



VICINITY MAP  
NOT TO SCALE

#### INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
COVER	SCHEMATIC PLAN (COVER SHEET)	06/05/2020	5/11/2021
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1	SCHEMATIC PLAN (TECHNICAL DATA SHEET 1 OF 10)	11/23/2020	5/11/2021
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10	SCHEMATIC PLAN (PHASING PLAN 10 OF 10)	2/12/2021	5/11/2021

Ref. No.	PIN	Owner Name	Mailing Address	City	State	Zip Code	Zoning
1	227546	MAYWORTH DEVELOPMENT CORP	P O BOX 152	BELMONT	NC	28012	R-1
2	227547	NEIGHAL CRAMERTON JV LLC	4412 BANNINGTON RD	CHARLOTTE	NC	28266	R-1
3	301183	NEWSTYLE CRAMERTON LLC	2125 SOUTHWIND DR	CHARLOTTE	NC	28203	R-1 CZ
4	301174	NEWSTYLE CRAMERTON LLC	2125 SOUTHWIND DR	CHARLOTTE	NC	28203	R-1 CZ
5	301175	NEWSTYLE CRAMERTON LLC	2125 SOUTHWIND DR	CHARLOTTE	NC	28203	R-1 CZ
6	301176	SHYLTIE STEVE SHYLTIE DAME	5208 COURTYARD LN	BELMONT	NC	28012	R-1 CZ
7	301177	RHODES ALBERT RHODES JANE	5208 COURTYARD LN	BELMONT	NC	28012	R-1 CZ
8	301178	MCDANIEL SHARON D	5210 COURTYARD LN	BELMONT	NC	28012	R-1 CZ
9	301179	NEWSTYLE CRAMERTON LLC	2125 SOUTHWIND DR	CHARLOTTE	NC	28203	R-1 CZ
10	301180	NEWSTYLE CRAMERTON LLC	2125 SOUTHWIND DR	CHARLOTTE	NC	28203	R-1 CZ
11	301181	MILLER LILLIE WILLIAM M MILLER LILLIE ROSE LIND M	5216 COURTYARD LN	BELMONT	NC	28012	R-1 CZ
12	301182	NEWSTYLE CRAMERTON LLC	2125 SOUTHWIND DR	CHARLOTTE	NC	28203	R-1 CZ
13	301187	NEWSTYLE COMMUNITIES INC	2125 SOUTHWIND DR	CHARLOTTE	NC	28203	R-1 CZ
14	301188	NEWSTYLE CRAMERTON LLC	2125 SOUTHWIND DR	CHARLOTTE	NC	28203	R-1 CZ
15	301189	MILLER LEON A MILLER TERRECE A	5208 COURTYARD LN	BELMONT	NC	28012	R-1 CZ
16	301170	MULLINE DEBORAH	5208 COURTYARD LN	BELMONT	NC	28012	R-1 CZ
17	301171	MILLER ROBERT MILLER JOAN	5208 COURTYARD LN	BELMONT	NC	28012	R-1 CZ
18	301184	NEWSTYLE CRAMERTON LLC	2125 SOUTHWIND DR	CHARLOTTE	NC	28203	R-1 CZ
19	195538	YOUNG THOMAS BLAIR YOUNG BRIDGET PORTER	2201 CIMARRON BLVD	BELMONT	NC	28012	R-1
20	195537	SPEARS RENITA W SPEARS MICHAEL A	2200 CIMARRON BLVD	BELMONT	NC	28012	R-1
21	195536	AKINS THOMAS J II AKINS CYNTHIA C	800 SOUTH POINT RD	BELMONT	NC	28012	R-1
22	195535	SHYLTIE TONIA HUI TRAN ANH	4220 UNDERWOOD AVE	CHARLOTTE	NC	28213	R-1
23	195534	HITCHES LOREN	1324 ARMSTRONG FORD RD	BELMONT	NC	28012	R-1
24	195533	BRITTIAN TON GREENE	P O BOX 18	BELMONT	NC	28012	R-1
25	195532	BRITTIAN TON GREENE	P O BOX 19	BELMONT	NC	28012	R-1
26	195531	JOHNSON JOSHUA R & HAYDEN HEATHER L	1318 ARMSTRONG FORD RD	BELMONT	NC	28012	R-1
27	195530	TOLAN EZECHIEL TOLAN CORINA	2508 CLEARCREEK CT	MATTHEWS	NC	28105	R-1
28	195529	SMITH LEONARD EUGENE SMITH AMY LYNN BLUMGARDNER	1314 ARMSTRONG FORD RD	BELMONT	NC	28012	R-1
29	195528	ADAMS CASSANDRA L	1312 ARMSTRONG FORD RD	BELMONT	NC	28012	R-1
30	195456	CARPENTER DAVID R CARPENTER AMANDA L	1811 ABBOTSFORD CT	GASTONIA	NC	28056	R-1
31	195457	SUGGS MARK T SUGGS PATRICIA M	1306 ARMSTRONG FORD RD	BELMONT	NC	28012	R-1
32	195458	PATE WILLIAM L PATE SELINA R	1306 ARMSTRONG FORD RD	BELMONT	NC	28012	R-1
33	195459	DAVID & META ARMSTRONG LV TR	1304 ARMSTRONG FORD RD	BELMONT	NC	28012	R-1
34	195460	KARR JOHN S KARR BEVERLY D	1302 ARMSTRONG FORD RD	BELMONT	NC	28012	R-1
35	195461	RUMFELT KENNETH L RUMFELT BARBARA F	1300 ARMSTRONG FORD RD	BELMONT	NC	28012	R-1
36	225596	HALLBERG KATHLEEN HALLBERG CHRISTOPHER	1218 ARMSTRONG FORD RD	BELMONT	NC	28012	G-R
37	187604	LOCKLEAR DONNE LOCKLEAR SUSAN	227 POINT CROSSING CT	BELMONT	NC	28012	G-R TND
38	187605	ROBINSON PHILIP H ROBINSON DEBORAH W	225 POINT CROSSING DR	BELMONT	NC	28012	G-R TND
39	187649	PETTUS CHARLES R PETTUS DEBRA K	219 POINT CROSSING	BELMONT	NC	28012	G-R TND
40	187607	CHURCHILL RICHARD F	215 POINT CROSSING CT	BELMONT	NC	28012	G-R TND
41	187608	HANEY KEVIN B HANEY SUSAN H	211 POINT CROSSING	BELMONT	NC	28012	G-R TND
42	187609	BUCHANAN PHILIP E BUCHANAN LEE SUZANNE	207 POINT CROSSING CT	BELMONT	NC	28012	G-R TND
43	187610	BALDWIN DANNY RAY BALDWIN PEGGY ANN	203 POINT CROSSING DRIVE	BELMONT	NC	28012	G-R TND
44	187553	BALDWIN DANNY RAY BALDWIN PEGGY ANN	204 POINT CROSSING DRIVE	BELMONT	NC	28012	G-R
45	187554	RICHIE JEWEL GONS	119 POINT CROSSING	BELMONT	NC	28012	G-R
46	187554	RICHIE JEWEL GONS	119 POINT CROSSING	BELMONT	NC	28012	G-R
47	187556	GODWIN EDDIE GODWIN ANITA HOPKINS	111 POINT CROSSING CT	BELMONT	NC	28012	G-R
48	187556	GODWIN EDDIE GODWIN ANITA HOPKINS	111 POINT CROSSING CT	BELMONT	NC	28012	G-R
49	187602	BELMONT CITY OF	P O BOX 431	BELMONT	NC	28012	G-R
50	303065	HERITAGE HOMES OF THE CAROLINAS INC	8800 E RAINBOW STE 300	SCOTTSDALE	AZ	85260	G-R
51	301590	FM NIXON ROAD LLC	2400 SOUTH BOULEVARD STE 300	CHARLOTTE	NC	28203	G-R
52	219873	SOUTH POINT RIDGE COMMUNITY ASSC	1355 GREENWOOD CLIFFE STE 190	CHARLOTTE	NC	28204	G-R
53	219880	SOUTH POINT RIDGE COMMUNITY ASSC	1355 GREENWOOD CLIFFE STE 190	CHARLOTTE	NC	28204	G-R
54	219884	SOUTH POINT RIDGE COMMUNITY ASSC	1355 GREENWOOD CLIFFE STE 190	CHARLOTTE	NC	28204	G-R
55	201490	BELMONT #2 US 321 BYPASS & ELLINGTON JOHN MARK ACO SOUTHEAST LAND MGT LLC	2620 BELLYWAVE AVE STE 300	CHARLOTTE	NC	28209	G-R TND

#### GRAPHIC SCALE



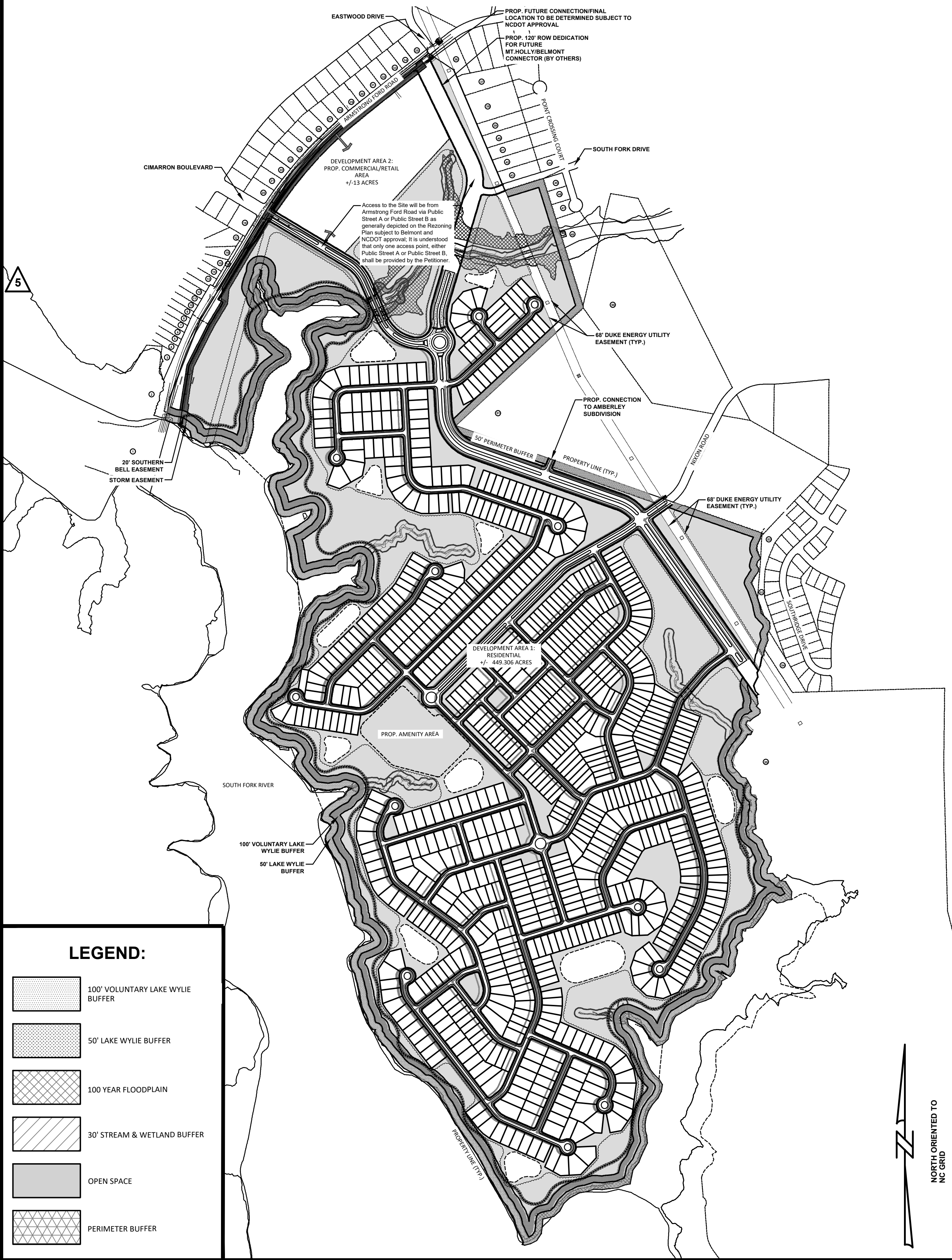
( IN FEET )  
1 INCH = 500 FT.



