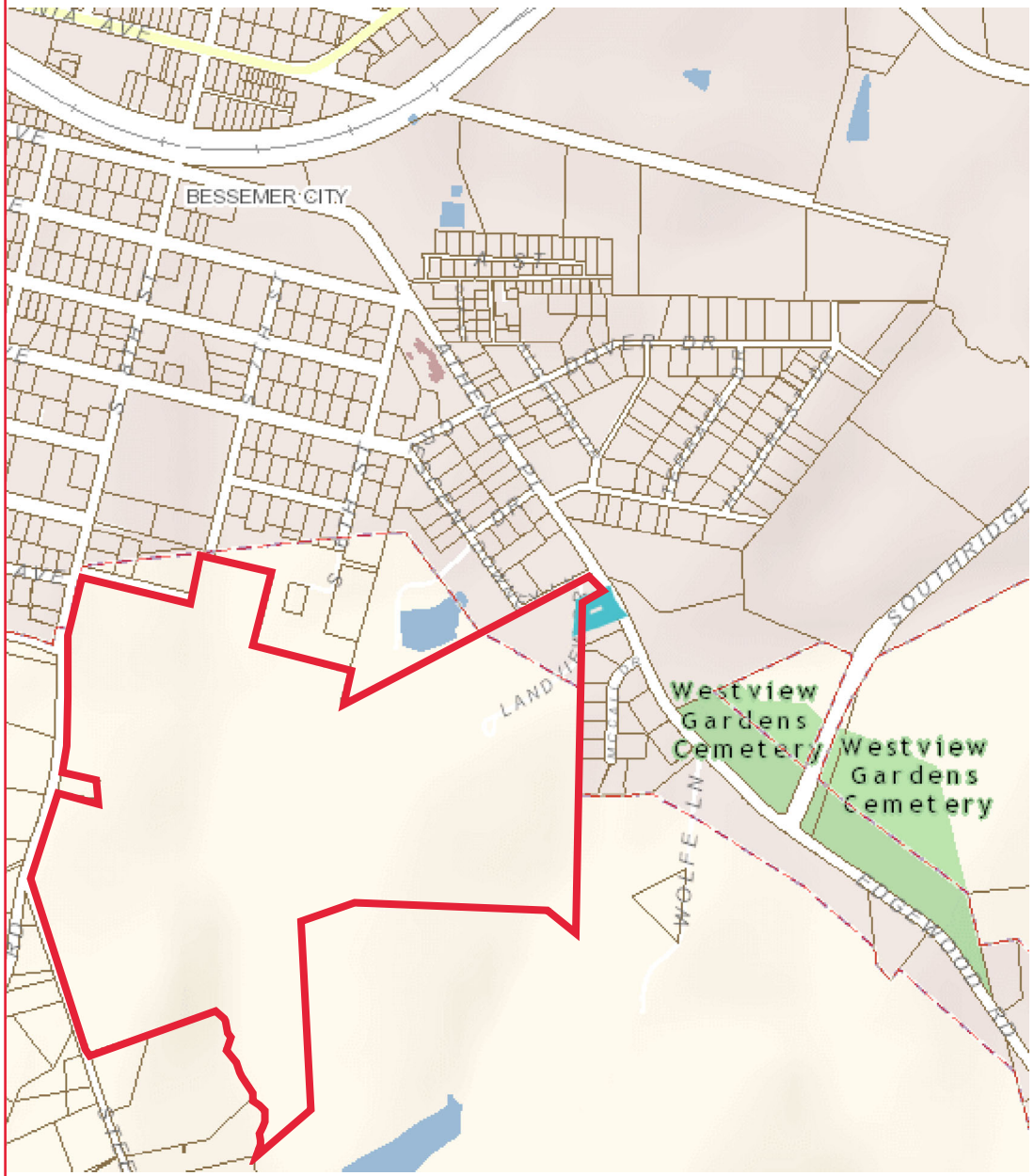
| | |
|---|---|
| Project Name: Edgewood Road | |
| Location: 902 Edgewood Road Bessemer City, NC 28016 | |
| For: Trinity Capital Attn: Mr. Travis Caldwell | |
| Coordinates: 35.275634, -81.268218 | Date: November 22nd, 2021 |

