

MAJOR SITE PLAN STANDARDS

<b>Major Site Plan Standards</b>	
<b>Title Block and Plan Details</b>	
	Owner name, address and daytime phone and/or Applicant name, address, and daytime phone (if other than owner)
	Firm or Individual preparing plan with name, address and telephone number (Should be prepared by a professional)
	Adjoining property owners names
	Vicinity map and phase map (if applicable)
	Date of plan and any revisions
	Scale written and graphic
	North arrow
	Zoning district(s) of subject area and adjacent properties
	Total number of proposed lots, units, rooms, structures and etc. for the proposed use of the property
	Total acreage of proposed subject area
	Proposed project density (units/ acres), if applicable
	Square footage of proposed and existing buildings and structures
	Location and square footage of any outdoor storage
	Arrangement of all existing and proposed structures clearly labeled with front, side and rear of the property clearly indicated
	Setbacks for all structures clearly indicated
	City limits, fire tax district boundaries, zoning district, watershed districts and other jurisdiction lines, if any, on the tract
	Boundaries of the tract with bearings and distances
	Location, dimension and use(s) of all existing and proposed structures; distances between structures measured at the closest point; distance from structures to closest property lines
	Location, acreage and percentage or total property for all common area and/or open space
	Contour intervals of no greater that five (5) feet and labeling at least two (2) contours per map
	Proposed lot lines and footage, if applicable
	Length of road frontage
	Location and dimension of any proposed buffers
	Separation of proposed uses from nearest residential zoning districts (may be required based on proposed use)
<b>Parking</b>	
	Location and dimension of all parking areas (with paving/base to be met)
	Location and dimension of driveways, loading areas, off-street loading facilities, bikeways and pedestrian walkways
	Within parking areas clearly number each parking space and indicate required size (including handicap and van accessible spaces)

<b>Major Site Plan Standards</b>	
<b>Landscaping</b>	
	Location and dimension of any required street planting yards, interior planting yards, and parking lot planting yards
	Width and type of planting yards, walls, and berms
	Location of proposed plantings with a description of the species to be used
	Approximate height, species and method of tree protection (where existing vegetation is to be preserved)
	Location and dimension of dumpster/compactors and screening to be provided
	Location and angle of exterior lighting when lighting mitigation is required
<b>Streets, Sidewalks and Bike Lanes</b>	
	Location of existing roads (with type (public/private and width), right-of-way, easements, bridges, water features, culverts, utilities, structures)
	Location of proposed roads (with road classification, right-of-way, approximate finished grades, approximate curve radii, bridges and easements)
	Bridge design plans (if applicable)
	Length of proposed roads (total)
	Cross section of typical street for each proposed road classification used (private row corridor/collector/service/driveway) and/or cul-de-sac/alternative turnaround with an indication of design standards (right-of-way width, paving/base to be met, road width, shoulder width, cut and fill slope, ditch slope and vertical clearance).
	Proposed road names approved by the Henderson County Property Addressing Office <sup>1</sup>
	Existing/proposed sidewalks showing width and materials description (if applicable)
	Sidewalks adjacent to the site and potential connection points
	Proposed drainage improvements (designed according to NCDOT standards) including culvert locations, length, diameter (minimum 18 inches), type, and drainage easements
	Existing/proposed bike lanes showing width and a materials description
	Bike lanes adjacent to the site and potential connection points
	Driveways adjacent to the site and the distance between the site's drive and the existing drive. Also, show drives on the opposite side of the street from the site
	Label all adjoining streets

<sup>1</sup> The applicant should contact the Henderson County Property Addressing Office for road name approval. The Code Enforcement Services Department may verify this with the Property Addressing Office.

<b>Major Site Plan Standards</b>	
<b>Water, Sewer and Solid Waste</b>	
	Existing and proposed utility layout showing connection to existing system, proposed line sizes and direction of flow for sanitary sewer lines. Also, depict proposed public outfalls and service to adjacent properties
	Existing and proposed utility layout showing connection to existing system and proposed sizes for water distribution lines location of fire hydrants and fire department connection. Also, depict extensions to serve adjacent properties
<b>Stream Buffer and Related Information</b>	
	Location of all streams, drainageways and wetlands
	Indicate proposed location of stream crossing(s) showing the proposed grading and overall stream impact (includes culvert and outlet protection length)
<b>Floodway/Floodplain Information</b>	
	Identify any FEMA regulated floodway and floodplain on the property and note the 100-year Base Flood Elevation, as applicable
	If the site is located within a Special Flood Hazard Area (SFHA): (1) note the finished floor/floodproofing elevations of all structures, (2) note the percentage of structures in the floodway fringe, (3) note that no encroachment/development into FEMA-regulated floodway allowed, and (4) note any proposed fill
<b>Stormwater Control Information</b>	
	Indicate the type(s) of non-structural and/or structural stormwater control(s) that is/are proposed
	Location of the proposed stormwater controls and the location of the inlets and outlets to the controls
	Layout of stormwater control, grading, and significant components