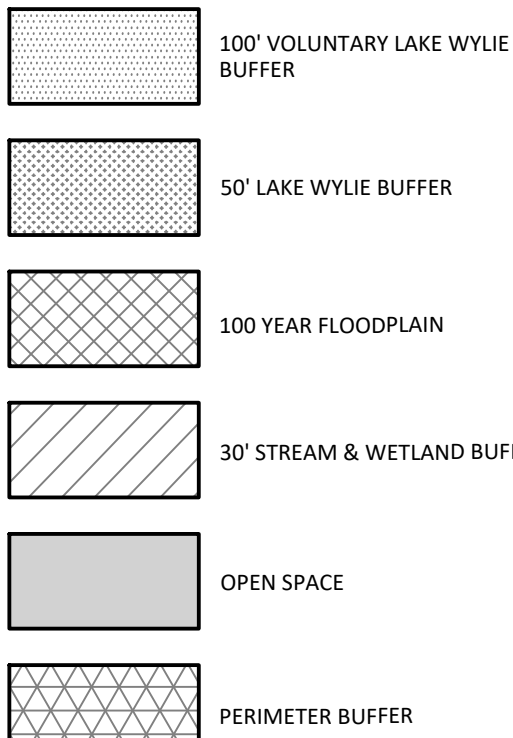
Know what's below.  
Call before you dig.

# SOUTH FORK SITE SCHEMATIC PLAN

LOCATED IN  
CITY OF BELMONT, NORTH CAROLINA



#### LEGEND:



#### Site Data:

Tax Parcels: 188444  
Total Acreage: +/- 462.306 Acres (Per Survey)  
Commercial Acreage: +/- 13 Acres  
Remaining Residential Acreage: +/- 449.306 Acres

Location:  
Existing: City of Belmont, NC

Zoning:  
Existing: G-R/TND  
Proposed: G-R/NC-C (CD)

Proposed Lots:  
42' x 152' Lots: Up to +/- 809 Lots  
52' x 147' Lots: +/- 212 Lots (26%)  
70' x 145' Lots: +/- 398 Lots (49%)  
70' x 145' Lots: +/- 199 Lots (25%)

Minimum Setbacks:  
Front: 20'  
30' with Garage  
Side: 5' or 20% of Lot Width - whichever is greater  
Rear: 30'

Density: +/- 1.80 DU/AC\*

Common Open Space:  
Required Open Space: +/- 32.50 Acres (7%)\*/\*\*  
Provided Open Space: +/- 125 Acres (28%)

Tree Preservation:  
Existing Tree Canopy: +/- 425.06 Acres \*\*\*  
Tree Canopy to Remain: +/- 106.27 Acres (25% of Existing Canopy)

Estimated Project Completion: Approximately 2029

\* Note: Density and Open Space Calculations are based on Remaining Residential Acreage (+/-449.306 Acres).

\*\*Note: Common Open Space calculations are approximate. Required open space based on "Open Space Dedication Matrix" in Chapter 7 of the City of Belmont Land Development Code. Estimated number of bedrooms (3.5) (809 x 500) = 1,415,750 SF or 32.50 AC. Open space requirement subject to change should the bedroom count change.

\*\*\*Note: Required tree preservation includes saving mature healthy deciduous trees in preserved areas, as outlined in Section 11.3.1 in the City of Belmont Land Development Code. Tree Canopy calculations based on aerial imagery. Exact extents and location of tree canopy and tree species to be determined during construction documentation. Removed from total acreage: approximate future Mt.Holly/ Belmont Connector ROW acreage (+/-16.198 Acres), utility easement acreage (+/- 5.97 Acres), commercial acreage (+/- 13 Acres), & approximate acreage without tree canopy (+/- 2.08 Acres).

#### General Notes

- Base information provided by "ALTA/NSPS Land Title Survey of PID 188444 South Fork Project" prepared by ESP Associates Inc. dated 03/08/2020, and Gaston County GIS Data and should be verified for accuracy.
- All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
- Please reference Sheet 3 for additional standards.

#### Floodplain Information

Floodplain information obtained from FEMA FIRM Panels 3710358300J & 3710358400J, effective dates of studies 09/28/2007.

#### Stream/Wetland Information

Stream / Wetland information is based on preliminary information provided to ESP by Carolina Wetland Services titled "Figure 1: Approximate Depiction of Waters and Wetlands" provided by Wetland and Waters dated January 9, 2020 and Gaston County GIS data. For purposes of preparation of this Schematic Design Plan Submittal, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Schematic Design Plan Submittal will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

#### Access Points/Driveways/Streets

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

#### Common Open Space / Tree Save

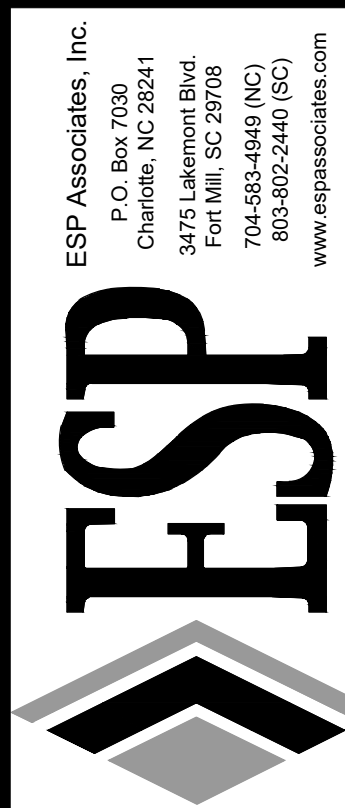
Open Space / Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers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

#### Proposed Stormwater Quality Areas

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

#### Public Information

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



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BY	SW	SW	SW	SW	SW
REVISION	REVISION	REVISION	REVISION	REVISION	REVISION
DATE	DATE	DATE	DATE	DATE	DATE
NO.	NO.	NO.	NO.	NO.	NO.
1	11/23/2020	REVIS PER STAFF COMMENTS	2	01/20/2021	REVIS PER STAFF COMMENTS
3	02/12/2021	REVIS PER STAFF COMMENTS	4	05/05/2021	REVIS PER STAFF COMMENTS
5	05/11/2021	REVIS PER STAFF COMMENTS			

SCHEMATIC PLAN - COVER

SOUTH FORK SITE

CITY OF BELMONT, NORTH CAROLINA

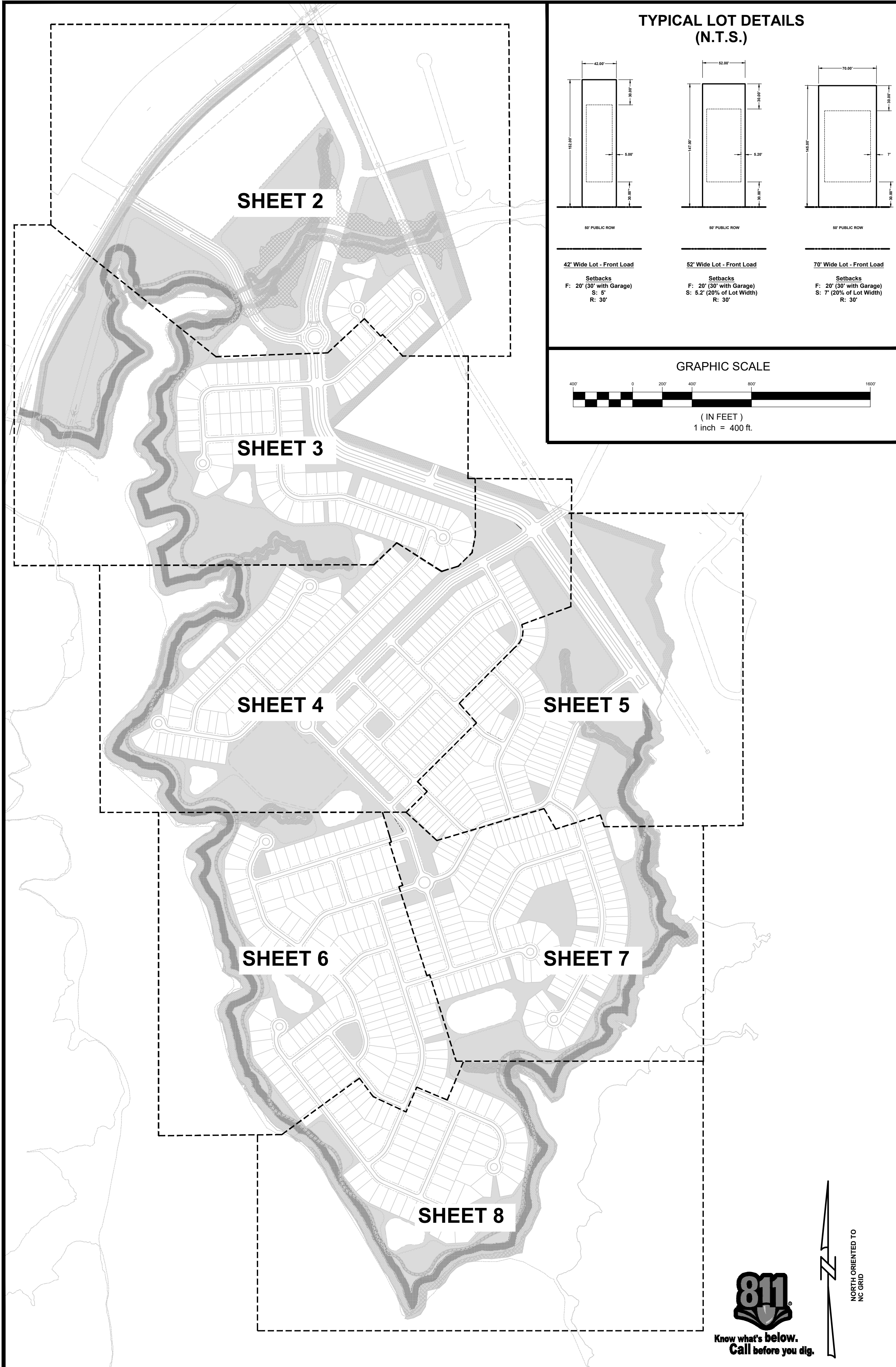
PULTE GROUP, INC.

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	HN28.100
ORIGINAL DATE:	06/05/2020
SHEET:	

