



Town of
Stallings

315 Stallings Road ▪ Stallings, North Carolina 28104

Concept Plan Review Application:

Date: _____ Fee: _____

Type of Development

Commercial Major Subdivision Minor Subdivision Other

Development Information

Development Name: _____ Phase: _____

Address or Location: _____

Parcel Identification#: _____

Project Description: _____

Zoning: _____ Rezoning/CUP Case#: _____

No. of Lots: _____ Total Acres: _____ Floodplain Acres: _____

Total Disturbed Acres: _____ Total Built Upon Area: _____ Open Space Acres: _____

Sanitary Service: Sewer Septic Street Type: Public Private

Name of Watershed where property is located: _____

Property Owner Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email Address: _____

Contact Person's Name: _____ Phone: _____

Engineer Information

Engineer Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email Address: _____

Contact Person's Name: _____ Phone: _____

Engineer Signature: _____ Date Signed: _____

**Disclaimer: When a concept plan application is received it will be reviewed for completeness. Once it has been deemed complete it will be stamped accepted for review. An accepted Concept Plan does not constitute approval of plans for permitting.*

***Disclaimer: Offsite improvements including, but not limited to, road widening, curb and gutter, sidewalks, landscaping in right of way, downstream impact etc... is not part of the Concept Plan review Process.*

Application of Plan Review Completeness CHECKLIST

CONCEPT PLAN

ENGINEER: Please check each box below to determine completeness of the application for plan review:

Staff Use

- Project Name _____
- Name, address, telephone number, and email of applicant and persons (firm) preparing the concept plan. _____
- Name, address, telephone number and email address of property owner. _____
- A scale of 1" = 30' or greater _____
- Property boundaries and total acreage _____
- Parcel Identification Number _____
- Major topographical and physical features such as drainage divides, creeks, creek buffers slopes, flood plains, buildings, streets, and the site. _____
- Proposed streets, buildings, and/or lot arrangement. _____
- Existing and proposed land use with brief project description including building sizes, unit sizes, lot sizes, open space, amenities, lot setbacks, proposed setbacks, project setbacks, buffer requirements, and proposed construction schedule and phases as applicable. _____
- Adjacent Street names, numbers, and right of way widths. _____
- Zoning district classification of site and surrounding properties, including those across streets. _____
- Adjacent property boundaries with owner's name and parcel identification _____

- numbers.
- Location, approximate size and type of storm water BMP's with all required easements if applicable. _____
- Services requested with estimated consumption or flow volumes (water, sewer, and/or fire flow) based on number of units planned. _____
- Number of water meters to serve the proposed development and master meters for multiple customers. _____
- For wastewater service, quality of waste to be delivered to UCPW system for treatment. _____
- Fee for Concept Plan Review Paid (see Town of Stallings Fee Schedule) _____
- Percent Built Upon Area _____
- Required Buffers _____
- Does proposed driveway have adequate site distance (inside/outside) of right of way? Show on plan as a "Yes" or "No". _____
- Do you need road widening for this project? Show on plan as a "Yes" or "No". _____
- Backflow preventers must be located in either an approved underground vault at the front of the development site or placed on the side or rear of the site and adequately screened. _____
- Although the concept plan does not require this level of detail for water service the engineer must make accommodations and take into consideration the location of the backflow preventer in the concept plan. By checking this box you indicate you are aware of the Town's requirement and have accommodated this in the plan. _____
- North Arrow _____
- Vicinity Map _____
- Three (3) copies of plans _____

 Engineer Signature with Seal

 Date

*****Town of Stallings Staff Use Only Below*****

Project Name: _____

- Application is **COMPLETE** and is **ACCEPTED** for Plan Review
- Application is **NOT** complete and is **REJECTED** for Plan Review for the following reasons:

Engineer Contacted By: _____

Residential	
Concept Plan Review	\$500.00
Major Subdivision Preliminary Review	
0 to 10 acres	\$2000.00 plus \$350.00 for each acre or portion thereof
10+ acres	\$2500.00 plus \$350.00 for each acre or portion thereof
Minor Subdivision Review	
Up to 5 lots created	\$50 for first lot plus \$100.00 for each additional lot
Final Subdivision Plat Review	
Per Map	\$275.00 plus \$50 per lot
Revisions	
Minor (5 lots or less)	\$200.00
Major (more than 5 lots)	\$500.00
Excessive	1/3 of total review cost
Storm Water Review Fees	
Surcharge per on site detention facility	\$500.00
Appeal of PCSWO	\$100.00

Commercial, Industrial or Non-Residential Plan Review	
New Construction	
0 to 10 acres	\$2000.00 plus \$350.00 for each acre or portion thereof
10+ acres	\$2500.00 plus \$350.00 for each acre or portion thereof
Expansion	
Less than 1 acre only	\$500.00
Revisions	
Minor	\$200.00
Major	\$500.00
Excessive	\$1/3 of total review fee