



<b>Town of Kingston Springs Site Plan Checklist</b>		
Provided with Submittal	Project Title: _____ Date: _____	For office use
	Five (5) copies of proposals for the construction or location of one (1) or more principal structures on a lot (with the exception of single-family and two-family dwellings)	
	Title of site plan	
	Proposed use(s) of building(s)	
	Building area (dimensions of building(s) and number of stories)	
	Location map	
	Tax map and parcel number for subject parcel(s)	
	Lot area in square feet and acreage	
	North arrow	
	Scale no smaller than 1"-100'	
	Limits of proposed fill and proposed final grading (existing contours at a minimum of two (2) foot intervals)	
	Proposed drainage plan as per the city's Stormwater Management Ordinance	
	Required automobile storage areas	
	Name, address, telephone number of Owner/Developer	
	Name, address, telephone number of Design Firm and contact person	
	Boundary information (distances and bearings) including property corners marked with iron pins and stakes	
	Building setback lines	
	Maximum lot coverage	
	Dumpster pad location and proposed screening	
	Location of the 100-year floodplain, floodway, and proposed finished floor elevation (if applicable)	
	Existing and/or proposed development signage (size, height, and location)	
	Servicing utilities with reference to location, availability, compatibility, and related easements	
	A graphic cross-section of any on-site paving that is required	
	Fire hydrants	
	Loading and unloading spaces	
	Maneuvering areas	
	Openings for ingress and egress to public streets	
	The location of the centerline, right(s)-of-way, and edge of pavement of existing public streets	
	Location of existing curbing when applicable	
	Density of development or the required open space	
	Landscape treatment (the location of all on-site landscaping as well as a tabular listing of the type and number of landscaping in relation to the total paved on-site square footage)	
	Number of dwelling units per acre if applicable	
	All required building setbacks and other yard requirements	
	All site plans shall be prepared and stamped by an individual licensed and certified by the State of Tennessee to perform such design service	
	Improvements shown on the site plan may include, but are not limited to:	
	Existing road improvements	



	Buffer strips	
	Proposed road construction	
	Parking aisles	
	Parking spaces	
	Driveways	
	Sewer and water extensions or connections	
	Storm sewer	
	Culverts	
	Drainageways including catch basins	
	Location and size of next two (2) downstream drainage structures	
	Names of all public streets adjoining property	
	Location of existing access points (streets, driveways) across from the site along roadways	
	Existing and proposed pole lights (a photometric plan showing light levels along perimeter of property may be required by the planning commission)	
	Any other improvements required by the planning commission before the site plan is approved	
	All required fees and/or bonds have been paid	