COVER

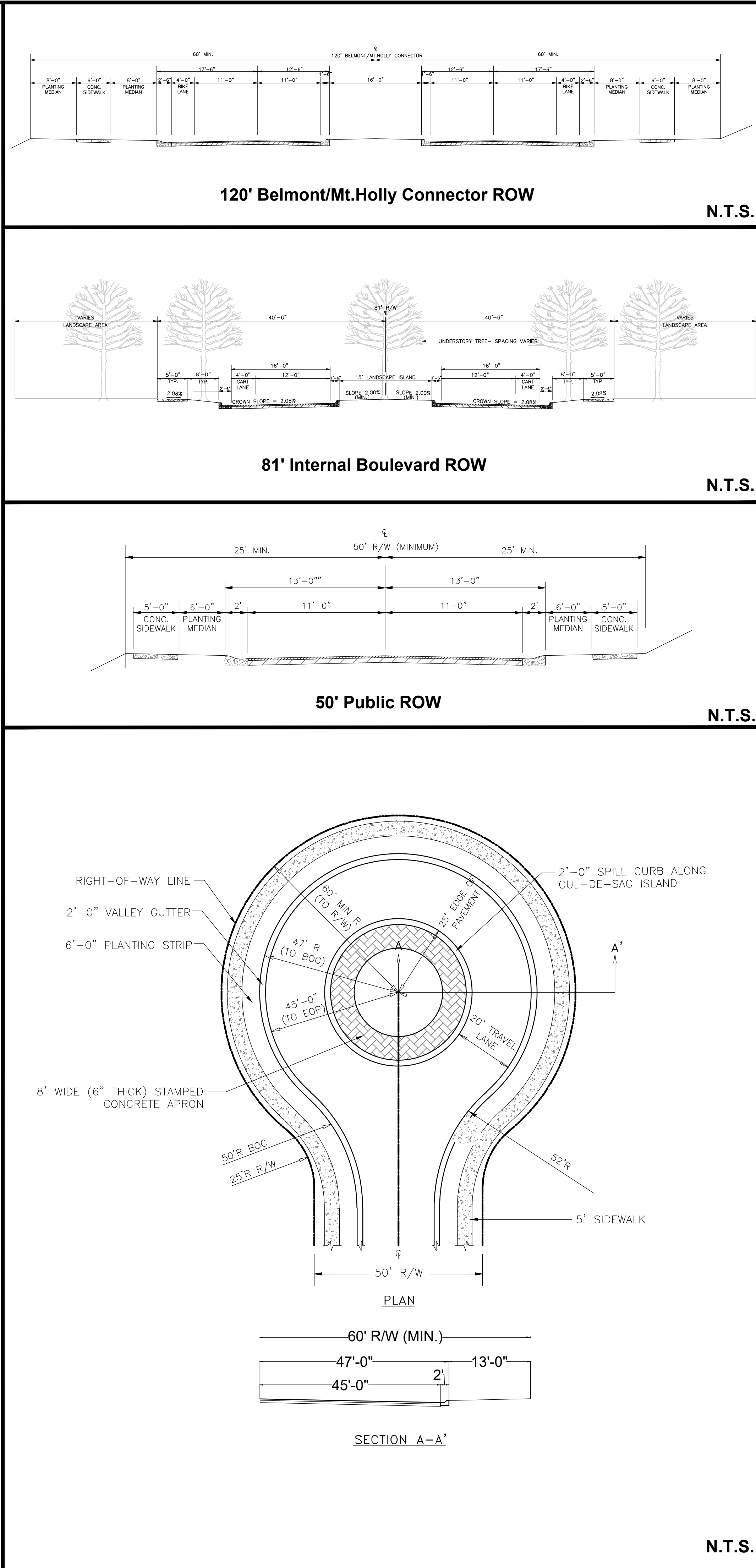


U:\2019 Projects (H\HN28 - South Fork Site (Pulse)\Submittal Working Drawings\2021-05-11\_11m Schematic Plan Submittal\DWG\Sheet\HN28-INDEX.dwg, Layout, white



**BLOCK LENGTHS TABLE:**

	ROAD	ROAD FROM	ROAD TO	LENGTH (LF)	SHEET NO.	RELIEF/CONSTRAINT
1	STREET A	ARMSTRONG FORD ROAD	STREET B	1,694.98	SHEET 2 OF 10	81' BOULEVARD
2	STREET C	EDGE OF PAVEMENT	STREET A	533.9	SHEET 2 OF 10	
3	STREET B	STREET A	STREET D	307.06	SHEET 3 OF 10	
4	STREET B	STREET D	STREET HH	1,140.57	SHEET 3 OF 10	120' BELMONT/MT.HOLLY CONNECTOR
5	STREET B	STREET HH	STREET J	785.83	SHEET 4 OF 10	120' BELMONT/MT.HOLLY CONNECTOR
6	STREET B	STREET J	STREET T	1,168.29	SHEET 4 OF 10	120' BELMONT/MT.HOLLY CONNECTOR
7	STREET C	STREET D	CUL-DE-SAC/COS	258.35	SHEET 3 OF 10	TOPOGRAPHY/COS PROVIDED
8	STREET D	STREET C	CUL-DE-SAC/COS	403.23	SHEET 2 OF 10	TOPOGRAPHY/COS PROVIDED
9	STREET D	STREET C	STREET B	523.22	SHEET 3 OF 10	
10	STREET D	STREET B	STREET F	280	SHEET 3 OF 10	
11	STREET D	STREET F	STREET E	805.41	SHEET 3 OF 10	TOPOGRAPHY
12	STREET D	STREET E	CUL-DE-SAC	157.82	SHEET 3 OF 10	
13	STREET E	STREET D	STREET F	504.04	SHEET 3 OF 10	
14	STREET F	STREET D	STREET E	340	SHEET 3 OF 10	
15	STREET F	STREET E	COS	652.77	SHEET 3 OF 10	
16	STREET F	COS	COS	171.1	SHEET 3 OF 10	
17	STREET F	COS	STREET G	565.81	SHEET 3 OF 10	
18	STREET F	STREET G	CUL-DE-SAC	121.87	SHEET 3 OF 10	
19	STREET G	STREET F	COS	172.19	SHEET 4 OF 10	
20	STREET G	COS	COS	597.29	SHEET 4 OF 10	
21	STREET G	COS	STREET I	773.22	SHEET 4 OF 10	TOPOGRAPHY/COS PROVIDED
22	STREET G	STREET I	COS	444.58	SHEET 4 OF 10	
23	STREET G	COS	STREET HH	254.56	SHEET 4 OF 10	
24	STREET G	STREET H	CUL-DE-SAC	240.36	SHEET 4 OF 10	
25	STREET H	STREET I	CUL-DE-SAC/COS	677.24	SHEET 4 OF 10	TOPOGRAPHY/COS PROVIDED
26	STREET H	STREET I	STREET G	624.07	SHEET 4 OF 10	
27	STREET I	STREET H	STREET G	344	SHEET 4 OF 10	
28	STREET I	STREET G	STREET J	259	SHEET 4 OF 10	
29	STREET I	STREET J	STREET P	264	SHEET 4 OF 10	
30	STREET I	STREET P	STREET R	530	SHEET 4 OF 10	
31	STREET I	STREET R	STREET Y	233.37	SHEET 7 OF 10	
32	STREET I	STREET Y	STREET T	340	SHEET 7 OF 10	
33	STREET I	STREET Y	STREET W	621	SHEET 7 OF 10	
34	STREET J	PROPERTY LINE	STREET B	242.93	SHEET 4 OF 10	
35	STREET J	STREET B	STREET K	409.76	SHEET 4 OF 10	
36	STREET J	STREET K	STREET M	820.72	SHEET 4 OF 10	81' BOULEVARD
37	STREET J	STREET M	STREET O	354	SHEET 4 OF 10	
38	STREET J	STREET O	STREET I	443.03	SHEET 4 OF 10	
39	STREET K	STREET J	STREET L	264	SHEET 4 OF 10	
40	STREET K	STREET L	STREET S	582.68	SHEET 4 OF 10	
41	STREET K	STREET S	STREET M	354	SHEET 4 OF 10	
42	STREET L	STREET K	STREET M	751	SHEET 4 OF 10	TOPOGRAPHY
43	STREET M	STREET J	STREET L	264	SHEET 4 OF 10	
44	STREET M	STREET L	STREET N	176	SHEET 4 OF 10	
45	STREET M	STREET N	STREET K	180.3	SHEET 4 OF 10	
46	STREET M	STREET K	STREET R	176	SHEET 4 OF 10	
47	STREET M	STREET R	STREET S	260.08	SHEET 5 OF 10	
48	STREET S	STREET K	STREET M	622.8	SHEET 5 OF 10	
49	STREET S	STREET M	STREET Y	494.84	SHEET 5 OF 10	
50	STREET O	STREET J	STREET P	264	SHEET 4 OF 10	
51	STREET O	STREET P	STREET N	176	SHEET 4 OF 10	
52	STREET P	STREET O	STREET Q	196.03	SHEET 4 OF 10	
53	STREET P	STREET Q	STREET I	247	SHEET 4 OF 10	
54	STREET N	STREET M	STREET O	354	SHEET 4 OF 10	
55	STREET N	STREET O	STREET Q	196.03	SHEET 4 OF 10	
56	STREET Q	STREET P	STREET N	176	SHEET 4 OF 10	
57	STREET Q	STREET N	STREET R	354	SHEET 4 OF 10	
58	STREET Q	STREET R	STREET T	533.65	SHEET 4 OF 10	
59	STREET R	STREET M	STREET Q	550.03	SHEET 4 OF 10	
60	STREET R	STREET Q	STREET I	247	SHEET 4 OF 10	
61	STREET T	STREET B	COS	514.71	SHEET 5 OF 10	
62	STREET T	COS	STREET U	543.4	SHEET 5 OF 10	
63	STREET T	STREET U	STREET S	280.85	SHEET 5 OF 10	
64	STREET T	STREET S	STREET Q	300.55	SHEET 5 OF 10	
65	STREET T	STREET Q	STREET I	486.87	SHEET 7 OF 10	
66	STREET T	STREET I	STREET BB	344	SHEET 7 OF 10	
67	STREET T	STREET BB	STREET Y	186.41	SHEET 6 OF 10	
68	STREET T	STREET Y	STREET Z	458.9	SHEET 6 OF 10	
69	STREET U	STREET T	STREET V	425.62	SHEET 7 OF 10	
70	STREET U	STREET V	COS	578.04	SHEET 7 OF 10	
71	STREET U	COS	COS	582.05	SHEET 7 OF 10	
72	STREET U	COS	CUL-DE-SAC	108.35	SHEET 7 OF 10	
73	STREET V	STREET U	STREET W	1100.08	SHEET 7 OF 10	TOPOGRAPHY
74	STREET W	CUL-DE-SAC	STREET V	204.57	SHEET 7 OF 10	
75	STREET W	STREET V	STREET I	344	SHEET 7 OF 10	
76	STREET W	STREET I	STREET BB	344	SHEET 7 OF 10	
77	STREET X	STREET I	STREET Y	530.42	SHEET 6 OF 10	
78	STREET X	STREET Y	STREET Z	574.1	SHEET 6 OF 10	
79	STREET Y	STREET X	STREET T	340	SHEET 6 OF 10	
80	STREET Z	STREET X	CUL-DE-SAC/COS	319.9	SHEET 6 OF 10	TOPOGRAPHY/COS PROVIDED
81	STREET Z	STREET X	STREET T	555.65	SHEET 6 OF 10	
82	STREET Z	STREET TT	STREET AA	343.36	SHEET 6 OF 10	
83	STREET Z	STREET AA	STREET CC	297.79	SHEET 6 OF 10	
84	STREET Z	STREET CC	STREET EE	349.88	SHEET 6 OF 10	
85	STREET BB	STREET TT	STREET AA	342	SHEET 6 OF 10	
86	STREET BB	STREET AA	STREET W	279	SHEET 6 OF 10	
87	STREET BB	STREET W	COS	393.04	SHEET 6 OF 10	
88	STREET BB	COS	STREET FF	335.72	SHEET 6 OF 10	
89	STREET BB	STREET FF	STREET EE	128.62	SHEET 6 OF 10	
90	STREET BB	STREET EE	STREET DD	478.05	SHEET 8 OF 10	
91	STREET AA	STREET Z	STREET BB	417.15	SHEET 6 OF 10	
92	STREET CC	STREET Z	STREET EE	230.32	SHEET 6 OF 10	
93	STREET CC	STREET EE	STREET DD	342	SHEET 6 OF 10	
94	STREET EE	STREET CC	STREET Z	262.43	SHEET 6 OF 10	
95	STREET EE	STREET Z	STREET B	468.63	SHEET 6 OF 10	
96	STREET DD	CUL-DE-SAC	STREET CC	274.98	SHEET 6 OF 10	
97	STREET DD	STREET CC	COS	410.98	SHEET 8 OF 10	
98	STREET DD	COS	STREET BB	457.82	SHEET 8 OF 10	
99	STREET DD	STREET BB	STREET GG	425.66	SHEET 8 OF 10	
100	STREET DD	STREET GG	CUL-DE-SAC	250	SHEET 8 OF 10	
101	STREET FF	STREET BB	STREET GG	340	SHEET 8 OF 10	
102	STREET FF	STREET GG	CUL-DE-SAC	570.72	SHEET 8 OF 10	TOPOGRAPHY/COS PROVIDED
103	STREET GG	STREET F	STREET DD	650	SHEET 8 OF 10	
103	STREET HH	PROPERTY LINE	STREET B	130.12	SHEET 3 OF 10	



ESP

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BY

SW

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SW

SW

SW

DATE

11.23.2020

01.20.2021

02.12.2021

05.05.201

05.11.2021

REVISION

REVISED PER STAFF COMMENTS

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NO.

