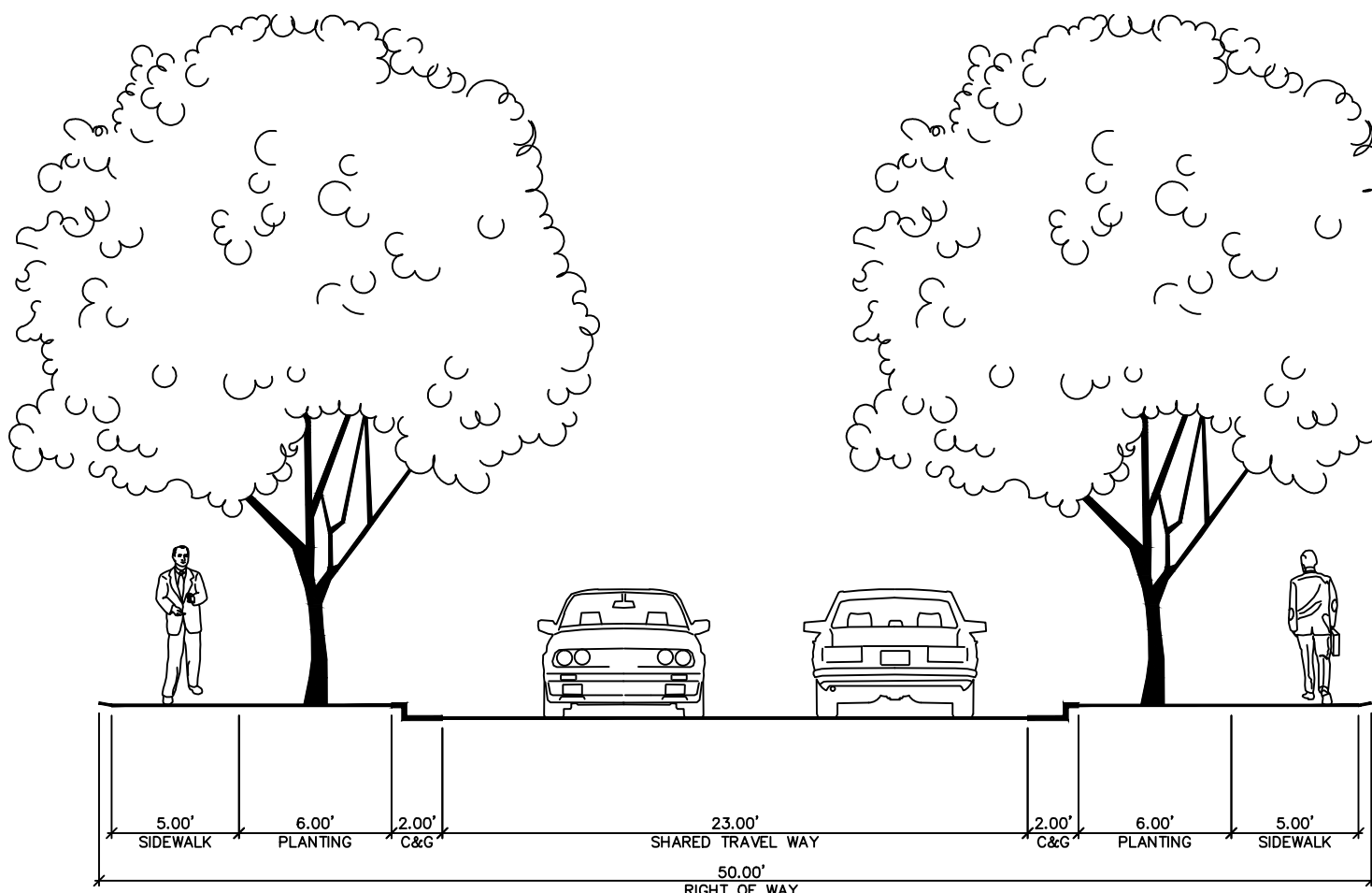
