

Fw: RE: Parcel 54754 - Beaver Dam Church Road

From: caleb.peeler (caleb.peeler@protonmail.com)
To: donpeelernc@aol.com
Cc: davidmevans52@aol.com
Date: Wednesday, January 15, 2025 at 09:17 PM EST

Don,

Good Evening. Attached is the approved site plan for Beaver Dam Church Road per the below email from Chris Martin.

I looked back at the old schedule I had put together before the annexation fell through, I had approximately 6 months from authorization to proceed on detailed design to having the project fully entitled. So if we were able to find some builder interest and get a contract say in February, we would be looking at full entitlement around July/August timeframe.

Let me know if you need anything further from me. I have ECS on standby ready to go with the geotech and stream work.

Thanks!

Caleb Peeler, P.E. (NC, SC)

Civil Engineer/Managing Member - Peeler Engineering, PLLC

Vice President - Don Peeler Realty, Inc.

211 Patton Drive, Shelby, NC 28150

D (704)692-4212

Sent with [Proton Mail](#) secure email.

----- Forwarded Message -----

From: Chris Martin <Chris.Martin@clevelandcountync.gov>

Date: On Wednesday, January 15th, 2025 at 5:51 PM

Subject: RE: Parcel 54754 - Beaver Dam Church Road

To: caleb.peeler <caleb.peeler@protonmail.com>

CC: David Evans <davidmevans52@aol.com>

Caleb,

The master plan meets the provisions of Section 12-54(a) and you may begin preparing the preliminary plat. Section 12-54(b) and 12-55 of the UDO describes the requirements of the plat, including the boundary descriptions, engineering endorsement, and surveyors endorsement. See attached for these sections.

Prior to submittal of a preliminary subdivision :

- Provide evidence of approved erosion control plan
- Fee - \$100 + \$10 per lot
- Letter from sewer providing municipality

Thanks, and talk to you soon.

Chris

Chris Martin, Planning Director

Cleveland County

980-484-4947

P.O. Box 1210

Shelby NC 28151