



Site Plan Application

Planning and Inspections Department
308 E. Stadium Dr., Eden, NC 27288
Phone: 336-623-2110 x2 / Fax: 336-623-4057
www.edennc.us

CONTACT INFORMATION

Contact Name _____
Contact Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

GENERAL PROJECT INFORMATION

Minor Site Plan: _____ Major Site Plan: _____
Proposed Land Use: _____
Project Name: _____
Project Location/Address: _____
Zoning District: _____ Size of Property (in acres): _____
Building Square Footage: _____ Project Impervious Surface Area (sf): _____
Rockingham Co. Tax PIN #: _____
Special Flood Hazard Area: _____ Yes _____ No *(if Yes, a Floodplain Development Permit may be required)*
Watershed Information: _____ Not located in one _____ Critical Area _____ Protected Area
Total Number of Lots (if applicable): _____
City Jurisdiction: _____ In-City Limits _____ ETJ

**See Article 5 – Individual Use Standards of the Eden UDO for applicable supplemental standards.*

PROCESS & FILING INFORMATION

Minor Subdivision Process: The minor site plan review process shall apply to most development applications in the City of Eden's planning and development regulation jurisdiction. A minor site plan is scaled drawing and supporting text showing the relationship between lot lines and the existing or proposed uses, buildings, or structures on the lot. The minor site plan may include, but is not limited to, site-specific details such as building areas, building height and floor area, setbacks from lot lines and street rights-of-way, intensities, densities, utility lines and locations, parking, access points, roads, and stormwater control facilities, that are depicted to show compliance with all legally required development regulations that are applicable to the project and the site plan review.



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Major Subdivision Process: The Major Site Plan Review process shall apply to all multi-family dwelling developments and to all development applications which require a Transportation Impact Analysis according to *Article 8 - Subdivisions and Infrastructure Standards* of the Eden UDO. Applications not meeting this threshold shall proceed directly to the minor site plan or construction plan review process.

Review Process: Site plans are reviewed by the Technical Review Committee (TRC) for compliance with the requirements of the Eden Unified Development Ordinance (UDO) and for conformity with any previously approved plan or zoning conditions.

Checklist: All applications for site plan approval shall include plans drawn to an accurate scale (i.e. 1" = 50). At minimum the plans shall provide the following information:

EXISTING CONDITIONS INFORMATION:

- Rights of way
- Existing structures
- Cemeteries
- Bridges or culverts
- Utilities
- Driveways & curb cuts
- Sidewalks, surface parking & loading areas
- Streets with pavement width
- Existing easements
- Natural features such as large stands of trees, water features, special flood hazard area
- Soils Type
- Existing topography

SITE INFORMATION:

- Site data information (i.e. zoning, land use, tax pin number, setbacks, acreage).
- Building & parking location
- Driveways on site & adjacent properties
- Conceptual lighting plan
- Street locations, street cross-sections
- Development calculations & illustrations of density, lot lines, sizes & dimensions, & impervious surface area calculations.
- Location of sidewalks and pedestrian ways;
- Property lines & setback lines;
- New and existing rights-of-way
- Conceptual landscaping and buffers
- Landscaping & Street Tree plan
- Conceptual location of subsurface utilities. Detailed engineering drawings such as (e.g., water and sewer) and on-site stormwater facilities are not required for major site plans, except that horizontal water and sewer locations shall be indicated as required by the utility provider.



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APPROVAL AND SIGNATURE BLOCK INFORMATION

1. Cover sheet should include the following details and notes:

THESE PLANS HAVE BEEN APPROVED BY THE CITY OF EDEN.

ADMINISTRATOR

DATE

APPLICANT CERTIFICATION

I / we do hereby certify that all information given above is true, complete and accurate to the best of my / our knowledge.

Applicant Print Name

Signature

Date

Office Use Only

CERTIFICATION

Planning and Inspections Department Signature _____ Date _____

PAYMENT INFORMATION

Fee Amount \$ _____ Date _____ Number _____