BEGINNING at a computed point near the intersection of East Tennessee Avenue and South 8th Street, Lisa Spencer corner (Deed Book 4786 Page 2219) following said Spencer's southern line S 76-28'22" E (passing an existing 3/4" rebar 7.10') a total distance of 177.24' to an existing 5/8" rebar, corner of said Spencer and Kennerly Wright (Deed Book 16E page 613); thence following said Wright line S 76-10'32" E 100.17' to an existing axle, which is a corner of said Wright and Adrianne Bess (Deed Book 4763 page 2419); thence continuing with said Bess's most southern line S 76-30'17" E 333.05' to an existing axle; thence following said Bess's most eastern line N 13-29'05" E 136.20' to an existing 1/2" rebar; thence continuing with said Bess's most eastern line N 0-26'47" W 50.77' to an existing 1/2" rebar; said rebar being located N 0-26'47" W 52.47' from a computed point, which is said Bess's northeastern corner, said computed point being located S 76-01'41" E 25.24' from an existing axle on South 7th Street; thence continuing with said existing 1/2" rebar S 74-37'28" E 401.39' to an existing 1/2" rebar, which is a common corner of Industrial Park LLC and Glenda Plamplin (Deed Book 4579 Page 2016), said existing 1/2" rebar being located N 15-24'21" E from an existing 1/2" rebar, which is a corner online with said Plamplin line; thence with the existing 1/2" rebar (which is said common corner of Industrial Park LLC and said Plamplin) S 15-31'09" W (passing an existing 1/2" rebar 320.33') a total distance of 380.02' to an existing 1/2" rebar, which is said Plamplin's southwestern corner which is also a common a common corner of said Plamplin and another tract of Industrial Park LLC (Deed Book 4928 Page 2011); thence following said Plamplin line S 74-37'43" E 514.55' to an existing 1/2" rebar which is a corner of said Plamplin and Mariam Vestal ( Deed Book 4985 Page 609); thence continuing with said Vestal line S 15-44'03" W 133.97' to an existing axle, which is a corner of another tract of Industrial Park LLC (Deed Book 4928 Page 2011) and said Vestal; thence leaving said axle S 16-58'03" W 31.42' to an existing 1" iron pipe, which is the southeastern corner of the property owned by said Vestal; thence leaving said iron and following the most southern line of said Vestal N 63-11'13" E 1431.24' to an existing 1/2" rebar; thence continuing N 1-06'19" E 53.75' to a set 1/2" rebar near Downey Lane; thence continuing within the right of way of Downey Lane N 60-43'26" E 30.70' to a point near the intersection of Downey Lane and Edgewood Drive; thence S 32-15'07" E 167.08' to an existing 5/8" rebar in the West line of Edgewood Drive, which said rebar being situate 350' in a northwesterly direction from the northwest point of the intersection of McCall Drive and Edgewood Drive and runs thence S 66-12'58" W 130.83' to an existing bent rebar with a nail set (which said rebar being online to the easternly line of another tract owned by Industrial Park, LLC (Deed Book 4928 Page 2011 Tax ID 152364); thence leaving said bent rebar and following the western lines of the following lots the following courses and distances: thence leaving said Industrial Park's line and following SSSS holdings, LLC line (Deed Book 5275 Page 545), and Gary Kuykendall line (Deed Book 4698 Page 257) S 1-17'19" W 219.24' to an existing 1/2" rebar, which is also the northwestern corner of said Kuykendall line; thence leaving said Kuykendall and following Ola Cline line (Deed Book 1418 Page 658) and Vincent Bolch line (Deed Book 4385 Page 2155) S 0-56'42" W 185.33' to an existing 1/2" rebar, which is the northwestern corner of Andy Goins line (Deed Book 2835 Page 637); thence leaving said Bolch line and following said Goins line S 1-22'32" W 98.99' to an existing 1/2" rebar, which is the northwestern corner of Donald Bess line (Deed Book 4444 Page 1006); thence leaving said Goins line and following said Bess line S 0-59'15" W 101.76' to an existing 1" iron pipe, which is the northwestern corner of the Howard Jones Life Estate line (Deed Book 2642 Page 83); thence leaving said Bess line and following said Jones line S 0-59-04" W 99.41' to an existing 2" iron pipe, which is the northwestern corner of Chriss Fox line (Deed Book 2489 Page 348); thence leaving said Jones line and following said Fox line and Gary Guill line (Deed Book 4412 Page 2129) S 1-13'14" W 292.71' to an existing iron pipe, which is the southwestern corner of said Guill line; thence leaving said Guill line and following the most western line of Lawerence Wolf and Others line (Deed Book 4977 Page 173) S 1-15'43" W 264.79' to an existing iron pipe; thence leaving said iron pipe and continuing with said Wolf line S 2-09'23" W 462.69' to an existing iron pipe, which is the southeastern corner of said Wolf line; thence leaving said iron pipe and following the northeastern line of said Wolf line N 45-38'44" W 180.79' to an existing 1/2" rebar; thence leaving said northeastern line of wolf and following the most northern of said Wolf S 87-25'14" W 132.97' to an existing 1/2" rebar; thence continuing with the northern line of said Wolf line N 88-05'06" W 925.46' to an existing 5/8" rebar; thence S 67-25'26" W 275.93' to an existing 1/2" rebar; thence with the most western line of the said Wolf tract S 3-35'05" E 975.53' to an existing bent iron pipe with a nail set; thence S 50-18'53" W (passing an existing 5/8" rebar 357.23') a total distance of 391.36' to a computed point in the center of the creek, said computed point being located S 78-33'46" W 20.28' from an existing 1/2" rebar; thence from said computed point following the center of said creek the following (13) courses and distances: 1) N 19-56'33" E 56.68' to a point; 2) thence N 0-16'18" E 54.97' to a point; 3) thence N 28-31'34" E 71.02' to a point; 4) thence N 0-46'18" W 43.74' to a point; 5) thence N 31-51'13" W 144.52' to a point; 6) thence N 0-23'20" W 39.14' to a point; 7) thence N 37-53'50" W 89.44' to a point; 8) thence N 24-11'18" W 97.11' to a point; 9) thence N 56-17'56" W 48.67' to a point; 10) thence N 26-25'27" E 82.68' to a point; 11) thence N 40-07'21" W 47.87' to a point; 12) thence N 1-42'30" E 32.45' to a point; 13) N 31-41'20" W 67.77' to a point; thence leaving center of said creek S 72-16'50" W (passing a set 1/2" rebar at 25.00') a total distance of 749.47' to an existing pk nail in Steele Creek Road, said pk nail being located S 24-59'59" E 342.93' from an existing 3/8" rebar marking the most southwesterly corner of the property owned by Danielle Prince (Deed Book 4954 Page 1573); thence from said pk nail continuing within the right of way of Steele Creek Road the following (5) courses and distances as follows: 1) thence N 21-33'09" W 122.76' to a point; 2) N 20-40'47" W 187.63' to an existing 3/8" rebar; 3) thence N 20-49'19" W 228.24' to a point; 4) thence N 17-15'13" W 178.71' to an existing 5/8" rebar; 5) thence N 15-18'23" W 231.49' to an existing pk nail in the intersection of Steele Creek Road and Capps Road; said pk nail being located N 8-54'52" W 35.68' from an existing railroad spike in the center of Capps Road; thence from said pk nail N 6-11'12" E 95.51' to an existing nail; thence leaving said existing nail N 18-08'38" E 402.19' to an existing rebar in the center of Capps Road; thence following the center of Capps Road N 13-01'57" E 12.26' to an existing rebar, Meninas Homes LLC corner (Deed Book 5253 Page 2438; thence following said Meninas most southern line S 80-55'54" E 243.88' to an existing axle with a nail set; thence following said Meninas most eastern line N 5-36'17" E 99.55' to an existing axle and said Meninas northeastern corner; thence following said Meninas most northern line N 80-50'58" W 234.87' to an existing rebar in the center of Capps Road, which is said Meninas northwest corner; thence continuing withing the right of way of Capps Road N 5-52'13" E 926.47' to an existing 1/2" iron pipe; thence continuing in the right of way of South 8th Street N 15-15'56" E 175.48' to a place and point of BEGINNING, containing 120.84 acres according to a survey performed by James D. McAuley latest revised date December 15th, 2021, and having a noted project number 4200401.

