

**CATAWBA COUNTY CONDITIONAL DISTRICT DEVELOPMENTAL CHECKLIST**  
**(Used in Conjunction with General Non-Residential Development Checklist)**

**Concept Site Plan** – Required for conditional rezoning requests. Conceptual site plans, characterized by graphic generalizations, are drawn to scale by a design professional with enough detailed information to be considered for approval.

**Detailed Site Plan** – Optional for conditional rezoning requests, but required for Non-Residential Zoning Authorization Permits. Detailed site plans are drawn to scale and include accurate information and illustrations necessary to demonstrate compliance with all applicable development standards.

**Legend**

G – Generalization and/or approximation as defined above under the Concept Site Plan.

R - Required to be shown on plan, if applicable to the development project.

PM – Required to be shown on plan as called for in the Procedures Manual.

Note: Applicant to check box in column B or D, if information is shown on the site plan.

	A	B	C	D	E	F	G	H	I	J	K
	Concept Site Plan	Check if incl. on site plan	Detailed Site Plan (optional)	Check if included on site plan	Conditional Code ref.	MUC-O Code Reference	CRC-O Code ref.	FPM-O Code Reference	WP-O Code Reference	RP-O Code Reference	ED-O Code Reference
<b>Traffic/Transportation</b>											
1.	Channelization	G		R		44-328(d)(7)	44-430.09(f)				
<b>Landscaping</b>											
2.	Landscaping – individual driveways	G		R		44-328(d)(7) 44-523(c)					
3.	Landscaping – foundation plantings	G		R		44-328(d)(8) 44-523(g)					
4.	Landscaping – internal parking area	G		R		44-328(d)(7) 44-523(e)					
5.	Landscaping – perimeter buffer of parcel	G		R		44-328(d)(8) 44-523(f)	44-430.11(a)				
6.	Landscaping – perimeter for parking facilities	G		R		44-328(d)(7) 44-523(d)	44-430.11(h)				
7.	Landscaping – street trees	G		R		44-328(d)(8) 44-523(h)					
8.	Landscaping – trees & shrubs, location of existing & proposed (road frontage)	G		R		44-328(d)(8) 44-523(f)(3) (b)					
<b>Physical features</b>											
9.	Floodplain designation (boundary of the flood hazard area)	R		R		44-328(d)(4)	44-430.06 (b)(2)		44-429.07 (a)(2)(3)		
10.	Storm water management facility	G		R		44-328(f)(2)				44-434.15 (c)	
11.	Watershed designation	R		R		44-327(d)(4)				44-434	
<b>Structures</b>											
12.	Building Design Standards/site standards	G		R		44-327(d)(10)	44-430.07				
13.	Nonresidential structures	G		R		44-328(d)(6)					44-436(c)

		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>
		<b>Concept Site Plan</b>	<b>Check if incl. on site plan</b>	<b>Detailed Site Plan (optional)</b>	<b>Check if included on site plan</b>	<b>Conditional Code ref.</b>	<b>MUC-O Code Reference</b>	<b>CRC-O Code ref.</b>	<b>FPM-O Code Reference</b>	<b>WP-O Code Reference</b>	<b>RP-O Code Reference</b>	<b>ED-O Code Reference</b>
14.	Setbacks	G		R		44-404-1 44-328(d)(8)					44-435(b)	
15.	Structures, existing – location, height, use of & size	R		R		44-328(d)(8)	44-430.07(a)		44-429.07 (a)(1)			
16.	Structures, proposed – location, height, use of & size and elevation	G		R		44-327(d)(6) & (9) 44-404-1	44-430.14(a)		44-429.07 (a)(1) &(b)			
<b>Lot/Size</b>												
17.	Lot (general shape, size, location, slopes, dimensions)	R		R		44-404-1	44-430.06(c)	44-428(d) 44-428(e)				
<b>Utilities</b>												
18.	Easements, reservations & right of ways (existing and proposed)	G		R		44-328(d)(3)						
<b>Signs</b>												
19.	Sign – design drawing	G		R		44-328(d)(12) 44-559						
20.	Sign – freestanding – new sign location, size, height & surface	G		R		44-327(d)(12) 44-562	44-430.15					
<b>Additional Plan Details</b>												
21.	Phasing plan noted	R		R		44-327(d)(11) 44-302						
22.	Vicinity map	R		R		44-327(d)(1)						