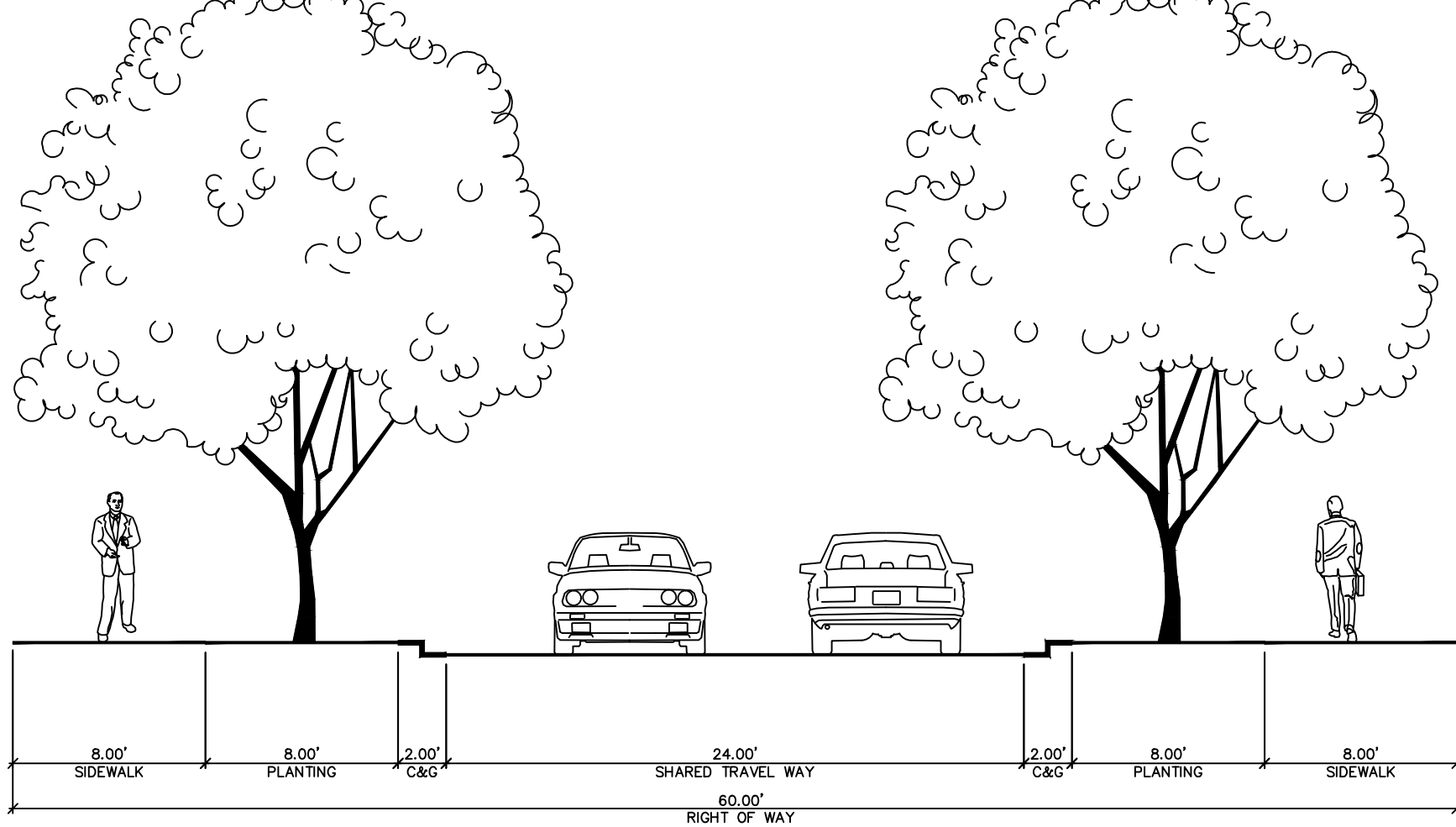


