

DEVELOPMENT PLAN: Required by section 5.13.6 of the zoning ordinance

Requirements:

- Submit 5 copies for initial staff review, then 15 copies for Planning Board, Council submittal will require 10 copies
 - Submit to NCDOT and return comments as well.
 - Drawn to scale of 1" = 20'
 - Show existing and proposed topographic contours at vertical intervals no greater than five feet, of development area
 - The location & outline of existing and proposed structures and buildings
 - The location of proposed open spaces
 - The location, name, pavement width and right-of-way width of existing streets
 - The location, name, pavement width, curb type, right-of-way width, pavement type, sidewalk location, and curb cuts of all proposed street and parking facilities & site improvements (refer to section 5.1, 5.13.9 & 5.13.10)
 - The location of all existing & proposed utilities including, electrical, water, sewage, telephone, fiber optic, and gas facilities (including easements) **Engineered water/sewer plans**
 - The location of all existing & proposed drainage facilities necessary to serve the site (including easements) **Engineered Stormwater Plan**.
 - Schedule of densities showing the number and type of dwellings per acre
 - Schedule of building uses, by type, showing the number of bedrooms, the number of units and floor area.
 - Buffer & screening devices (refer to section 5.7) **Landscape Plan**
 - Proposed schedule of development, for each phase of the project showing anticipated time for completion and estimated completion dates
 - Property line survey and acreage data
 - Lighting Plan per ordinance
 - Denote Signage permitted separately
 - Vicinity map at a scale of 1" = 400' and encompassing an area no less than one-fourth mile in radius of the site including: existing streets, existing water courses & flood hazard areas as determined by FEMA, existing land uses on the site and in the area surrounding the site.
 - Written and graphic scale, north arrow and title
 - Architectural plans in accordance with the ordinance (refer to section 4.4 and 4.5)
 - Proposed name of development (not to be similar to any other submitted or approved plans)
 - Technical report containing:
 - A description for the project including general characteristics, development concept, architectural design & amenities
 - A general assessment of impact showing the proposed impact upon all affected utilities, transportation facilities, the environment, the local economy and local government
 - Engineering report to demonstrate the adequacy of existing and proposed public facilities.
 - Name, address and telephone number of the applicant and persons (firm) preparing the development plan
 - Zoning district classification of the site and surrounding properties, including those across the street
 - Owner names of surrounding properties
 - Existing driveway cuts on all adjacent properties (including those across the street)
 - Certificate of approval of the technical standards:
- All state approvals and designs as required i.e. stormwater, NCDOT, wetlands, sedimentation and erosion control.