



LEWISVILLE PLANNING DEPARTMENT

6510 Shallowford Road | P.O. Box 547
Lewisville, NC 27023-0547
Voice: 336-945-1028 | Email: lcochran@lewisvillenc.net
Website: lewisvillenc.net/planning-zoning

SITE PLAN FORM ONE (1) CHECKLIST UDO SECTION A.4-3.10

Applications for conditional district rezonings other than a single manufactured home on one and a half acres (1.5) or less; development plans for conditional rezonings, including uses in the MU-C zoning district, special use permits issued by the Zoning Board of Adjustment; uses requiring Planning Board review of a site plan; and uses in the Campus (C) districts shall contain the following information:

Date: _____

Property Address: _____

Tax Parcel ID(s): _____

Involves Rezoning? Yes No

Owner Information: _____

Applicant Information" _____

Pre-Conference with Applicant? Yes No _____ Date

FORM1 SUBMITTAL

- **Applicants for any use other than a single manufactured home on one and a half acres or less must follow this checklist and submit the following information:**

Legend:

- If residential, the maximum number of dwelling units by type and density;
- If non-residential, type of uses and proposed maximum square footage of land and buildings;
- Total acreage;
- Approximate percent of building coverage to total acreage;
- Approximate percent of paved or graveled surface to total acreage;
- Approximate percent of open space per total acreage;
- Approximate percent of trees to be preserved from original coverage;



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- Acreage in common open areas (open space) used for recreation, indicating the purposes and uses (not including paved areas, parking areas, drives or loading areas).

Natural Features:

- Streams and stream buffers, drainage ways, flood hazard areas, and elevations;
- Wooded areas and other natural features;
- Topography at four- (4) foot intervals;
- Natural features to be left undisturbed; (including tree preservation areas maintained according to the standards of the Unified Development Ordinance (UDO));
- Slopes at twenty percent (20%) or greater grade, if bonus density is requested for a planned residential development (PRD) according to the terms of the UDO.

Constructed Features:

- Rights-of-way or easements with type and widths labeled, and an indication whether private or public (access drives and parking areas to be shaded in);
- Private and public drives including all pavement widths, curb cuts, names and an indication whether public or private.
- All other easements, parks, playgrounds and other common or public areas;
- Sidewalks, greenways and other pedestrian ways;
- Parking and loading areas with typical dimensions for spaces and lots;
- Waste disposal facilities
- Utility lines over and under the site including the storm drainage system;
- Finished elevation of all new street centerlines, including stub streets, both on-site and connecting to the property;
- All streets and drives within 100 feet of the project;
- Public/private water system;
- Any other requirements of the UDO;
- Written Description – the application shall submit a written description of the use(s) proposed, the manner in which all requirements of the UDO and any other ordinances are met and that the use(s) are compatible with the neighboring area;
- A preliminary development schedule.



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TYPE 2 SITE PLAN STANDARDS

Applications for conditional district rezoning for a single manufactured home on one and one-half (1.5) acres or less shall contain the following information:

Natural Features (existing and proposed).

1. Streams and stream buffers, drainageways, floodway and floodway fringe boundaries and elevations; and,
2. Wooded areas and other natural features.

Constructed Features (existing and proposed).

1. Buildings with setbacks from property lines and maximum height indicated;
2. Other structures, fences, walls, signs, plantings, etc.;
3. Rights-of-way and easements with type and widths indicated and an indication of whether public or private (access drives and parking areas to be shaded in);
4. Private and public drives including pavement widths, curb cuts, names, and an indication of whether public or private;
 - a. Connection to a Town/State maintained roadway shall require a Town of Lewisville driveway access permit to be approved and/or issued as part of any review under *Section B 3-2.7 Driveway Access (Management)*.
5. Utility lines over and under the site and storm drainage system;
6. All streets, driveways, etc. (including pavement and right-of-way) within one hundred (100) feet of the project site; and,
7. Public/private water system.

Other Requirements. Evidence of compliance with the use conditions for manufactured homes in *Section B.2-5.4(34) Manufactured Home*, and other applicable provisions of this Ordinance shall be provided.