

DEVELOPMENT SUMMARY

PROJECT NAME: HENRY CHAPEL SINGLE FAMILY RESIDENTIAL
 OWNER/APPLICANT: TURNSTONE GROUP LLC
 JURISDICTION: BELMONT

ZONING: GENERAL RESIDENTIAL (GR)
 SUBURBAN RESIDENTIAL (SR)
 SOUTH POINT PENINSULA OVERLAY (SPP-O)

PARCEL ID: 207383 (GR)(SPP-O) (±117,764 ACRES)
 217840 (GR)(SPP-O) (±3,689 ACRES)
 217839 (SR)(SPP-O) (±153,736 ACRES)
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 217839 (SR)(SPP-O) (±153,736 ACRES)

EXISTING USE: VACANT
 PROPOSED USE: RESIDENTIAL
 SITE ACREAGE: ±275,189 AC
 PARCEL ACREAGE: ±127,276 AC

PARCEL D.U.A.: 2.28
 WATER QUALITY: ±10,471 AC
 APPROXIMATE FINAL ACREAGE TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS

OPEN SPACE REQUIRED: ±26.24 AC
 1.5 BEDROOMS X 428 LOTS = 2198 BEDROOMS X 520 SF

PROVIDED: ±30.73 AC
 OPEN SPACE TO BE IN ACCORDANCE WITH CITY OF BELMONT LAND DEVELOPMENT CODE.

LOT COUNTS
 55' X 130' LOTS: ±7,150 SF MIN: 300 (48%)
 65' X 135' LOTS: ±8,775 SF MIN: 121 (19%)
 55' X 140' LOTS: ±7,700 SF MIN: 207 (33%)

±29 TOTAL LOTS (SUBJECT TO VARIATION, UNIT MIX SUBJECT TO CHANGE, LOTS SHALL BE NO LESS THAN 55' IN WIDTH AND NO LOT SIZE SHALL EXCEED 80% OF TOTAL UNIT COUNT)

SETBACKS
 FRONT: 20' (25' MIN. PARKING PAD)
 SIDE: 6' OR 20% LOT WIDTH (WHICHEVER IS LARGER)
 REAR: 30'

ROADS ARE TO MEET BELMONT LAND DEVELOPMENT CODE REQUIREMENTS (CHAPTER 8.3.E & 8.3.F). ALL STREETS ARE REQUIRED TO CONSIST OF SIDEWALKS, STREET TREES, AND STREET LIGHTING PER ORDINANCE REQUIREMENT.

ESTIMATED CONSTRUCTION DATE: TBD
 PLANTING AND TREE REQUIREMENTS PER ORDINANCE

ZONING/STORMWATER D.U.A./B.U.A.
 CRITICAL WATERSHED:
 TOTAL ACREAGE: ±160.62 AC
 LOTS: 34
 D.U.A.: 1.95
 B.U.A.: ±50,740 AC
 ±1.68

CRITICAL WATERSHED HIGH-DENSITY REQUIRES 2.0 D.U.A. (STORMWATER ORDINANCE 153.26(A))
 ZONING DOES NOT REQUIRE D.U.A. LIMITATION

PROTECTED WATERSHED
 TOTAL ACREAGE: ±114.27 AC
 LOTS: 314
 D.U.A.: 2.75
 B.U.A.: ±47,367 AC
 ±1.52

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)

ALL ORDINANCE REFERENCES REFER TO 2017 ORDINANCE IN PLACE AT TIME OF SKETCH PLAN APPROVAL



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 URL: www.colejeneststone.com

TURNSTONE GROUP, LLC

1170 PEACHTREE STREET NE
 SUITE 1150
 ATLANTA, GA 30309

HENRY CHAPEL SINGLE FAMILY RESIDENTIAL

208 DAVIS RIVER ROAD
 BELMONT, NC 28012

OVERALL SCHEMATIC DESIGN PLAN

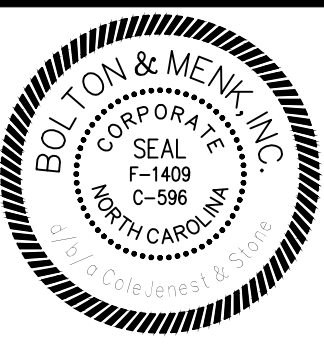
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION OF PRELIMINARY AND FINAL PLAN.

Project No.

4792

07/11/22

Revised



NOT FOR CONSTRUCTION

SCALE: 1"=200'

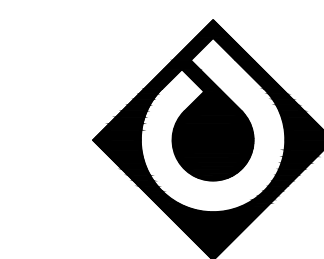
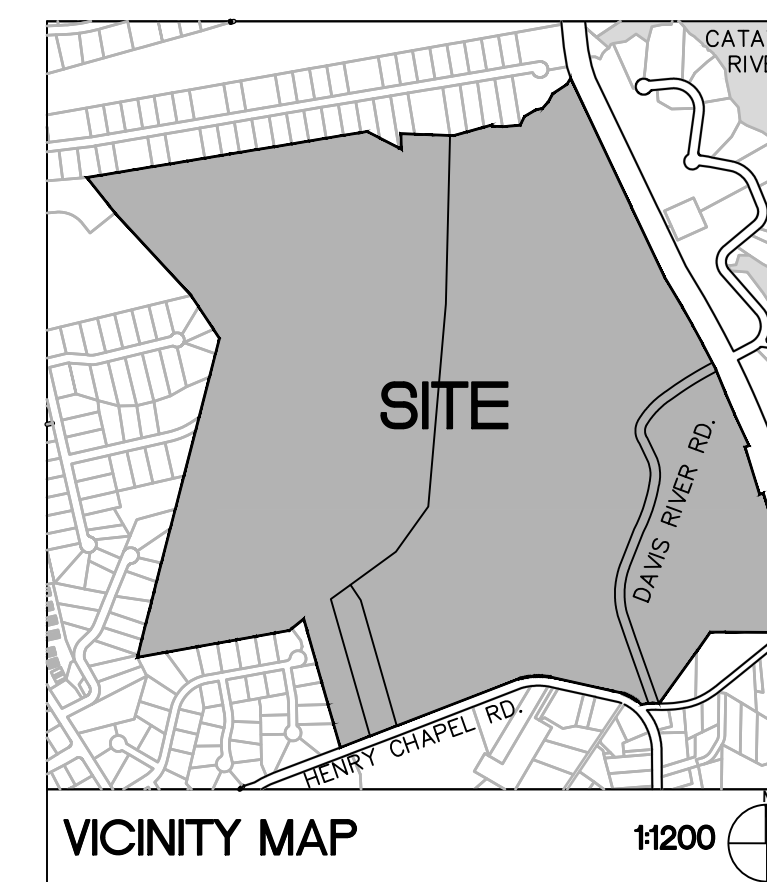
SD-100

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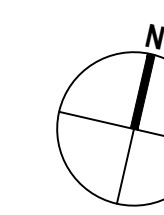
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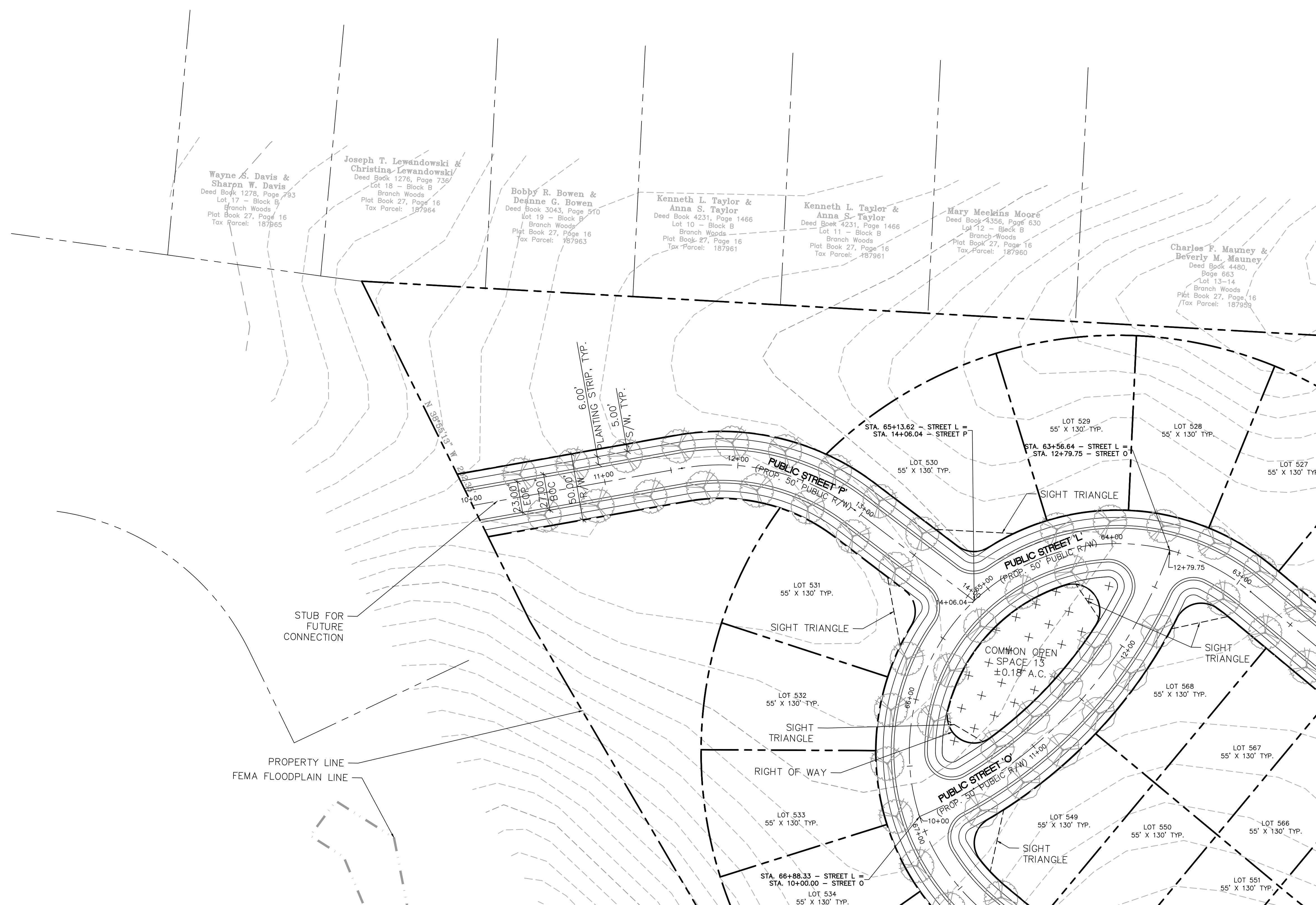


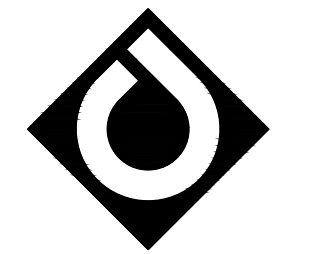
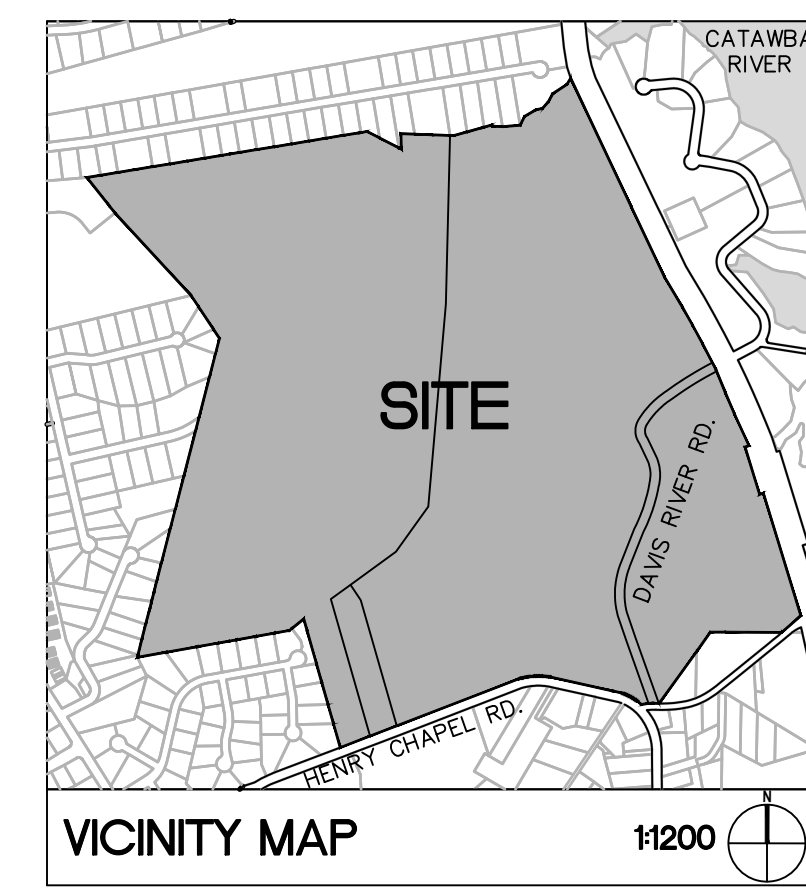
SD-101