This conveyance is made subject to a sanitary sewer easement shown on Plat Book 31 Page 31. Also, all other easements, restrictions, and rights of way, if any, appearing of record in the chain of title of the subject property or visible upon an actual, physical inspection of the subject property.

Being all of Tracts 1-4 of the same property descried as in that General Warranty Deed of Kings Mountain

Properties, LLC, recroded February 14, 2007, in Book 4295 at Page 929.



# U.S. ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT

Action Id. **saw-2021-02633** County: **Gaston** U.S.G.S. Quad: **NC-Bessemer City**

## NOTIFICATION OF JURISDICTIONAL DETERMINATION

| | |
|---|---|
| Requestor: | **Trinity Capital**<br>**Travis Caldwell** |
| Address: | **440 S Church Street suite 800**<br>**Charlotte, NC 28202** |
| Telephone Number: | **919-219-2090** |
| E-mail: | **tcaldwell@trinitycapitaladvisors.com** |

| | | | |
|---|---|---|---|
| Size (acres) | **119.09** | Nearest Town | **Bessemer City** |
| Nearest Waterway | **Crowders Creek** | River Basin | **Santee** |
| USGS HUC | **03050101** | Coordinates | Latitude: **35.275634**<br>Longitude: **-81.268218** |

Location description: **Project consists of multiple parcels in the vicinity of 902 Edgewood Road, Bessemer City, Gaston County< North Carolina. PIN(s): 3526119683, 3526016168, 3526228648, 3526120806, 3526013629**

## Indicate Which of the Following Apply:

### A. Preliminary Determination

☒ There appear to be **waters** on the above described project area/property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The **waters** have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. The approximate boundaries of these waters are shown on the enclosed delineation map dated **11/22/2021**. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.

☐ There appear to be **waters** on the above described project area/property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the **waters** have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the **waters** at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the **waters** on your project area/property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

### B. Approved Determination

☐ There are Navigable Waters of the United States within the above described project area/property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

☐ There are **waters** on the above described project area/property subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

☐ We recommend you have the **waters** on your project area/property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

☐ The **waters** on your project area/property have been delineated and the delineation has been verified by the Corps. The approximate boundaries of these waters are shown on the enclosed delineation map dated **DATE**. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey

will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

☐ The **waters** have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on **DATE**. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

☐ There are no waters of the U.S., to include wetlands, present on the above described project area/property which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

☐ The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in **Morehead City, NC, at (252) 808-2808** to determine their requirements.

Placement of dredged or fill material within waters of the US, including wetlands, without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). Placement of dredged or fill material, construction or placement of structures, or work within navigable waters of the United States without a Department of the Army permit may constitute a violation of Sections 9 and/or 10 of the Rivers and Harbors Act (33 USC § 401 and/or 403). If you have any questions regarding this determination and/or the Corps regulatory program, please contact **Krystynka B Stygar at 252-545-0507 or krystynka.b.stygar@usace.army.mil**.

**C. Basis For Determination: Based on information submitted by the applicant and available to the U.S. Army Corps of Engineers, the project area exhibits criteria for waters of the U.S. as defined in 33 CFR 328, Regulatory Guidance Letter 05-05 and the 1987 Wetland Delineation Manual, and/or Regional Supplement to the 1987 Manual: Eastern Piedmont and Mountains v2.0. See the preliminary jurisdictional determination form dated 1/12/2022.**

**D. Remarks:** *See approximate aquatic resources on map, " Edgewood Road – October 1 , 2021"*

**E. Attention USDA Program Participants**

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

**F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)**

If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers
South Atlantic Division
Attn: Mr. Philip A. Shannin
Administrative Appeal Review Officer
60 Forsyth Street SW, Floor M9
Atlanta, Georgia 30303-8803
**AND**
PHILIP.A.SHANNIN@USACE.ARMY.MIL

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by **Not applicable**.
**It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.**

Corps Regulatory Official: Krysto Stygar

Date of JD: **1/12/2022** Expiration Date of JD: **Not applicable**

**saw-2021-02633**

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete the Customer Satisfaction Survey located at http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0

Copy furnished:

| | |
|---|---|
| Agent: | **Atlas Environmental, Inc** |
| | **Jennifer Robertson** |
| Address: | **338 S. Sharon Amity Road, # 411** |
| | **Charlotte, NC 28211** |
| Telephone Number: | **704-512-1206** |
| E-mail: | **jrobertson@atlasenvi.com** |

| | |
|---|---|
| Property Owner: | **Edgewood Road Industrial Park LLC** |
| Address: | **10612-D Providence Road, PMB 489** |
| | **Charlotte, NC 28277-0233** |

