

Non-Residential Site Plan Requirements:

- ✚ Total square footage/acreage of the property under application.
- ✚ ISR (impervious surface ratio) - total square feet of all impervious surfaces divided by total square feet of the lot.
- ✚ FAR (floor area ratio) - total square feet of all structures divided by total square feet of the lot.
- ✚ Driveway access and parking arrangement - showing delineation of standard and handicapped parking spaces including dimensions of spaces (driveway width and turn radius). Paved parking requires striping.
- ✚ All water courses, water bodies, or wetlands as established by jurisdictional agencies.
- ✚ Storm water management systems - show all existing and proposed (ie. drainage retention areas that retain storm water runoff), and perk tests and soil boring logs (Note: DRA must be 15' from septic systems).
- ✚ Potable water and Wastewater disposal system - location of all existing and proposed wells and/or water lines, septic tank and drain field and/or location of central sewer lines. (Note: Indicate all existing wells/septic from surrounding properties located within 100' of property).
- ✚ All structures, existing and proposed - including the location, heights, setbacks and separation distances between structures.
- ✚ Buffers, swales and/or berms - location of all existing and proposed buffers, swales and/or berms.
- ✚ All Rights-of-way and Easements - adjacent to and crossing through the property. Roads and center line(s) of road(s).
- ✚ Walls and Fences - location of all existing or proposed including height and type of material.
- ✚ Fire flow - location of existing or proposed hydrants.
- ✚ Signs - location of all existing or proposed including size, height, and distances from property lines and structures.
- ✚ Loading Zone and Dumpster Pad - location of any existing or proposed including dimensions.
- ✚ Sidewalks - location of any existing or proposed including dimensions.
- ✚ FIRM (Flood Zone) designation including base flood elevation (if applicable). Sealed Elevation Survey required for Flood Zone "A" or "V".
- ✚ Directional arrow - indicating which direction is north.
- ✚ Scale - used on site plan (ie. 1" = 30').
- ✚ An approved Tree Preservation Plan (TPP) will be required by the County as part of any development application. The TPP shall be legible, drawn to scale, have accurate dimensions, and include the following four elements:
 - ✚ **Narrative.** A statement of justification for any tree removal outside the construction, schedule for any proposed reforestation and a description of methods for tree protection during development.
 - ✚ **Project Site Plan.** Detail the entire property boundary and the development or construction footprint.
 - ✚ **Tree Location.** Define the location of all regulated trees to be preserved, removed, and replaced. For areas of closed tree canopy an aerial photograph (most recent available and of appropriate scale), can be submitted to define areas of tree preservation. All "specimen" trees will be located individually by species and dbh. A notation establishing the minimum tree preservation requirements for the property shall be included.
 - ✚ **On-Site Verification.** Standards to assist staff during site inspection shall be noted on the TPP. Trees to be preserved/removed shall be individually tagged or corralled off. Red tags/tape shall mark trees proposed for removal and blue for preservation, or as otherwise noted.
- ✚ Location of LP Gas Vessels, with distance from structures and any ignition systems. (Must be coated for in ground application and anchors in flood zone).