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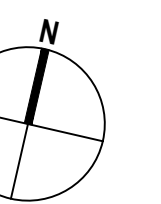
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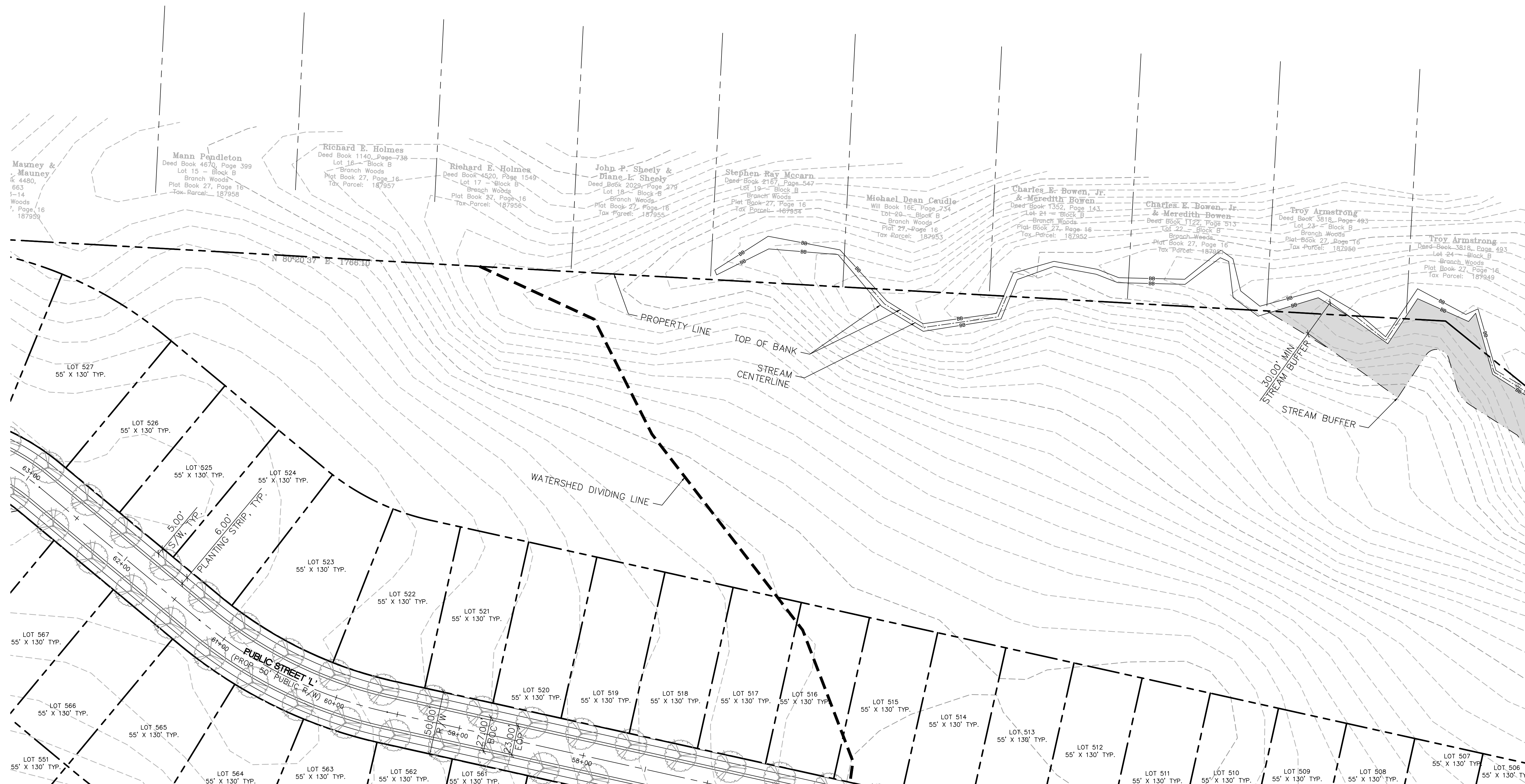


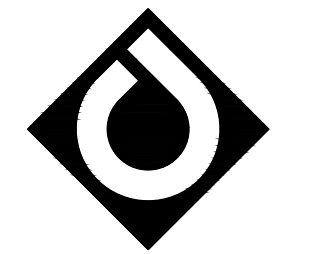
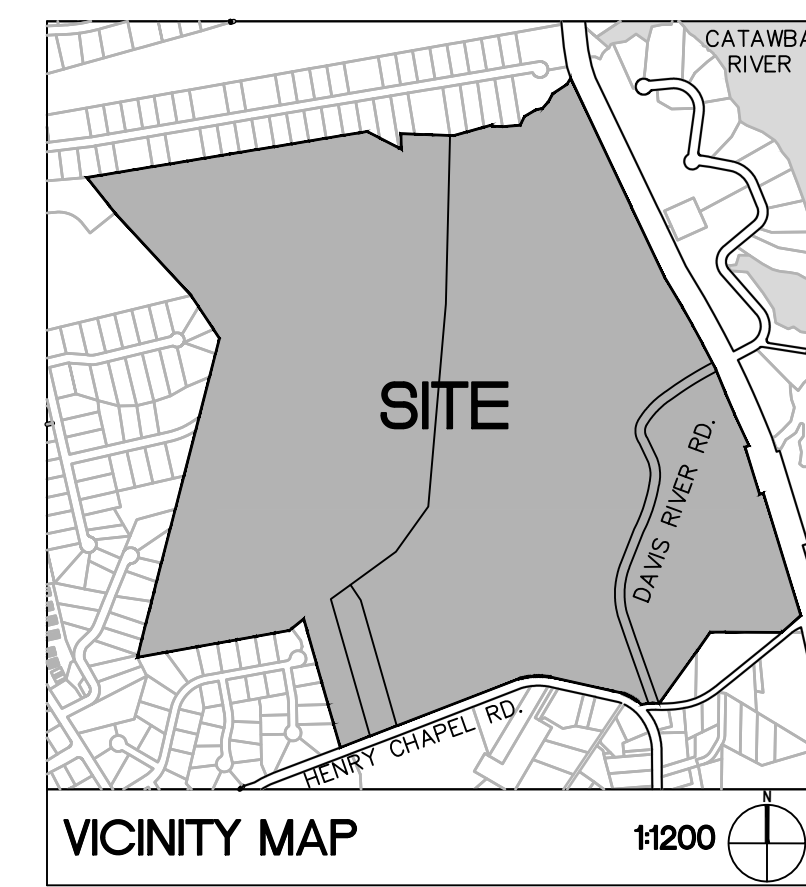
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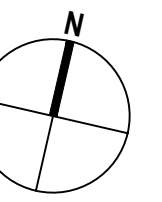
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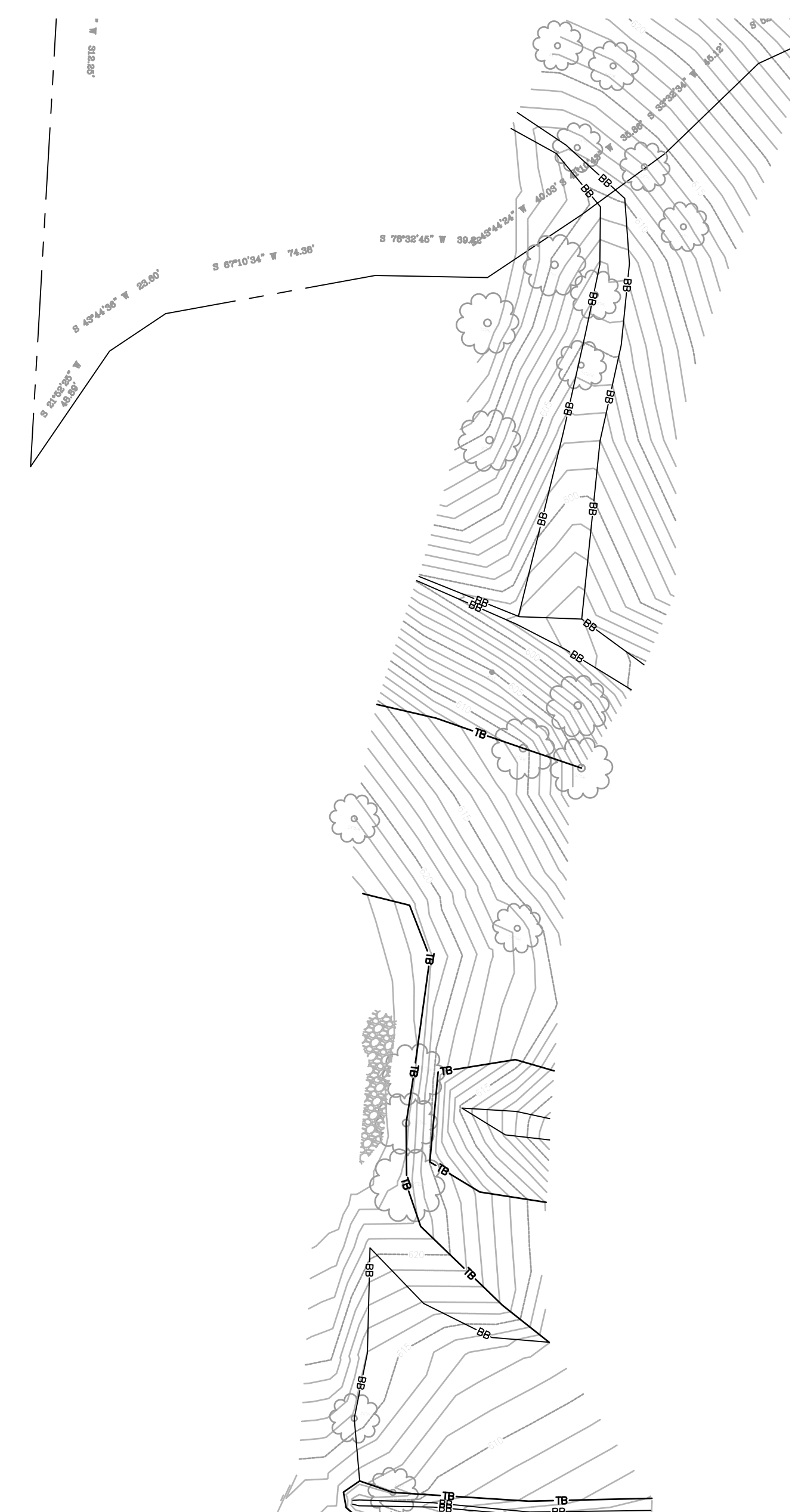
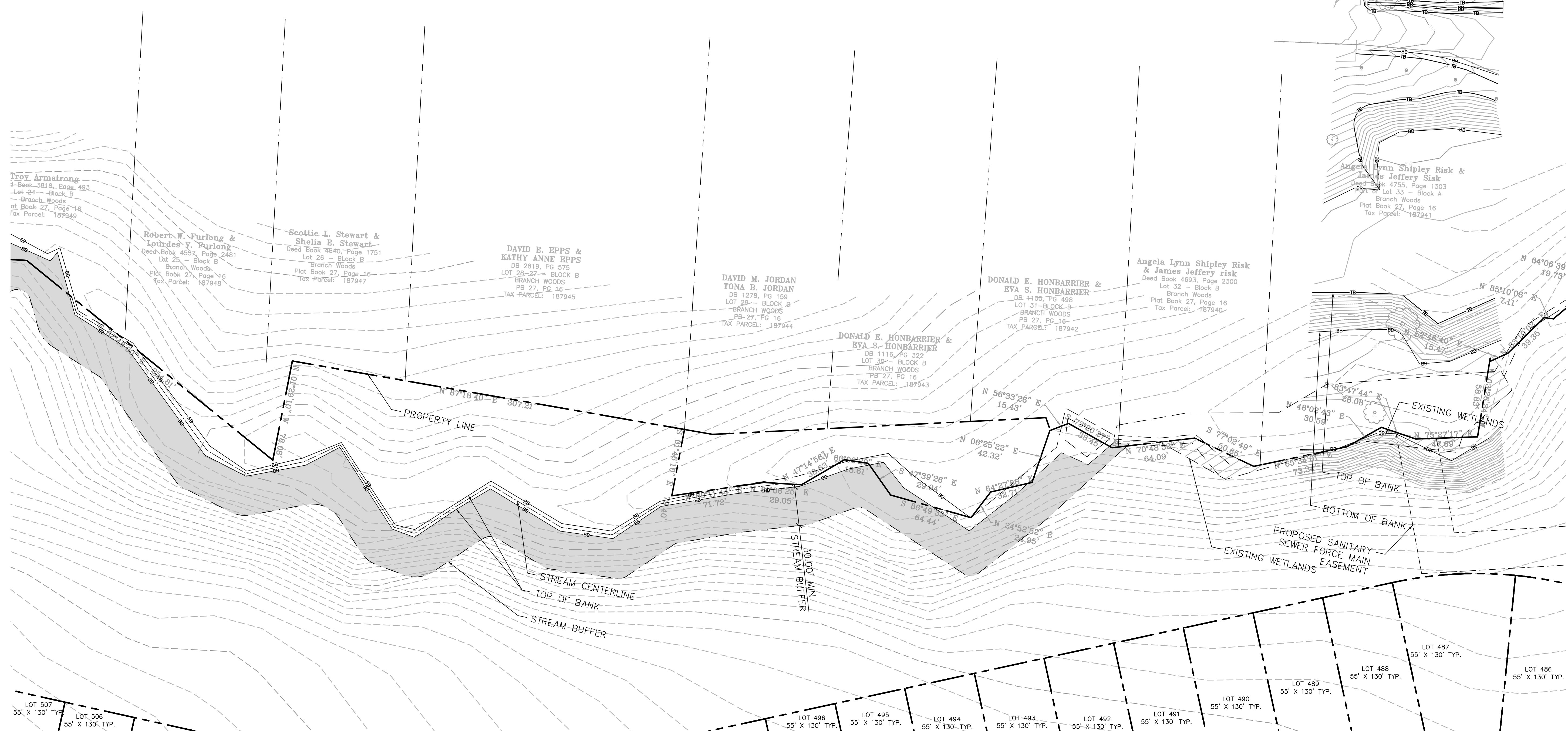


SD-103

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LOT 507
25' X 130' TYP.

LOT 506
55' X 130' TYP.

LOT 496
55' X 130' TYP.

LOT 495
55' X 130' TYP.

LOT 494
55' X 130' TYP.

LOT 493
55' X 130' TYP.

LOT 492
55' X 130' TYP.

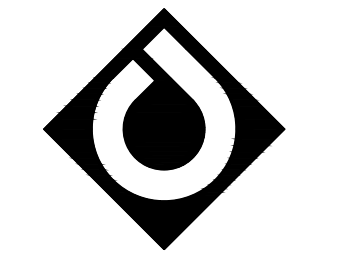
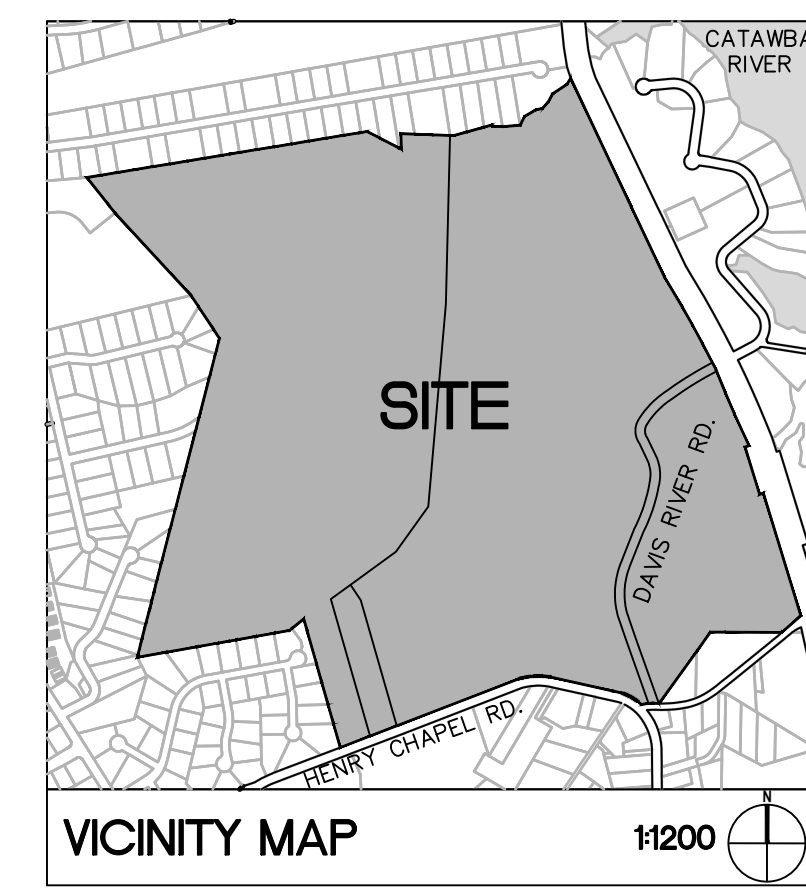
LOT 491
55' X 130' TYP.