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL**

| Applicant: **Trinity Capital, Travis Caldwell** | File Number: **saw-2021-02633** | Date: **1/12/2022** |
|---|---|---|

| Attached is: | | See Section below |
|---|---|---|
| ☐ | INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission) | A |
| ☐ | PROFFERED PERMIT (Standard Permit or Letter of permission) | B |
| ☐ | PERMIT DENIAL | C |
| ☐ | APPROVED JURISDICTIONAL DETERMINATION | D |
| ☒ | PRELIMINARY JURISDICTIONAL DETERMINATION | E |

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at or http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx or the Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.**

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT: You may accept or appeal the permit**

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION**: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

| | |
|---|---|
| If you have questions regarding this decision and/or the appeal process you may contact:<br>**District Engineer, Wilmington Regulatory Division**<br>**Attn: Krystynka B Stygar**<br>**Charlotte Regulatory Office**<br>**U.S Army Corps of Engineers**<br>**8430 University Executive Park Drive, Suite 615**<br>**Charlotte, North Carolina 28262** | If you only have questions regarding the appeal process you may also contact:<br>MR. PHILIP A. SHANNIN<br>ADMINISTRATIVE APPEAL REVIEW OFFICER<br>CESAD-PDS-O<br>60 FORSYTH STREET SOUTHWEST, FLOOR M9<br>ATLANTA, GEORGIA 30303-8803<br><br>PHONE: (404) 562-5136; FAX (404) 562-5138<br>EMAIL: PHILIP.A.SHANNIN@USACE.ARMY.MIL |

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

| | | |
|---|---|---|
| _____<br>Signature of appellant or agent. | Date: | Telephone number: |

***For appeals on Initial Proffered Permits send this form to:***

**District Engineer, Wilmington Regulatory Division, Attn: Krystynka B Stygar, 8430 University Executive park Drive Suite 615, Charlotte, North Carolina 28262**

***For Permit denials, Proffered Permits and Approved Jurisdictional Determinations send this form to:***

**Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Philip Shannin, Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801**
**Phone: (404) 562-5137**

**PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM**

**BACKGROUND INFORMATION**

A. **REPORT COMPLETION DATE FOR PJD:** 1/12/2022

B. **NAME AND ADDRESS OF PERSON REQUESTING PJD:** Trinity Capital, Travis Caldwell, 440 S Church Street suite 800, Charlotte, NC 28202

C. **DISTRICT OFFICE, FILE NAME, AND NUMBER:** Wilmington District, Edgewood Road, saw-2021-02633

D. **PROJECT LOCATION(S) AND BACKGROUND INFORMATION:** Project consists of multiple parcels in the vicinity of 902 Edgewood Road, Bessemer City, Gaston County< North Carolina. PIN(s): 3526119683, 3526016168, 3526228648, 3526120806, 3526013629

**(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)**

State: NC County: Gaston City: Bessemer City
Center coordinates of site (lat/long in degree decimal format): Latitude: 35.275634 Longitude: -81.268218

Universal Transverse Mercator:

Name of nearest waterbody: Crowders Creek

E. **REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):**

☐ Office (Desk) Determination. Date:

☒ Field Determination. Date(s): January 12, 2022

**TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION**

| Site Number | Latitude (decimal degrees) | Longitude (decimal degrees) | Estimated amount of aquatic resources in review area (acreage and linear feet, if applicable | Type of aquatic resources (i.e., wetland vs. non-wetland waters) | Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404) |
|---|---|---|---|---|---|
| CH 100 | 35.27087 | -81.2687 | 114 LF | Non-wetland waters | Section 404 |
| CH 200 | 35.27121 | -81.26892 | 633 LF | Non-wetland waters | Section 404 |
| CH 300 | 35.26902 | -81.27446 | 158 LF | Non-wetland waters | Section 404 |
| CH 400 | 35.27159 | -81.27498 | 3105 LF | Non-wetland waters | Section 404 |
| CH 500 I | 35.27477 | -81.27487 | 612 LF | Non-wetland waters | Section 404 |
| CH 500 P | 35.27362 | -81.27500 | 486 LF | Non-wetland waters | Section 404 |
| WL 3000 | 35.26954 | -81.2742 | 0.594 acres | Wetland | Section 404 |

1. The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.
2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre- construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there *"may be"* waters of the U.S. and/or that there *"may be"* navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

**SUPPORTING DATA. Data reviewed for PJD (check all that apply)** Checked items are included in the administrative record and are appropriately cited:

☒ Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:
Map: **Atlas Environmental for Trinity Capital**

☒ Data sheets prepared/submitted by or on behalf of the PJD requestor. Data sheets:

☐ Office concurs with data sheets/delineation report.

