

All site plans submitted shall be prepared by, and bear the seal and signature of a registered engineer. Plans shall be drawn to scale containing all elements listed below. Plans shall be submitted in duplicate and accompanied by a statement that an Erosion Control permit from Buncombe County has been applied for.

Title block containing:	
	Name of owner
	Location/Address
	Buncombe County tax number (PIN)
	Date or dates survey was conducted and plan prepared
	Scale of the drawing, in feet per inch
	Deed book and page reference of deed conveying property to current owner
Property lines, public rights-of-way	
Exact dimensions by metes and bounds of the lot including interior lines if lot consists of multiple lots of record	
Lot area in acres	
Location, right-of-way width, and name of all streets bordering the property	
Ownership of all properties within 500 feet of site boundaries	
Minimum building setback lines applicable to the lot	
Drainage or utility easements (public and private) located on the lot	
Location of existing underground utilities	
Location of existing natural features including ponds, streams, watersheds, rock outcroppings	
Location of existing wells or septic fields	
Exact dimension and location of all existing & proposed buildings or structures including patios, porches, awnings, etc.	
Exact dimension and location of all off-street parking (refer to 36.176 of zoning ordinance)	
Exact dimension and location of all loading spaces/docks including all turn-around spaces	
Topography of the site in five (5) foot contours and true elevations	
Proposed points of ingress and egress (minimum of two each) with the proposed internal traffic pattern and parking	
Proposed provisions for stormwater collection and disposal, both natural & manmade, and treatment of ground cover	
Proposed connections with Town water	
Proposed connections with the MSD sewer system	
Proposed locations and screening of garbage dumpsters /bulk containers	
Proposed sidewalk (refer to 36.24 of zoning ordinance)	
Proposed recreation area	

Topographic Survey

Boundary information in metes and bounds including existing and proposed street rights of way	
Location, grade, width, alignment of existing curbing, walks, grass, planting strips, roadway medians	
Location, size, depths, of all underground utilities including gas, electric, water, sewer, stormwater	
Location and height above existing grade of overhead utility lines and poles	
Location and description of all recorded public or private utility easements and building setbacks	
Location of all natural features on the lot or within 100ft of the graded area	
Location of existing wells or septic fields	
Location of existing structures	

Grading Plan

Contour lines at no greater than 10ft intervals
Grades at corners of buildings, step landings, and first floor elevations
Finished grades at the edges of surfaced areas and at such interior points as necessary
Proposed roadway elevations (profiles, cross sections, spot elevations, grade not to exceed 10%)
Top-of-Curb grades at all connecting sidewalks, curb returns, and all catch basin locations
Spot elevations along swale lines, by using arrows to show direction of flow including slope gradients
Lawn and earth grades
Proposed location of stockpiled topsoil for future land use in landscaped areas
Storage locations of construction materials outside the root zones of significant vegetation
Location of existing significant vegetation
Elevations of any floodplains location on or directly affecting the tract
Location and size of any landscaping, screening, or buffering requirements as required by the Town

Landscape plan

Existing and proposed landscaping
Buffers required by Article VI – Landscape regulations
Screens required
Existing and proposed land uses of all adjoining properties and current zoning of those properties
Existing vegetation intended to be saved under Section 36-154
Any barriers proposed to protect vegetation during or after construction
Topographic contours at intervals no greater than five feet
Description of stormwater control and indication of direction of stormwater flow

Also required by the Town of Weaverville: Traffic Impact Analysis (Section 36-25 lists criteria)

Lighting Plan – refer to §36-26 of Zoning Ordinance.

Required from Buncombe County: Stormwater plan/permit, Erosion Control plan/Land Disturbing permit, Floodplain Development Permit if located in Floodplain, Building Permit

Driveway Permit required by NCDOT