LOT 490
55' X 130' TYP.

LOT 489
55' X 130' TYP.

LOT 488
55' X 130' TYP.

LOT 487
55' X 130' TYP.



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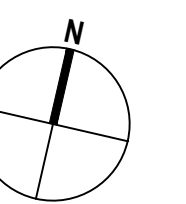
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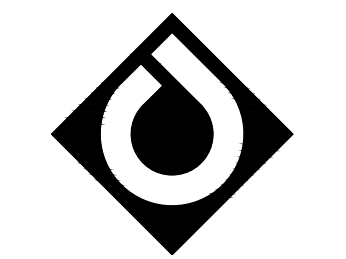
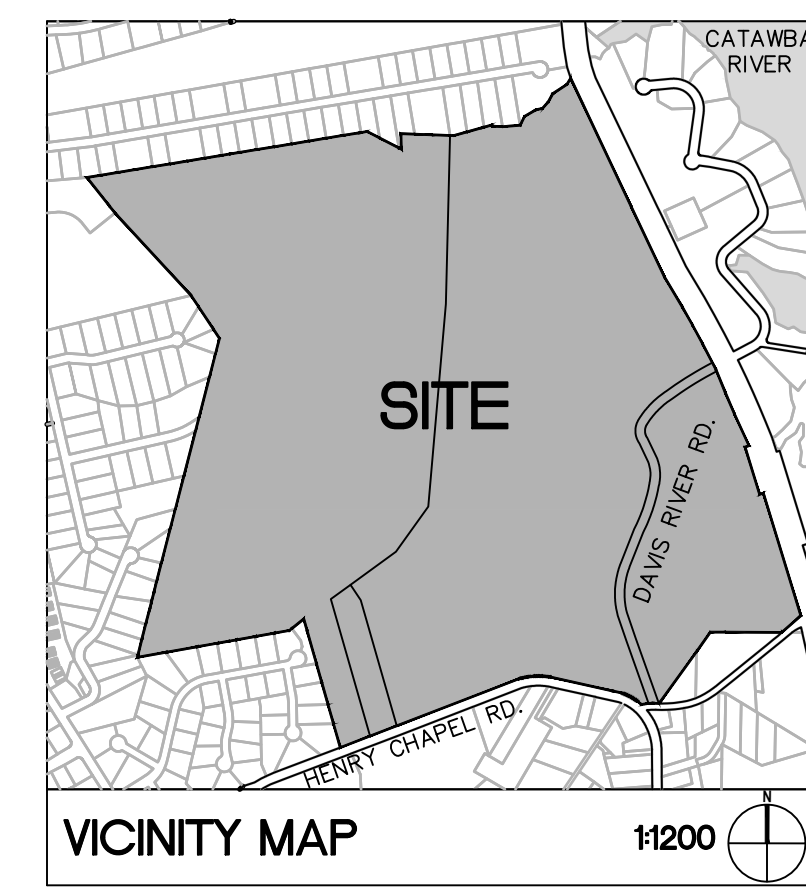
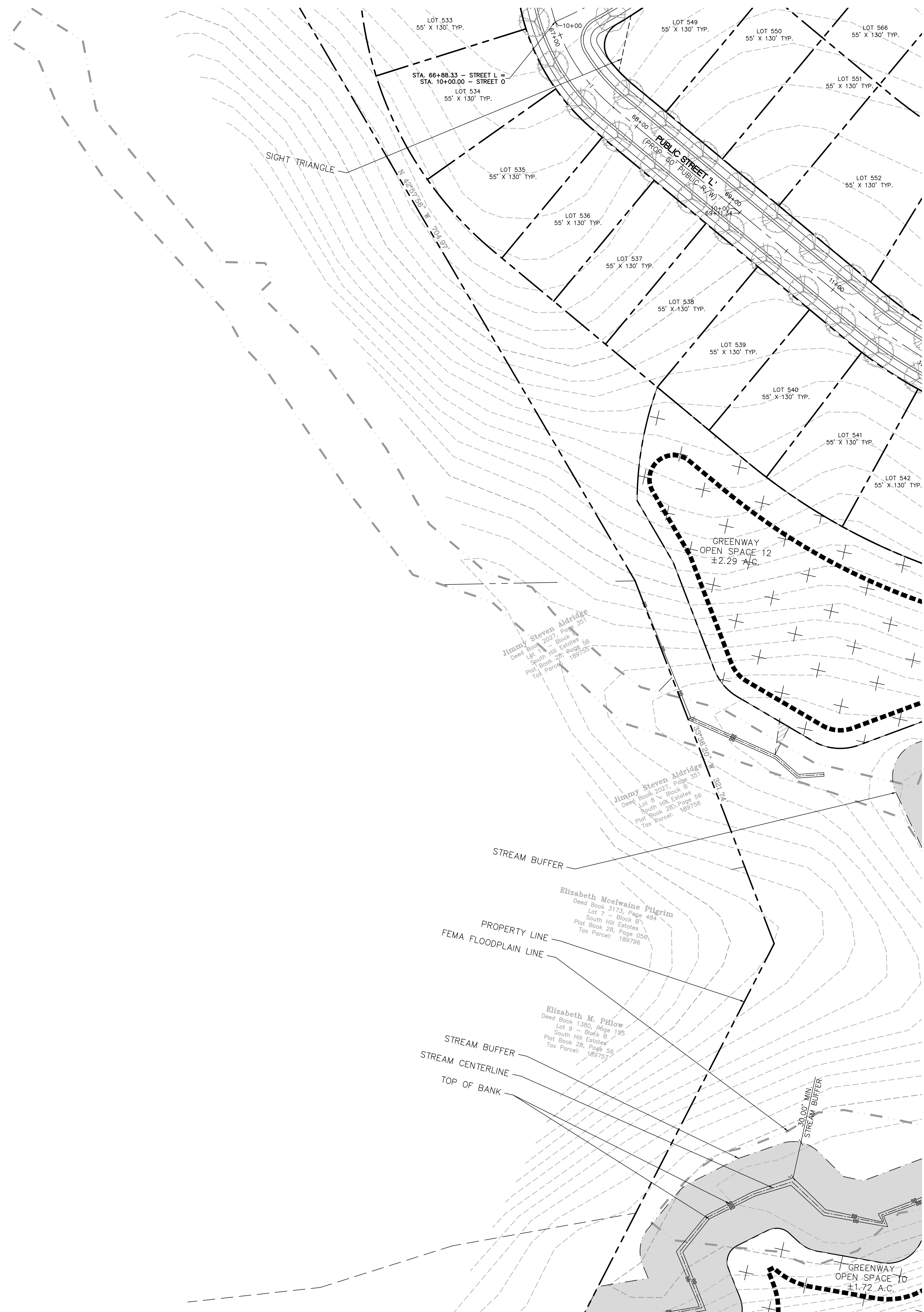


SD-104

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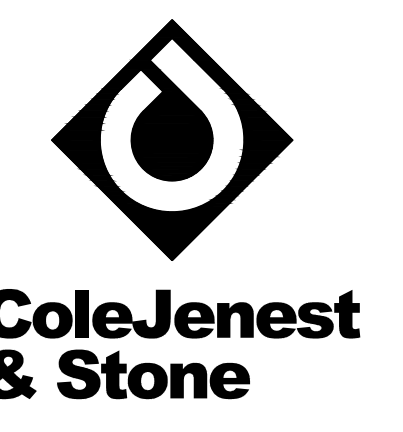
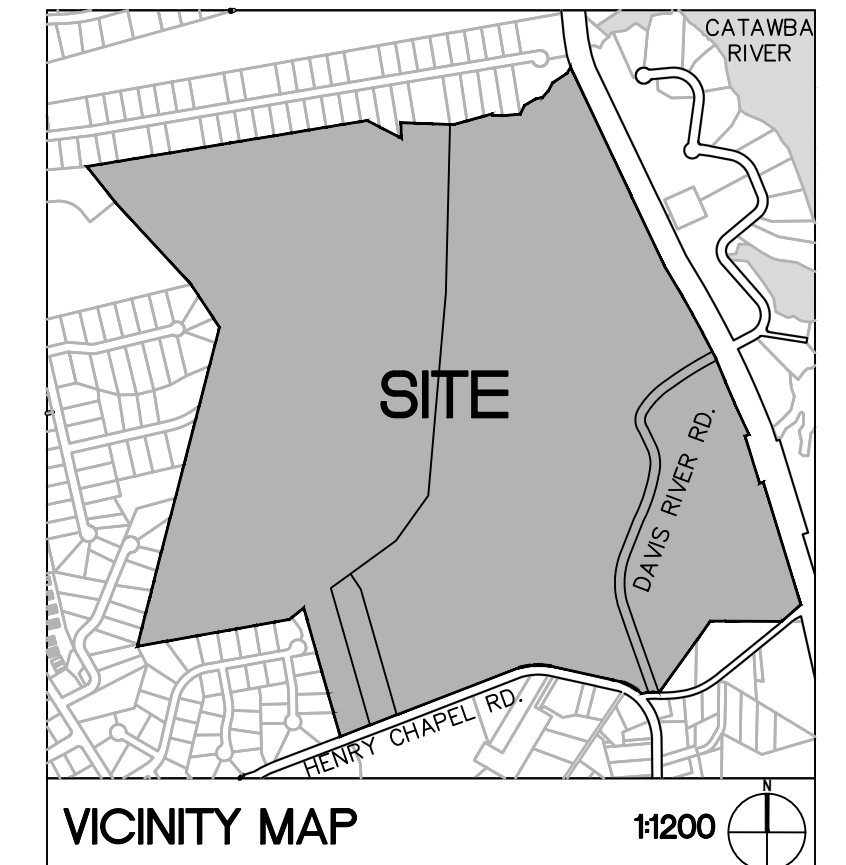
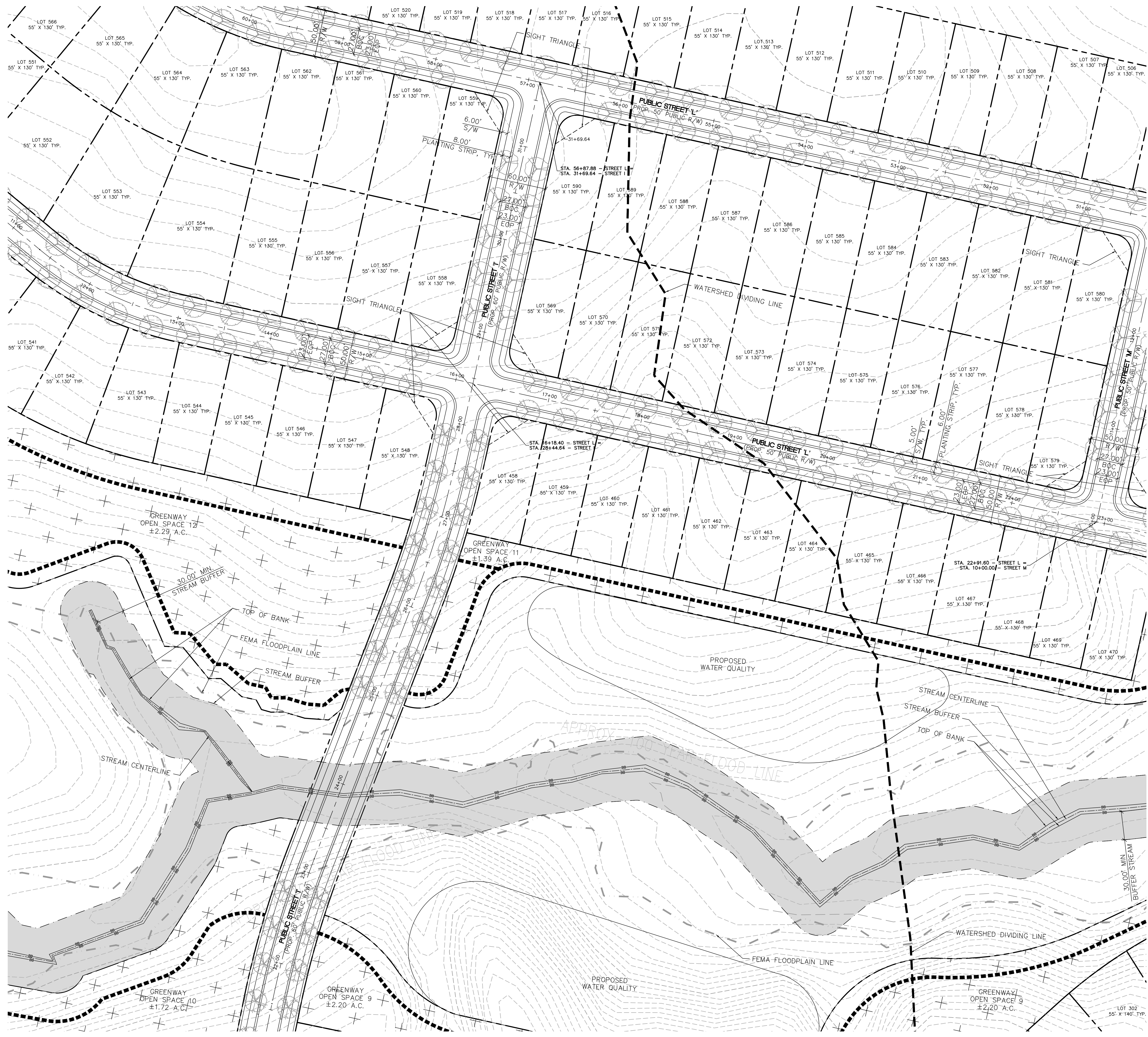
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SD-105

