

Form 1

TIPTON COUNTY REGIONAL PLANNING COMMISSION

SITE PLAN CHECKLIST

NAME OF DEVELOPMENT _____

LOCATION _____ **ZONING DISTRICT** _____

OWNER _____

ENGINEER OR SURVEYOR _____

**Planning
Initials**

**Surveyor
Initials**

_____ 1. Names and addresses of development, owner of record and applicant and names of all adjoining property owners.

_____ 2. Present zoning classification of the site and all abutting properties.

_____ 3. Nature of the proposed use of the site, and the Tax Map and Parcel Number.

_____ 4. Date, scale, north point and all related dimensions and bearing of the lot.

_____ 5. Courses and distances of centerlines of all roads.

_____ 6. All building restriction lines (yard setbacks and right-of-ways) and easements.

_____ 7. Acreage or square footage of the lot. Show the Flood Map number and date.

_____ 8. Sufficient grade and elevation information to demonstrate that the property will drain properly, and show the topographic contour lines at a five (5) foot interval. The location of any potential wetlands areas.

_____ 9. Location of all utilities, including all outside lighting (existing and proposed), fire hydrants, fire lines, meters, valves and backflow preventers.

_____ 10. All Commercial and Industrial zoned or use properties shall require a stormwater runoff analysis including before and after volumes. grading plans and erosion control plans (if necessary) approved by the Tipton County Public Works Department prior to Site Plan approval. These requirements also apply to all Assembly, Educational and Institutional classified occupancy construction (according to the current adopted Building Code) greater than two thousand five hundred (2,500) square feet. See Subdivision Regulations of Tipton County, Tennessee, Appendix B for requirements.

_____ 11. Show location of property with respect to surrounding property and roads. Show location of septic tank and field lines on the property as well as a copy of the Permit for Construction of Subsurface Sewage Disposal System.

This form shall be filled out completely and accurately before any item submitted to appear before the Planning Commission will be accepted. Any item that is not required, write N/A in its place.