

ZONING

230 Attachment 2

City of New Castle

Basic Information Required for Site Plan Submission Pursuant to City Code § 230-46 [Added 3-8-2022 by Ord. No. 535]

Notes:

All plans must be clear and legible.

See Subdivision Regulations, City Code Chapter 213, for subdivision plan requirements.

Item No.	Description	Concept Plan	Site Plan
I	Plan Information		
1	Name, address of owner, applicant and developer, date of application	X	X
2	Name and address of engineer, land surveyor architect, planner, and/or landscape architect, as applicable, involved in document preparation	X	X
3	Date of survey		X
4	Seal, signature and license number of engineer, land surveyor, architect, and/or landscape architect, as applicable, involved in document preparation. Each sheet must have a surveyor's seal.		X
5	Title block denoting name and type of application, parcel ID and street location	X	X
6	A vicinity map at a specified scale (no smaller than 1 inch = 200 feet) showing location of the tract with reference to surrounding properties, streets, landmarks, streams, etc. Show all of the property owned according to the Tax Map(s) if only part of the property is to be developed	X	X
7	Purpose of plan: brief description of proposed development	X	X
8	Existing zoning of tract and adjacent property	X	X
9	Adjacent property owners, names and parcel ID	X	X
10	Title, North arrow and scale (minimum 1 inch = 50 feet or otherwise approved by City)	X	X
11	Appropriate signature block for Planning Commission Chair and City Building Official		X
12	Owner certification block and signature		X
13	Monumentation, location and description		X
14	Standardized sheets 24 inches by 36 inches		X
15	Metes and bounds of parcel boundary		X
16	Acreage of tract to the nearest thousandth of an acre	X	X
17	Date of original and all revisions		X

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Item No.	Description	Concept Plan	Site Plan
18	Size, location and height of any existing or proposed buildings and structures with all setbacks dimensioned. Include storm drains, culverts, retaining walls, fences and stormwater management facilities		X
19	Number of dwelling units in multifamily developments	X	X
20	Location, dimensions, bearings, names of any existing or proposed roads or streets. The location of pedestrianways, driveways, right-of-way widths	X	X
21	Summary of required and proposed Schedule of District Regulations. (See City Code Chapter 230, Attachment 1.)		X
22	Location and type of utilities (water, sewer, gas, electric and telecommunications) and names of providers		X
23	References to protective covenants governing the maintenance of undedicated public spaces or reservations		X
24	Location and size of proposed open space, playgrounds and other public areas	X	X
25	Location of existing or proposed easement (drainage and utility) or land reserved for or dedicated to public use		X
26	Statement of owner dedicating streets, right-of-way, and any sites for public use if applicable		X
27	Location and total number of required and provided off-street parking spaces	X	X
28	List of required regulatory approvals/permits	X	X
29	List of zoning variances required, requested and/or obtained	X	X
30	Requested or obtained design waivers or exceptions	X	X
31	Total area of the site that will be temporarily and/or permanently disturbed		X
32	Description of deed restrictions or covenants		X
II	Setting-Environmental Information		
33	All existing streams, watercourses, floodplains, wetlands, or other environmentally sensitive areas on or adjacent to the site. National Wetland Inventory (NWI) Maps acceptable for concept plan. Field delineation of nontidal wetlands required for site plans	X	X
34	Water resource protection areas - wellhead protection areas, recharge areas		X
35	Existing rights-of-way and/or easements on or immediately adjacent to the tract		X
36	Field delineated topography and proposed grades		X
37	Existing system of drainage of subject site and adjacent sites and of any larger tract or basin of which it is a part		X
38	Location of 100-year floodplain, base flood elevation and FIRM Number. Other floodplain designations as applicable	X	X

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Item No.	Description	Concept Plan	Site Plan
39	Soil types based on NRCS	X	X
40	Mean high waterline and landward edge of tidal wetlands	X	X
41	Location of and acreage of existing wooded areas and trees (greater than 6 inches in diameter) to be disturbed by construction		X
42	Lighting plan indicating location and cut sheet of fixtures and illumination levels with isometric lines		X
43	Landscape plans indicating number, location and types of the plantings, planting details and specifications		X
44	Comments from state agencies if submitted for preapplication review		X