

**items required for conditional use*

§ 185-76 **Preliminary site plan requirements.**

A. The preliminary site plan shall show the following:

(1) Name of the subdivision or development.

**(2) Name and address of the owner and applicant.*

**(3) Name and address of the engineer or surveyor who prepared the plan. Plans shall show the seal and signature of a registered Delaware land surveyor and/or professional engineer on all drawings.*

**(4) Written and graphic scale, not exceeding one inch equals 50 feet for sheets 24 inches by 36 inches or sheets 24 inches by 42 inches.*

(5) Sheet size, refer to § **185-75B(3)**.

**(6) North arrow.*

**(7) Plan legend.*

**(8) Date of the original plan and all subsequent revision dates.*

(9) Proposed changes in zoning, if any.

(10) Sheet number, if multiple sheets are used.

**(11) A location map with a scale of no less than one inch equals 500 feet indicating adjacent streets. Existing and surrounding zoning district boundaries will also be shown.*

**(12) Certification of plan accuracy by engineer/surveyor.*

(13) Certification of ownership.

(14) Certification of plan approval.

(15) Tax parcel numbers.

(16) Zoning district of the subject tract.

(17) Source of title.

(18) Survey datum and local benchmark.

(19) Total site gross and net acreage.

(20) Name of water supplier and the note "Water supply is subject to the State Department of Natural Resources and Environmental Control and the Delaware Department of Health."

(21) Sanitary sewage disposal method.

(22) Number of existing and proposed lots or dwelling units.

(23) Lot numbers for all existing and proposed lots.

(24) Existing and proposed nonresidential gross floor area.

- (25) Location of existing and proposed building and structures.
- (26) The name, right-of-way width and cartway width of all adjoining streets.
- (27) Tie-in distances from subject property to the nearest street intersection.
- (28) Location of front, side; and rear yard setbacks and all required buffer yards.
- (29) Location and dimensions of all existing and proposed sidewalks.
- *(30) Calculation of required off-street parking spaces and number of existing and proposed spaces.
- *(31) Location of off-street loading areas.
- *(32) Location of all existing and proposed site accesses and entrance driveways.
- *(33) Location and design of all proposed off-street parking areas, indicating parking space and access aisle dimensions and directional arrows indicating proposed traffic circulation patterns.
- (34) Approximate number of dwelling units to be included in each type of housing provided.
- (35) Proposed buildings and structures with dimensions, setbacks and heights designated.
- (36) Approximate location and size of recreational and open space areas.
- *(37) Approximate location of point of ingress and egress to existing public highways.
- (38) The number of construction phases proposed, if any, with the plot showing the approximate boundaries of each phase, and the proposed completion date of each phase.
- (39) Existing and proposed building coverage.
- (40) Existing and proposed impervious coverage.
- (41) Name and address, tax parcel numbers and zoning of all adjoining property owners.
- (42) Location of any water bodies and watercourses.
- (43) Location of any floodplains, including FEMA map panel number.
- (44) Location of any wetlands areas.
- (45) Location and identification of any historic structures.
- (46) Location of all significant natural or man-made structures.
- (47) Existing and proposed deed restrictions, easements or protective covenants.
- (48) Grading plan indicating existing contours (at two-foot intervals), proposed grading, spot elevations and finished floor elevations and top and bottom of wall elevations for any retaining walls over two feet.
- (49) Limit of existing tree masses and location, size and species of all individual trees over six inches' caliper.
- (50) A limit of disturbance line.

- (51) A soil erosion and sediment control plan.
- (52) Stormwater management plan.
- (53) Solid waste management plan.
- (54) Landscape plan. Plans shall show the seal and signature of a registered Delaware landscape architect on all drawings.
- (55) Lighting plan.
- (56) A listing of all existing nonconforming buildings, uses or structures.

B. The Town Commissioners may establish additional requirements for preliminary site plans, and may waive a particular requirement if, in their opinion, the inclusion of that requirement is not essential to a proper decision on the project. If a preliminary site plan is approved by the Town Commissioners without the inclusion of a particular requirement, the Town is deemed to have waived that

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