

## MINOR SITE PLAN

### Qualifications for a Minor Site Plan

Minor Site Plan must satisfy the following criteria:

- Does not change the internal or external traffic patterns of the site
- Alterations or additions do not increase the building size by more than 5,000 square feet or 25% of the gross building area, whichever is less
- Site is occupied by only one primary building containing less than 30,000 square feet
- Land disturbing activity is under 12,000 square feet

### Minor Site Plan Requirements

1. Show gross square feet of each structure
2. Show the relation of the proposed development to the street system, the surrounding use district and surrounding properties
3. All plans shall be drawn to scale as required by Zoning Officer, 1"=100' or greater
4. Show all existing and proposed roads and drainage ways
5. Show Curb cuts, drives, and parking areas as required by SECTION 4.010
6. Show Set back lines to be shown on the plat/plan
7. Show the existing zoning
8. Show proposed use of the land and buildings
9. Show acreage of the site
10. Include a vicinity map indicating site or distance to nearest intersection
11. Show square feet of land to be disturbed, where applicable
12. Where applicable, show limits of established flood hazard Zones "A" or "AE" and Floodway
13. Where applicable, show buffering plan and/or solid waste disposal area plan per definitions and SECTION 3.110
14. Utilities locations serving site
15. All commercial and industrial sites shall either be landscaped or returned to a natural state. An irrevocable letter of credit or other surety instrument shall be posted with City of Lewisburg prior to occupancy to ensure such conditions.

## MAJOR SITE PLAN

### (ii) Qualifications for a Major Site Plan

All site plans that exceed the qualifications for a Minor Site Plan must include all the requirements of a Minor Site Plan in addition to the following:

1. All plans shall be drawn to scale as required by Zoning Officer, 1"=100' or greater
2. Show all landscaping and planting screen
3. Show building design for review by Marshall County Building Codes Inspector
4. Provide Storm water management plan as required by Public Works Department or Planning Commission
5. Show all sides of the building elevations
6. Structures larger than 5,000 square feet shall bear a certificate by a licensed engineer certifying that the plan as shown is true and correct
7. Show existing and proposed grades indicated per Grading Plan
8. Grading plan attached to site plan \* contingent
9. Provide a form for certification by the owner and trustee of mortgage, if any, that they adopt the plan, and dedicate the streets as shown on the plan and agree to make any required improvements of adjacent streets as shown on the plan