

CATAWBA COUNTY PLANNED DEVELOPMENT – INDUSTRIAL PARK (IP) 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 included on site plan	Detailed Site Plan	Check if included on site plan	Planned Dev. – IP Code Reference	MUC-O Code Reference	CRC-O Code Reference	FPM-O Code Reference	WP-O Code Reference	RP-O Code Reference	ED-O Code Reference
Traffic/Transportation												
1.	Connectivity (community pathways) to adjacent properties via trails, roadways, parking areas, etc.	G		R		44-444(j)	44-430.09 (e)(f) 44-430.12 (d)					
2.	Parking – off street	G		R		44-444(g)	44-430.12 (a)(1)					
3.	Parking facilities – access to adjacent street, aisle dimensions, spaces, location, character, scale, commercial	G		<input type="checkbox"/> R		44-444(j) 44-534	44-430.12(e)					
4.	Pedestrian amenities	G		R		44-444(j) 44-443.03(b)	44-430.13 (a)(d)					
Landscaping												
5.	Landscaping-entranceway	G				44-444(g) 44-523(g)						
6.	Landscaping – foundation plantings	G		R		44-444(g) 44-523(g)						
7.	Landscaping – internal parking area	G		R		44-444(g) 44-523(e)						

		A	B	C	D	E	F	G	H	I	J	K
		Concept Site Plan	Check if included on site plan	Detailed Site Plan	Check if included on site plan	Planned Dev. – IP Code Reference	MUC-O Code Reference	CRC-O Code Reference	FPM-O Code Reference	WP-O Code Reference	RP-O Code Reference	ED-O Code Reference
8.	Landscaping – perimeter buffer of parcel	G		R		44-444(g) 44-523(d)	44-430.11(a)					
9.	Landscaping – street trees	G		R		44-444(g) 44-523(h)						
10.	Landscaping – trees & shrubs, location of existing and proposed (road frontage)	G		R		44-444(g)						
Screening												
11.	Loading and service areas (screening & location)	G		R		44-444(g) 44-526 44-537	44-430.13(c) 44-430.12(b)					
Structures												
12.	Floor area ratio	R		R		44-444(e)						
13.	Setbacks	G				44-444(k)						
14.	Structures, proposed – location, height, use of & size and elevation	G		R		44-444(f)			44-429.07 (a)(1) &(b)			
15.	Uses – existing & proposed	G		R		44-444(d)			44-429.07 (e)			
Lot/Size												
16.	Lot (general shape, size, location, slopes, dimensions)	R		R		44-444(c)	44-430.06(c)	44-428(d) 44-428(e)				
Utilities												
17.	Easements – utilities (underground installation required)	G		R		44-444(h)	44-430.07(h)		44-429.07 (f)			
Signs												
18.	Sign – design drawing	G		R		44-444(i)						
19.	Sign – freestanding – new sign location, size, height, color & surface	G		R		44-444(i)	44-430.15					
20.	Sign – illumination	G		R		44-444(i)						
21.	Sign – wall signs (size and location)	G		R		44-444(i)						