



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

City of Belmont
Sketch Plan Application -\$200

Property owner(s): City of Belmont

Property address: 1401 Catawba Street Parcel ID no. (six-digit): 222095

Owner mailing address: 115 North Main Street

City, state, ZIP: Belmont NC 28012

Phone: 704.901.2067 Work/cell: _____

Proposed development name: Belmont Community Recreation Center

Applicant (if different from property owner): Alfred Benesch & Company

Mailing address: 2359 Perimeter Pointe Parkway, Suite 350

City, state, ZIP: Charlotte NC 28208 Phone: 704.943.3185

Contractor/Consultants: Edifice, Inc. (Construction Manager @ Risk)

Mailing address: 4111 South Blvd.

City, state, ZIP: Charlotte NC 28209 Phone: 704.332.0900

Sketch Plan: Commercial Residential Mixed Use Other

Description of project:

Construction of a new +/- 45,000 SF community recreation center (2-story) with associated parking and support spaces.

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

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: _____
- 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: _____

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: _____

Date: _____



Seals:
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

Corp. NC license: F-1320

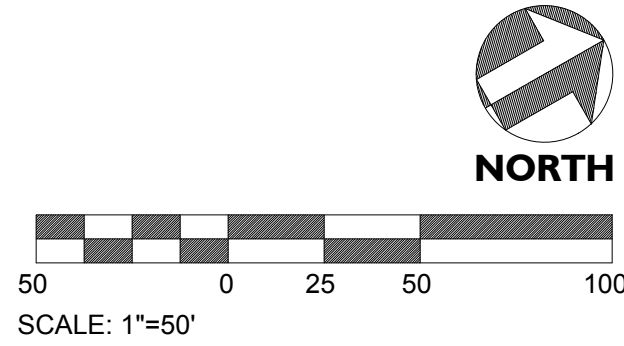
Belmont Community Center

1401 Catawba Street
 Belmont, North Carolina

Project no: 17.000385
 Date: 07.08.20
 Revisions:

Sheet Title:
**SKETCH
 PLAN**

Sheet No:
C200





Alfred Benesch & Company
 2359 Perimeter Pointe Parkway, Suite 350
 Charlotte, NC 28208
 WWW.BENESCH.COM
 P. 704.521.9880

Seals:

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

Corp. NC license: F-1320

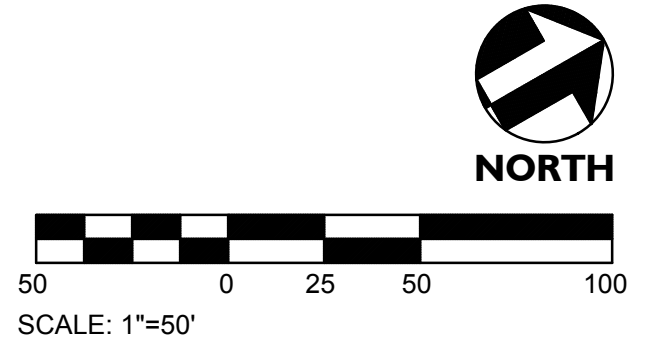
Belmont Community Center

1401 Catawba Street
 Belmont, North Carolina

Project no: 17.000385
 Date: 07.07.20
 Revisions:

Sheet Title:
**SITE AERIAL
 PHOTO**

Sheet No:
1-A





NOTE:
 SITE IS LOCATED WITHIN THE CRITICAL AREA - WSIV
 AS SHOWN ON THE WATERSHED PROTECTION MAP
 FOR THE CITY OF BELMONT.



