



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): Thomas H Smith Jr. and Catherine Watkins

Property address: No Assigned Address Parcel ID no. (six-digit): 187898

Owner mailing address: 9009 Pennyhill Drive

City, state, ZIP: Huntersville, NC 28078

Phone: N/A Work/cell: _____

Proposed development name: South Point Townhomes

Applicant (if different from property owner): DRB Group Contact - James Martin

Mailing address: 227 West Trade Street Suite 1610

City, state, ZIP: Charlotte, NC 28202 Phone: 704-634-1703

Contractor/Consultants: The Isaacs Group Contact - Benji Layman

Mailing address: 8720 Red Oak Boulevard Suite 420

City, state, ZIP: Charlotte, NC 28217 Phone: 704-527-3440

Sketch Plan: Commercial Residential Mixed Use Other

Description of project:

A mix of townhomes and single family lots along with associated infrastructure

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. Possibly, waiting on official determination
- 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: 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: *Benji Layman* Printed name: Benji Layman

Date: July 22, 2020