

PRE-TRC CONSULTATION

MINIMUM SITE PLAN REQUIREMENTS



Site Plan Content

Site Data Table Information

- ☐ Parcel ID
- ☐ Parcel ownership
- ☐ Current zoning
- ☐ Proposed zoning (as applicable)
- ☐ Proposed use(s) – Square footage(s) of use(s)
- ☐ Number of units/bedrooms
- ☐ Building construction type
- ☐ Building lot coverage percentage
- ☐ Building height / # of Stories
- ☐ Building setbacks – required and proposed
- ☐ Parking spaces – # required, allowed, and proposed, handicap space and ramps
- ☐ Impervious coverage – existing and proposed
- ☐ CAMA land use classification
- ☐ Amount (sq ft) of disturbed area
- ☐ Estimated trip generation or TIA status (if determined)

Site Plan Information (digital PDF copy required)

- ☐ Adjacent property owner information (names, zoning, land use, deed book)
- ☐ Tree inventory with certified arborist, urban forester, or professional landscape architect identified (protected trees, size and species) overlaid on proposed improvements
- ☐ Existing impervious areas (buildings, paved areas, sidewalks)
- ☐ Existing utilities (water, sewer, power, etc)
- ☐ Topography (1' contour intervals)
- ☐ Proposed buildings
- ☐ Proposed streets (public or private)
- ☐ Proposed parking areas, sidewalks, driveways (including dimensions for TSSM compliance)
- ☐ Proposed stormwater control measures (schematic)
- ☐ Wetlands (delineated by qualified professional)
- ☐ All flood plain areas with zone and elevation noted (if available)
- ☐ 100 year flood plain boundary
- ☐ All surface waters (ditches, creeks, and streams)
- ☐ Existing drainage easements and pipes
- ☐ Existing utility and access easements
- ☐ CAMA Areas of Environmental Concerns
- ☐ CAMA land use classification boundaries
- ☐ Conservation resources
- ☐ Historic and archaeological sites