Seals:
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

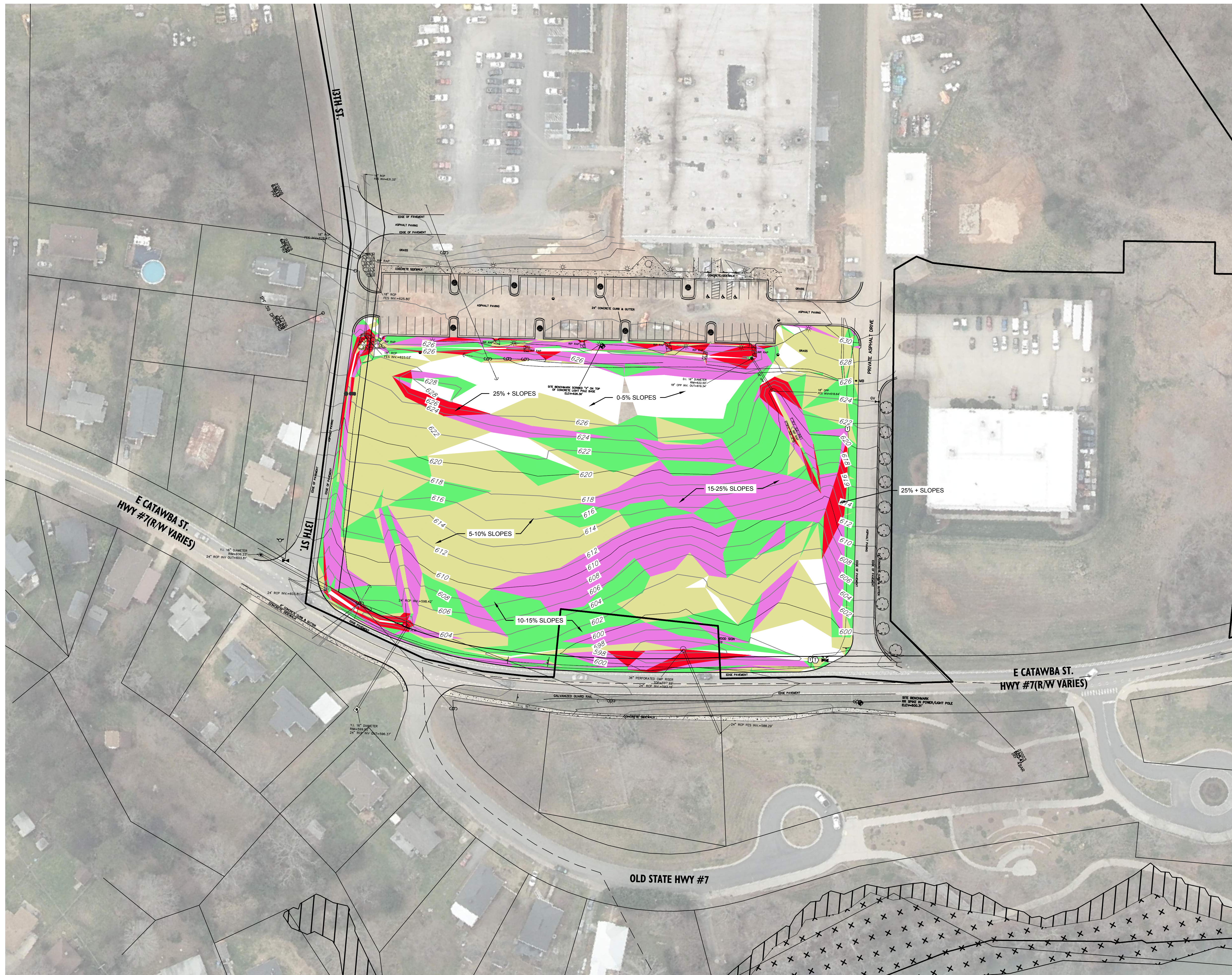
Corp. NC license: F-1320

Belmont Community Center
 1401 Catawba Street
 Belmont, North Carolina

Project no: 17.000385
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Sheet Title:
**SITE
 NATURAL
 FEATURES**

