

## Appendix C of the Pinehurst Development Ordinance

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### General Concept Plan Information

#### General Concept Plan

1. Required information to be included on the general concept plan:
  - a. The present zoning classification(s) of the tract;
  - b. Adjoining property lines;
  - c. The height, size and location of existing and proposed structure(s);
  - d. Proposed use of land and structures;
  - e. Building elevation drawings;
  - f. Proposed planting areas including walls and fences and the treatment of any existing natural features;
  - g. The owner names, addresses, LRK #, zoning and deed references of adjoining property;
  - h. All existing and proposed easements, reservations, rights-of-way and all setbacks required for the zoning district;
  - i. General location and size of existing utilities both on-site and to the site, proposed tie-in location to existing public utilities (including water, sewer, drainage, etc.) and proposed location of utilities to serve the site;
  - j. General location and type of existing and proposed stormwater facilities;
  - k. Delineation of the 100-year flood plain;
  - l. Development Intensity:
    - i. For residential uses this shall include number of units and outline of area within which structures will be located.
    - ii. For nonresidential uses, this shall include approximate square footage of structures and outline of area within which the structure(s) will be located;
  - m. Parking and circulation plan, showing location, arrangement and number of existing and proposed parking spaces. Parking calculations shall also be shown;
  - n. Ingress and egress to adjacent areas;
  - o. Proposed dimension and number of signs and their locations;
  - p. Proposed phasing and approximate completion time of the project;
  - q. Survey base map that provides legal metes and bounds including location of regulated (e.g., US Fish and Wildlife designated red-cockaded woodpecker trees) and specimen trees.
  - r. Trip generation based on ITE standards and the Village's Engineering Standards and Specifications Manual for the proposed uses.
  - s. Roadway/signal improvements for the development proposal.
  - t. Proposed pedestrian improvements including sidewalks, greenways, etc.
  - u. ISO computations based on the approximate/proposed square footages for each type of use.
  - v. Current and proposed topography. Use of LIDAR data is acceptable for conceptual plans, however, actual surveyed topography shall be required for formal site plan submittal.
  - w. Indicate driveway connections on adjacent properties along and across adjacent rights-of-way.

(Ord. 14-35, passed 09-24-2014)