

DEVELOPMENT PLAN REQUIREMENTS

A Professional Engineer, Land Surveyor, Architect, Landscape Architect, or Professional Planner may prepare the Development Plan. The following information shall be shown on the plan for information and discussion purposes unless not applicable or specifically waived by the Subdivision Administrator*. **If the Development Plan does not contain the required items by the submittal deadline, the application will be considered incomplete and the plan will not be presented to the Planning Board.** Combined Master and Development Plans must also be prepared in accordance with Master Plan Requirements provided by the Planning Department. More information about Development Plans can be found in Section 200A-310 in the Land Development Code. For each item below, please indicate whether the requested information has been provided.

General Legend

Yes	No	
___	___	Scale (written and graphic): Scale for full-sized and reduced copies should be appropriate to clearly depict property
___	___	North arrow
___	___	Owner's and applicant's names and addresses
___	___	Legend provide appropriate symbols
___	___	Vicinity map
___	___	Phase map showing location of phase in the entire development (if applicable)

If no was checked for any above, please explain: _____

Title Block

Yes	No	
___	___	Project name (include phase number, if applicable)
___	___	Title of map (must state "Development Plan" or "Combined Master & Development Plan," as applicable)
___	___	When using the conservation subdivision option must also be labeled as "Conservation Subdivision"
___	___	Name, address, and phone number of individual or firm preparing the various elements of the plan
___	___	Date and revision date(s), if required

If no was checked for any above, please explain: _____

Project Summary

Yes	No	
___	___	Project summary containing the following information:
___	___	Total project (or phase) area in acres
___	___	Number of proposed lots/units by type
___	___	Proposed density (units/acres)
___	___	Total acreage of land that have slopes of 60 percent or greater
___	___	Minimum lot size in square feet (excluding road right-of-way if in the R-40 and WR zoning districts)
___	___	Length of proposed public roads (must meet NCDOT minimum road standards)

- ___ ___ Length of proposed private roads (must meet Henderson County minimum roads standards Section 280A-81 C)
- ___ ___ Water system _____ (public/private/individual)
- ___ ___ Sewer system _____ (public/private/individual)
- ___ ___ Distance to public water system
- ___ ___ Distance to public sewer system

If no was checked for any above, please explain: _____

Plan Details

- | Yes | No | |
|-----|-----|---|
| ___ | ___ | Contours at no more than five foot (5') intervals |
| ___ | ___ | Location of existing ponds, lakes or watercourses and directions of flow |
| ___ | ___ | Outside boundaries of the proposed project with bearings and distances |
| ___ | ___ | Approximate location of the 100-year flood hazard line, if applicable |
| ___ | ___ | Location of existing roads with rights-of-way, easements, bridges, water features, culverts, utilities, structures, etc. |
| ___ | ___ | Location of proposed ponds and lakes shown with approximate elevation, and proposed alterations to existing water courses, if applicable |
| ___ | ___ | Names of adjoining property owners or subdivisions |
| ___ | ___ | Proposed locations of multi-family units shown, if applicable |
| ___ | ___ | Proposed lot lines and approximate length |
| ___ | ___ | Proposed lot numbers shown |
| ___ | ___ | Size of lots to 0.1 acres (not including road right-of-way for property zoned R-40 and WR) |
| ___ | ___ | Proposed open space or common area clearly shown and labeled |
| ___ | ___ | Proposed water system (public/private) improvements including approximate location of proposed waterlines |
| ___ | ___ | Proposed sewer system (public/private) improvements including approximate location of proposed sewerlines, pump stations, wastewater treatment plants, etc. |
| ___ | ___ | Fire hydrants spaced one hydrant per 1,000 feet of linear road, if applicable |
| ___ | ___ | Location of nearest water supply point for fire protection and location of proposed dry hydrants as described in Section 200A-81 B(3), if not served by a public water system |
| ___ | ___ | Location of proposed project sign(s) and easement for sign, if applicable |
| ___ | ___ | Water supply watershed boundaries, zoning district lines, fire district lines and municipal, county, or state boundaries, if applicable |
| ___ | ___ | Location and approximate layout of recreation areas, club houses, mail delivery points or other project features |
| ___ | ___ | Proposed buffers (location and type), if applicable |
| ___ | ___ | Proposed drainage improvements (designed according to NCDOT standards) including |
| | ___ | Culvert locations |
| | ___ | Length |
| | ___ | Diameter (minimum 18 inches) |
| | ___ | Type |
| | ___ | Drainage easements |
| ___ | ___ | Location of lots or parcels reserved for future development, utility stations, public parks, schools, churches and etc., if applicable |