Sheet No:
2-D



SLOPES

- 0-5% (25.02% OF SITE)
- 5-10% (32.45% OF SITE)
- 10-15% (18.36% OF SITE)
- 15-25% (17.98% OF SITE)
- 25% + (6.19% OF SITE)

Seals:

**PRELIMINARY
 NOT FOR
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Corp. NC license: F-1320

Belmont Community Center

1401 Catawba Street
 Belmont, North Carolina

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Sheet Title:

**SITE SLOPE
 ANALYSIS**

Sheet No:

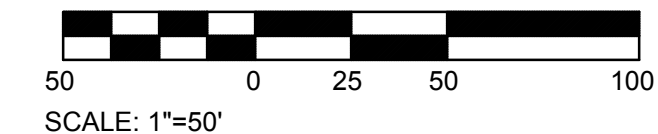
3-E



Know what's below.
 Call before you dig.



NORTH





CITY OF BELMONT

PLANNING & ZONING

July 17, 2020

Alfred Benesch & Company
2359 Perimeter Pointe Parkway, Suite 350
Charlotte NC 28208

Re: Review comment letter for SKPR2020.06 Belmont Recreation Center

Dear Applicant:

The intent of this review is to provide preliminary comments and feedback to help guide the design of required plans to be included in your conditional rezoning application.

1. Consolidate and connect driveways along 13th Street, and make them wide enough for buses and larger vehicles. Add road connections between parking lots for vehicular flow.
2. IC-D zoning requires plans to be designed for gathering and ped circulation. Ensure sidewalk connections leading to both entrance locations from main and overflow parking lots and activate any open spaces to promote gathering between buildings.
3. Existing water mains, fire hydrants, site lighting, curb and gutter, and tree save/landscaping should be added to site plans.
4. Comprehensive Bicycle Plan recommends bike lane along E Catawba Street. Since there are no existing bike lanes adjacent to this site, you may consider requesting deferral of this improvement as part of this project.
5. Monument sign location to be indicated on site plans. Obtain sign permit prior to sign installation if installed prior to zoning permit approval.
6. Add bicycle parking to site plans and confirm location requirements for ADA parking spaces to ensure proper placement and access are provided.
7. Watershed calculations are required. The placement of the building and parking lot does not leave much space for the watershed BMP. The engineer must do the calculations now to formulate the BMP's required.
8. A bike and pedestrian crossing of Catawba Street should be included in the planning. This will allow the use of the parking lot as overflow parking for Loftin Park. Design team to coordinate with ESP on exact crossing location, timing, and signalization.
9. The City paid about \$70,000 to put the electrical wires underground in the area between the existing and proposed buildings in recent years. It looks like the building is currently proposed on top of the existing lines, which cannot happen as moving the power lines will be extremely expensive. Confirm if remaining above-ground lines can be buried, and/or if any electrical lines are being proposed to be relocated for this project.
10. There is not an identified need for a 10' sidewalk along E Catawba St, however commercial sidewalks should be 8' wide minimum per LDC. Evaluate all sidewalk widths and ensure compliance.
11. Engineering and Public Works noted that proposed building and parking lot locations should be swapped to allow visibility of the CityWorks facility and not block the building's view of the lake.
12. Coordinate with the City and ESP on the future location of Abbey Creek greenway and trailhead and show proposed location on site plans. Parking on site to serve as trailhead parking. Sidewalks that will serve as a part of the trail corridor should be designed at 10-12' in width to accommodate both bike and pedestrian users.
13. Existing drainage from the existing CityWorks parking lot discharges directly to the proposed building as currently placed. Proposed BMP needs to be included on site plans prior to submittal of conditional zoning application.
14. Fire Hydrant will be needed in the parking lot, and is required to be located within 100' from the FDC. 6" fire line minimum will be required.

If you have any questions, contact me at (704) 829-4010 or tfaro@cityofbelmont.org. We look forward to working with your team on this project.

Regards,
Tiffany Faro
Associate Planner