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PROJECT INFORMATION

PROJECT MANAGER: MM

DESIGNED BY: SW

DRAWN BY: SW

PROJECT NUMBER: HN28.100

ORIGINAL DATE: 06/05/2020

SHEET: INDEX



U:\2019 Projects \H\HN29 - South Fork Site (Pulte)\Submittal Working Drawings\2021-05-11\_11m Schematic Plan\Submittal\DWG\Schematic\HN29-TECHNICAL DATA.dwg Layout, while

## South Fork Site Rezoning Petition - Development Standards 5/10/2021

### Site Development Data:

--Acreage: ± 462.3 acres

--Tax Parcel #: 188444

--Existing Zoning: G-R/TND

--Proposed Zoning: G-R/NC-C/CD

--Existing Uses: Vacant

--Proposed Uses: Up to 809 age-restricted single-family detached dwelling units as allowed by right and under prescribed conditions in the G-R/ NC-C zoning district as further described in Section 2 below.

### I. General Provisions:

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Pulte ("Petitioner") to accommodate the development of up to eight hundred nine (809) single-family detached dwelling units as generally depicted on the Rezoning Plan. The proposed development will be on an approximately 462.3 acre site located on Armstrong Ford Road (the "Site").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Belmont Land Development Code (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the G-R/NC-C zoning classification shall govern.

c. **Graphics and Alterations.** The schematic depictions lots, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 15.6 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed per Section 15.6 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow Section 15.6.6 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

### 2. Conditions:

The following provisions vary from the base standards of the Land Development Ordinance and are further described in Sections 3, 5, 6, and 7 below in connection with single-family detached development taking place within Development Area 1 to accommodate a variety of setback and yard widths and other development elements so as to allow for a pedestrian-friendly residential community.

a. The minimum lot width shall be permitted as follows and as set forth in Section 2 below.

i. 42' wide lots: a maximum of 212 lots

ii. 52' wide lots: a maximum of 398 lots

iii. 72' lots: a minimum of 199 lots

*It is understood that in no event shall the number of 42' or 52' lots increase, however the number of 72' lots are flexible subject to the overall maximum number of lots.*

b. Except as set forth in Section 5 below and/or as approved by the City Council, the Petitioner shall not be required to comply with the residential Architectural Requirements set forth in Chapter 4, Section 4.2 of the Land Development Code in Development Area 1. It is understood that development within the NC-C/CD, Development Area 2, shall adhere to the provisions of Chapter 4.

c. Front loaded garages are permitted as set forth in Section 5 below and/or as approved by the City Council.

d. Due to topographic constraints and existing features on the site, the minimum block length of 660' may be exceeded as generally depicted on the Rezoning Plan and set forth in Section 6 below.

### 3. Permitted Uses & Development Areas:

For ease of reference, the Rezoning Plan sets forth various development areas as generally depicted on [Sheet RZ-1] as Development Area 1 and Development Area 2 (each a "Development Area" and collectively the "Development Areas").

a. **Development Area 1.** The principal buildings constructed within Development Area 1 on the Site may be developed with up to eight hundred nine (809) age-restricted single-family detached dwelling units subject to the following provision(s):

i. The minimum lot size shall be 4,000 square feet with a minimum lot width of forty-two (42) feet at the front setback.

*Per current department of HUD standards, age restricted or an age restricted community shall mean: (i) a community intended and operated for occupancy by persons 55 years of age or older; (ii) a community where at least 80% of the units have at least one occupant who is 55 years of age or older; (iii) the community must publish and adhere to policies and procedures that demonstrate the intent to operate as "55 or older" housing; and (iv) the community must comply with HUD's regulatory requirements for age verification of residents.*

b. **Development Areas 2.** The principal buildings constructed within Development Area 2 on the Site may be developed with up to 130,000 square feet of commercial center uses permitted in the NC-C zoning district excluding residential uses and shall be master planned following the site plan review process outlined in Section 15.4 of the Land Development Code (LDC) subject to the following:

i. The approved TIA evaluated the center based on a maximum of 130,000 square foot town-center building form with approximate square footage for uses as:

- o 50,000 SF grocery store
- o 15,000 SF pharmacy
- o 10,000 SF fast-food restaurant space
- o 30,000 SF general retail space
- o 25,000 SF of medical office space

Changes to the anticipated square footages by use and/or changes in use may require an update of the approve TIA. All mitigation improvements associated with the commercial center (Phase 3), are required in compliance with the approved TIA and/or as conditioned.

### 4. Access and Transportation:

#### I. Proposed Access.

a. Access to the Site will be from Armstrong Ford Road via Public Street A as generally depicted on the Rezoning Plan; it is understood that the access may be provided at Eastwood Drive in lieu of the intersection with Cimarron subject to further evaluation and Belmont and NCDOT approval. In no event shall sidewalk, curb and gutter installation be required by the Petitioner along Armstrong Ford Road.

b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the City of Belmont and/or NCDOT in accordance with applicable published standards.

c. The overall street network is conceptual in nature and may be adjusted during the permitting process subject to the standards and approvals of NCDOT and the City of Belmont as applicable.

#### II. Proposed Improvements.

a. The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth in the approved Transportation Impact Analysis (TIA) subject to the provisions set forth in Section III.

#### III. Standards, Phasing and Other Provisions.

a. **City of Belmont and NCDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of the City of Belmont and/or NCDOT (as it relates to the roadway improvements within their respective road system authority). It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.

#### b. Phasing.

Notwithstanding the commitments of the Petitioner to provide for the roadway improvements described in the approved Traffic Impact Study, the following provisions shall permit development to take place prior to completion of all of the above-referenced improvements:

(i)The Petitioner has the right to construct up to the maximum amount of units and/or square footage shown below by constructing the appropriate roadway improvements listed, or by submitting construction plans for the appropriate roadway improvements as indicated in a particular phase, for each level of development without being required to construct the remainder of the required transportation improvements listed in the approved Traffic Impact Study until the development density levels shown below are exceeded:

Phase 1: 401 single family units

Phase 2: 408 single family units

Phase 3: 130,000 of commercial uses

c. **Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth in the provisions of the approved TIA shall mean completion of the roadway improvements in accordance with the standards set forth in the approved TIA provided, however, in the event certain non-essential roadway improvements (as reasonably determined by the City of Belmont) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the City of Belmont will instruct applicable authorities and/or departments to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

d. **Right-of-way Availability.** It is understood that some of the public roadway improvements referenced in the approved TIA may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then the City of Belmont, NCDOT or other applicable agency, department or governmental body may agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in the approved TIA are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the City of Belmont will instruct applicable authorities and/or departments to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

*In addition to the foregoing, in the event the right of way is not available for any reason after the good faith efforts of the Petitioner, the Petitioner will work with the City of Belmont and/or NCDOT as applicable to either (i) identify alternative improvements to implement traffic mitigation in lieu of the improvements impacted by the lack of right of way as described in subsection f. below; or (ii) contribute to the City of Belmont and/or NCDOT as applicable, an amount equal to the estimated cost of the road improvements not completed due to the lack of available right of way, such funds to be used to complete such alternative roadway improvements in the general area of the Site in a manner reasonable agreeable to the Petitioner, the City of Belmont and/or NCDOT as applicable. It is understood that alternative improvements and/or payment in lieu shall not require rezoning however, it shall require City Council approval.*

e. **Right-of-way Conveyance.** Subject to the provisions above regarding d. Right-of-Way above, the Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated when the development plans are plattd. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way where ROW dedication is not provided.

*For example, transportation improvements may be substituted and/or payment in lieu for other improvements in the overall area of the rezoning may be implemented as described in subsection (d) above.*

### 5. Architectural Standards:

a. Except as set forth below and/or approved by the City Council, the Petitioner shall not be required to comply with the residential Architectural Requirements set forth in Chapter 4, Section 4.2 of the Land Development Code.

b. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.

c. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements.

d. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.

e. All residential units shall include the following garage door treatments:

i. wall sconce lighting on at least one side of the garage door or one large wall sconce above the garage door,

ii. windows and/or a vent detail above the garage door,

iv. a minimum of two siding materials on the façade, and

vi. windows

*The use of white garage doors is prohibited.*

f. Residential units on the 42' wide lots shall provide one of the following treatments:

i. an architectural trellis over the walkway to the front door

ii. a low wall and gated entry along the walkway to the front door

f. The elevations and precedent images set forth on Sheet RZ-0 are conceptual in nature and are intended to reflect the overall quality of the residential uses to be constructed on the site. The actual homes constructed may vary so long as the general architectural character and quality are maintained.

### 6. Streetscape, Setbacks, Buffers, and Yards:

a. A fifty (50) foot perimeter buffer shall be provided to support the overall character of the community as generally depicted on the Rezoning Plan. Grading and clearing within the fifty (50) foot buffer is permitted subject to approval by applicable regulatory agencies.

b. A minimum five (5) foot side yard or 20% of the lot width, whichever is greater, shall be provided.

c. Due to topographic constraints and existing features on the site, the minimum block length of 660' may be exceeded as generally depicted on the Rezoning Plan.

d. Street trees shall be provided on each side of the street spaced forty (40) feet on center or based on tree species in compliance with Chapter 11.

### 7. Environmental Features and Open Space:

a. The Site shall comply with the minimum Stormwater and Water Quality requirements as set forth in the Land Development Ordinance and municipal code.

b. The location of the proposed stormwater areas are conceptual in nature and the exact size and location of these areas are subject to change depending upon final layout, product allocation, and/or other site plan elements. The overall layout and unit count may be altered as a result of final stormwater locations.

c. The Site shall comply with the minimum Open Space and Tree Save requirements as set forth in Chapter 7 and 11 of the Ordinance. The Open Space and Tree Save areas generally depicted on the Rezoning Plan are conceptual in nature and subject to change depending upon final layout, product allocation, and other spatially dependent project components such as but not limited to stormwater areas, wetland areas, utilities, and buffers (as applicable).

d. The Petitioner shall provide an eight (8) foot wide natural surface trail within a twenty (20) foot trail easement along the South Fork River as generally depicted on the Rezoning Plan. The trail easement shall be dedicated to the City of Belmont prior to the issuance of the 400<sup>th</sup> certificate of occupancy.

e. The Petitioner shall provide an average one hundred (100) foot buffer along the South Fork River as measured from the property line subject to the following:

i. It is noted that the minimum buffer shall be seventy (70) feet and the buffer may be replanted.

ii. The proposed greenway/trail may be installed within the buffer.

iii. The potential connection to Cimarron may encroach into the buffer.

iv. Sanitary sewer and silt fence may be installed in the 50'-100' zone of the buffer if necessary due to topography.

f. The Petitioner shall implement the following enhanced storm water measures subject to the provisions set forth herein and subject to approval by Gaston County:

i. **Post Construction Storm Water:** Development areas over 24% built upon area (BUA) shall implement storm water control measures (SCMs) capable of retaining the 25-year storm runoff volume with an outfall sized to convey the 10-year storm volume over a period of 3-5 days. The governmental jurisdictional authority may permit modifications to this provision subject to site constraints and/or other considerations.

### ii. Active Construction/Erosion Control Measures

• Provide sediment forebays, temporary baffles, and temporary skimmer dewatering devices with shut off valves in erosion control phase sediment basins.

• Provide double high hazard silt fence installation along site construction activities if the proposed land disturbance is within 100 feet of jurisdictional streams and wetlands. Standard silt fence may be installed in construction areas greater than 100 feet from jurisdictional streams, jurisdictional wetlands, and in other upland areas.

• Provide temporary sediment basins capable of accommodating the storm water runoff volume from a 25-year storm event. The spillway on the sediment basin shall be designed to pass the 25-year 24-hour storm.

• Installation of temporary seeding shall occur within five (5) working days of completion of construction activities for the applicable area. It is noted that additional construction activities post grading may delay seeding.

• Provide third party inspection of site development construction activities to occur after each ½" (or greater) rainfall event

• The use of filter bags at sediment basin outlet discharges shall be used where feasible due to topography and buffers. It is noted the use of filter bags may not be feasible in high flow areas or subject to other site constraints.