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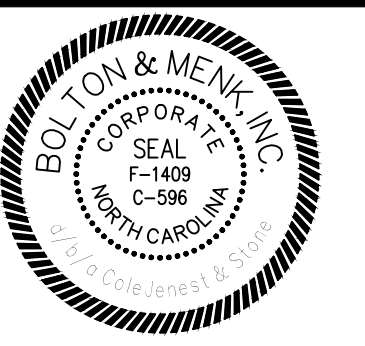
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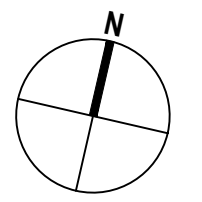
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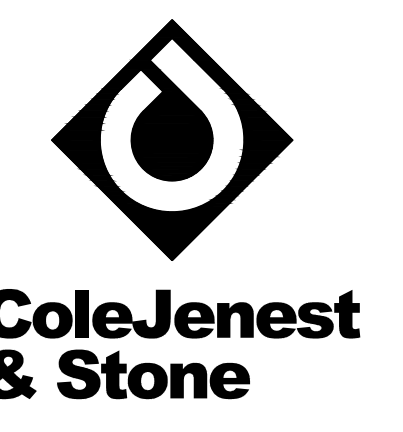
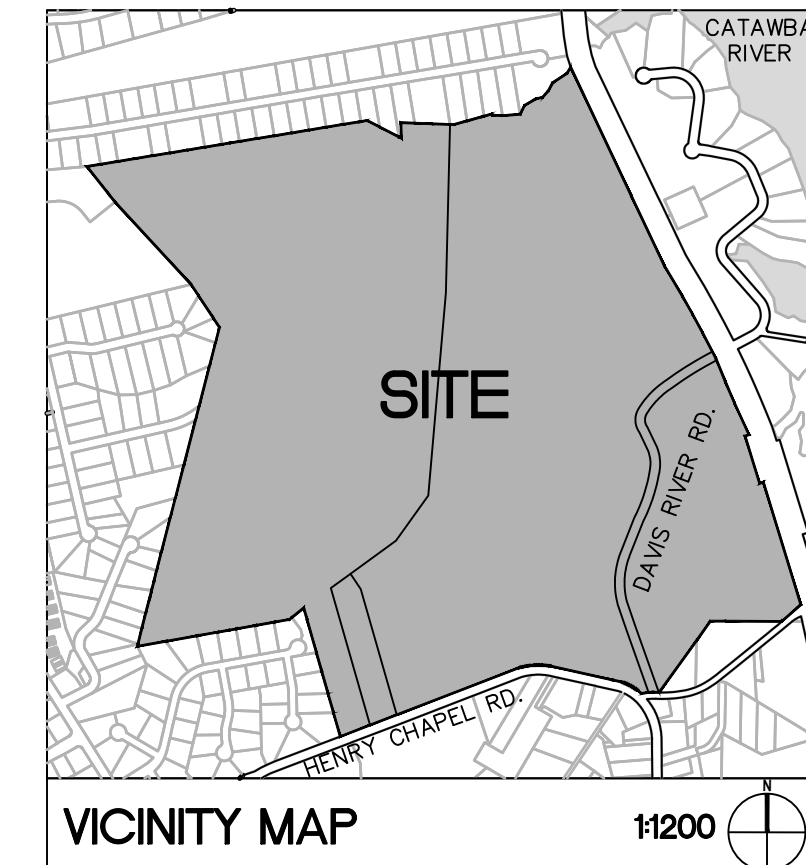
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SD-106

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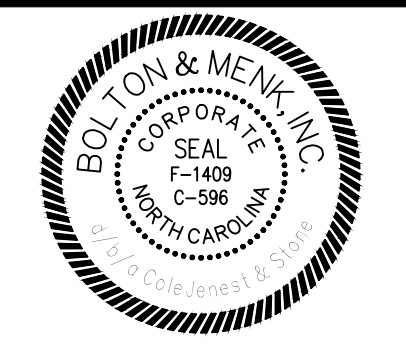
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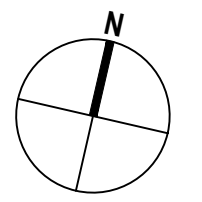
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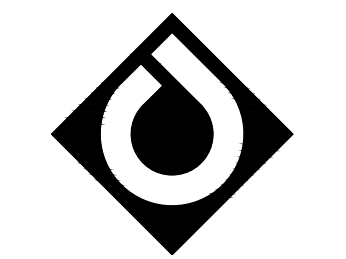
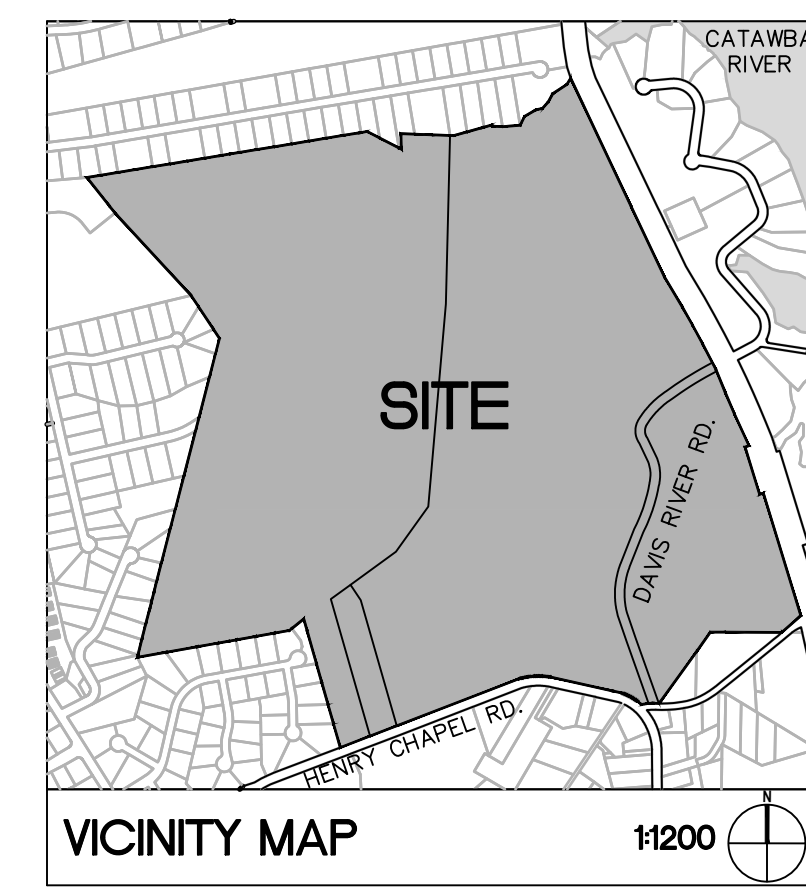
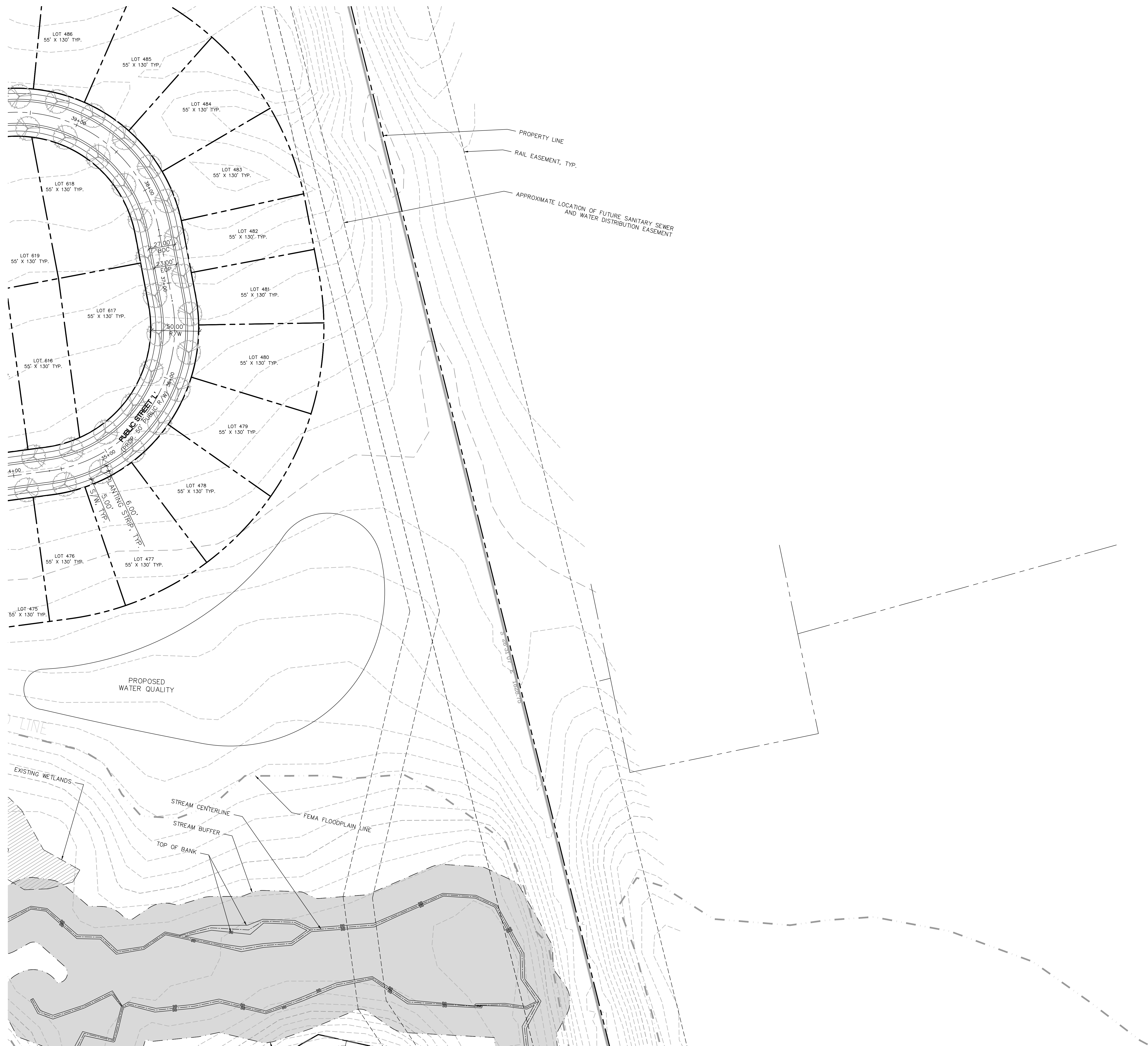
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SD-107

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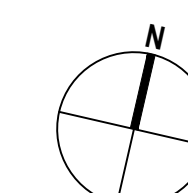
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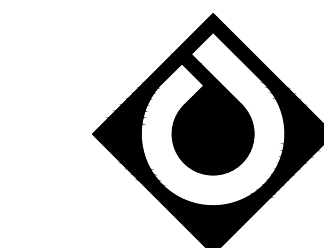
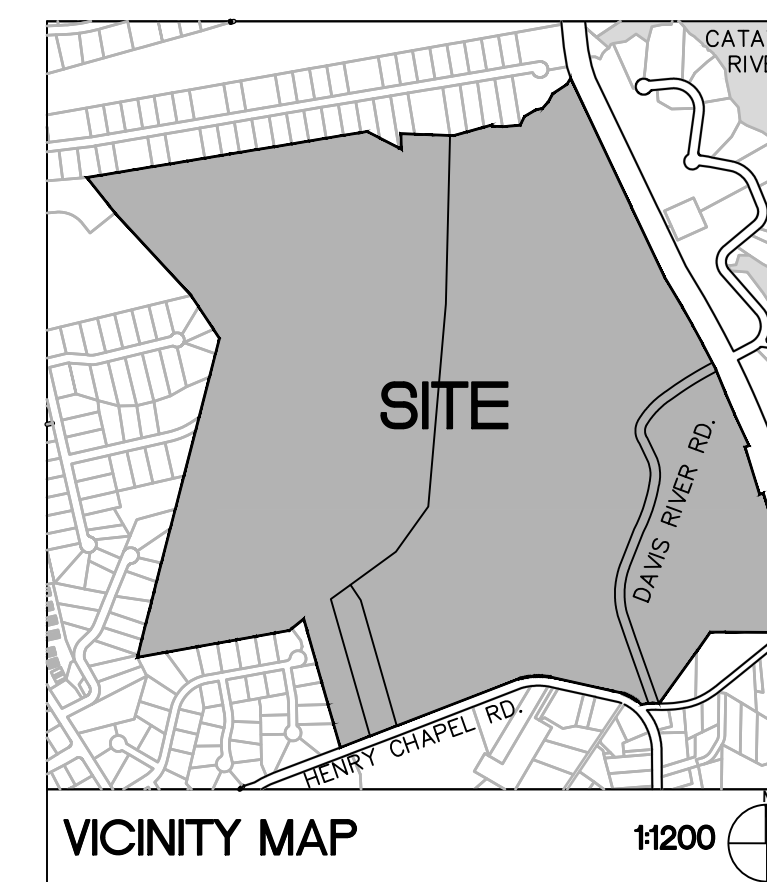


