

Project Name					
8				DRM 2.3(2)	Trees specified for preservation must be protected by tree protection barriers to the dripline of said trees. These barriers should consist of orange grid fabric staked at the dripline of preserved trees and restricting construction activity and access within the tree's dripline. Trees specified for preservation should be clearly indicated on the grading and demolition plans. A tree protection detail must also be provided

Yes No N/A*

Landscape Bed and Parking Area Requirements

9				DRM 2.5(2,3); 2.6(1)	A minimum of 10% of parking lot area must be formally landscaped in and around the parking areas (8% in industrial zones)
10				DRM 2.5(2,3)	For every 200 square feet of required formal landscape area, one site tree must be provided. Calculations must be provided on landscape plan
11				DRM 2.5(2)	A minimum of 5' width must be provided in all landscape beds (excluding curb dimensions)
12				DRM 2.5(2)	A minimum of 75 sq. ft. must be provided in each landscaping bed
13				DRM 2.5(4)	Maximum slope of 5% in parking areas
14				DRM 2.5(2)	No more than 10 contiguous parking spaces in a row without interruption by a landscape island. Equivalent alternatives may be considered, such as allowing 20 continuous spaces provided there is a linear landscape island a minimum of 9' in width running perpendicular to the parking spaces and connecting the parallel islands on either end of the 20 spaces; the edge of the lot should have an island at least every 20 spaces; trees should be planted within this linear island 20 feet on-center
15				DRM 2.6(2)	A landscape zone of not less than 10' width must be planted along all street frontage and behind public right-of-way boundaries

Yes No N/A*

Planting Requirements

16				DRM 2.6(2); 2.5(3)	In commercial zones, a shrub row must be planted at 24" - 30" height minimum along the boundaries of all parking areas visible from public streets
17				DRM 2.6(1)	Foundation plantings must be provided for all publicly viewable sides of a building
18				DRM 2.6(2)	Street trees plant at 40' on-center along street frontage and within require 10' landscape zone. Calculations must also be provided on landscape plan. (requirement is 60' on-center in Industrial zones)
19					Street trees must be planted behind sidewalks, when present, or a minimum of 5' behind back of curb or edge of pavement
20				DRM 2.6(3)	Required street tree sizes are as follows: Along Gallatin Road: 3 - 3.5" caliper Other arterials: 3" caliper minimum Secondary streets: 2 - 2.5" caliper
21				DRM 2.6(30)	Require interior site tree sizes are as follows: Deciduous shade trees: 2 - 2.5" caliper Evergreen trees: 5-6' height Understory/Ornamental: 2" caliper minimum (no more than 50% of site tree requirement may be met using understory/ornamental trees)
22				DRM 2.6(2,3); 2.7(3)	Required shrub plantings must meet the following requirements: Upright species: 36" height minimum Spreading species: 18" spread minimum Intermediate species: 24 - 30" ht/sp If used for transitional screen: 48" height

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23				DRM 2.6(2)	All vegetative material must meet the <u>American Standard for Nursery Stock</u> sponsored by the American Association of Nurserymen and approved by the American National Standards Institute, Inc. (ANSI)

Yes No N/A*

Drainage Retention/Retention Areas

24				DRM 2.2(1)	Retention/detention areas should be treated with adequate landscaping A. If retention is chosen, then the landscaping should be used to visually accent to pond as an amenity B. If detention is chosen, then the area will be considered a service area and must be screened vegetatively as such
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Yes No N/A*

Screening

25				DRM 2.7(2)	A minimum of 15' clearance should be provided for all transformer doors
26				DRM 2.7(2)	Fences are to be a maximum of 6' height with the exception of those used for tennis courts and service area screens
27				DRM 2.7(2)	Service area screen fences are to be 6 - 8' high
28				DRM 2.4(3); 2.7(3)	Mechanical and electrical equipment must be shown on the plans and adequately screened using either parapet walls if located on roof, or vegetative screening if located along the side of the building or elsewhere on the ground plane

Yes No N/A*

Nuisance Screening

29				DRM 2.7(3)	Service areas, storage areas, garage door areas must be screened from public view by location and/or nuisance screening
30					All sites must provide a location and pad for a dumpster
31				DRM 2.7(3)	Dumpster areas must be screened by a service area screen fence on all four sides with access gates being one of the sides. The screen fence must be constructed of masonry or other material in a manner that matches the primary building material. Details must be provided
32				DRM 2.7(3)	Minimum height of all dumpster screens is to be 2' higher than the top of dumpster. Dumpster height must also be provided

Yes No N/A*

Transitional Screening

33				DRM 2.7(3)	Transitional screens are provided where commercial, industrial, multi-family, or mobile home developments joining one-family and two-family residential developments
34				DRM 2.7(3)	Mature vegetation is to be retained and reinforced in these areas
35				DRM 2.7(3)	An opaque barrier at least 6' in height must be within planted buffer zone. This barrier may consist of a wood fence or wall, or may consist of continuous evergreen materials
36				DRM 2.7(3)	Trees must be planted on 10' centers with 3' offsets within the transitional buffer area
37				DRM 2.7(4)	No more than 50% of trees planted in buffer area may be deciduous flowering or ornamental species. The other 50% must be evergreen/semi-evergreen. Inclusion of some flowering/ornamental species
38				DRM 2.7(4)	Shrubs that are used within the buffer strip must be evergreen/semi-evergreen and 48" height at installation
39				DRM 2.7(3)	Truck loading areas, storage areas, and driveways that are directly adjacent a residential zone must include an earth berm or wall of solid masonry materials within the required buffer strip