☐ Office does not concur with data sheets/delineation report. Rationale:_____

☐ Data sheets prepared by the Corps:_____

☐ Corps navigable waters' study:

☒ U.S. Geological Survey Hydrologic Atlas: **NC Surface water Classifications (Figure 12 10/01/2021)**

☒ USGS NHD data:

☒ USGS 8 and 12 digit HUC maps: **Figure 14 (10/01/2021)**

☒ U.S. Geological Survey map(s). Cite scale & quad name: **USGS Topo, Figure 3 & 5(10/1/2021)**

☒ Natural Resources Conservation Service Soil Survey. Citation: **Figure 13a : 10/01/2021**

☒ National wetlands inventory map(s). Cite name: **NWIMapper (USFWES) Figure 11 (10/01/2021)**

☐ State/local wetland inventory map(s):_____

☒ FEMA/FIRM maps: **Figure 8 (10/01/2021)**

☐ 100-year Floodplain Elevation is:_____ (National Geodetic Vertical Datum of 1929)

☒ Photographs: ☒ Aerial (Name & Date): **Figure 7 (10/1/2021)**

or ☐ Other (Name & Date):

☐ Previous determination(s). File no. and date of response letter:_____

☒ Other information (please specify): **Aquatic Resource Sketch Map (11/22/2021), Figure1 , Figure 2 (GIS Parcels 10/1/2021)**

**IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.**

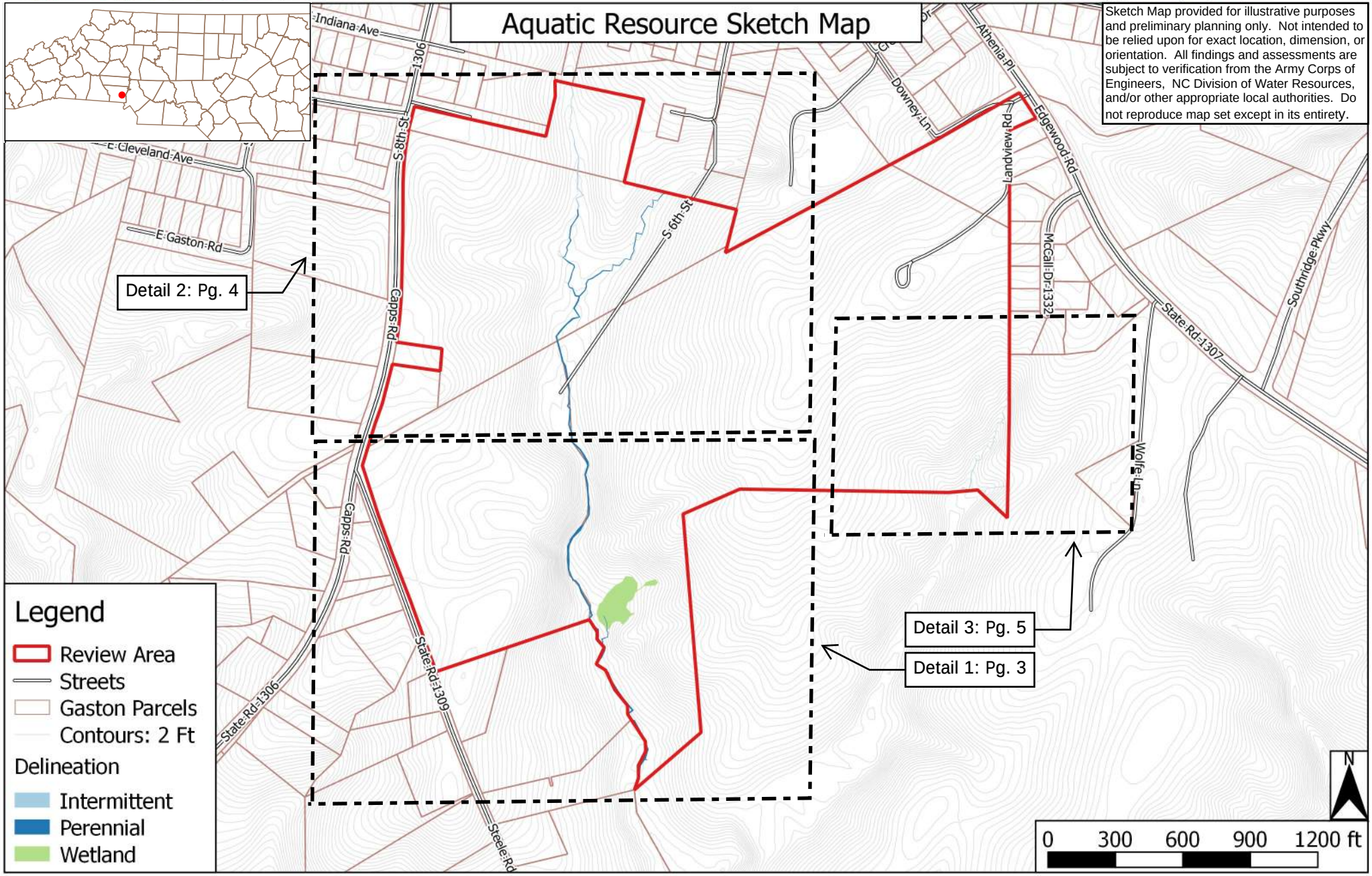
Krysta Snyder

Signature and date of Regulatory staff member completing PJD
1/12/2022

Signature and date of person requesting PJD (REQUIRED, unless obtaining the signature is impracticable)[1]

[1] Districts may establish timeframes for requester to return signed PJD forms. If the requester does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

