



PO Box 1111 Statesville, NC 28687

## Technical Review Committee Application

### FEE SCHEDULE:

#### Planning

Site Plans (Commercial) \$400

3<sup>rd</sup>, 4<sup>th</sup> and Subsequent Submittal \$600

Special Use Permit \$350

Revisions to Approved Plans \$50

Sketch Plan (Including Conditional) \$300

Major Subdivisions \$400 + \$1 per lot

Minor Final Plat Review \$100

Major Final Plat Review \$200

#### Stormwater

Post-construction Stormwater Review is submitted through the Stormwater Division. Please see the Stormwater Webpage for Stormwater submittal requirements.

<https://www.statesvillenc.net/statesville-stormwater-management>

### SUBMITTAL REQUIREMENTS:

**Please submit one digital copy for review (email, flash drive, etc.). Physical plans are not necessary.**

#### PROJECT NAME AND NARRATIVE:

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Project Address or Intersection \_\_\_\_\_

APPLICATION INFORMATION: Pre-submittal meeting occurred?  Yes  No (Optional)

Grading Only

Concept Plan/ Special Use Permit

Site Plan/ Special Use Permit

Multi Family

Total Number: Single Family \_\_\_\_\_ Duplex or Townhome Lots \_\_\_\_\_ Apartments \_\_\_\_\_

Sketch Plan

Preliminary Plan/ Construction Docs

Final Plat

#### SITE SPECIFIC INFORMATION

Parcel ID Number(s) (PINs) \_\_\_\_\_

Current Zoning \_\_\_\_\_

Conditional Zoning  Yes  No

Flood Zone  Yes  No

Within City Limits?  Yes  No  ETJ

Rezoning Required  Yes  No  
Average Daily Trips (TIA may be required) \_\_\_\_\_

Downtown  Yes  No  
Historic District  Yes  No

APPLICANT  Engineer  Owner  Other \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Contact Person \_\_\_\_\_ Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

PROPERTY OWNER(S) \_\_\_\_\_

Address \_\_\_\_\_

Contact Person \_\_\_\_\_ Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

#### PUBLIC WORKS

Contact Public Works Department at 704-878-3652 for Driveway Permit BEFORE Driveway Construction.

Dumpster Services:  Private  N/A Street Right of Way:  Public  Private  N/A

STORMWATER  Public  Private

1 Acre Disturbed OR 20,000 square feet or more of impervious area triggers stormwater controls-water quality and detention. (See City's post construction stormwater ordinance.)

Existing Impervious Area: \_\_\_\_\_ Square Feet / Acres

Proposed Disturbed Area: \_\_\_\_\_ Square Feet / Acres

Proposed Impervious Area: \_\_\_\_\_ Square Feet / Acres

SANITARY SEWER  City  Other \_\_\_\_\_

The City of Statesville is not a self-permitting authority. NCDEQ Permits for Water and Sewer shall be the responsibility of the development team.

See City of Statesville's Engineering Sewer Load Sheet on Engineering Website.

Does the project meet the 'Deemed permitted' requirements per 15A NCAC 02T .0303  Yes  No

Lift Station Required  Yes  No Industrial  Yes  No

Easement Required  Yes  No Pretreatment  Yes  No

Water Usage Estimate \_\_\_\_\_ GPD

WATER  City  Other \_\_\_\_\_

The City of Statesville is not a self-permitting authority. NCDEQ Permits for Water and Sewer shall be the responsibility of the development team.

Does the project require NCDEQ Approval for Public Water Supply  Yes  No

Existing meter on site  Yes  No Backflow Preventers installed  Yes  No

Local Water Authority letter of approval and/or permission to issue permits relative to backflow prevention must be received and on file prior to permits being issued. Code Compliance of Section 608 of the NC Plumbing Code protection and the City of Statesville Ordinance for Backflow/Cross-connection. Backflow assembly must be accepted by the City of Statesville prior to project CO. Contact Justin Waddell at [jwaddell@statesvillenc.net](mailto:jwaddell@statesvillenc.net) or 704-832-3847.

ELECTRICITY:  City  Other \_\_\_\_\_

Estimated Total Connected Load Size (Can be Range) \_\_\_\_\_ kVA or kW

Single or Three phase \_\_\_\_\_, Date Needed \_\_\_\_\_

#### FIRE MARSHAL

##### Site Fire Hydrants per ISO

The City of Statesville has adopted a policy of hydrant placement shall be no further than 500 feet apart. Hydrant placement shall be noted on overall water system plans

Fire flow shall be calculated for each structure using ISO's Needed Fire Flow formula. Fire hydrants shall be provided to meet the calculated fire flow. Fire flow credit will be at the following rate:

1000 GPM maximum credit for hydrant within 300 feet of structure,

670 GPM maximum credit for hydrants 301 to 600 feet of the structure.

250 GPM maximum credit for hydrants 601 to 1000 feet of the structure.

No credit towards required fire flow shall be given for hydrants greater than 1000 feet from the structure. When evaluating existing hydrants to meet fire flow requirements, no credit will be given for any hydrant with a flow of 500 GPM or less.

##### Fire Flow Requirements for 1 and 2-family dwellings per ISO

500 GPM where the distance is more than 30 feet.

750 GPM where the distance is between 21 and 30 feet.

1000 GPM where the distance is between 11 to 20 feet.

1500 GPM where the distance is 10 feet or less.

Hydraulic Model shall be provided for water system and hydrant flows

On site hydrant flow test shall be required before system acceptance.

##### Secondary Access

A second access shall be required in 1 and 2 family residential developments when units exceed 100.

A second access shall be required in multi- family residential developments when units exceed 100 units / 200 units with sprinkler system.

##### Access Road

Fire access roads shall be 20' wide and 13'6" height placement of tree should be considered in design.

Access roads shall be increased to 26' wide when highest roof surface exceeds 30'.

Intersection turning radius shall be no less than 26 degrees

Approach angle 7 degree maximum.

##### Construction Material

No combustible construction material shall be placed on site until streets, street signs and hydrants are operational (Needs to be noted on plans).

##### Fire Hydrants and FDC connections

Fire hydrants shall have 5" Storz connection.

FDC connection shall be 5" Storz connection on NFPA 13 system and 2 1/2 "NST on 13R system.

FDC in most cases, shall be remotely located from the building.

##### Cul-De-Sac

No parking signs shall be required in Cul-De-Sac.

##### Knox Box

Knox Box shall be required for buildings with sprinkler system, alarm system or other hazards determined by the fire code official.

Knox Elevator Box shall be required in building with elevator.

Knox Key switch shall be required on electric gates  
Dual keys shall be required in certain areas.

Emergency Responder Radio System

Radio signal will be evaluated during construction and BDA may be required if signal is less than -95 DBS.

\_\_\_\_\_  
(Applicant/Owner Printed Name)

\_\_\_\_\_  
(Applicant/Owner Signature)

\_\_\_\_\_  
(Date)