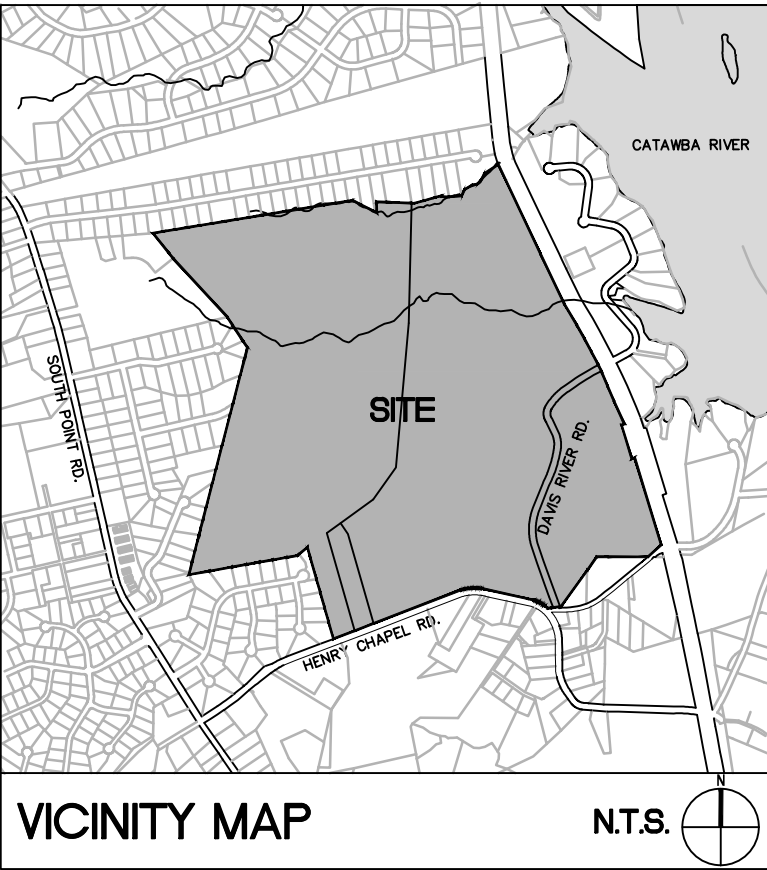
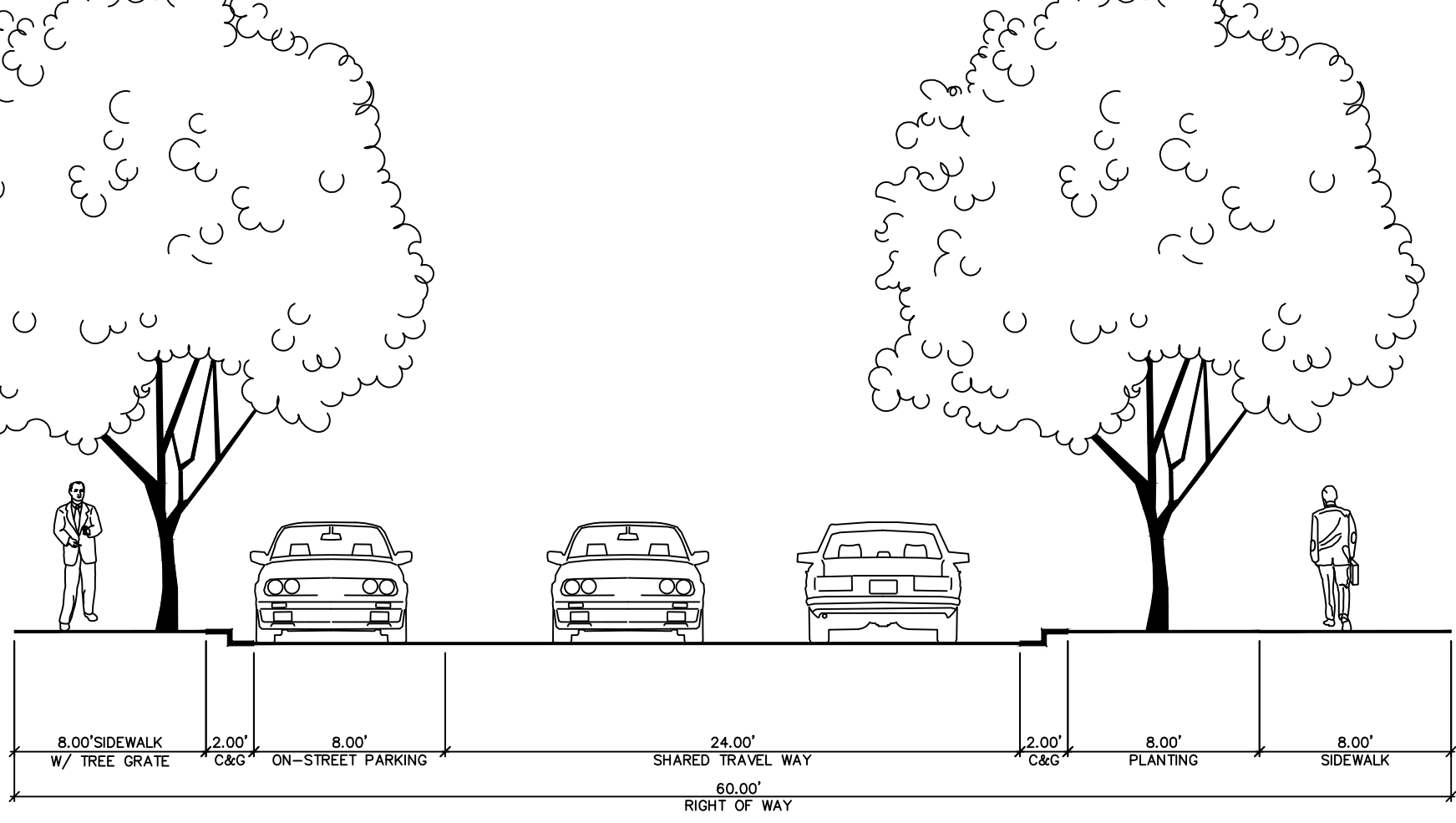
RESIDENTIAL LOCAL STREET