# Aquatic Resource Sketch Map

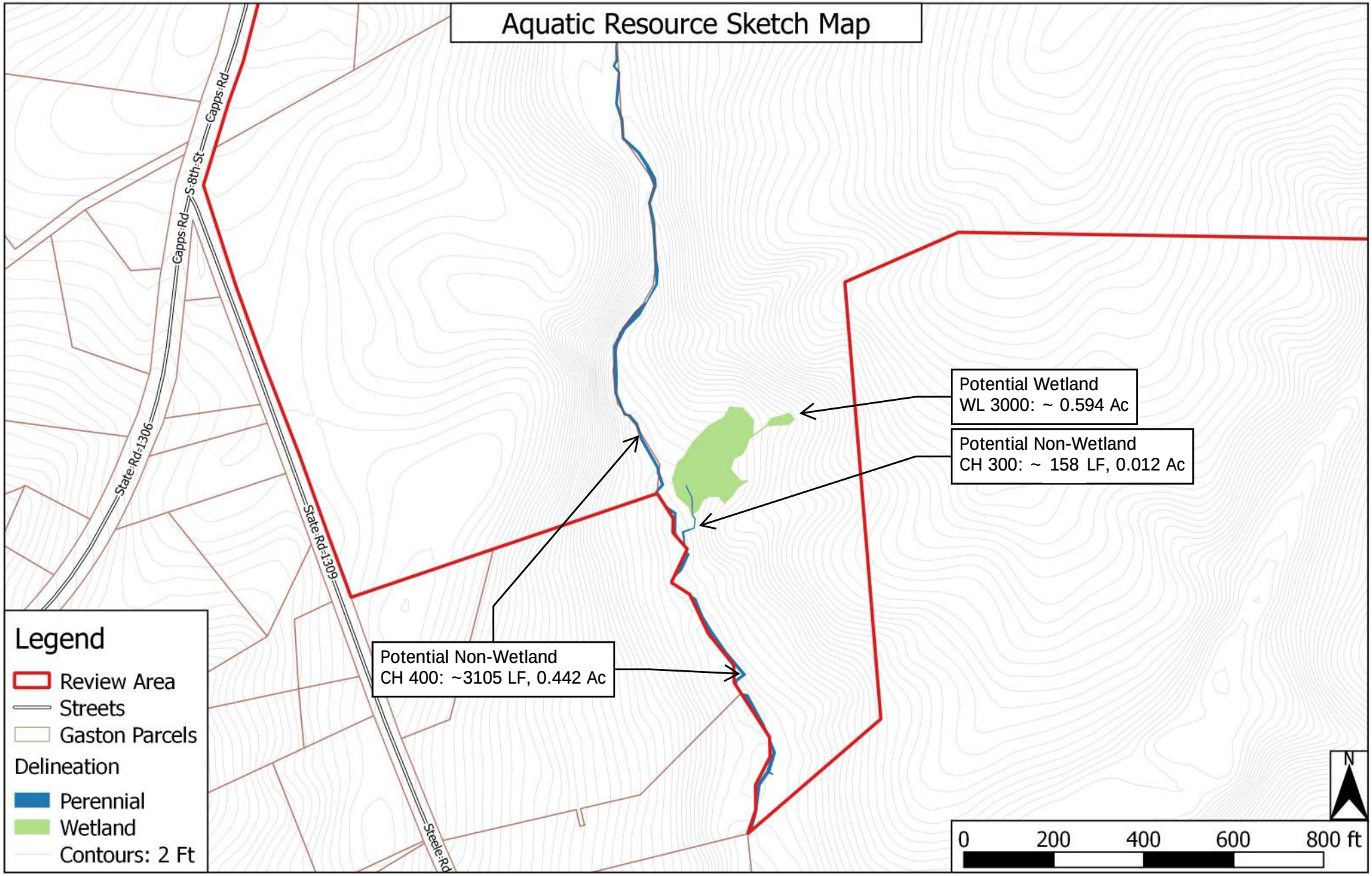



ATLAS ENVIRONMENTAL

| | |
|---|---|
| Project Name: Edgewood Road | |
| Location: 902 Edgewood Road Bessemer City, NC 28016 | |
| For: Trinity Capital Attn: Mr. Travis Caldwell | |
| Coordinates: 35.275634, -81.268218 | Date: November 22nd, 2021 |

