

ARTICLE VII

Section 710 Site Development Plan Requirements

Section 710.1 General standards for site development.

All development, other than an individual single-family dwelling or individual two-family dwelling, or small scale agricultural development, shall conform to the following standards:

(A) Land ownership. All land within multi-unit developments shall be in single, or joint ownership or the petitioner shall have the right to acquire ownership under a legally valid option, and this information shall be included in the submission. Satisfactory arrangements shall be made for the ownership of land in common space.

(B) Pedestrian ways. Sidewalks or pathways systems shall be provided from parking areas to the main building entrance. Surface materials, width, and alignment shall be shown.

(C) Land coverage. Total land covered by impermeable surfaces, buildings and unpaved roadways, shall not exceed 40% of the total site area outside of any public rights-of-way.

(A) Storage. Storage areas either proposed now or in the future shall be shown.

All development in this section is to be built by the owner or contracted by the owner to be built on land the owner already owns

All provisions of this Zoning Ordinance which apply to the site under review of the development shall be included with the site plan. Areas deserving particular attention include the following: buffering, landscaping, visibility at intersections and signage locations.

710.2 Major site development plans shall include:

(A) Location Map: May be drawn on the same sheet as the survey and features map at a scale of 1"=2000', indicating the location of the site, in three (3) copies and showing:

- (1) The site and ownership of adjacent lots or tracts of land;
- (2) The intersection of at least two (2) public streets nearest the property and the names of all public ways, opened or unopened, clearly indicated;
- (3) North arrow;
- (4) Title block shall contain the following information:

(a) site plan name, and,

(b) name and address of owner and petitioner.

(B) Survey map of site: May be combined with features map, submit one copy indicating bearing and distances of the boundaries of the site prepared by a registered engineer or surveyor licensed to practice in North Carolina and contain his seal.

(C) Existing features map: May be combined with the survey map, to show all existing features of the site plan plus all land within twenty-five (25) feet of the site at the scale of not smaller than 1"=100', unless approved by the Zoning Officer, showing:

(1) Rights-of-way and easements, utilities on, over and under the site (including storm drains, pipes and catch basins, if applicable);

(2) All existing structures including walls, fences, and other manmade features of the site;

(3) Topography shown at not greater than five (5) foot contour intervals;

(4) Streams, floodway boundaries, delineation of the 100 year flood plain elevation, ponds, lakes, wooded areas and other natural features;

(5) Driveways, drives, walk-ways, and curb-cuts;

(6) Proposed roadway improvements, if any, serving the site shall be provided;

(7) Any other necessary information requested by the Zoning Officer for site plan review;

(8) Title Block shall contain the following information:

(a) Site plan name;

(b) Name and address of architect, land planner, landscape architect, engineer or surveyor who prepared the map;

(c) Date survey was made; and,

(d) Scale, date and north arrow.

(D) Development plan map of the site at a scale of no smaller than 1" = 100' (at the same scale as the existing features map) showing:

(1) Proposed finished grade at no greater than five (5) contour intervals;

- (2) Natural features to be left undisturbed and/or landscaped areas or buffers to be created.
- (3) Proposed drainage;
- (4) Proposed location of utilities;
- (5) Proposed location of public streets and private drives, including rights-of-way and pavement widths, curb-cuts, pedestrian ways and other paths, proposed parking and loading areas;
- (6) Location of structures, fences, walls, signs, plantings, exterior lighting, and solid waste disposal facilities;
- (7) Number of proposed dwelling units and other proposed structures, by type, size and proposed ownership;
- (8) Total acreage, acreage of building coverage, acreage in common open space, acreage (square footage) in roads, and acreage suitable for active recreational use shall be shown, indicating proposed use thereof. Common open spaces as computed shall not include streets, drives, parking or loading areas;
- (9) Height of Buildings;
- (10) Other information deemed necessary by the Zoning Administrator for site plan review; and
- (11) Title Block containing:
 - (a) site plan name;
 - (b) name and address of architect, land planner, engineer, or surveyor;
 - (a) scale, date and north arrow.

For property to be developed in sections or phased, detailed site plans containing the above information need not be submitted for the entire property. However, conceptual or schematic plans shall be submitted in order to show the relationship of the section under review to the entire project.

Section 710.3 Minor site development plans.

A minor site plan shall apply the requirements of a major site plan only to those amendments made to a major site plan that is less than two years old. Site improvements or building additions to existing developments may submit the

following in lieu of a major site development plan:

(A) If the site has a previously reviewed and approved site plan, the changes or additions to the plan may be submitted in accordance with Section 710.1 with the Title Block being properly amended.

(B) If no previously reviewed and approved site plan exist, a site plan as described in Section 710.2 must be submitted.