### 7. Amendments to the Rezoning Plan:

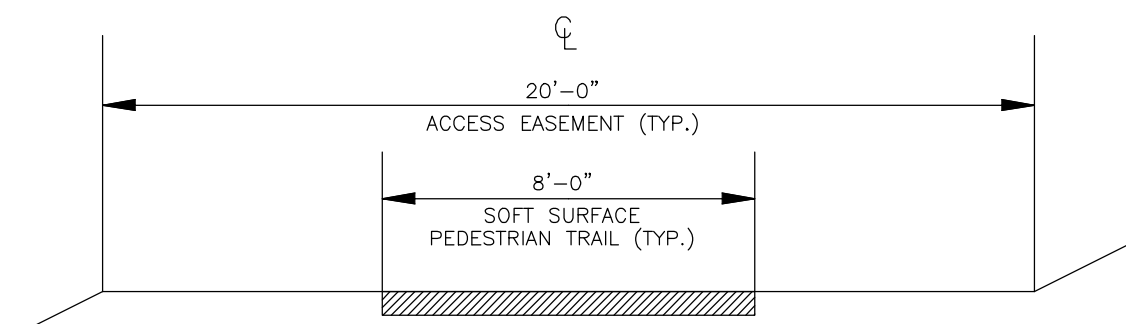
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of the Ordinance.

### 8. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal rep

## OPEN SPACE TABLE:

	TYPE	ACREAGE
	WATERFRONT PARK	21 ACRES
A	GREENWAY	17 ACRES
B	GREENWAY	17 ACRES
C	GREENWAY	17 ACRES
D	GREENWAY	5 ACRES
E	GREENWAY	17 ACRES
F	GREENWAY	13 ACRES
G	GREENWAY	10.5 ACRES
H	GREENWAY	7.65 ACRES
I	PARKWAY	2.5 ACRES
J	PARKWAY	.5 ACRES
K	PARKWAY	.2 ACRES
L	PARKWAY	.3 ACRES
M	DETACHED SQUARE	.35 ACRES
N	PARKWAY	.35 ACRES
O	PARKWAY	.75 ACRES
P	PARKWAY	.5 ACRES
Q	PARKWAY	.4 ACRES
R	PARKWAY	.2 ACRES
S	PARKWAY	6.5 ACRES
T	GREEN	.3 ACRES
U	GREENWAY	4 ACRES



## GREENWAY TRAIL (TYP.)

## 8' SOFT SURFACE PEDESTRIAN TRAIL W/ 20' ACCESS EASEMENT

NOTE: FINAL DETAIL WILL BE COORDINATED DURING THE CONSTRUCTION PLAN PHASE

N.T.S.

## SCHEMATIC PLAN - TECHNICAL DATA

## SOUTH FORK SITE

CITY OF BELMONT, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	HN28.100
ORIGINAL DATE:	06/05/2020

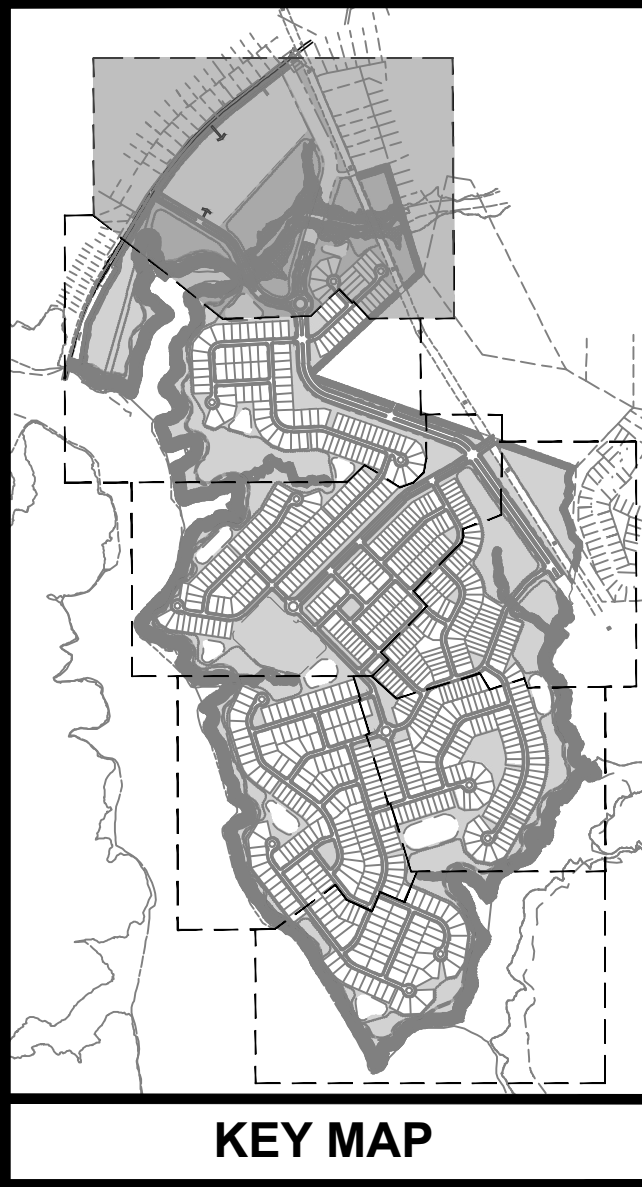
SHEET:

1 OF 10



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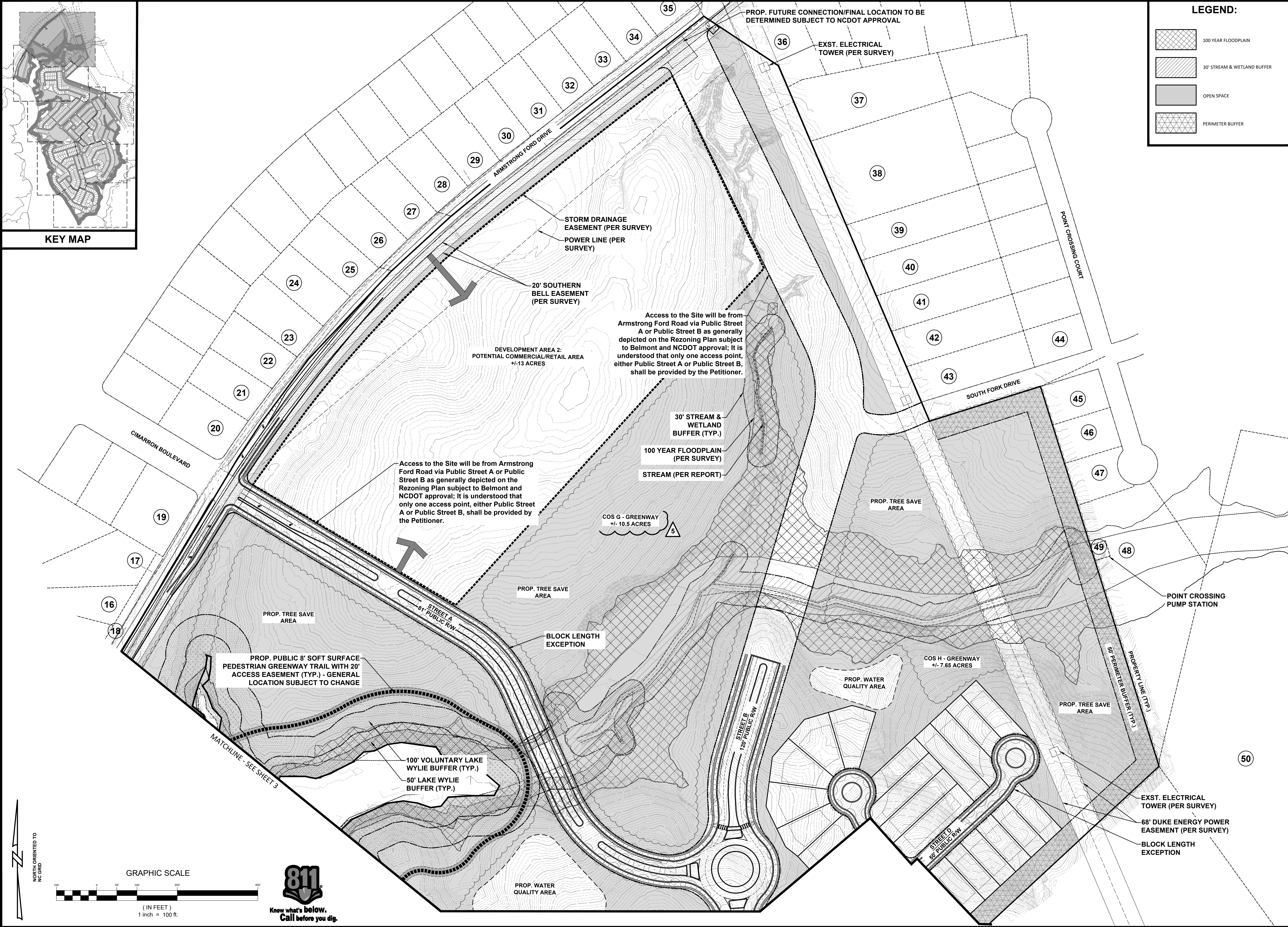




KEY MAP

**LEGEND:**

- 100 YEAR FLOODPLAIN
- 30' STREAM & WETLAND BUFFER
- OPEN SPACE
- PERIMETER BUFFER



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**GRAPHIC SCALE**

( IN FEET )  
1 inch = 100 ft.

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NO.		DATE		REVISION		BY	
1	11.23.2020	REVISED PER STAFF COMMENTS	SW				
2	01.20.2021	REVISED PER STAFF COMMENTS	SW				
3	02.12.2021	REVISED PER STAFF COMMENTS	SW				
4	05.05.2021	REVISED PER STAFF COMMENTS	SW				
5	05.11.2021	REVISED PER STAFF COMMENTS	SW				

**SCHEMATIC PLAN**  
(SHEET 2 of 10)

**SOUTH FORK SITE**

CITY OF BELMONT, NORTH CAROLINA

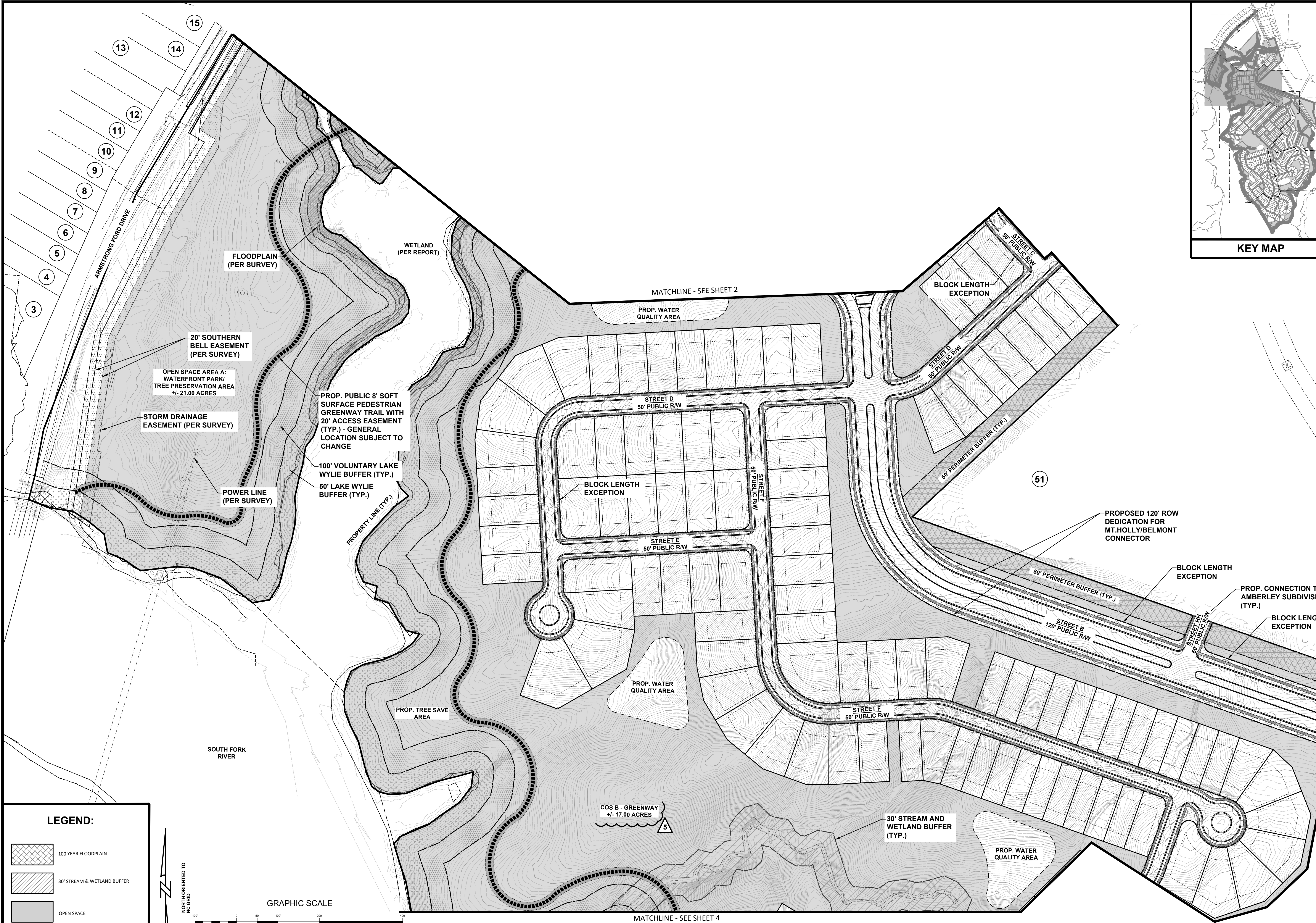
PULTE GROUP, INC.