- ___ ___ Current zoning and proposed or required building setbacks shown or labeled
- ___ ___ 100-foot farmland preservation district setback, if applicable (see Section 200A-81 O)
- ___ ___ Setback from perennial stream(s), if applicable (see Section 200A-81 S)
- ___ ___ Location, design and materials of all proposed sidewalks and/or walking trails as described in Section 200A-81 Q, if applicable
- ___ ___ Arrangement of plant material and description of plant material clearly indicated on plan in accordance with Article V (Landscape Design Standards) Subpart C (Street Tree Requirements) of the Land Development Code
- ___ ___ All land with a slope of 60 percent or greater clearly shown on plan, if applicable

Road Details

- | Yes | No | |
|-----|-----|---|
| ___ | ___ | Location of proposed streets/roads showing: |
| | ___ | Rights-of-way |
| | ___ | Approximate finished road grades |
| | ___ | Approximate centerline curve radii (see Section 200A-81 C) |
| ___ | ___ | Cross-section of typical street for each proposed road classification used (collector, local, etc.) with indication of design standards of paving/base to be met, road width, right-of-way width, shoulder width, cut and fill slope, and ditch slope |
| ___ | ___ | Cross-section or plan view of cul-de-sac and/or alternate turnarounds with indication of design standards of paving/base to be met, road width, right-of-way width, shoulder width, cut and fill slope, and ditch slope |
| ___ | ___ | All roads or sections thereof with dead-ends or culs-de-sac no more than 2,500 feet in length |
| ___ | ___ | Location and design of proposed entry gates |
| ___ | ___ | Intersections at 60 degree angles or greater |
| ___ | ___ | Site triangles conforming to Section 200A-81C |
| ___ | ___ | Bridges and easements |
| ___ | ___ | Proposed road(s) named and received name(s) approval from Henderson County Property Addressing and are designated as public/private |

Conservation Subdivision (Option)

- | Yes | No | |
|-----|-----|--|
| ___ | ___ | Percentage of total acreage in open space |
| ___ | ___ | Primary conservation areas clearly identified |
| ___ | ___ | Secondary conservation areas clearly identified |
| ___ | ___ | Uses of open space clearly indicated on plan |
| ___ | ___ | Bona fide agricultural operations on site |
| ___ | ___ | Driveway easements clearly shown with right-of-way width and driveway length |
| ___ | ___ | Setbacks and separation of all structures labeled or shown |
| ___ | ___ | 50 percent of proposed open space in a contiguous tract |
| ___ | ___ | Management Open Space Plan submitted with Development Plan |

Other Development Plan Application Requirements

The following information and/or other items shall be provided or otherwise addressed in writing by the submittal deadline of the application for Development Plan approval unless not applicable or specifically waived by the Subdivision Administrator*, otherwise the application will be considered incomplete and will not be presented to the Planning Board.

Yes	No	
___	___	Application Form: Filled-out and signed by property owner
___	___	Agent Form: Filled-out and signed by property owner, if applicable
___	___	Fee
___	___	Development Plan (or Combined Master and Development Plan [4 full-sized copies & 1 reduced copy per Section 200A-310]). Please submit digital copies to the planning staff.
___	___	Where connection to a public or community water and/or sewer system is required or otherwise proposed, the applicant shall submit a letter from the appropriate review authorities for the water and/or sewer system indicating that water and/or sewer system has sufficient capacity for the proposed development.
___	___	Traffic Impact Study (TIS) (Section 200-81 S(5)), if applicable
___	___	Emergency Services Impact Report (ESIR) (Section 200-81 S(5)), if applicable
___	___	List any additional attachment(s) below: (if applicable) _____

If no was checked for any above, please explain: _____

The following information shall be provided or otherwise addressed in writing by submittal deadline of the application for Development Plan approval; however, the Planning Board may conditionally approve the Development Plan subject to receipt of such information if it is not available at the time of the Planning Board review:

Yes	No	
___	___	Additional information as required to adequately explain the character or services of the proposed development
___	___	Approval of intermediate water and sewer systems to be used, if applicable
___	___	Final Approval of plans for proposed water and sewer systems
___	___	Erosion and sedimentation control plan approval from Henderson County Erosion Control Division, evidence of submission from the Henderson County Erosion Control Division, or certification that no plan is required in accordance with Section 200A-224
___	___	Any other approvals as required by Federal, State, or Local agencies
___	___	Bridge design plans in accordance with Section 200A-81 D, if applicable
___	___	Affidavit of Understanding of Farmland Preservation District (if applicable)

If no was checked for any above, please explain: _____

** Any waived item(s) must be documented on a waiver form provided by Staff*

Application completed and submitted by: _____ Date: _____

.....
COUNTY USE ONLY
.....

Received by: _____ Date: _____

Comments: _____

