



CITY OF KINGS MOUNTAIN
NORTH CAROLINA

City of Kings Mountain Building and Zoning Enforcement
PO Box 429, 101 W. Gold St., Kings Mountain, North Carolina 28086
Phone 704 734 4599 Fax 704 730 2106

Site Development Plan Review Requirements Checklist

General Information

- ___ 1. Project Name, name address and phone number of owner and/or developer.
- ___ 2. Engineer/Designer's name, address, phone number and seal if required by law.
- ___ 3. Map scale (1"=100' min.), north designation and date.
- ___ 4. Vicinity map (1"=1mile min. scale).
- ___ 5. Total acreage to be developed or subdivided.
- ___ 6. Certificate of actual field survey with date of survey.

Existing Conditions

- ___ 1. Topography by contours at vertical intervals of not more than five feet. All elevations should refer to Mean Sea Level Datum (if available).
- ___ 2. Land use of adjacent properties, zoning classification and name of owner(s).
- ___ 3. Show locations and right-of-ways of existing streets, curb cuts, and driveways within 400' of site.
- ___ 4. Show location of railroads and utility lines (show location of poles or towers) either on or adjoining the location to be developed. Specify whether utility lines are in easements or rights-of-way.
- ___ 5. Show size and location of existing sewers, water mains, storm drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads adjoining the tract. Show ditches, swales, and drainage easements adjacent to the proposed project.

- ___ 6. Location, footprint and dimension of existing buildings.
- ___ 7. Location of City limits if applicable.
- ___ 8. Location of floodplain if applicable.
- ___ 9. Pre construction storm water calculations.

Proposed Development

General

- ___ 1. Designation of proposed land use.
- ___ 2. Proposed major contour changes in areas where substantial cut and/or fill is to be done.
- ___ 3. Post construction storm water calculation and plan.

Buildings

- ___ 1. Shape, dimensions, and location of all buildings (existing & proposed).
- ___ 2. Proposed buildings (or other structures) conform to setback requirements.
Zoning Permit Issued.
- ___ 3. Proposed buildings do not exceed height limitations (varies by zoning district)
Zoning Permit Issued.
- ___ 4. Indicate number of apartments or units per floor if applicable.

Parking Lot

- ___ 1. Number of parking spaces provided and number required per zoning ordinance.
(Include all handicap spaces)
- ___ 2. Dimensions of parking spaces and aisles. Construction Standard Detail 71A-2.
- ___ 3. Dimensions of Fire lanes and loading areas if applicable.
- ___ 4. Ingress and egress points to streets or other property.
- ___ 5. Location, size and number of dumpsters. (dumpsters must have screening)

Landscaping, Screening, Open Space

- ___ 1. Landscaping plans meeting landscape checklist criteria.
- ___ 2. Location of greenways, bike paths, or pedestrian paths.
- ___ 3. Location and design of sideways or other non-vehicular circulation and proposed connection to existing sidewalks or paths.
- ___ 4. In all cases, the screen must be at least 90% opaque in all seasons of the year.

Utilities

- ___ 1. Preliminary plan of sanitary sewers (if applicable) showing the location of manholes, points of discharge, and direction of flow.
- ___ 2. Preliminary plan of storm sewer system showing the location of outlets and direction of flow. No increase of flow or velocity at any moment.
- ___ 3. Preliminary plan of water supply system (if applicable) should show all valves, fire hydrants, FDC, etc.
- ___ 4. Note requested location of transformers, electric meters and gas meters.
- ___ 4. Submit Willingness and Capability Certification from all applicable City Utility Departments.

Streets

- ___ 1. Street layout showing widths, street names, speed limits shall be 35 mph unless otherwise requested and approved.
- ___ 2. The arrangement of streets and structures in a group development shall provide for the alignment and continuation of existing streets.
- ___ 3. Streets support existing street patterns.
- ___ 4. Streets promote low speeds.
- ___ 5. Extensions of and connections to community collector and arterial system are provided if applicable.
- ___ 6. Street names approved by City Planning Department and County 911.
- ___ 7. Crosswalks provided where sidewalks cross streets.
- ___ 8. Existing sidewalks are extended , if no sidewalks then a minimum 8' sidewalk easement shall be provided.

Once we receive these plans you will be notified at what date and time of your plan review, please be prepared to bring you engineer/designer with you. Should you need copies of our Zoning Ordinance and/or the City's Specification Manual you may order them by contacting us at [**pegghy@cityofkm.com**](mailto:pegghy@cityofkm.com) or [**joyf@cityofkm.com**](mailto:joyf@cityofkm.com), or by phone at 704-734-4599 or 704-734-4595.