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	HN28.100
ORIGINAL DATE:	06/05/2020

SHEET:  
**2 OF 10**



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LEGEND:

100 YEAR FLOODPLAIN

30' STREAM & WETLAND BUFFER

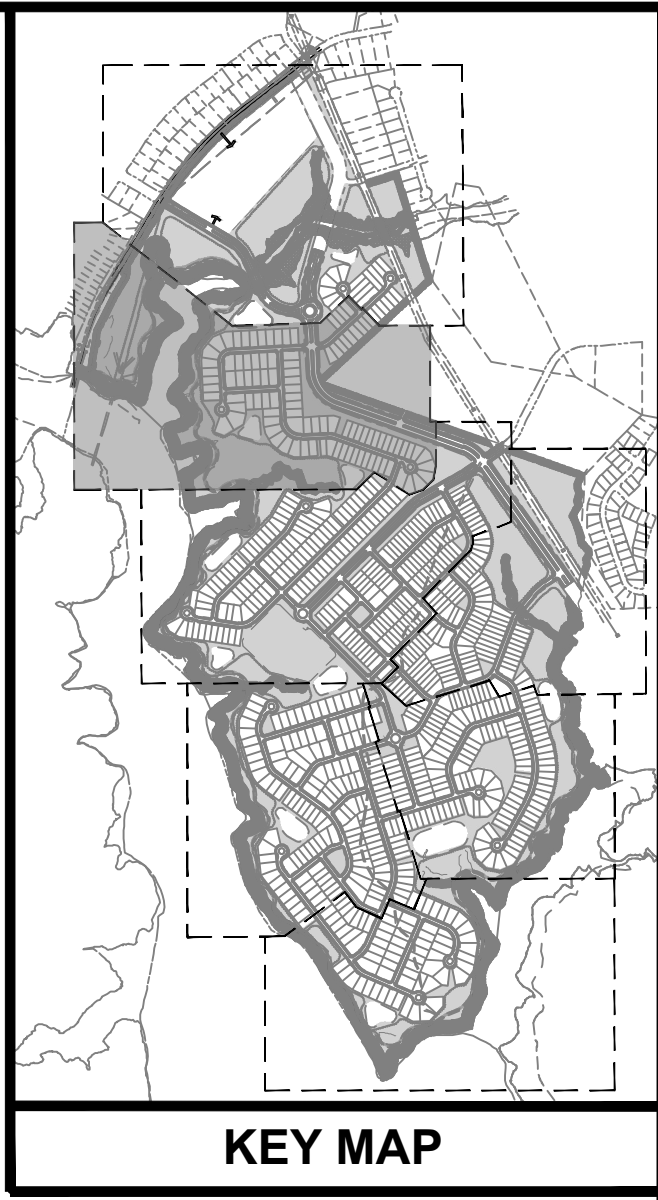
OPEN SPACE

PERIMETER BUFFER

NORTH ORIENTED TO  
NC GRID

GRAPHIC SCALE

(IN FEET)  
1 inch = 100 ft.



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SCHEMATIC PLAN  
(SHEET 3 OF 10)

SOUTH FORK SITE

PULTE GROUP, INC.

CITY OF BELMONT, NORTH CAROLINA

PROJECT INFORMATION

PROJECT MANAGER:

MM

DESIGNED BY:

SW

DRAWN BY:

SW

PROJECT NUMBER:

HN28.100

ORIGINAL DATE:

06/05/2020

SHEET:

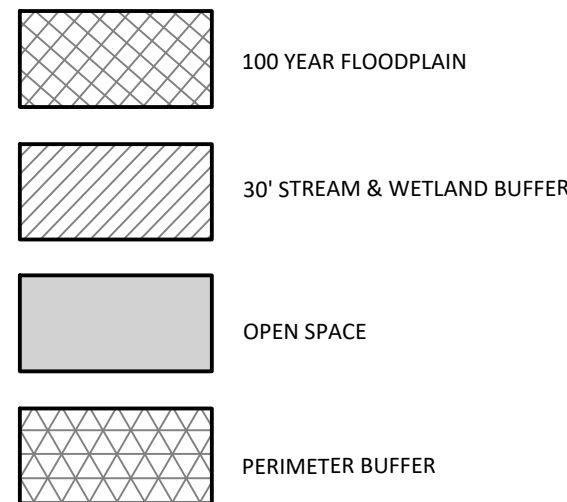
3 OF 10

NO.	DATE	REVISION	BY
1	11.23.2020	REVISED PER STAFF COMMENTS	SW
2	01.20.2021	REVISED PER STAFF COMMENTS	SW
3	02.12.2021	REVISED PER STAFF COMMENTS	SW
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**LEGEND:**



MATCHLINE - SEE SHEET 3



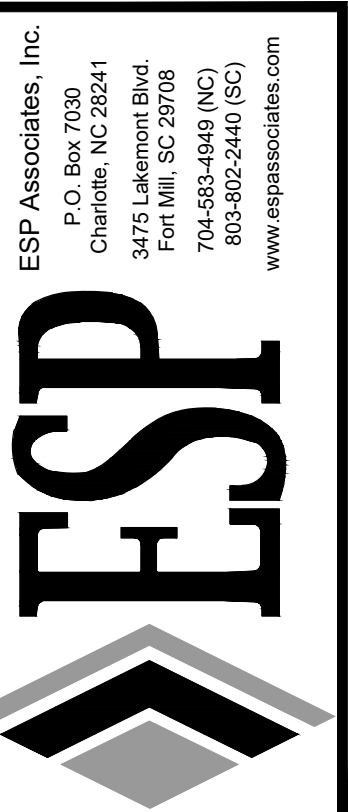
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( IN FEET )  
1 inch = 100 ft.



NORTH ORIENTED TO  
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4	05/05/2021	REVISED PER STAFF COMMENTS	SW
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SCHEMATIC PLAN  
(SHEET 4 OF 10)

## SOUTH FORK SITE

**PULTE GROUP, INC.**  
**CITY OF BELMONT, NORTH CAROLINA**

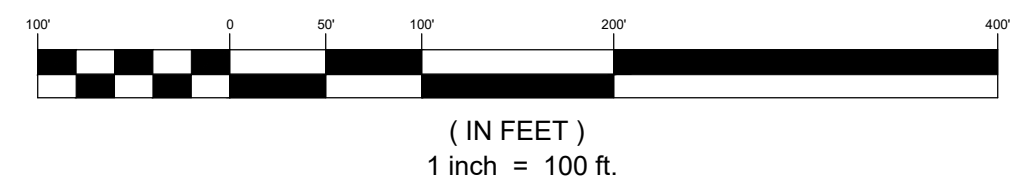
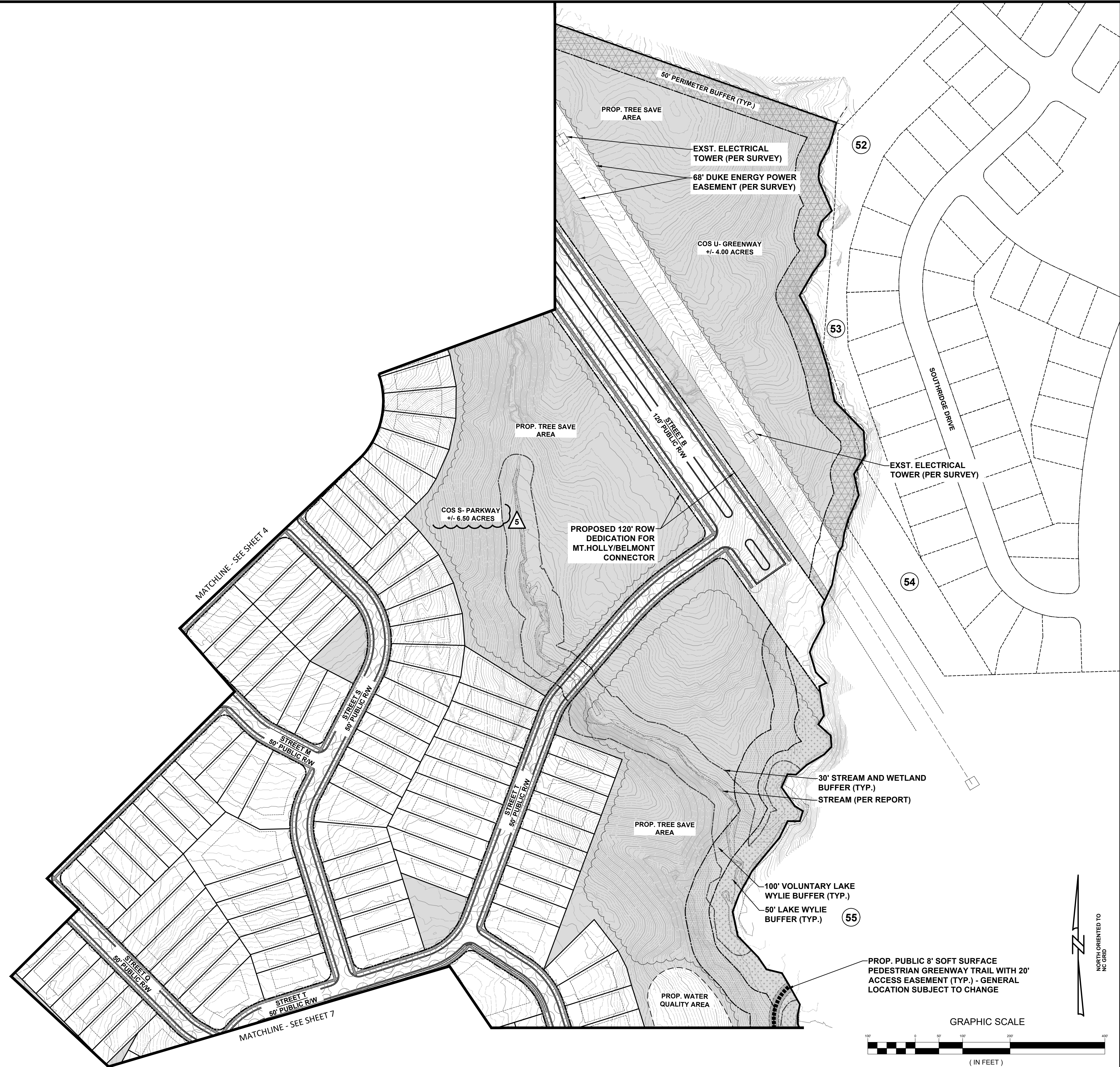
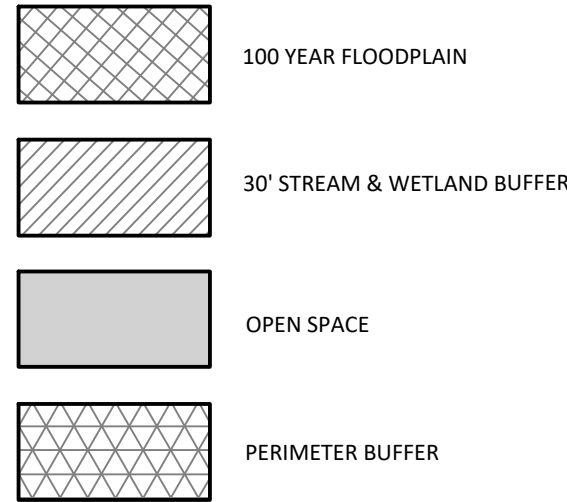
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PROJECT MANAGER:	MM
SIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	HN28.100
ORIGINAL DATE:	06/05/2020
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**LEGEND:**



**SCHEMATIC PLAN**  
**(SHEET 5 OF 10)**

## SOUTH FORK SITE

PULTE GROUP, INC.