SD-108

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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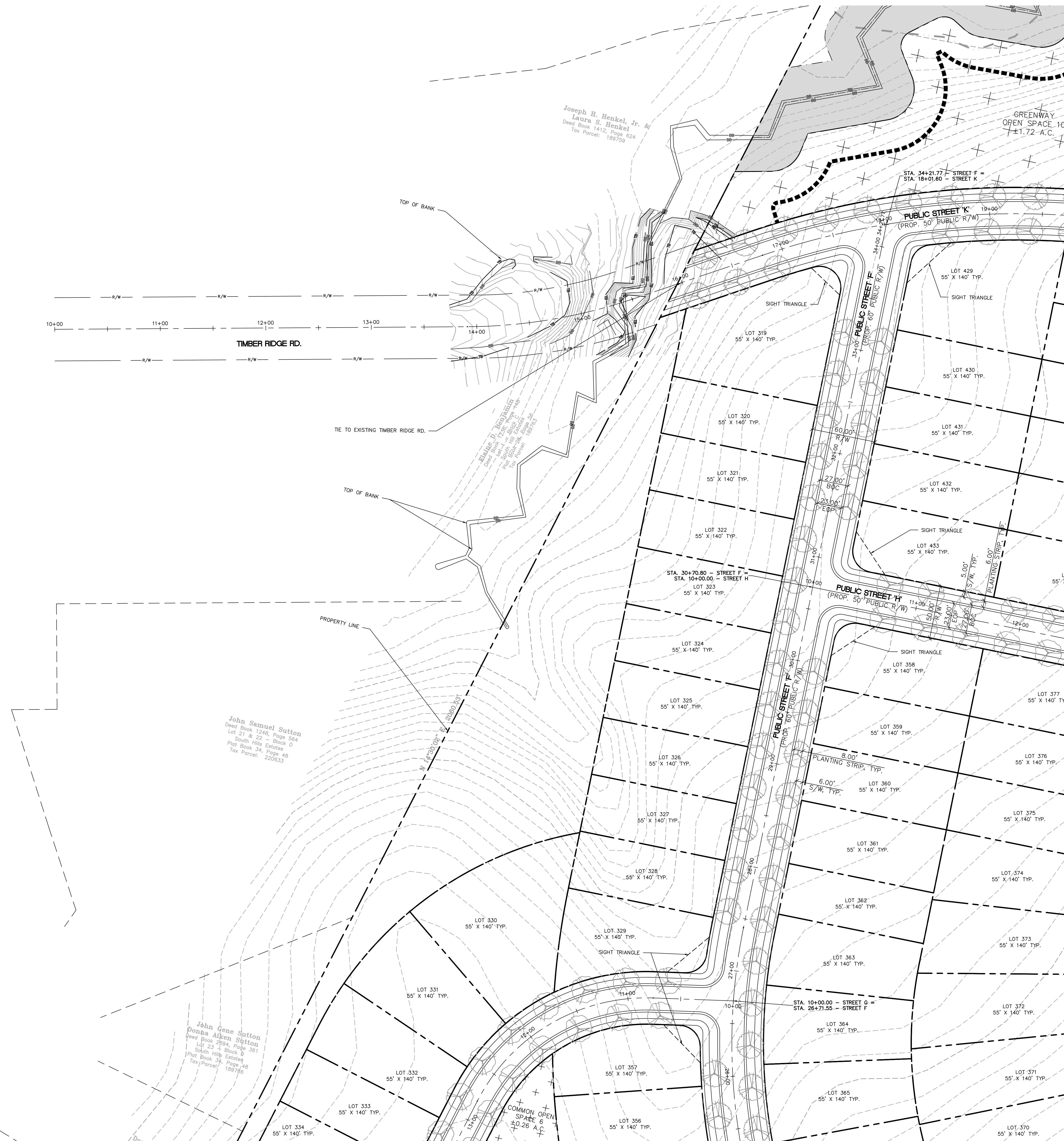
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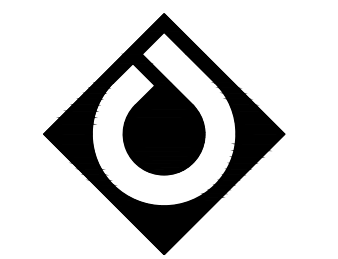
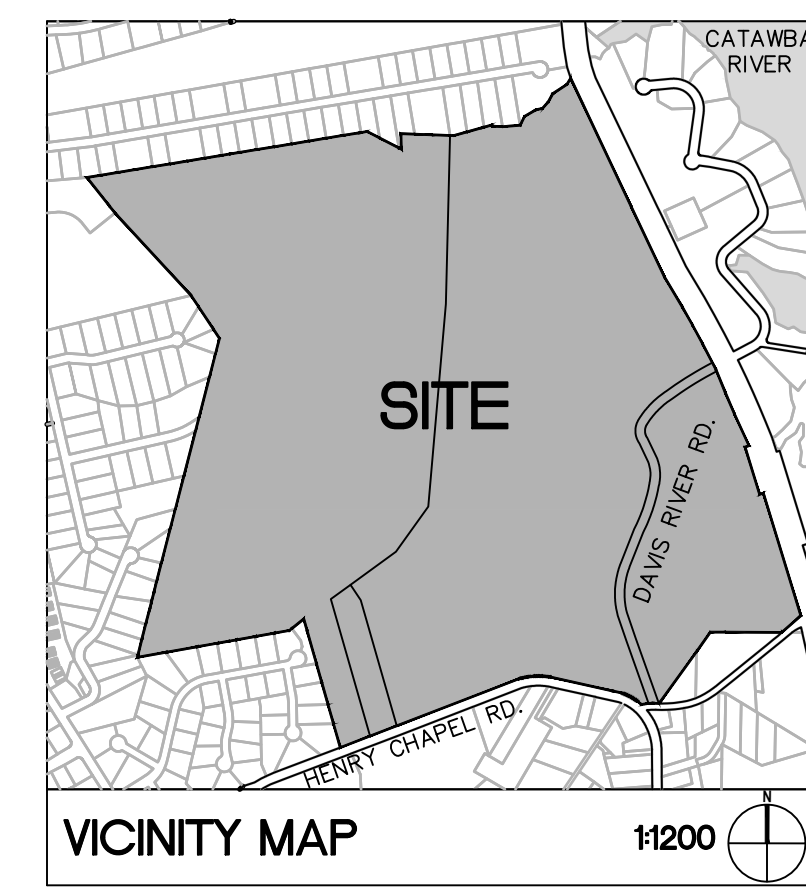
SD-109

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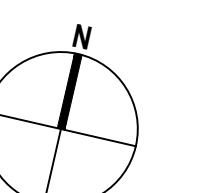
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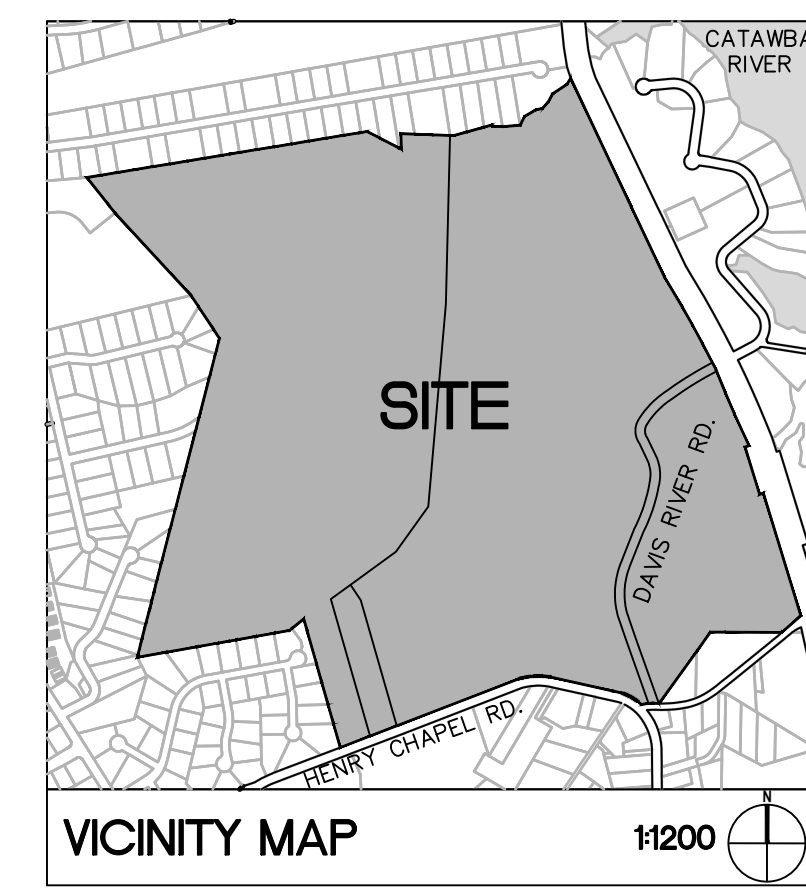


SD-110

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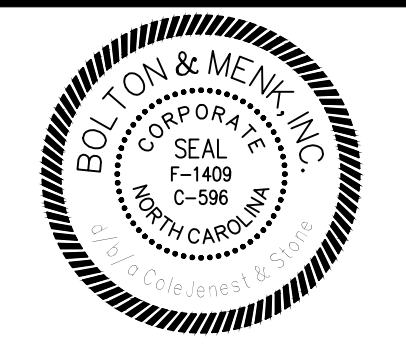
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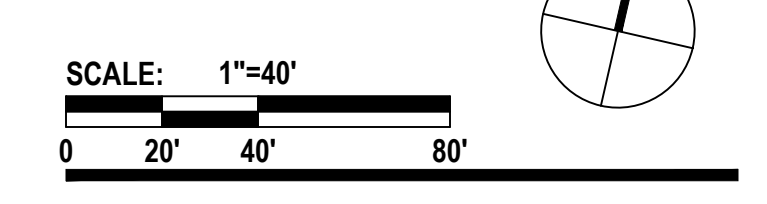
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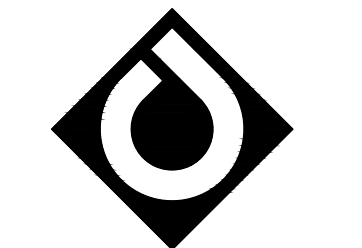
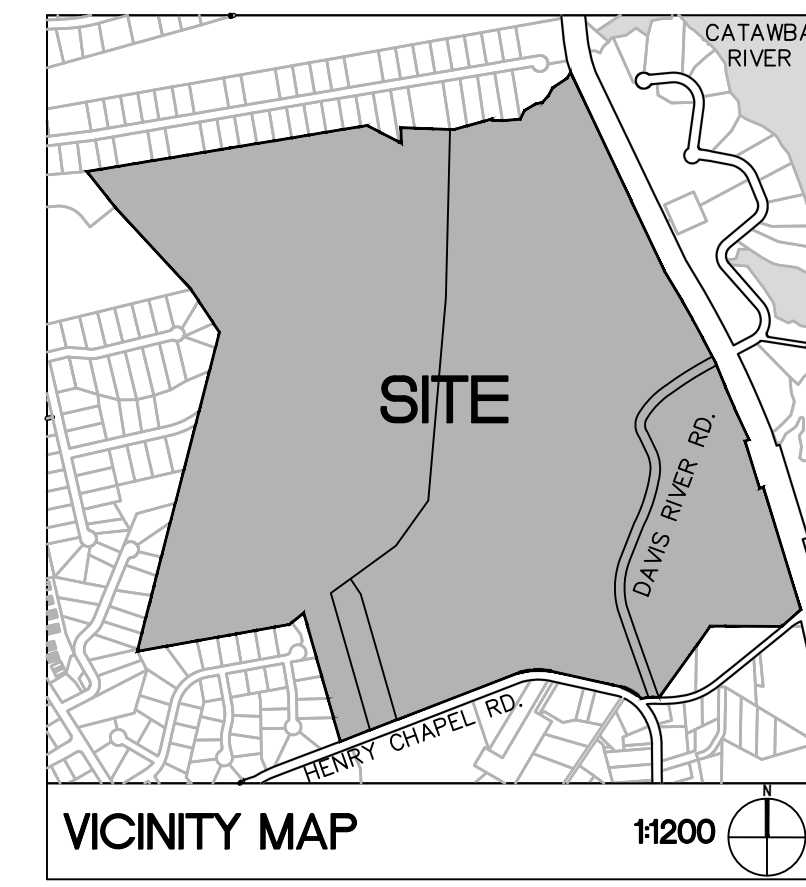
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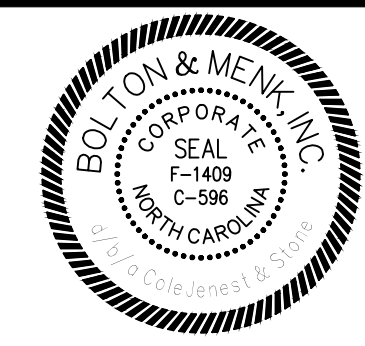
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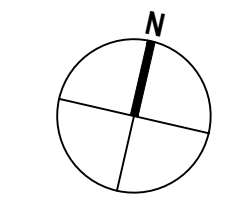
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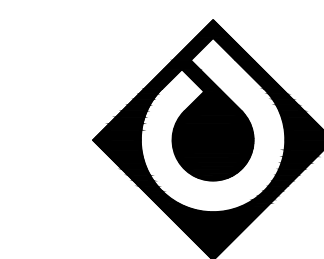
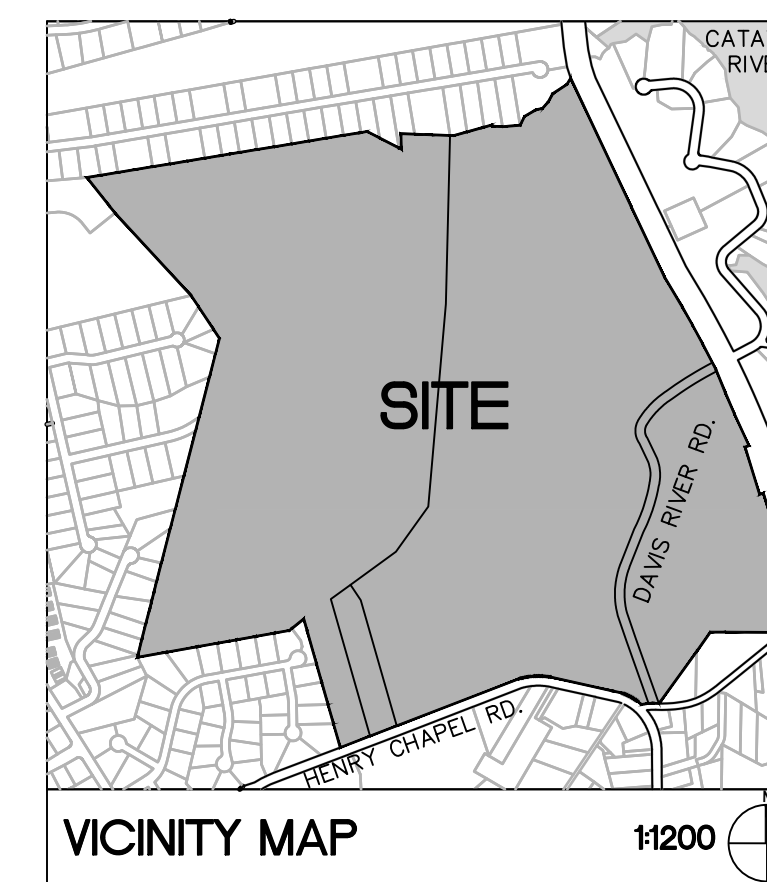
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SD-112