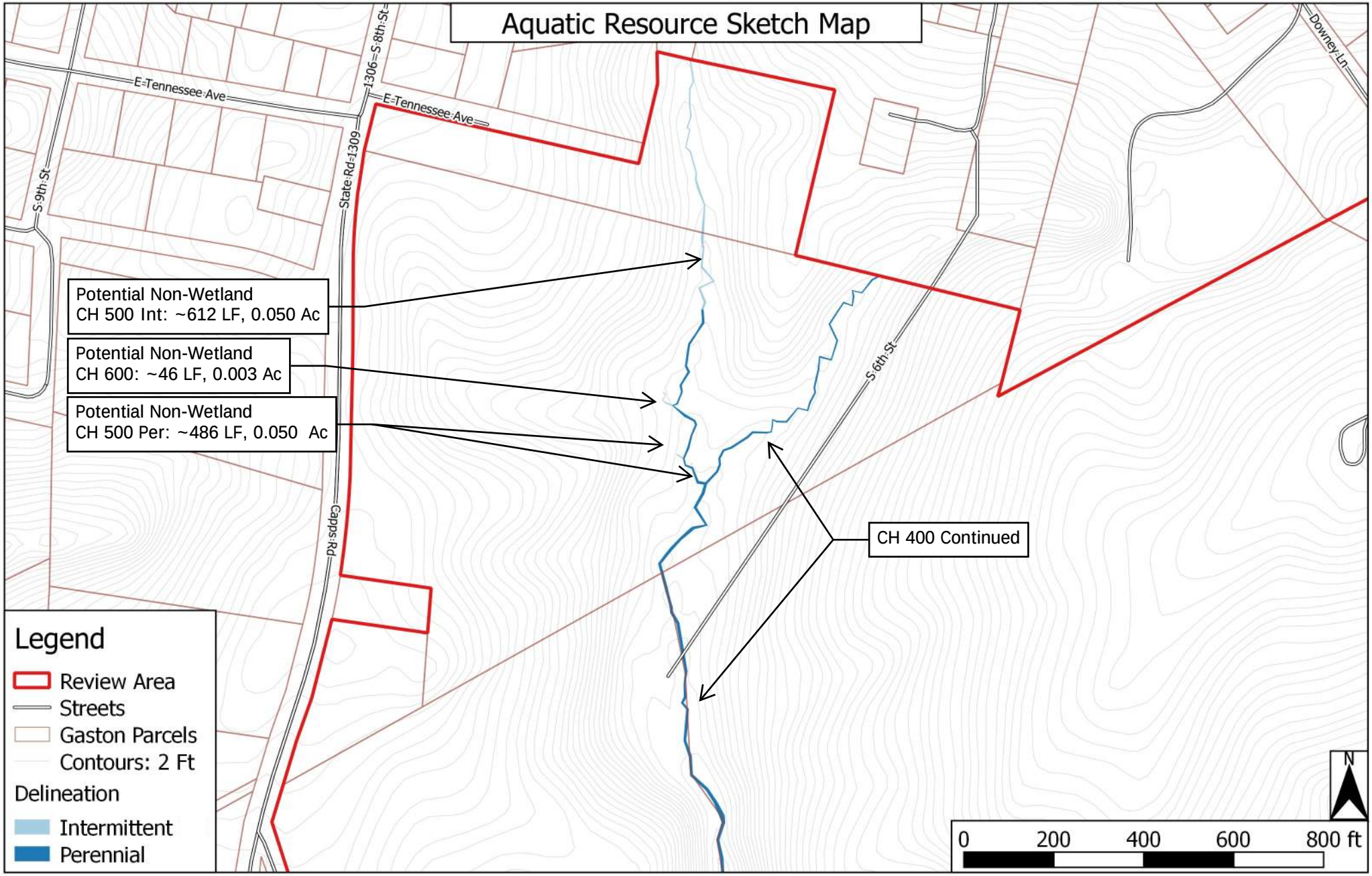


Figure:




ATLAS ENVIRONMENTAL

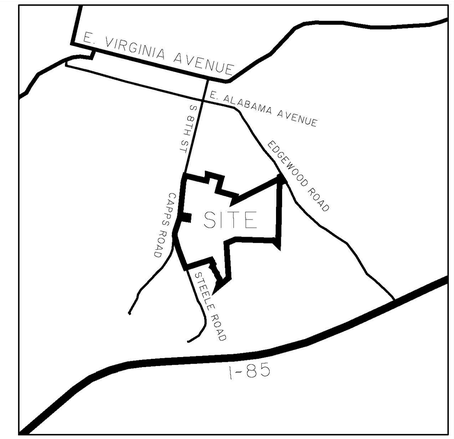
| | |
|---|---|
| Project Name: Edgewood Road | |
| Location: 902 Edgewood Road Bessemer City, NC 28016 | |
| For: Trinity Capital Attn: Mr. Travis Caldwell | |
| Coordinates: 35.275634, -81.268218 | Date: November 22nd, 2021 |




ATLAS ENVIRONMENTAL

| | |
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| Project Name: Edgewood Road | |
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EAST TENNESSEE AVENUE
EAST TENNESSEE AVENUE (50' R/W PER COUNTY GIS)
SOUTH 7TH STREET
50' TYPE A BUFFER
EAST CLEVELAND AVENUE
CAPPS ROAD 60' PUBLIC R/W SR #1306
POTENTIAL STORMWATER POND
FUTURE PARKING SPACES
PROPOSED BUILDING 3 520'x260' 140,600 SF FFE 854.00
165 PARKING SPACES
43 TRAILER STORAGE SPACES
EXISTING SANITARY SEWER PUMP STATION
SANITARY SEWER AERIAL CROSSING
STREAM CROSSING
STREAM
PROPERTY LINE
30' SETBACK
PROPOSED BUILDING 4 800'x310' 253,400 SF FFE 846.00
269 PARKING SPACES
42 TRAILER STORAGE SPACES
STEELE RD
PROPOSED BUILDING 2 720'x310' 228,600 SF FFE 858.00
48 TRAILER STORAGE SPACES
207 PARKING SPACES
CRESCENT DRIVE
DOWNEY LANE
TRANSMISSION POWER LINES
EDGEWOOD DRIVE PUBLIC R/W SR #1307
PROPOSED PUBLIC 60' RIGHT OF WAY
6' GREEN STRIP
5' SIDEWALK
PROPOSED 12" PUBLIC WATER MAIN
198 PARKING SPACES
PROPOSED BUILDING 1 840'x470' 405,600 SF FFE 876.00
69 TRAILER SRORAGE SPACES
55 TRAILER STORAGE SPACES
89 PARKING SPACES
RETAINING WALL
FUTURE ROAD CONNECTION
30' SETBACK AND 50' TYPE A BUFFER
DELINEATED WETLANDS
POTENTIAL STORMWATER POND
POTENTIAL STORMWATER POND
POTENTIAL STORMWATER POND




VICINITY MAP
N.T.S.

N
W E
S

LEGEND
HEAVY DUTY PAVEMENT
LIGHT DUTY PAVEMENT

**CONCEPT PLAN NOTES**

SITE ACREAGE: 118.84 TOTAL ACRES
PARCEL #:352614787
ZONING: BC (BUSINESS CAMPUS)
CITY OF BESSEMER CITY

TOTAL BUILDING SQUARE FEET PROPOSED:
BUILDING 1: 405,600 SF
BUILDING 2: 228,600 SF
BUILDING 3: 253,400 SF
BUILDING 4: 140,600 SF

