

RESIDENTIAL SITE PLAN REQUIREMENTS

The following is a list of the most common requirements for site plans when preparing to begin a residential project. Items on this list may not be applicable in all circumstances. There may also be requirements that are not listed here and will be addressed in the review. **You are required to submit this checklist, completed, with all application submittals.**

Demolition Plan Requirements:

- Property boundaries
- Site topography
- Finished floor elevation, if demolishing house
- Existing improvements (such as house, hardscape, utilities, septic tank and field, drainage facilities, streets, etc.)
- Proposed demolition
- Existing easements (sanitary, storm, 25' state waters buffer, 75' stream buffer, floodplain) or statements that none exist

Construction Plan Requirements:

- Property boundaries
- Site topography
- Existing improvements (such as house, hardscape, utilities, septic tank and field, drainage facilities, streets, etc.)
- Items to be demolished should not appear on this plan
- Existing easements (sanitary, storm, 25' state waters buffer, 75' stream buffer, floodplain, etc.) or statements that none exist
- Zoning and required setbacks
- Pre- & post-construction impervious surface ratios (ISR)
- Number of existing trees *and* number of trees to be removed
- Location of tree protection fencing
- Finished floor elevation, if replacing a demolished house
- Proposed landscaping
- Location of proposed and existing outdoor lighting. If none, statement that none are existing or proposed
 - Description of all illuminating devices, fixtures, lamps, supports, reflectors. The description may include, but is not limited to catalog cuts and illustrations by manufacturers
- Total lot area in square feet or acres
- Total disturbed area in square feet or acres
- Proposed buildings (include proposed height) and hardscape
- Proposed grading and drainage improvements
- Demonstrate compliance with grade separation and positive drainage requirements of the International Residential Code R401.3, R403.1.7.3 and R404.1.6
- Proposed water quality improvements if over 5,000 square feet of new or replacement impervious area or if over 1 acre of land disturbance. Provide calculations if applicable
- Proposed retaining walls
 - Retaining wall profiles including specifications for reinforcement, concrete, compaction, geogrid, etc. (if applicable)
 - Sealed calculations that include, but not limited to dimensions, reinforcing, loading, loading results, stability ratios, safety factors, and design criteria.
 - Section view of construction of wall and surrounding elements.
- Show all necessary Erosion, Sedimentation & Pollution Control Devices (silt fence downhill of land disturbance, seeding and mulching of disturbed areas, construction entrance/exit, etc.)