

## CATAWBA COUNTY GENERAL NON-RESIDENTIAL DEVELOPMENT CHECKLIST

**Concept Site Plan** – Used as part of the rezoning process for planned development, conditional and special districts.

**Detailed Site Plan** – Required for Non-Residential Zoning Authorization Permits.

### **Legend**

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

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

PM - Procedures Manual

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

		<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</b>	<b>Check if incl. on site plan</b>	<b>General Code Ref.</b>	<b>MUC-O Code Ref.</b>	<b>CRC-O Code Ref.</b>	<b>FPM-O Code Ref.</b>	<b>WP-O Code Ref.</b>	<b>RP-O Code Ref.</b>	<b>ED-O Code Ref.</b>
<b>Traffic/Transportation</b>												
1.	Access – shared (driveway and parking)	G		R		44-515(b)	44-430.09 44-430.09-1					
2.	Access – waterfront	G		R		PM						
3.	Access points (ingress & egress) for pedestrians – sidewalks	G		R		44-518(a)						
4.	Access points (ingress & egress) for traffic; including site triangles	G		R		44-407 44-406						
5.	Alleys	G		R		PM						
6.	Airstrips (if existing or proposed) on site & surrounding properties	G		R		44-404(h)(2)						
7.	Channelization	G		R			44-430.09(f)					
8.	Connectivity (community pathways) to adjacent properties via trails, roadways, parking areas, etc.	G		R		44-517	44-430.09(e)(f) 44-430.12(d)					
9.	Cul-de-sac length			R			44-430.09(i)					
10.	Curbing requirement			R			44-430.09(k)					
11.	Entranceways	G		R			44-430.10(b)					

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12.	Heavy traffic generators location	G		R			44-430.13(b)					
13.	Off-site traffic improvements	G		R			44-430.09(c)(d)					
14.	Parking, Bicycle	G		R			44-430.12(f)					
15.	Parking, interior	G		R			44-430.12(c)(1)					
16.	Parking – off street	G		R <input type="checkbox"/>		44-534-1	44-430.12(a)(1)					
17.	Parking, on street	G		R			44-430.12(a)(2)					
18.	Parking – shared	G		R		44-535						
19.	Parking facilities – spaces, location, character, scale, commercial	G		R		44-534-1 44-536(1) (3)	44-430.12(e)					
20.	Paving materials			R		44-536(d)	44-430.07(i)					
21.	Pedestrian amenities	G		R			44-430.13(a)(d)					
22.	Roadway classification	G		R		44-516(c) and (d)						
23.	Signalization	G		R			44-430.09(g)					
24.	Site appearance			R			44-430.07(g)					
25.	Site standards & design & preservation	G		R			44-430.06 44-430.07(b) 44-430.09(h)					
26.	Street designation (public/private)	G		R		44-516(b)						
27.	Street separation, Internal	G		R			4-430.09(b)					
28.	Street walls	G		R			44-430.07(h)					
29.	Existing/Proposed Lots or Blocks	G		R		44-517	44-430.09(j)					
<b>Landscaping</b>												
30.	Landscaping – planting schedule			R		44-523						
31.	Landscaping – driveways (individual)	G		R		44-523(c)						
32.	Landscaping – perimeter for parking facilities	G		R		44-523(d)	44-430.11(h)					

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33.	Landscaping – internal parking area	G		R		44-523(e)						
34.	Landscaping – perimeter buffer of parcel	G		R		44-523(f)	44-430.11(a)					
35.	Landscaping – foundation plantings	G		R		44-523(g)						
36.	Landscaping, existing road buffer and interior street	G		R			44.430.10(a)					
37.	Landscaping – street trees	G		R		44-523(h)						
38.	Landscaping – trees & shrubs, location of existing	G		R		44-523(f)(3)(b)						
39.	Water body buffers	G		R			44-430.11(b)			44-434.12		
<b>Screening</b>												
40.	Loading and service areas (screening & location)	G		R		44-526	44-430.13(c) 44-430.12(b)					
41.	Mechanical equipment – ground (screened)			R		44-524	44-430.11(d)					
42.	Mechanical equipment – rooftop (screened)			R		44-524						
43.	Open storage & required screening	G		R		44-527						
44.	Solid waste storage area (location & screening)			R		44-525						
<b>Physical features</b>												
45.	Floodplain designation (boundary of the flood hazard area)	R		R			44-430.06(b)(2)		44-429.07(a)(2)(3)			
46.	Boundary of floodway or non-encroachment areas & BFE (when provided)	R		R					44-429.07(a)(4)(5)			
47.	Imperviousness	R		R						44-434		
48.	Natural areas – if existing (wetlands, etc.)	G		R		44-503	44-430.06(b)(1)					
49.	Slopes in excess of 20% (if existing)	G		R		PM						

