

4. A Design Review Checklist

The checklist indicates items which must be addressed in the application for design approval. The items may be dealt with in drawings and exhibits, or in a written narrative which accompanies the application and notes how the design standards have been met.

1. Site Layout

- Site plan includes all the necessary information (see Submission Requirements)
- Photographs of adjacent buildings submitted and their location shown on site plan
- Percentage of site devoted to permeable surfaces calculated
- Distances between curb cuts and their width noted.

2. Grading, Drainage and Topsoil Preservation

- Existing and proposed topography shown at 2' intervals
- Estimates of the amounts of material to be exported or imported to and from the site
- Runoff calculated and detention planned.

3. Preservation of Existing Trees and Site Features (Amended by Resolution 2004-40 adopted October 26, 2004)

- Existing trees and vegetation areas noted, with all trees over 10" diameter-at-breast-height located precisely
- Replacement trees for large trees to be removed shown
- Special site features noted, with plan for their protection
- Important views across the site to lakes or landmarks shown
- Age of existing structures on site noted, with plans for conservation of structures of 50 years old.

4. Architectural Character

- Building elevation shown with materials noted, and colored to accurately represent built appearance
- For prototype designs, indicate how they have been adapted to Hendersonville setting
- Location of building service area noted, with screening provided
- Location of exterior mechanical equipment noted, with plans for screening.

5. Parking Configurations

- Capacity of parking areas, lane and bay widths noted on plans
- Directions of movement shown
- Runoff locations and detention areas shown
- Computation of landscaped areas within parking areas made and noted.

6. Landscape

- Location, size and species of all planting noted on plans
- Note conformance of plans to minimum landscape standards.

7. Screening

- Location of all screening shown on plans, along with designs for screening and materials.
- Note how screening plans conform to design standards

8. Pedestrian Circulation

- Indicate location of sidewalks along street and pedestrian connections to sidewalks
- Locate pedestrian areas on adjacent sites and indicate how connections have been made to them

9. Lighting

- Locate lighting sources and illustrate design of standards
- Calculate lighting levels and evenness ratio
- Indicate any special provisions to shield light from adjacent properties

10. Signage

- Locate any project identification signs, major accessory business signs, directional signs or project directory signs on plans