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	Yes	No	N/A*		Sidewalks
40					5' wide sidewalks must be provided along all road frontage within the right-of-way. 6' width is required along Gallatin Road

	Yes	No	N/A*		Site Lighting
41				DRM 2.8(2)	Location, type and size of all exterior lighting must be provided. No more than 22' height and no more than one foot-candle of light may be disbursed across residential boundaries. A photometric plan must be submitted
42				DRM 2.8(2)	Steps must be taken to insure no glare is cast in the public realm

	Yes	No	N/A*		Architectural Submittal
43				DRM 3.1; 2.4(2)	Blackline elevations of each side of each building. Materials must be noted and shown graphically, and correspond to the material sample board. Colors must be noted. The elevations must be included in each site plan set at the initial submittal and resubmittal.
44				DRM 2.4(1); 3.1	Color elevations showing each side of each building. Materials and colors must be noted and shown graphically, and correspond to the material sample board. 2 sets of the elevations must accompany the initial submittal. 1 set (24"x36" minimum) mounted on foam-core boards must accompany the resubmittal. Rendered perspective elevations are encouraged but must be provided upon request.
45				DRM 4.1	A building materials sample board must accompany the initial site plan submittal. Sample board materials should be labeled with the project name, and be keyed to the blackline and color elevations.
46				DRM 2.4(1)	In commercial zones and for institutional buildings in all zones, the following materials are prohibited: vinyl siding, exposed or painted corrugated metal or plain sheet metal roofs (standing seam and batten metal roofs are allowed), exposed or painted metal siding, exposed or painted standard concrete block, and exposed concrete tilt-up walls
47				DRM 2.4(1)	Brick and stone facades are encouraged on all sides of commercial and institutional buildings
48				DRM 2.4(1)	Split face should not exceed 35% of the area of each wall
49				DRM 2.4(1)	Where EIFS or synthetic stucco is to be used, it should be at least 2' above grade and above brick or stone; brick or stone should be used as accents
50				DRM 2.4(1)	In industrial zones, brick, stone, split-face concrete blocks or an approved color, drivit, stucco, and EIFS are encouraged on the front of all buildings. On corner lots, both sides of the building facing a street are considered the front of the building. On all other sides viewable from a public street, the same materials should be used, or in lieu thereof, evergreen trees and shrubs may be planted so as to completely screen the view of the sides of the building from view of the street
51				DRM 2.4(1)	Full chroma colors should not be used except as accent
52				DRM 2.4(1)	Neon lighting/tubing is limited to the walls of commercial buildings in the form of a single band around not more than the perimeter of the building

	Yes	No	N/A*		Other General Requirements
53				DRM 3.1; 4.6	A landscape legend that states size, species, number and any abbreviations used for plant material must be provided on the landscape plan
54				Art. VI 6-103.3(d); Art. VI 6-103.6	Any parking area, drive or storage area must be a durable, dustless surface
55				DRM 3.1; Art. XI 11-202.102	All submitted plans to be appropriately stamped and sealed by individuals licensed to do the indicated design work in the State of Tennessee

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56				DRM 2.6 (4)d In all commercial base zone districts a permanent irrigation system shall be installed for all lots on which impervious surfaces, excluding structures, exceeds 7,500 square feet. The irrigation system shall be designed to provide total water coverage to all required planting beds. Head to head coverage is required. An irrigation plan shall be included with the initial submittal
57				DRM 2.6 (4)d Impervious/pervious square footage must be stated on plans

Yes No N/A*

58				Art. VI 6-209.3 Provide a Master Signage Plan. The plan should conform with 6-209.3 of the Sign Ordinance. The plan must also include elevations of ground signs, building signage on each building face, and all other signage. Specify illumination type. Indicate dimensions, square footage, materials, mounting, etc. The plan should be in 8.5" x 11" or 11" x 17" format. An example plan is available from the Planning Department upon request.								
59				For sites that lie within a PUD that has Design Guidelines, a letter must be provided from the designer stating that they have obtained and read the Design Guidelines and that the site plans comply with all requirements therein. Any requirements not complied with must be specifically mentioned and accompanied by an explanation for the non-compliance. The following PUD's have design guidelines: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Glenbrook</td> <td style="width: 50%;">Maple Corner</td> </tr> <tr> <td>Indian Lake Center</td> <td>Monthaven</td> </tr> <tr> <td>Indian Lake Market</td> <td>Sholodge</td> </tr> <tr> <td>Indian Lake Village</td> <td></td> </tr> </table>	Glenbrook	Maple Corner	Indian Lake Center	Monthaven	Indian Lake Market	Sholodge	Indian Lake Village	
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60				The landscape plan must be stamped by a landscape architect licensed in the State of Tennessee.								
61				All utility services to structures are underground.								

Additional items:

I do hereby submit the attached Site Plan for review and recommendation by the Hendersonville Regional Planning Commission. The appropriate number of copies of the plan have been provided, I have reviewed the above checklist and do believe that all the information required has been presented.

Signature of Individual Submitting Plan

*Any items checked Not Applicable by the submitter that are deemed applicable by city staff will result in the entire submittal being rejected as incomplete. If in doubt about the applicability of a particular item, contact the Staff Planner or City Engineer.

**PLEASE NOTE: NO PLAN WILL BE REVIEWED UNTIL ALL INFORMATION
REQUIRED IS PRESENTED IN A FULL AND COMPLETE MANNER.**