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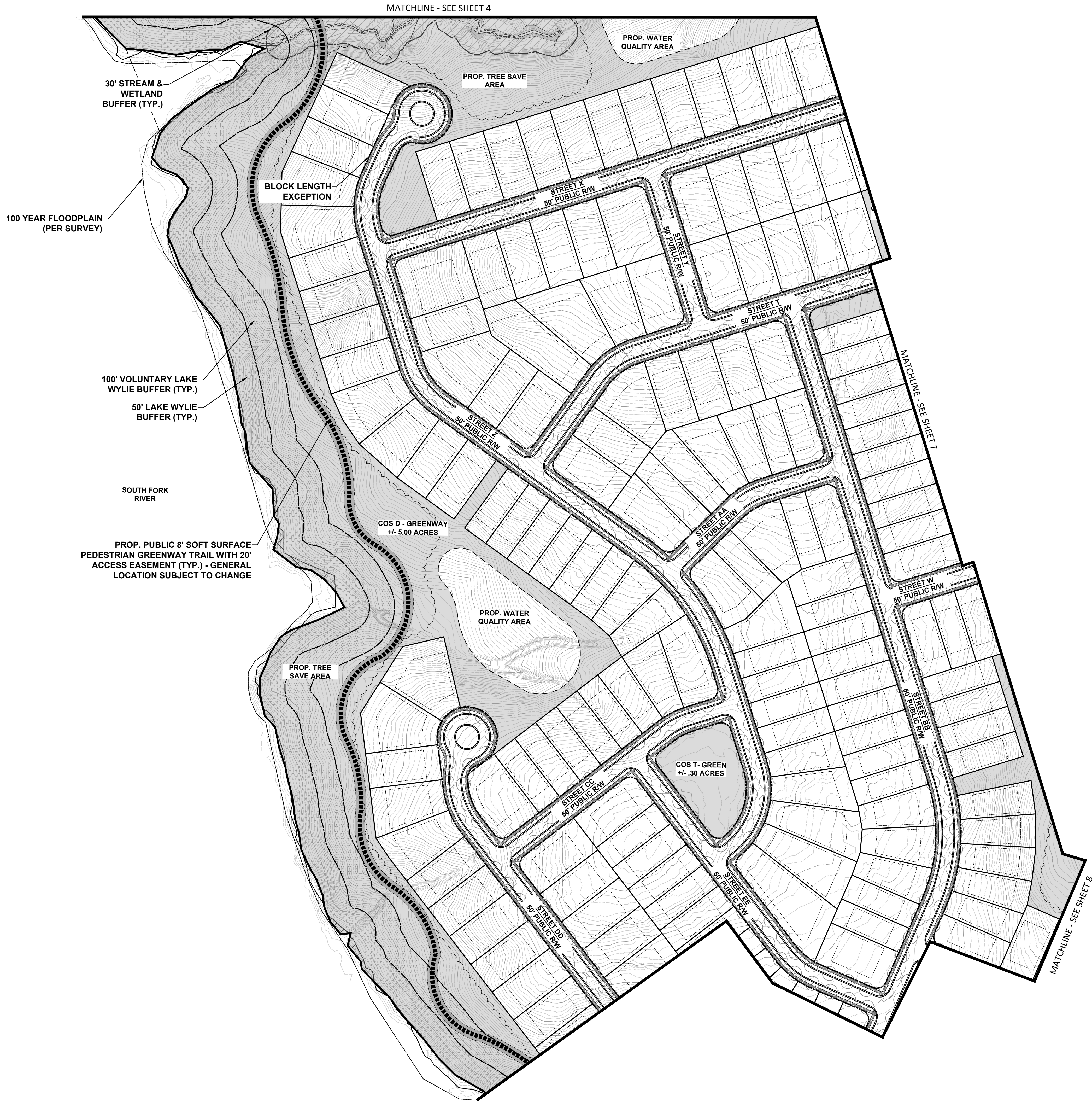
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5 OF 10



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KEY MAP

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4 05.05.2021 REVISED PER STAFF COMMENTS

5 05.11.2021 REVISED PER STAFF COMMENTS

BY SW SW SW SW SW

SCHEMATIC PLAN  
(SHEET 6 OF 10)

SOUTH FORK SITE

PULTE GROUP, INC. CITY OF BELMONT, NORTH CAROLINA

PROJECT INFORMATION

PROJECT MANAGER: MM

DESIGNED BY: SW

DRAWN BY: SW

PROJECT NUMBER: HN28.100

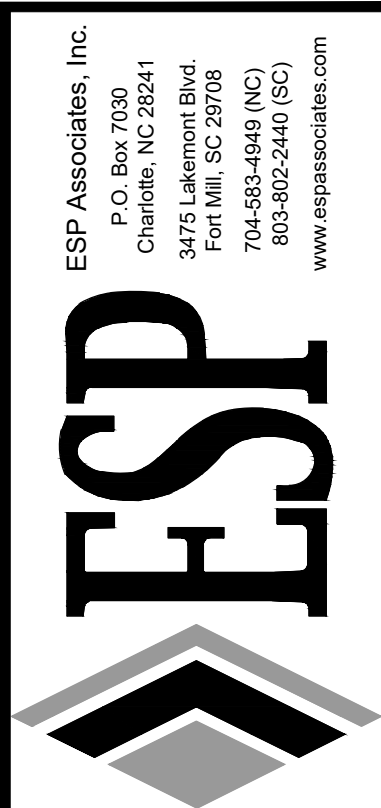
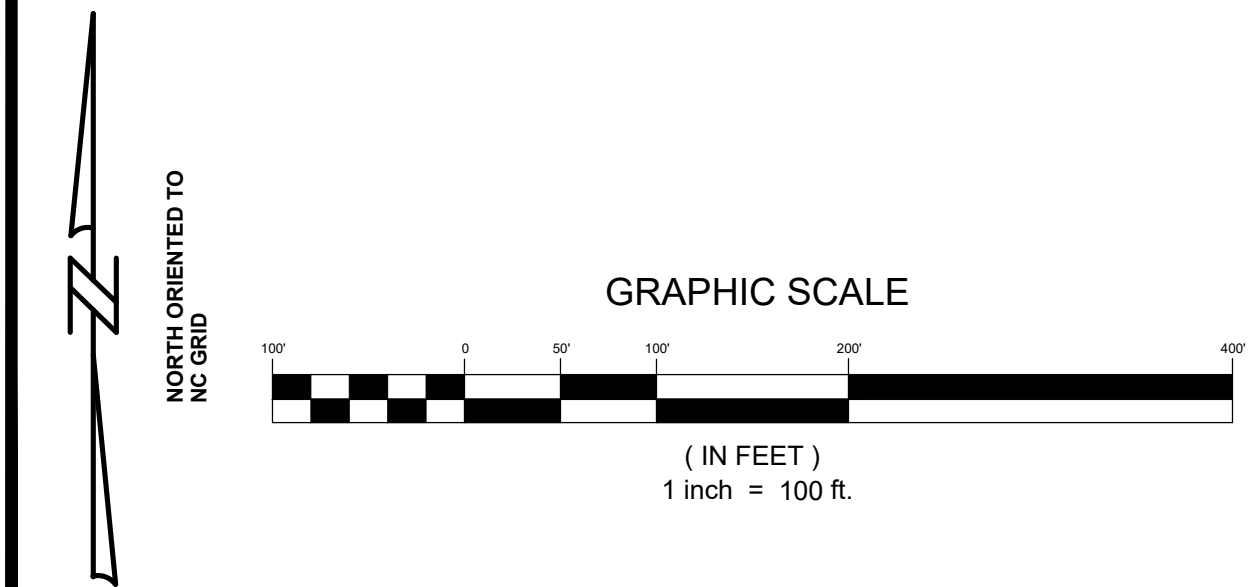
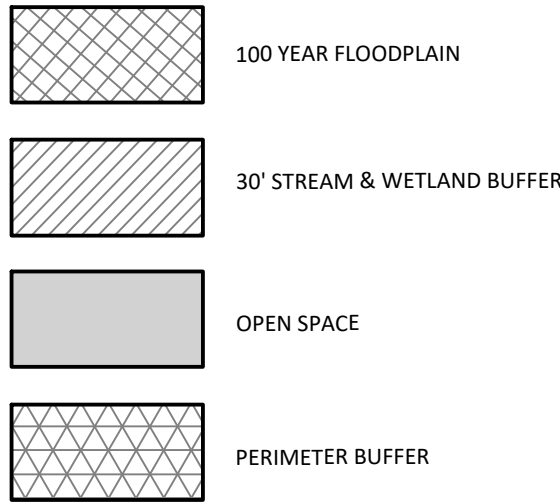
ORIGINAL DATE: 06/05/2020

SHEET:  
6 OF 10





**LEGEND:**



NO.	DATE	REVISION	BY
1	11.23.2020	REVISED PER STAFF COMMENTS	SW
2	01.20.2021	REVISED PER STAFF COMMENTS	SW
3	02.12.2021	REVISED PER STAFF COMMENTS	SW
4	05.05.2021	REVISED PER STAFF COMMENTS	SW
5	05.11.2021	REVISED PER STAFF COMMENTS	SW

**SCHEMATIC PLAN**  
**(SHEET 7 OF 10)**

## SOUTH FORK SITE

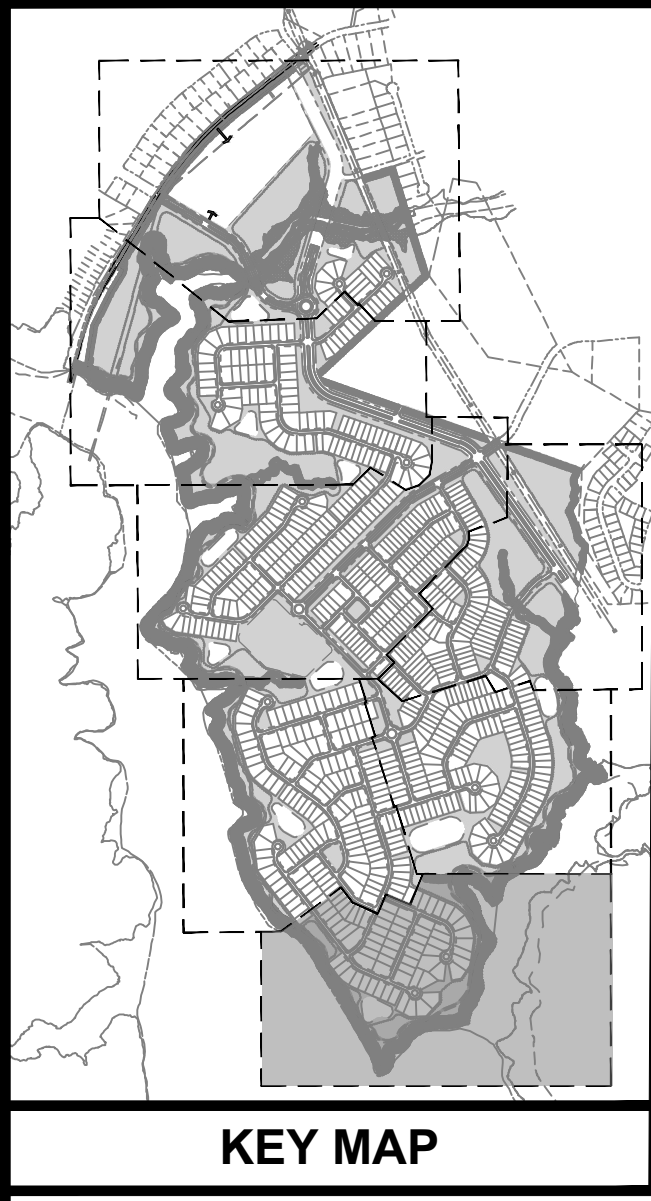
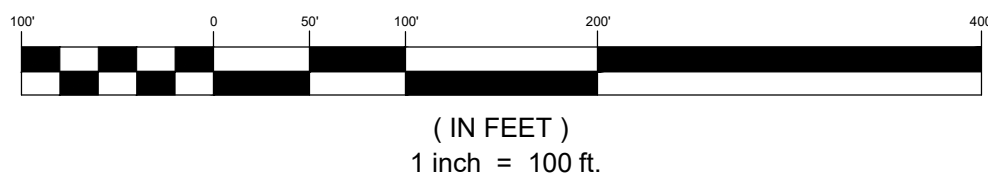
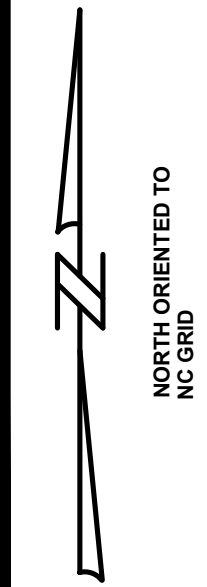
PULTE GROUP, INC.  
CITY OF BELMONT, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	HN28.100
ORIGINAL DATE:	06/05/2020