PROPOSED AUTO PARKING:
BUILDING 1: 287 SPACES
BUILDING 2: 207 SPACES
BUILDING 3: 165 SPACES
BUILDING 4: 261 SPACES

PROPOSED TRAILERS STORAGE:
BUILDING 1: 125 SPACES
BUILDING 2: 48 SPACES
BUILDING 3: 43 SPACES
BUILDING 4: 42 SPACES

SKETCH PLAN

# EDGEWOOD

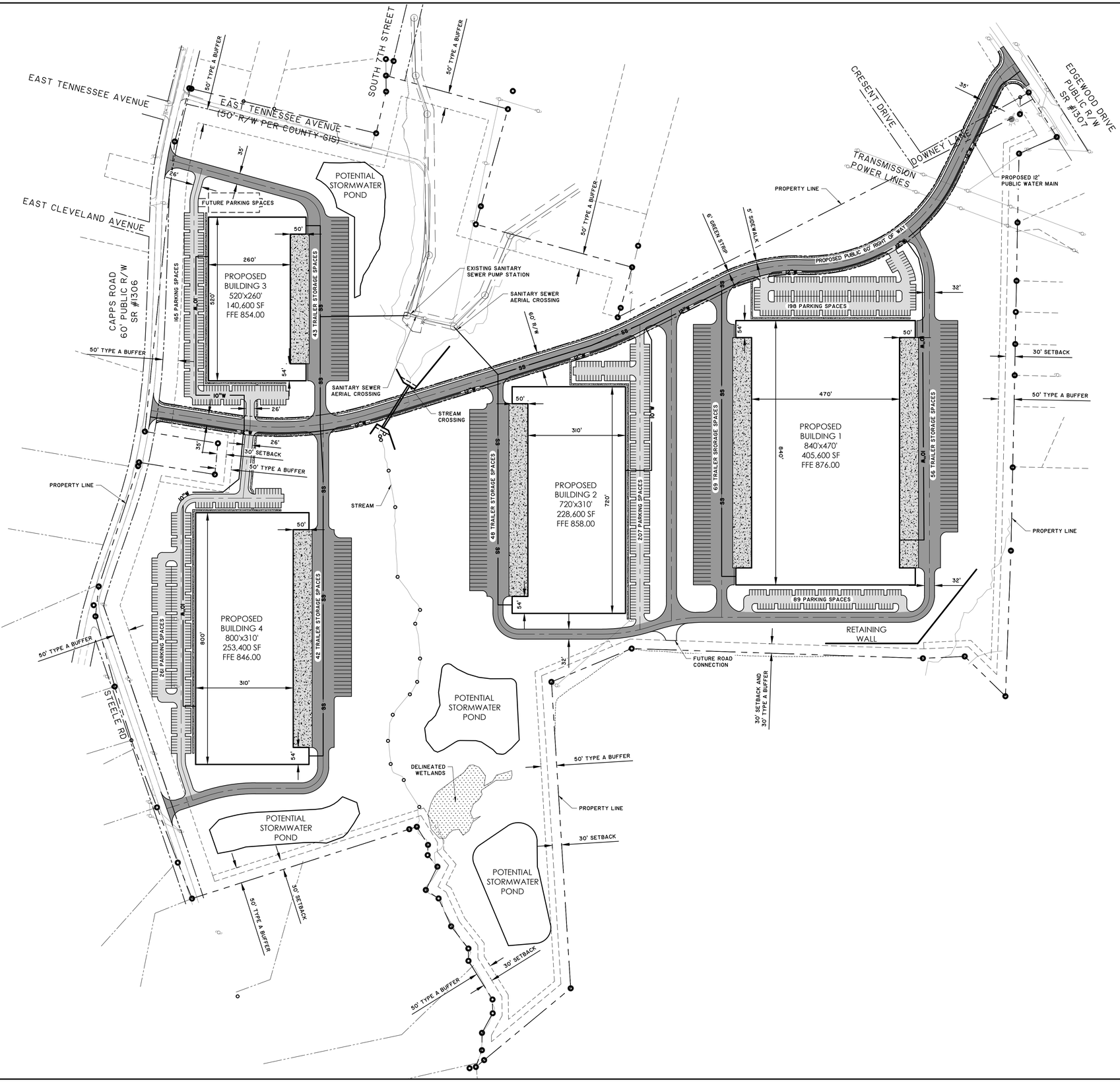
GASTON COUNTY, NC

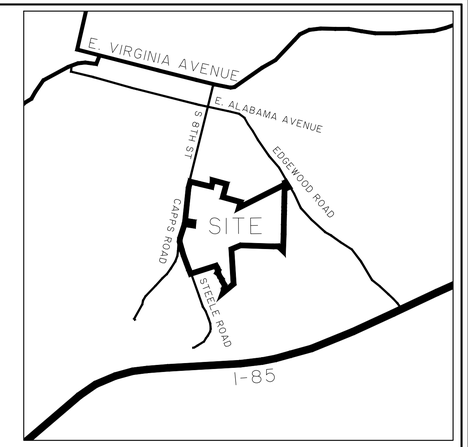
PREPARED FOR:
TRINITY CAPITAL ADVISORS

PREPARED BY:

THOMAS & HUTTON
1501 Main Street • Suite 760
Columbia, SC 29201 • 803.451.6789
www.thomasandhutton.com

| | |
|---|---|
| JOB NO: J-29747.0000 | DATE: 2/21/2022 |
| DRAWN: RWB | SCALE: 1" = 150' |
| REVIEWED: JS | SHEET: 1 OF 1 |




VICINITY MAP
N.T.S.

N
W E
S

LEGEND

- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT

**CONCEPT PLAN NOTES**

SITE ACREAGE: 118.84 TOTAL ACRES
PARCEL #:3526114787
ZONING: BC (BUSINESS CAMPUS)
CITY OF BESSEMER CITY

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BUILDING 4: 42 SPACES

SKETCH PLAN

# EDGEWOOD

GASTON COUNTY, NC

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| JOB NO: | J-29747.0000 |
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| SCALE: | 1" = 150' |
| SHEET: | 1 OF 1 |