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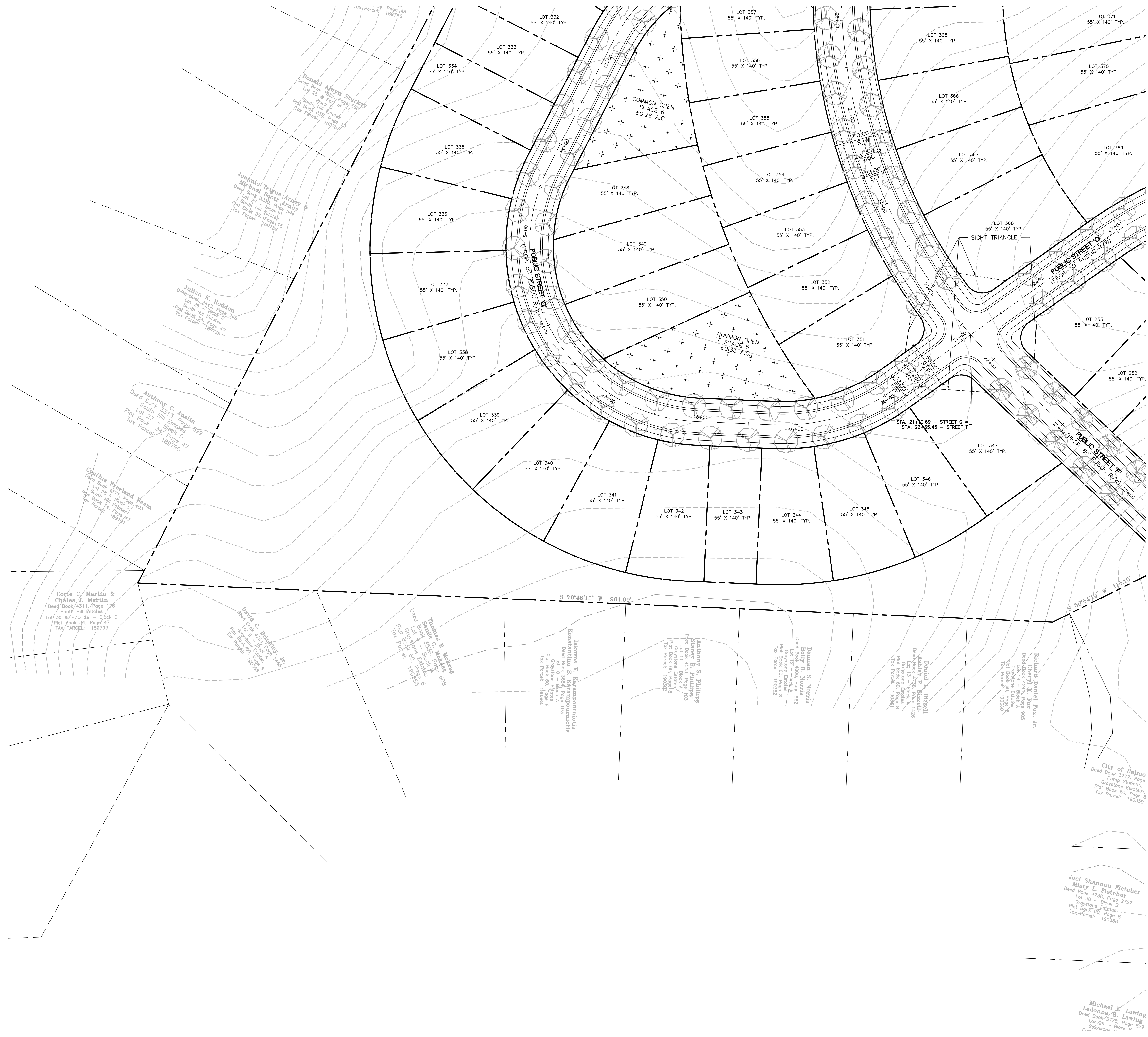
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Joel Shannan Fletcher
Misty L. Fletcher
Deed Book 4738, Page 2327
Lot 30 - Block 2
Grovestone Estates
Pict. Book 60, Page 8
Tax Parcel: 190358

Michael E. Lawing
Ladonna H. Lawing
Deed Book 2778, Page 529
Lot 29 - Block B
Grovestone
Tax Parcel: 190358

Richard Daniel Fox, Jr.
Deed Book 1808, Page 905
Lot 14 - Block 4
Grovestone Estates
Tax Parcel: 190358

Daniel L. Bizzell
Deed Book 1808, Page 428
Lot 13 - Block 4
Grovestone Estates
Tax Parcel: 190358

Damian S. Norris
Holly B. Norris
Deed Book 4896, Page 582
Grovestone Estates
Pict. Book 60, Page 8
Tax Parcel: 190358

Anthony S. Phillips
Stacey B. Phillips
Deed Book 4513, Page 703
Grovestone Estates
Pict. Book 60, Page 8
Tax Parcel: 190358

Konstantinos V. Karampaniotis
Deed Book 3884, Page 43
Lot 10 - Block A
Pict. Book 60, Page 8
Tax Parcel: 190358

Thomas B. McNeil
Deed Book 555, Page 608
Grovestone Estates
Pict. Book 60, Page 8
Tax Parcel: 190358

David C. Brindley, Jr.
Deed Book 1808, Page 8
Grovestone Estates
Pict. Book 60, Page 8
Tax Parcel: 190358

Corie C. Martin & Charles J. Martin
Deed Book 4511, Page 176
Lot 30 & P/O 29 - Block D
Pict. Book 54, Page 47
Tax Parcel: 190358

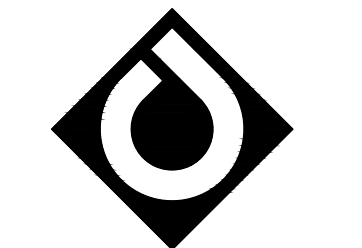
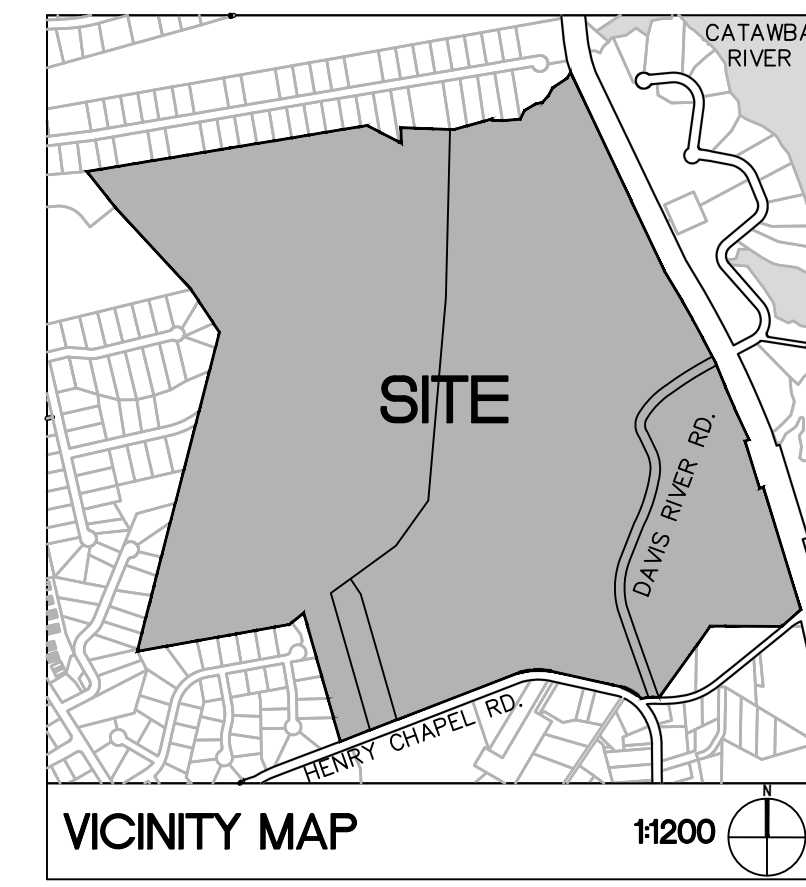
Cynthia Freeland Beers
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Lot 28 - Block 1
Pict. Book 54, Page 47
Tax Parcel: 190358

Anthony G. Awatin
Deed Book 3313, Page 659
Lot 27 - Block D
Pict. Book 54, Page 47
Tax Parcel: 190358

Julian K. Rodden
Deed Book 2443, Page 745
Lot 26 - Block D
Pict. Book 54, Page 47
Tax Parcel: 190358

Joannia Teigue Arzley
Michael Stott Arzley
Deed Book 2251, Page 244
Lot 25 - Block D
Pict. Book 54, Page 47
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Donald Alwyd Stuckey
Deed Book 1808, Page 555
Lot 24 - Block D
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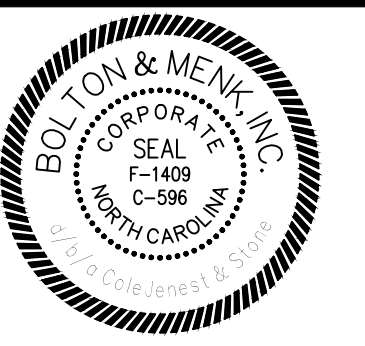
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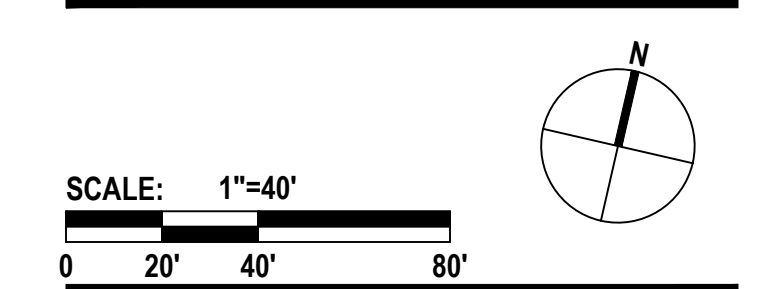
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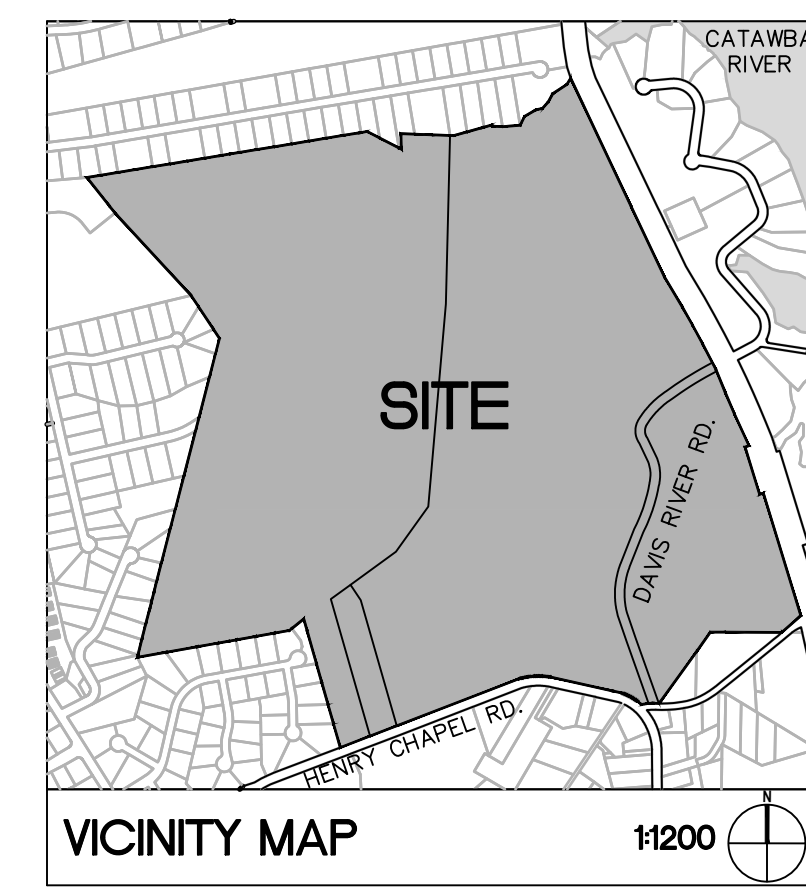
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City of Belmont
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Pump Station
Gravelstone Estates
Plot Book 80, Page 9
Tax Parcel: 190355

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Misty L. Fletcher
Deed Book 4738, Page 2327
Lot 30 - Block 2
Gravelstone Estates
Plot Book 80, Page 9
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Michael K. Lawing
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Deed Book 2778, Page 529
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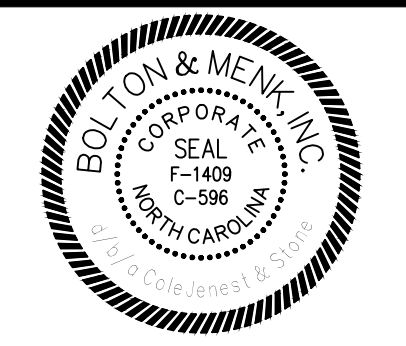
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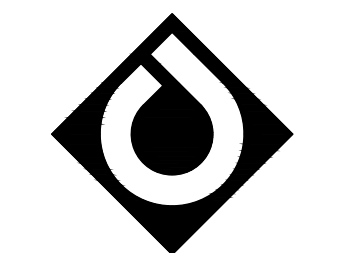
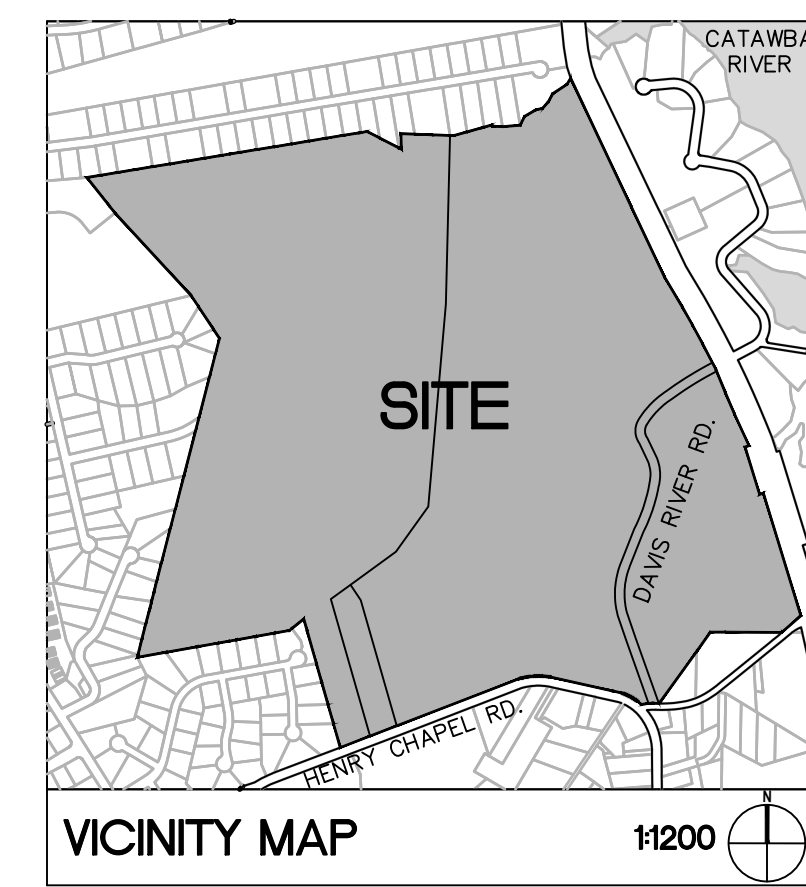
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SD-115