RESIDENTIAL MAIN STREET

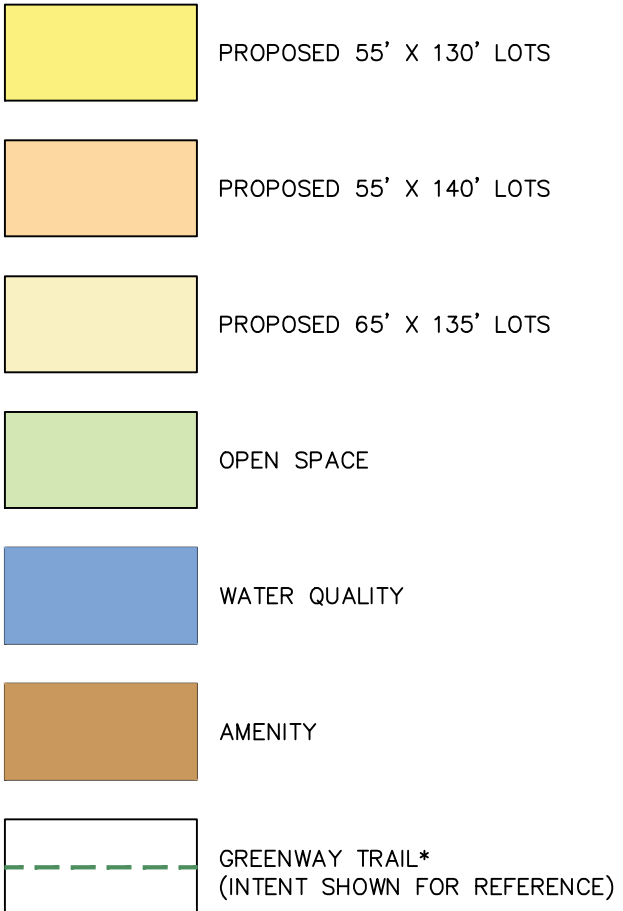


RESIDENTIAL MAIN STREET W/ ON-STREET PARKING



SURVEY DISCLAIMER
TOPOGRAPHIC OR "ALTA/ASCM LAND TITLE SURVEY" SURVEY
ISSUE DATE: SEPTEMBER 19, 2016. PROVIDED BY SURVEYOR'S
JAMES MAUNEY & ASSOCIATES, 6405 WILKINSON BLVD., SUITE
111, BELMONT, NC, 28012, 704.829.9623

