

# Site Plan Review

## Planning Board Policy Submissions:

All Site Plan Applications and materials must be submitted to the Planning Board Secretary 21 days before the Planning Board meeting.

### SITE PLANS NOT DRAWN TO SCALE

Site Plans not draw to scale: Site plans not drawn to scale will be accepted for informational meetings only. Decisions will be not rendered on site plans not drawn to scale.

### ON SITE PARKING FOR SITE PLAN REVIEW

In order to provide sufficient guidance for applicants in the preparation of their Site Plan Review applications, the Board will be using the following guidelines.

- a. The applicant shall provide parking that is adequate for the number of employees on the site and for the projected number of customer vehicles.
- b. Parking stalls and aisle layout shall conform to the standards in Table 1:

**Table 1 Parking Stall and Aisle Layout**

<b>Parking Angle (in Degrees)</b>	<b>Stall Width</b>	<b>Skew Depth</b>	<b>Stall Depth</b>	<b>Aisle Width</b>
90	9'-0"	0'-0"	18'-0"	24'-0" two way
60 only	8'-6"	10'-6"	18'-0"	16'-0" one way
45 only	8'-6"	12'-9"	17'-6"	12'-0" one way
30 only	8'-6"	17'-0"	17'-0"	12'-0" one way

- (c) In parking lots utilizing a parking angle of 90 degrees, thirty percent (30%) of the spaces shall be created with a stall width of 10'-0" and a stall depth of 20'-0". Remaining spaces shall be created with a stall width of at least 9'-0" and a stall depth of a least 18'-0".

- (d) In lots utilizing diagonal parking, the direction of proper traffic flow shall be indicated by signs, pavement markings or other permanent indications and maintained as necessary.**
  - (e) A minimum of 1.5 parking spaces per 500 square feet of floor area shall be provided, but in no case less than one space for every two employees.**
  - (f) The closest boundary of the parking area shall be within 300 feet of the principal building for which the spaces are required.**
  - (g) Five percent (5%) of the total parking area, including maneuvering areas but not including access roads which are not a part of the parking area itself, shall be landscaped and maintained with trees, shrubs, and other natural vegetation, in a manner approved by the Planning Board.**
  - (h) The surface of driveways, maneuvering areas and parking areas shall be uniformly graded with a subgrade consisting of gravel or equivalent materials at least six (6) inches in depth, well compacted and with a wearing surface equivalent in qualities of compaction and durability to fine gravel.**
  - (i) A system of surface drainage and erosion control shall be provided in such a way that the water runoff shall be disposed of on the site of development and, to the extent practicable, done so through the wise use of the natural features of the site.**
  - (j) Where artificial lighting is provided, it shall be shaded or screened so that no light source shall be visible from outside the area and its access driveways.**
- 7. Off-street loading: Each loading bay shall have minimum dimensions of 50 feet by 14 feet and may be located either within a building or outside and adjoining an opening in the building. Every part of such loading bay shall be located completely off the street. In case trucks, trailers, or other motor vehicles larger than the dimensions of the minimum**

loading bay habitually serve the building in question, additional space shall be provided so that such vehicle shall park or stand completely off the street. All loading bays and waiting areas shall be screened.

8. All retail establishments parking lots must be paved, unless waived by the Planning Board.

### **Site Plan Stormwater and Phosphorus Export Controls**

All stormwater controls and phosphorus export controls on the final approved plan must be inspected by a licensed engineer after installation and a signed statement that the controls were installed in accordance with the plan must be provided to the Naples Code Enforcement Officer prior to any of the lots being sold.

All plot plans given to any future buyer shall show all required stormwater and phosphorus export requirements given at the time of approval by the Planning Board.

### **Site Plan Buffer Zone Site Plan**

Applicants must provide subsequent owners with a site plan showing location and dimensions of building envelopes and any required buffer zones together with the instructions for the maintenance of wooded buffers.