

Minor Site Plan Requirements*:

- The name and address of the owner and site plan applicant
- Tax Map and Lot numbers and/or address of site
- Adjacent streets
- Proof of ownership of property/Permission of property owner
- Location of all existing and proposed structures, including outside dimensions
- Location of entrances and exits to the site
- Building setback, side line, and rear yard distances
- Lot line dimensions and property lines of the tract to be developed
- Parking and loading areas shall be indicated with dimensions and traffic patterns (as applicable)
- Landscaping and buffering plan (as applicable)
- Location, dimensions, and details of signs (as applicable)
- Data table of disturbed area and impervious surface (as applicable)

**Items required on a minor site plan are as applicable for the specific type of development, and may be waived by the UDO Administrative if deemed unnecessary to a specific project.*

Major Site Plan Requirements:

- A key map of the site with reference to surrounding areas and existing street locations.
- The name and address of the owner and site plan applicant, together with the names of the owners of all contiguous land and of property directly across the street as shown by the most recent tax records.
- Parcel Identification Numbers (PIN) for site and adjacent properties.
- Deed book and page reference demonstrating ownership of property.
- Location of all existing and proposed structures, including their outside dimensions and elevations; and streets, entrances, and exits on the site, on contiguous property, and on property directly across the street.
- Building setback, side line, and rear yard distances.
- Location of watercourses, ponds, flood zones, water supply watershed areas, riparian buffers, and Falls Lake Buffers (see Code of Ordinances Chapter 53).
- All existing physical features, including existing trees greater than eight (8) inches in diameter measured four and one-half (4.5) feet above ground level, and significant soil conditions.
- Topography showing existing and proposed contours at no greater than ten (10) foot intervals. All reference benchmarks shall be clearly designated.
- The zoning of the property, including zoning district lines where applicable.
- Lot line dimensions and property lines of the tract to be developed (with dimensions identified), adjacent property lines (including corporate limits, city boundaries, and county lines).
- Parking, loading, and unloading areas shall be indicated with dimensions, traffic patterns, access aisles, and curb radii per the requirements of Article 9, Part II.
- Types of surfaces for drives, sidewalks, and parking areas.
- Location and design of existing and proposed sanitary waste disposal systems, water mains and appurtenances (including fire hydrants) on or adjacent to the parcel.
- Other utility lines both under- and above-ground, including electric power, telephone, gas, cable television.
- Location of all US Clean Water Act Section 404 wetland areas, located of detention/retention ponds (Best Management Practices), riparian and Falls Lake buffers and impervious surface areas with area dimensions, and ratios of impervious surface to the total size of the lot and any other stormwater control systems required by Code of Ordinances Chapter 53.
- The location of all common areas.
- The location and dimensions of all areas intended as usable open space, including all recreational areas. The plans shall clearly indicate whether such open space areas are intended to be offered for dedication to public use or to remain privately owned.
- Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants, trees, and dimensions, approximate time of planting, and maintenance plans per the requirements of Article 9, Part I. The plan shall include the tree line of wooded areas and individual trees eight (8) inches in diameter or more, identified by common or scientific name.
- Proposed site lighting.
- Location, dimensions, and details of signs per the requirements of Article 9, Part III.
- The method of refuse disposal and storage and the location of dumpsters and screening as required by Article 9, Part I.
- North arrow or compass rose.
- Building elevations, except for single- and two-family homes and townhouses designed under the NC Residential Building Code.