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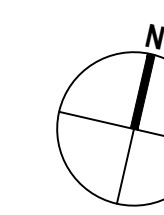
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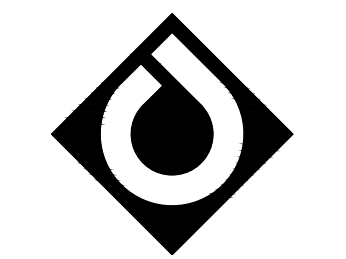
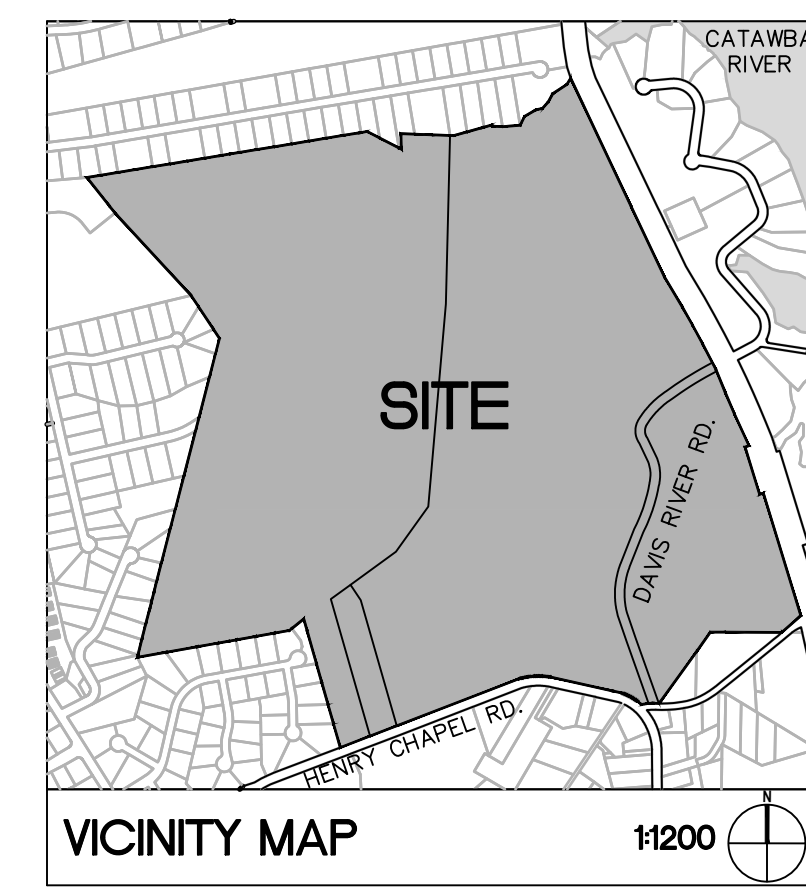
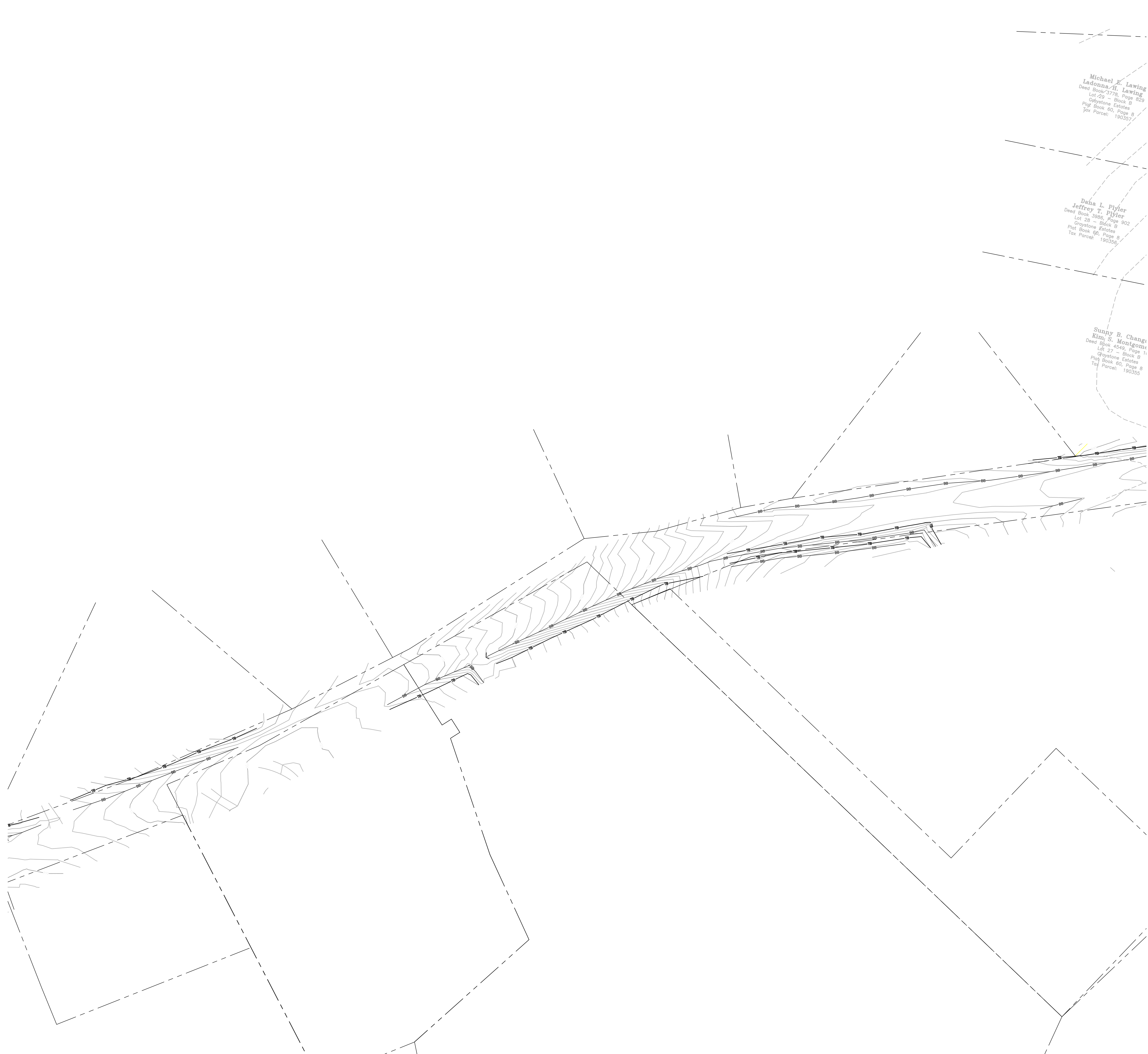
SD-116

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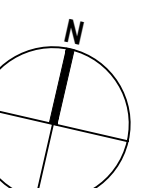
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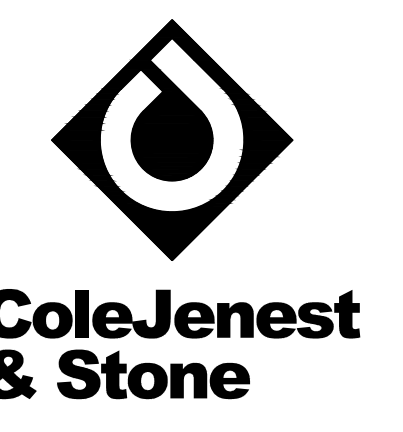
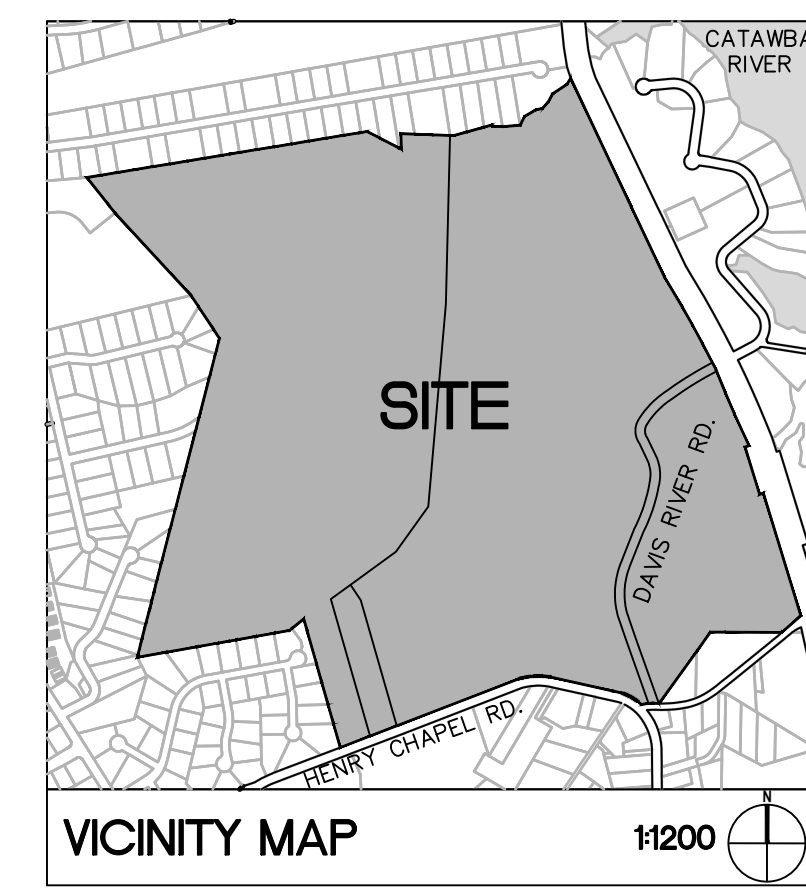
SD-117



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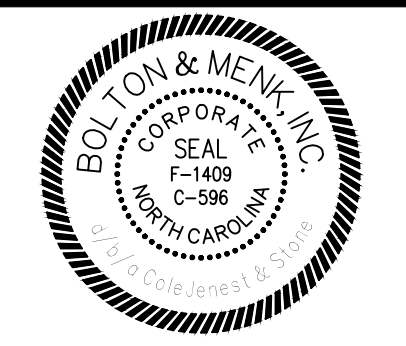
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Project No.
4792

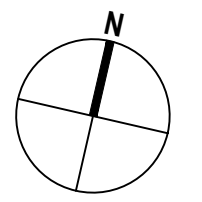
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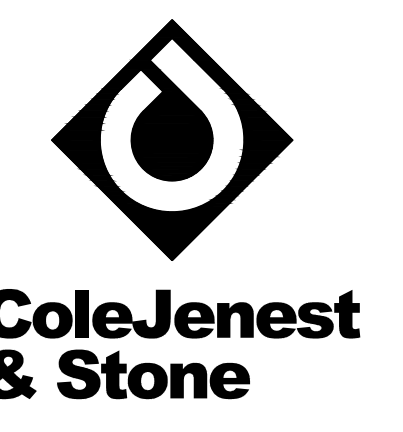
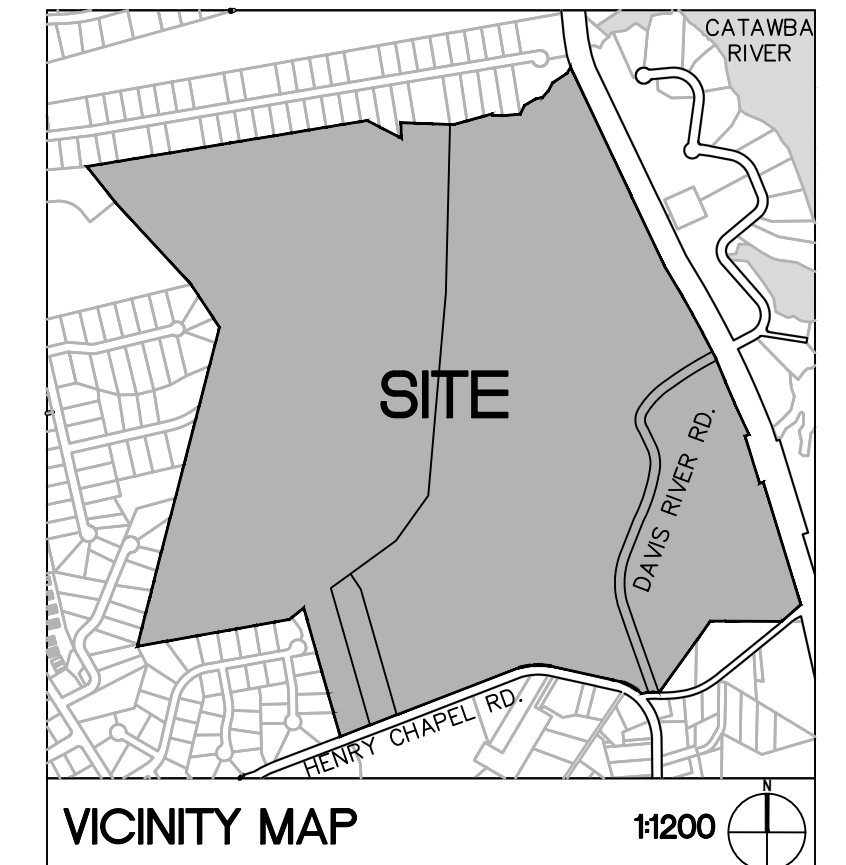
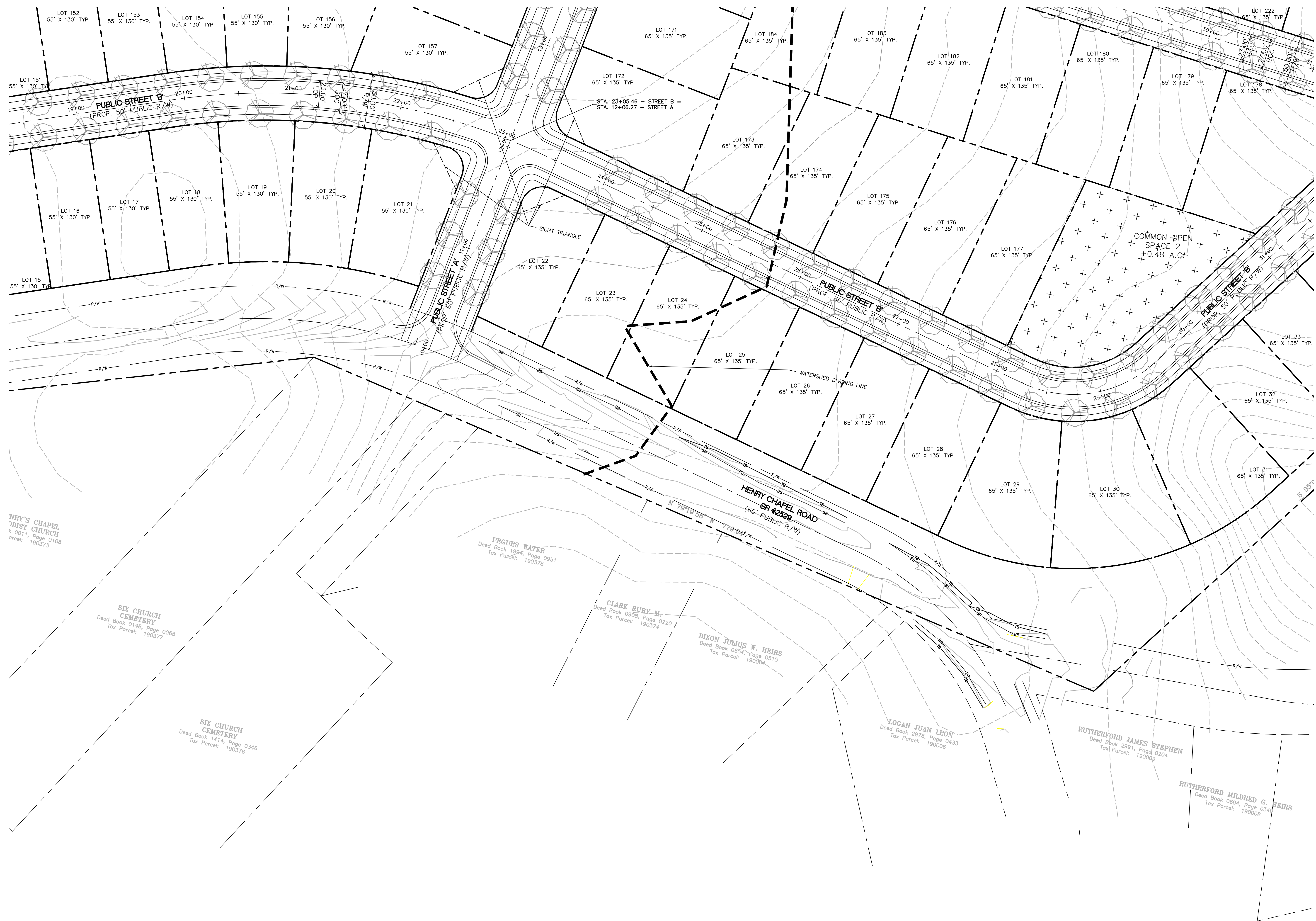
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SD-118