LEGEND



*FINAL LOCATION, SIZE, AND CONNECTIONS TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS

ZONING CODE SUMMARY

PROJECT NAME: HENRY CHAPEL RESIDENTIAL
OWNER/APPLICANT: TURNSTONE GROUP LLC
JURISDICTION: BELMONT
ZONING: GENERAL RESIDENTIAL (GR)
(±117.76 ACRES)
RURAL RESIDENTIAL (RR)
(±157.12 ACRES)

PARCEL ID: 207-383
(DEED BOOK 4646, PAGE 1922)
217-839
(DEED BOOK 4698, PAGE 0604)

EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
SITE ACREAGE: ±247.88 AC
PARCEL D.U.A.: 2.53
(SEE BELOW FOR BREAKDOWN)
WATER QUALITY: ±11.46 AC
(APPROXIMATE, FINAL ACREAGE
TO BE DETERMINED DURING
CONSTRUCTION DOCUMENTS)

OPEN SPACE
REQUIRED: ±26.20 AC
PROVIDED: ±28.00 AC

LOT COUNTS
55' X 130' LOTS: 289 (46%)
65' X 135' LOTS: 125 (34%)
55' X 140' LOTS: 211 (20%)

625 TOTAL LOTS
(SUBJECT TO VARIATION, UNIT MIX SUBJECT TO CHANGE)

SETBACKS
FRONT: 20' (30' WITH GARAGE)
SIDE: 11' TOTAL
REAR: 30'

ROADS ARE TO MEET BELMONT LAND DEVELOPMENT
CODE REQUIREMENTS (CHAPTER 8.3.E & 8.3.F)

ESTIMATED CONSTRUCTION DATE: FALL 2017
PLANTING AND TREE REQUIREMENTS PER ORDINANCE

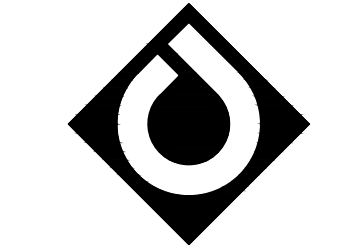
ZONING/STORMWATER D.U.A.
EAST PARCEL
TOTAL ACREAGE: ±157.12 AC
LOTS: 315
D.U.A.: 2.00
*CRITICAL WATERSHED REQUIRES 2.0 D.U.A.
(STORMWATER ORDINANCE 153.26(A))
**ZONING DOES NOT REQUIRE D.U.A. LIMITATION

WEST PARCEL
TOTAL ACREAGE: ±117.76 AC
LOTS: 310
D.U.A.: 2.63
*PROTECTED WATERSHED REQUIRES 3.0 D.U.A.
(STORMWATER ORDINANCE 153.26(B))
**ZONING REQUIRES 3.0 D.U.A.
DEVELOPER RETAINS THE RIGHT TO INCREASE THE TOTAL
NUMBER OF LOTS TO 668 LOTS (ALL BASED ON
WATERSHED)

SKETCH PLAN REPRESENTS APPROXIMATE TOTAL NUMBER
OF LOTS. MAXIMUM LOTS ALLOWED UNDER THE
ORDINANCE IS 668 LOTS WHICH THE DEVELOPER SHOULD
BE HELD SUBJECT TOO.



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING
APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE
LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING
FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE
REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG
UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS
PART 1926 SUBPART P, OR AS AMENDED.



**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
Civil Engineering
+ Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+704.376.1555 f+704.376.7851
url+ www.colejeneststone.com

Turnstone Group LLC

1170 PEACHTREE STREET NE
SUITE 1150
ATLANTA, GA 30309

**HENRY
CHAPEL**

208 DAVIS RIVER ROAD
BELMONT, NC 28012

**SCHEMATIC
SITE PLAN**

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

Project No.

4286

Issued

05/10/17

Revised



SCALE: 1"=200'
0 100' 200' 400'

SP-100

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