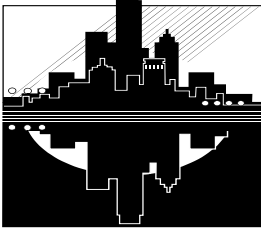


CITY OF HORN LAKE
APPLICATION FOR SITE PLAN REVIEW
3101 Goodman Road
Horn Lake, MS 38637
662-342-3559 Fax: 662-342-3485



The intent of site plan review is to ensure appropriate site development for a range of uses as listed in the Zoning Ordinance.

TO THE HORN LAKE PLANNING COMMISSION:

As owner, developer or agent (indicate which) approval is requested for site plans submitted for the development of property located at

Name, address, and telephone number of property owner _____ _____
Name, address, and telephone number of applicant _____ _____

Fee: Existing structures.....\$50.00 New construction.....\$200.00 for 5 acres or less plus \$15.00 each additional acre or portion thereof.

Signature of applicant _____ Date _____

Fee _____ Check _____ Cash _____ Receipt number _____
Received by _____

Application shall be filed by the first working day of the month to be reviewed at the next regularly scheduled meeting which is held on the last Monday of each month. TEN COLLATED copies of the plans (24" x 32" minimum) folded to 8 1/2" x 11", shall be submitted with this form. TWENTY COLLATED copies are required for apartments. (Apartment applications must also be submitted to the Mayor and Board of Aldermen for their approval. Said meeting will be held on the third Tuesday night of the month following the hearing by the Planning Commission.)

- (1) **Site plan information:** A site plan with supporting data shall be prepared and submitted to the planning commission, drawn to a scale of not less than one hundred (100) feet to the inch and shall include the following information:

- a. Boundary description, including area, bearings and dimensions of all property lines;
 - b. Tie in dimension from property corner to nearest existing street(s) and to section corner.
 - c. Locations and types of existing and proposed utilities and easements;
 - d. Existing topography, with a contour interval not greater than five (5) feet *;
 - e. The location of points of ingress to and egress from the site;
 - f. The location of all major existing tree growth. Major tree growth shall be defined as trees greater than 6 inches in diameter at breast height (4 feet above the ground)*;
 - g. A grading and drainage plan including proposals for on-site retention of storm drainage as well as general details of all surfaced areas*;
 - h. Existing tree masses to remain, streams, floodplain and other natural features;
 - i. Vicinity map
 - j. Estimates of traffic volume generation from the completed project along the boundary streets*.
 - k. Title block, including name of development, phase number, developer/owner, engineer, section, township and range, acreage, zoning;
 - l. Location/footprint of proposed buildings, including height in stories and feet, floor area ratio, total floor area, and total square feet of ground area coverage;
 - m. Provisions for landscaping, screening, buffering, and open space areas. Required screening shall not be considered as part of the rear yard setback requirement if only one of the abutting zone districts is residential. (Refer to table on bufferyard requirements in the Zoning Regulations.)
 - n. Proposed means of dedication of common open space areas and organizational arrangements for the ownership, maintenance and preservation of common open space*
 - o. The location, arrangement and dimensions of:
 - 1. Existing and proposed streets and driveways;
 - 2. Adjacent streets;
 - 3. Sidewalks;
 - 4. Parking areas, including the number of off-street parking spaces;
 - 5. Points of ingress and egress;
 - 6. Off-street loading areas;
 - 7. Other vehicular, bicycle or pedestrian rights-of-way;
 - p. Drainage provisions: On-site drainage retention shall be provided to control storm water runoff so that surface waters will be properly disposed of without adversely affecting neighboring properties through erosion, flooding and other drainage problems. Drainage provisions shall be made to the satisfaction and requirements of the City Engineer and the Planning Commission*.
- (2) **Minimum standards:** The following minimum standards for height, yards and open space shall be observed:
- a. Area, height and yard requirements according to zoning district.
 - b. Off-street parking and loading shall be provided as prescribed in the zoning regulations.
 - c. Landscaping to provide a buffer to adjacent residential districts and uses must be provided.
 - d. Street widths and improvements must conform to the requirements established by the Subdivision Regulations.
 - e. The planning commission may require other special improvements as they are required if they are deemed reasonable and essential.

* Requirement may be waived by the Director of Planning, if deemed appropriate.

4/20/95