



37 N. Main St.  
P. O. Box 431  
Belmont, NC 28012  
704 901-2610  
Fax: 704 825 7713

## City of Belmont Sketch Plan Application

Property owner(s): REO Funding Solutions IV, LLC & REO Funding Solutions III, LLC  
Property address: Henry Chapel Rd, Belmont, NC Parcel ID no. (six-digit): 203-067  
Owner mailing address: 1170 Peachtree Street, NE Suite 1150  
City, state, ZIP: Atlanta, GA 30309  
Phone: 404-477-6802 Work/cell: 404-518-2750  
Proposed development name: Henry Chapel

Applicant (if different from property owner): David Edwards - Turnstone Group  
Mailing address: 1170 Peachtree Street, NE Suite 1150  
City, state, ZIP: Atlanta, GA 30309 Phone: 404-518-2750

Contractor/Consultants: ColeJenest and Stone  
Mailing address: 200 South Tryon Street, Suite 1400  
City, state, ZIP: Charlotte, NC 28202 Phone: 704-971-4507

Sketch Plan:  Commercial  Residential  Mixed Use  Other

### Description of project:

Henry Chapel Development is located adjacent to Henry Chapel Road in Belmont, NC. The total acreage is 247.87 acres with 628 proposed number of lots with the maximum allowable at 668 lots. Henry Chapel will have three phases, Phase A has +/- 250 lots with a proposed +/-1.6 acre amenity. Phase B has +/- 211 lots, and Phase C has +/- 167 lots. The provided open space will be approximately 30 acres. Water quality and detention will be provided as necessary per ordinance. Gravity sewer will be utilized on-site and tie into a proposed pump station.

Please see sketch plan requirements found in Chapter 16.7 of the Belmont Land Development Code. Minimum of 3 sets are required.

Received  
MAY 17 2017

City of Belmont  
Planning Department

### Floodplain compliance

- Is there a stream on the property?  Yes  No If no, skip this section.
- Does project include a stream crossing?  Yes  No Culvert  Bridge  Other: \_\_\_\_\_
- Is property in a special flood hazard area?  Yes  No Panel: 3593M
- Is property in a floodway zone?  Yes  No
- Will project involve stream channel relocation?  Yes  No
- Are there any wetlands on project site?  Yes  No

A survey from a registered surveyor must be provided and must show the contour line of the base flood elevation (100-year flood plain), proposed building footprint, finished floor elevation (FFE) of lowest inhabitable floor, elevation of bottom of floor joist for lowest FFE, and any other information the city may need to comply with adopted FEMA floodplain regulations.

### Grading compliance (if applicable)

Company/person responsible for land disturbing activity: TBD

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Size of disturbed area (specify square feet or acres): \_\_\_\_\_

**A grading plan must be attached.**

Checklist of basic plan elements (other items may be required):

- Survey with contours (existing and proposed); proposed clearing limits, drainage structures, culverts, etc.
- Narrative explaining construction timeline
- Approved Gaston County sedimentation and erosion control permit

**Please note:** If the project is located in a water supply watershed protection district, or if the area of disturbed land exceeds one acre, we may require additional material to be submitted. Contact the planning department for more information.

By signing below, I agree to conform to all applicable city ordinances and zoning regulations. I also agree to obtain a building permit from Gaston County (if required), and to construct to the specifications of plans submitted and to building code standards regulating such work. I hereby affirm that the above information is accurate and correct to the best of my knowledge.

Signature of applicant:  Printed name: David Edwards

Date: 5/09/17

Received <sup>Page 2</sup>

MAY 17 2017

City of Belmont