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50.	Storm water management facility locations	G		R						44-434.15(c)		
51.	Low impact development for non-residential and multi-family	G		R				44-428(g)				
52.	Topographical features	G		R		PM						
53.	Location of old and new location of watercourse that will be altered	G		R					44-429.07(a)(6)			
54.	Watershed designation	R		R		PM				44-434		
55.	- <b>WSII-Critical</b> -density & built upon limits & uses	R		R						44-434.04		
56.	- <b>WSII- Protected</b> density & built upon limits & uses	R		R						44-434.05		
57.	<b>WSIII-Critical</b> –density & built upon area & uses	R		R						44-434.06		
58.	- <b>WSIII-Protected</b> – density, built upon area & uses	R		R						44-434.07		
59.	- <b>10/70 Bonus Permit for WSII &amp; WS III</b>	R		R						44-434.10		
60.	<b>WSIV – Critical</b> -density, built upon area & uses	R		R						44-434.08		
61.	- <b>WSIV-Protected</b> – density, built upon area & uses	R		R						44-434.09		
62.	- <b>High-Density option for WSIV watershed area</b>	R		R						44-434.15		
63.	Accessory structures	G		R		44-607		44-428(h)				
<b>Structures</b>												
64.	Building entrances	G		R			44-43.07(f)					
65.	Building Design Standards/site standards	G		R			44-430.07					
66.	Building, front	G		R			44-430.07(c)(1)					
67.	Building materials	G		R			44-					

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							430.07(c)(4)					
68.	Floor Area Ratio	R		R		44-404-1						
69.	Façade not visible from R-O-W	G		R			44-430.07(c)(3)					
70.	Façade visible from road	G		R			44-430.07(c)(2)					
71.	Façade treatment	G		R			44-430.07(e)					
72.	Floodproofing			R					44-429.07(c)			
73.	Foundation plan			R					44-429(d)			
74.	Light fixtures – type & location (free standing, on buildings, semi or full-cutoff)	G		R		44-522	44-430.14(c) 44-430.14(b)					
75.	Multi-family res. Use & design standards	G		R			44-430.08					44-436(c)
76.	Nonresidential structures	G		R								44-436(c)
77.	Outdoor display/store	G		R			44-430.07(j)					
78.	Roof pitch/parapet wall	G		R			44-430.07(d)					
79.	Setbacks	G		R		44-404-1					44-435(b)	
80.	Structures, existing – location, height, use of & size	G		R		44-404-1	44-430.07(a)		44-429.07(a)(1)			
81.	Uses – existing & proposed	G		R		44-403			44-429.07(e)			
<b>Lot/Size</b>												
82.	Acreage of parcel	R		R		44-404-1	44-430.04					
83.	Historic sites	R		R		44-503	44-430.06(b)(4)					
84.	Lot (general shape, size, location, slopes, dimensions)	R		R		44-404-1	44-430.06(c) 44-430.11(c)	44-428(d) 44-428(e)				
85.	Flag lot allowance	R		R				44-428(f)				
<b>Zoning</b>												
86.	Zoning district and land use of	R		R		44-404-1						

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	site and adjoining sites										
87.	Overlay districts listed	R	R		PM						
<b>Utilities</b>											
88.	Easements – utilities (underground installation required)	G	R		44-519	44-430.07(h)		44-429.07 (f)			
89.	Utility provider (water & sewer) – confirmation in writing from provider	R	R		44-521						
<b>Signs</b>											
90.	Sign – design drawing	G	R		44-562						
91.	Sign – freestanding – new sign location, size, height & surface	G	R		44-562	44-430.15					
92.	Sign – location of existing signs on lot & building(s)	G	R		44-562						
93.	Sign – wall signs (size and location)	G	R		44-563						
<b>Additional Plan Details</b>											
94.	Date of plan	R	R		PM						
95.	Name of development	R	R		PM						
96.	Name(s) of developer	R	R		PM						
97.	North arrow	R	R		PM						
98.	Phasing plan noted	R	R		44-302						
99.	Scale, no smaller than 1” = 200’	R	R		PM						
100.	Vicinity map	R	R		PM						