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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 ATLANTA, GA 30309

HENRY CHAPEL SINGLE FAMILY RESIDENTIAL

208 DAVIS RIVER ROAD
 BELMONT, NC 28012

SCHEMATIC DESIGN

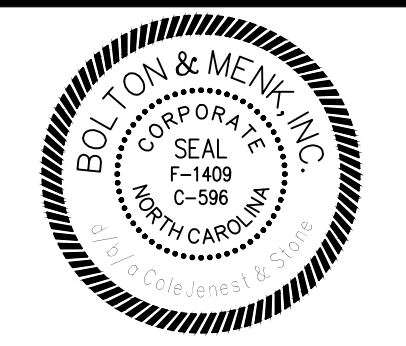
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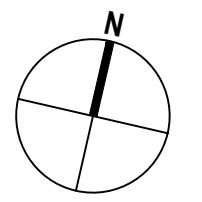
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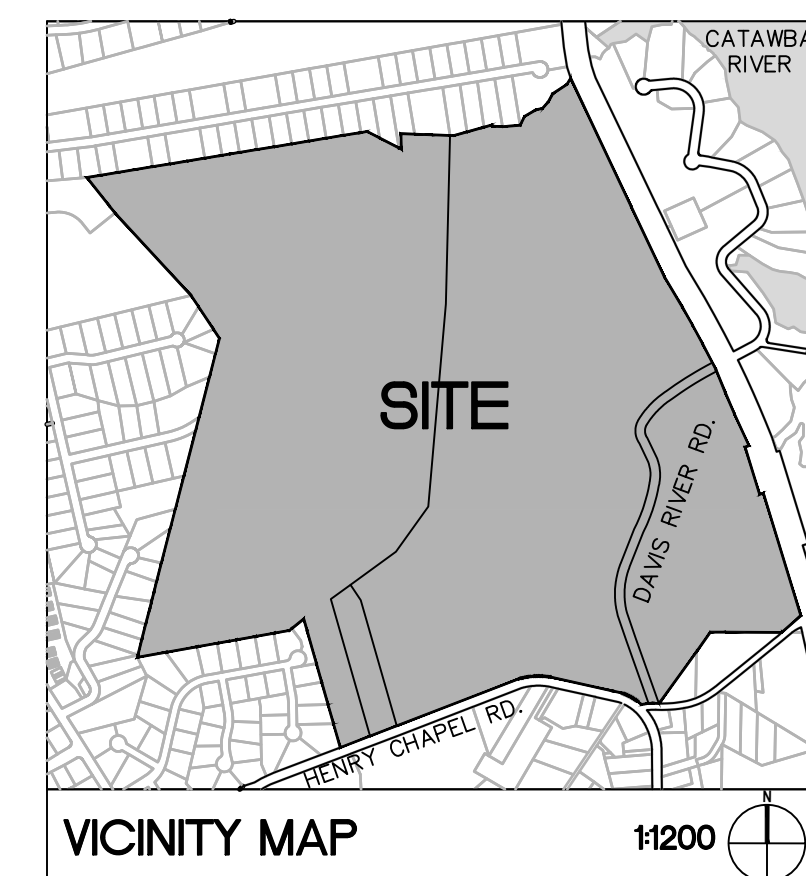
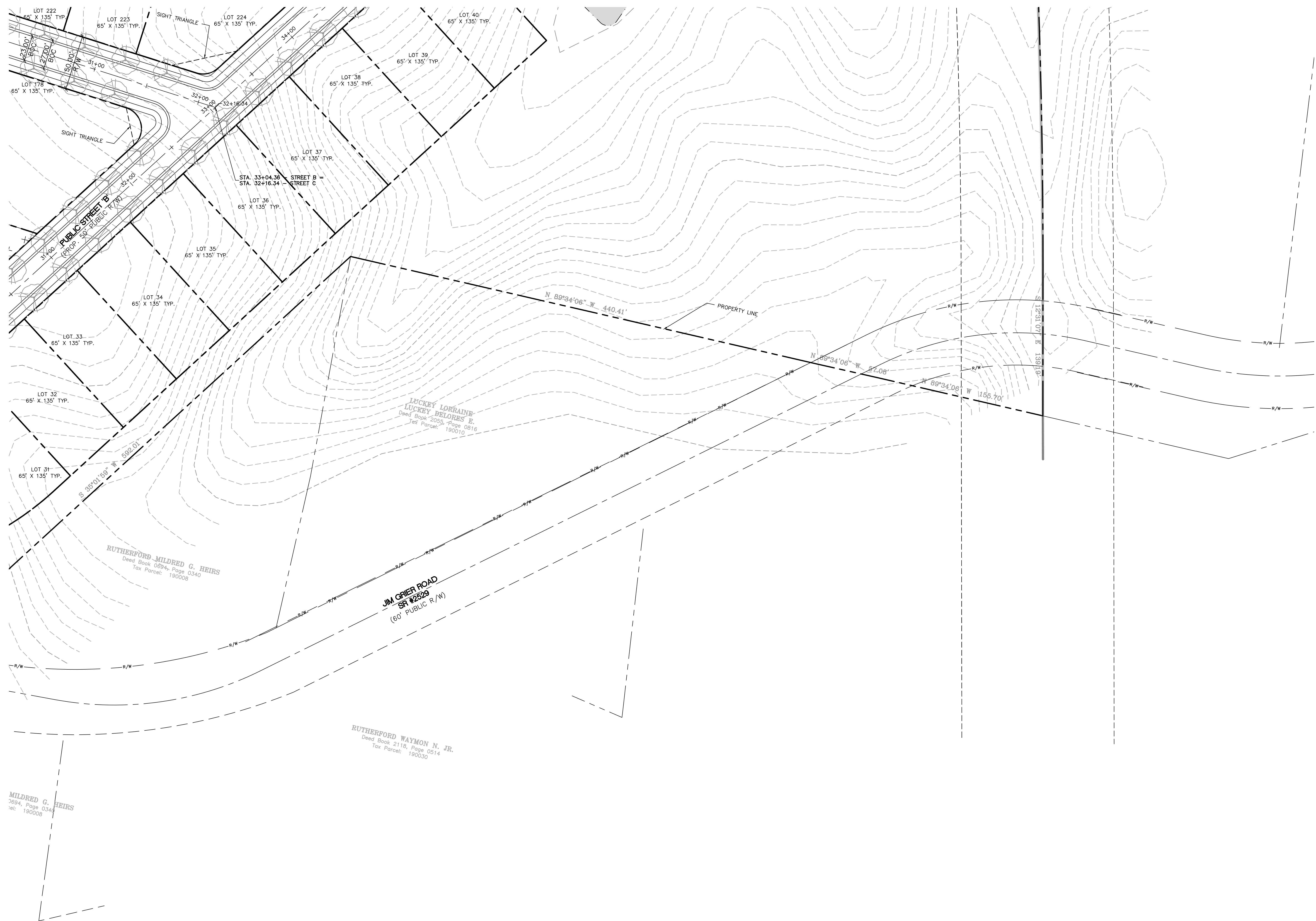
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SD-119

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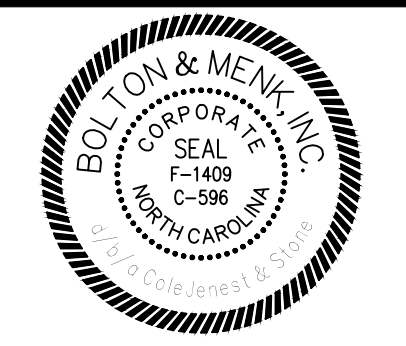
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SCHEMATIC DESIGN

Project No.
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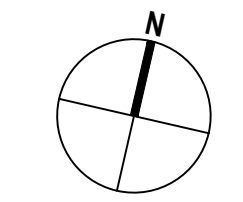
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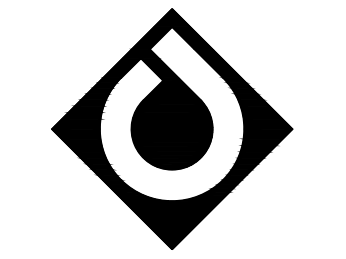
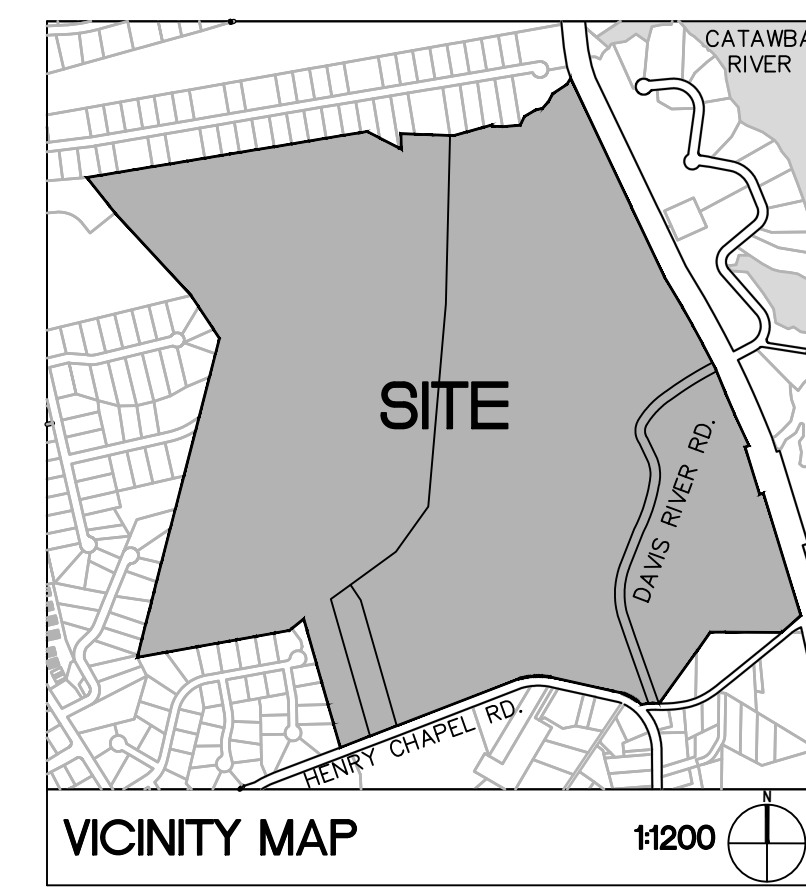
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SD-120

- North 811**
www.nc811.org
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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EXISTING CONDITIONS

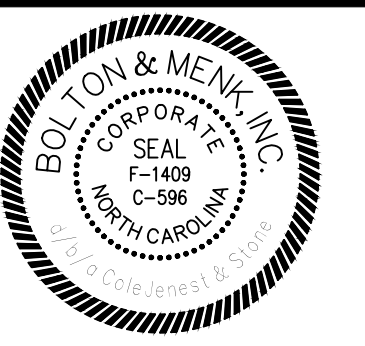
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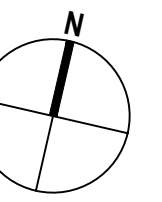
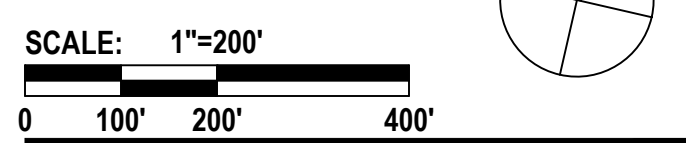
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V-100

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