



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): See attached joinder  
Property address: See attached joinder Parcel ID no. (six-digit): See attached joinder  
Owner mailing address: See attached Joinder  
City, state, ZIP: See Attached Joinder  
Phone: \_\_\_\_\_ Work/cell: \_\_\_\_\_  
Proposed development name: Lakeview Farms

Applicant (if different from property owner): Tri Pointe Homes (ATTN: Mr. Luke Woodburn)  
Mailing address: 3436 Toringdon Way, Suite 210  
City, state, ZIP: Charlotte, NC 28277 Phone: (803) 431-6188

Contractor/Consultants: ESP Associates, Inc. (ATTN: Matt Mandle)  
Mailing address: 3475 Lakemont Boulevard  
City, state, ZIP: Fort Mill, SC 29708 Phone: (803) 802-2440

Sketch Plan:  Commercial  Residential  Mixed Use  Other

**Description of project:**

Development of a master planned community.

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 TBD 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  TBD

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. **Survey shall be conducted during rezoning.**

### 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: Luke Woodburn

Date: 1/17/2020