



STAFF ONLY

Permit No. _____

Revision No. _____

Date _____

SITE DEVELOPMENT PLAN CHECKLIST
New Deck, Garage, Shed, Porch (in critical area)

For a new deck, garage, shed or porch in the critical area, your Site Development plan must include:

- (1) a title block (this identifies the property and should include the lot number, owner's name, etc);
- (4) north arrow;
- (5) a scale (such as 1" = 40' or 1" = 100');
- (6) a legend;
- (7) the gross area of the lot in acreage and square feet;
- (8) the zoning of the lot;
- (9) the lot boundary (property lines);
- (10) the setbacks required by Article 18 of this Code (show how far the proposed construction is from property lines);
- (13) the location and size of all existing and proposed easements with a label explaining the purpose;
- (16) the location of slopes by categories of 15-25% and greater than 25% and associated buffers; the location of a 100-year floodplain, including FEMA floodplain; the location of coastal floodplain and coastal high hazard areas; and the location of other natural features;
- (19) the location of existing and proposed structures, sewers, water lines, and storm drains on the lot, and a note if they are to be removed;
- (23) the location of private onsite water and sewerage facilities, including back-up areas
- (25) the proposed use and height of each structure on the lot;
- (26) a detailed computation of:
 - (i) floor area for each structure;
 - (ii) coverage by structures (% of property);
 - (iii) number of parking spaces; and
 - (iv) number and size of dwelling units by type, i.e. houses, townhouses, apartments

Attachments (C) A site development plan shall be accompanied by all information required by the Office of Planning and Zoning, including to the extent applicable:

- (1) a final infrastructure construction plan, including a stormwater management plan in accordance with Article 16 of this Code, a storm drain plan, and a water and sewer plan;
- (3) a grading and sediment plan as provided in Article 16 of this Code, (this could be a Standard Grading Plan Application)
- (5) a bog protection plan or bog protection worksheet for a bog protection area
- (9) additional documents required for development in the critical area
 - (i) a sediment control plan for all forest or woodland disturbance of 5,000 square feet or more;
 - (ii) a buffer management plan for any disturbance in the 100-foot buffer and expanded buffer;
 - (iii) a critical area report and habitat assessment; and
 - (iv) all computations and data necessary to determine if the 10% pollutant reduction requirements of Article 16, § 3-205(b) are met (10% classifications only)