TRC APPLICATION
CONCEPT PLAN REVIEW

TECHNICAL REVIEW COMMITTEE APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
161 SOUTH CHARLOTTE STREET
ASHEVILLE · NORTH CAROLINA · 28801

Minimum Plan Content Checklist

GENERAL	
✔	Plan Drawn on 24” X 36” Sheets
✔	Graphical bar and numerical scale
✔	Drawn to Scale larger than 1” = 50’
✔	North Arrow
✔	Site Location Map
✔	Name and Contact Information for Owner, Applicant and Individual Preparing Plan
CONCEPT PLAN DETAILS	
✔	Adjacent Property Addresses and Owner Names
✔	All Required Buffer Areas (aquatic and landscape) and required landscape areas and items
✔	100-Year floodplain or floodway boundaries (If applicable)
✔	Location, Size, Use and Height of All Proposed Multi-Family and Non-Residential Buildings including all accessory structures
✔	Conceptual Lot Layout, Dimensions and Illustrative Building Footprints for Single-Family Developments
✔	All Streets (Existing and Proposed), Driveway Connections, Parking lots and Pedestrian Facilities and Connections
✔	Conceptual location of proposed stormwater quality and/or quantity control devices
✔	Any existing or proposed greenways and/or parks within, adjacent to or connecting to the subject site
✔	Other details as necessary to reflect proposed zoning conditions (parking reductions, fences, enhanced buffer and planting areas, etc…)
✔	Proposed method of trash disposal (dumpsters, dumpster enclosures and other facilities)
☐	Areas designated as steep slope zone A or B, if existing
☐	Conceptual Retaining Wall Locations and Maximum Allowable Heights
NOTES, INSETS AND TABLES	
Site Data Block	
☐	City of Asheville Project Number (once assigned)
✔	Current and Proposed Zoning
✔	Project Name
✔	Street Address(es)
✔	Parcel Number(s)
✔	Total Site Area
Project Data Block	
✔	Proposed Land Uses
☐	Minimum and Maximum Lot Size, Proposed and Required
☐	Minimum and Maximum number of lots or dwelling units by type
✔	Minimum and Maximum square footage of non-residential uses by use type
✔	Minimum and Maximum Building Heights, Proposed and Required
✔	Minimum and Maximum number of parking spaces provided, Proposed and Required
✔	Minimum Building Setbacks, Proposed and Required
✔	Estimated Disturbed Land Area
✔	Estimated Proposed Impervious Area and Proposed % of lot Impervious
☐	Proposed Maximum Proposed Road/Driveway Grade
Building Elevations	
✔	Drawn to Architectural (1 inch = 10 ft) or Engineering Scale (1 inch = 60 ft)
✔	Front, Site and Rear Building Elevations
✔	Dimension of Roof Peak and Number of Stories
✔	Delineate and Differentiate all Building Materials

TRC APPLICATION
CONCEPT PLAN REVIEW

TECHNICAL REVIEW COMMITTEE APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
161 SOUTH CHARLOTTE STREET
ASHEVILLE · NORTH CAROLINA · 28801

Supplemental Plan Content Checklist

For projects located in the jurisdiction of the Downtown Commission, Riverfront Commission or Historic Resources Commission Only. Requirements are in addition to the those found in the Minimum Plan content checklist on the reverse.

Downtown Commission, Supplemental Requirements	
☐	Drawings showing all exterior elevations for proposed new construction as well as any existing structures to remain
☐	For context, show relationship of proposed buildings to adjacent properties including buildings across streets
☐	Indicate the following: • exterior stairs • ramps, walls • refuse & storage areas • balconies, decks or patios • flues, chimneys and exhaust fans • downspouts • utility boxes/meters • mechanical equipment • Canopies • Awnings • Antennas • Any other exterior features visible from the street
☐	Indicate materials to be used and indicate materials used on existing and adjacent buildings
☐	Include calculations showing compliance with fenestration requirements
☐	Provide a detail of the cap and any screening of rooftop materials.
☐	Minimum of one complete section through each side of the structure
☐	Where streetwall stepback is required, show the vertical profile with dimensions
☐	Provide basic floorplans of the proposed development
☐	Provide samples and colors of all exterior materials to be used (applicant to bring to review session)
☐	Buildings over 75': Submit photomontage from six external vista points and internal vista point to evaluate public view corridor impact.
☐	Provide a summary of how your project meets UDO requirements for the CBD and design guidelines. Describe any deviations.
River District, Supplemental Requirements	
☑	Elevations / Illustrations of project from ALL visible sides and/or perspectives
☑	Current photos of site, focus on site as seen from pedestrian level
☑	Materials Board, Photographs or Samples of Building Materials
☑	Narrative description of how your project is attempting to align with: • River District Design Review Guidelines; • Existing and Future Development Planned for Area; • Vision of the Wilma Dykeman Riverfront Master Plan; and • Best Practices in Urban Design for Commercial or Riverfront Corridors
Historic Resources Commission, Supplemental Requirements	
☐	Photographs of the building showing the front, all sides and streetscapes
☐	Architectural drawings, detailed and dimensioned, to scale
☐	Floor Plan
☐	Samples of Exterior Materials
☐	New Construction Worksheet (New Construction Only)
☐	Streetscape Storyboard (New Construction Only)