**7 OF 10**

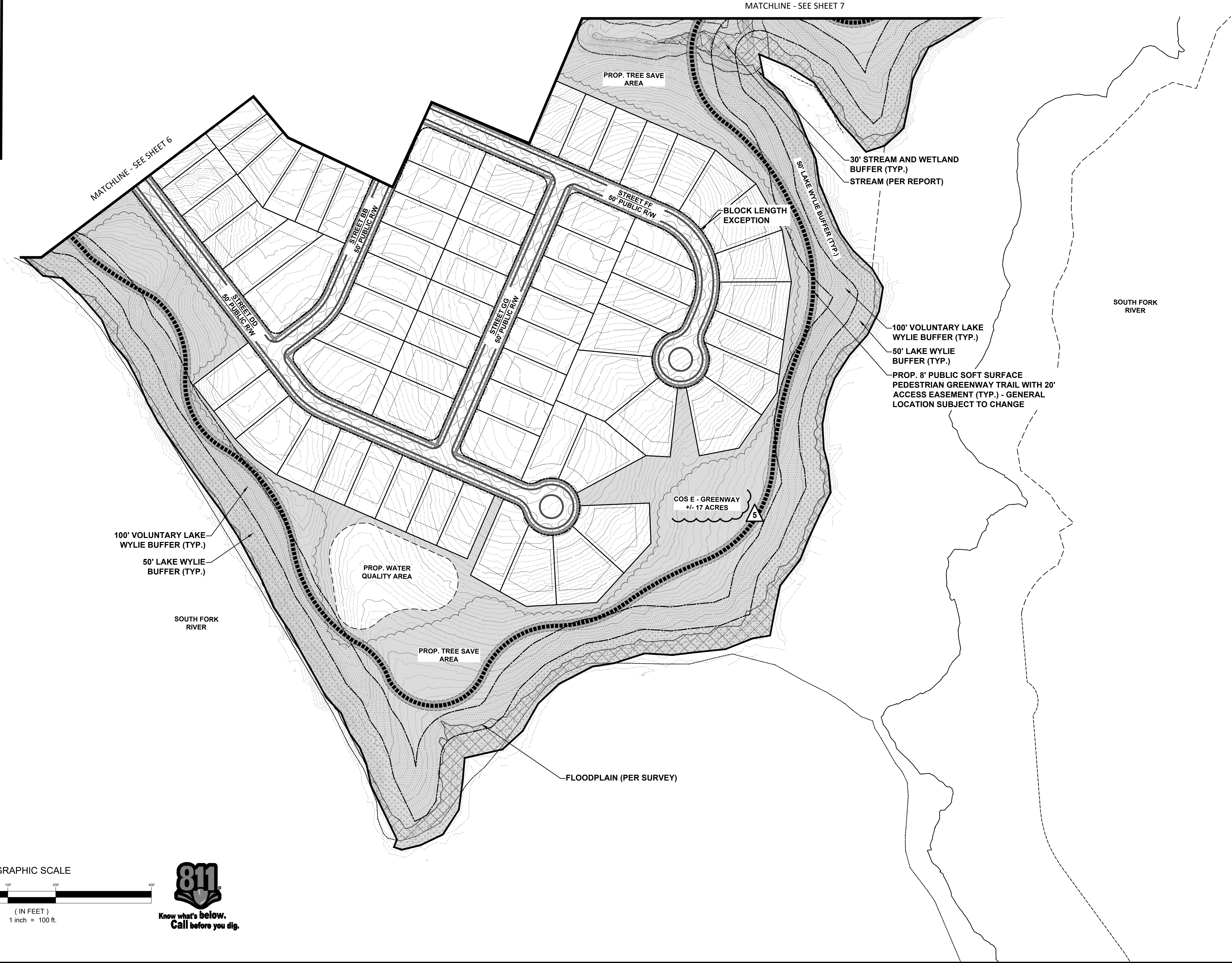


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**LEGEND:**

- 100 YEAR FLOODPLAIN
- 30' STREAM & WETLAND BUFFER
- OPEN SPACE



SCHEMATIC PLAN  
(SHEET 8 OF 10)

SOUTH FORK SITE

PULTE GROUP, INC. CITY OF BELMONT, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	HN28.100
ORIGINAL DATE:	06/05/2020
SHEET:	
8 of 10	

NO.	DATE	REVISION	BY
1	11.23.2020	REVISED PER STAFF COMMENTS	SW
2	01.20.2021	REVISED PER STAFF COMMENTS	SW
3	02.12.2021	REVISED PER STAFF COMMENTS	SW
4	05.05.2021	REVISED PER STAFF COMMENTS	SW
5	05.11.2021	REVISED PER STAFF COMMENTS	SW

**ESP**


ESP Associates, Inc.  
P.O. Box 7030  
Charlotte, NC 28241  
3475 Lakemont Blvd.  
Fort Mill, SC 29708  
704-583-1946 (NC)  
803-582-2440 (SC)  
www.espassociates.com



U:\2019 Projects (H\HN28 - South Fork Site (Pulte))\Submittal Working Drawings\2021-05-11\_01th Schematic Plan Submittal\DWG\Sheets\HN28-SHEETS.dwg ELEVATIONS, white



**ARCHITECTURAL NOTES:**  
**1. EXAMPLE ELEVATIONS AND CONCEPTUAL ARCHITECTURAL RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE**



ESP Associates, Inc.

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SCHEMATIC PLAN - ELEVATIONS  
(SHEET 9 OF 10)

PULTE GROUP, INC.

CITY OF BELMONT, NORTH CAROLINA

PROJECT INFORMATION

PROJECT MANAGER:MM

DESIGNED BY:SW

DRAWN BY:SW

PROJECT NUMBER:HN28.100

ORIGINAL DATE:06/05/2020

SHEET:

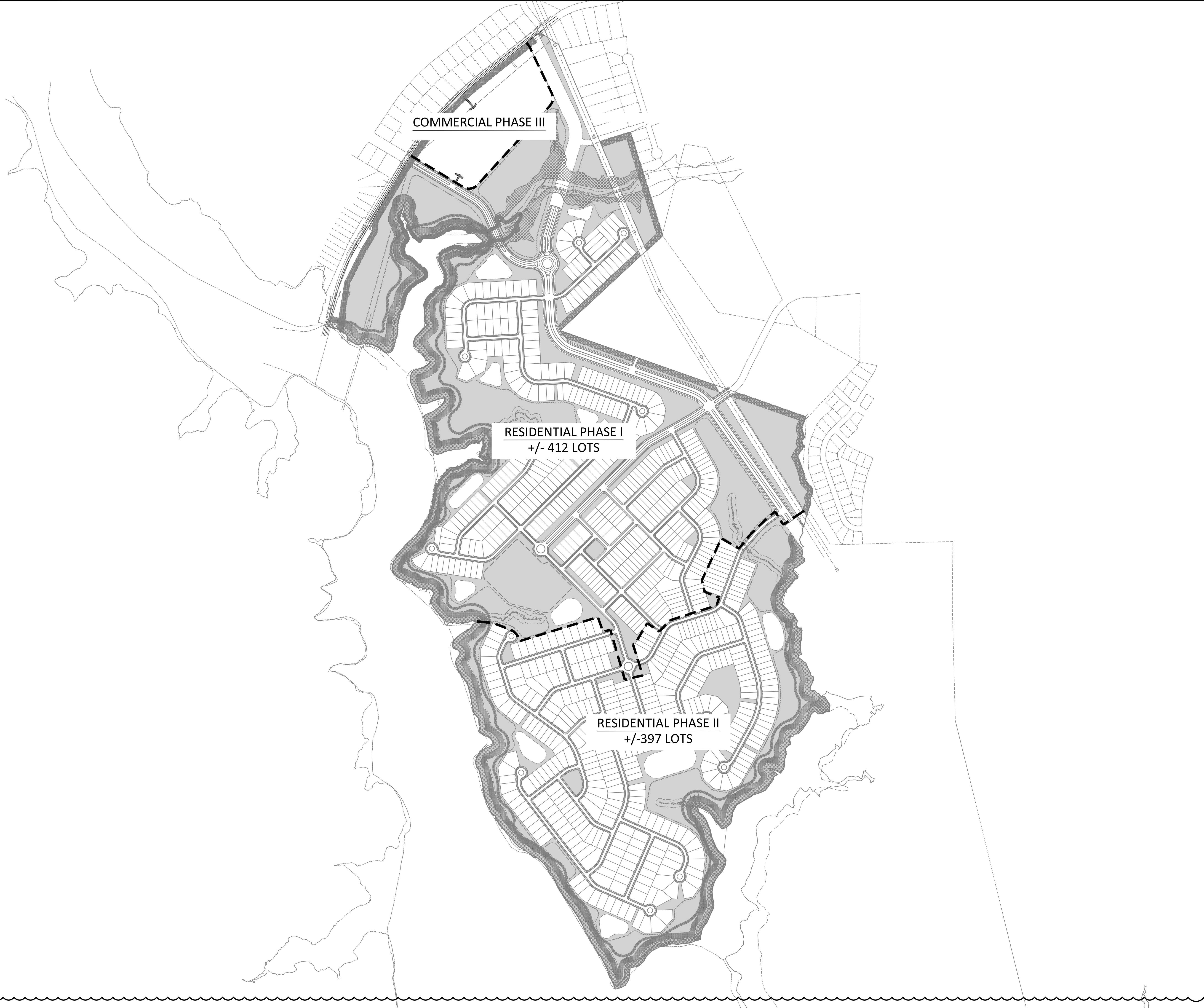
9 OF 10

NO.	DATE	REVISION	REVISED PER STAFF COMMENTS	BY
1	11.23.2020		REVISED PER STAFF COMMENTS	SW
2	01.20.2021		REVISED PER STAFF COMMENTS	SW
3	02.12.2021		REVISED PER STAFF COMMENTS	SW
4	05.05.2021		REVISED PER STAFF COMMENTS	SW
5	05.11.2021		REVISED PER STAFF COMMENTS	SW



U:\2019 Projects (H\HN28 - South Fork Site (Pulte))\Submittal Working Drawings\2021-05-11\_1st Schematic Plan Submittal\DWG\Sheet\HN28-SHEETS.dwg PHASING, white

5



SCHEMATIC PLAN - PHASING PLAN  
(SHEET 10 OF 10)

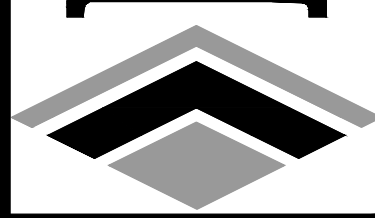
SOUTH FORK SITE

PULTE GROUP, INC. CITY OF BELMONT, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	HN28.100
ORIGINAL DATE:	06/05/2020

SHEET:  
10 OF 10

NO.	DATE	REVISION	BY	
			SW	SW
1	11.23.2020	REVISED PER STAFF COMMENTS		
2	01.20.2021	REVISED PER STAFF COMMENTS		
3	02.12.2021	REVISED PER STAFF COMMENTS		
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5	05.11.2021	REVISED PER STAFF COMMENTS		



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