

SITE PLAN STANDARDS

Applicability- This document is required for the following applications:

- Special Permit (Required)
- General Development Plan (Required)
- Site and Architectural Plan & Requested Uses/Final Site Plan (Required)
- Zoning Map Change (May be required based on application)
- Zoning Text Change (May be required based on application)

Purpose: A Site Plan is required to show the proposed site conditions and conditions in its immediate vicinity subsequent to the proposed development.

Standards -

FORMATTING REQUIREMENT	
	<ul style="list-style-type: none"> • Minimum sheet size 24" x 36" – maximum sheet size 30" x 40".
	<ul style="list-style-type: none"> • Include a scale and north arrow for the drawing in the title block.
	<ul style="list-style-type: none"> • All line types should be easily distinguishable and listed in the legend.
SITE PLAN CONTENTS	
	<ul style="list-style-type: none"> • The proposed site plan should only show the improvements proposed along with existing site improvements that will remain.
	<ul style="list-style-type: none"> • Proposed buildings should be shown with a line style distinct from the line style for existing buildings.
	<ul style="list-style-type: none"> • The drawing should include the entire subject property <u>along with the complete width of the adjoining street right of way.</u>
	<ul style="list-style-type: none"> • Do not show underground utilities, contours or spot elevations.
SITE IMPROVEMENTS	
	<ul style="list-style-type: none"> • Include all improvements on the site including primary and accessory buildings (roof plan including setbacks), canopies, balconies, driveways, pedestrian paths, planters and parking areas.
	<ul style="list-style-type: none"> • Label each building part of the development with height in stories, feet and floor area.
	<ul style="list-style-type: none"> • Include the location and type of fence or other type of screening if proposed.
	<ul style="list-style-type: none"> • Show location and label types of light poles.
	<ul style="list-style-type: none"> • If proposed, label whether porches are covered or uncovered.
	<ul style="list-style-type: none"> • Dimension the curb cuts, pathways and landscaped areas.
	<ul style="list-style-type: none"> • Provide dimensions for the distance between buildings on the site.
	<ul style="list-style-type: none"> • Show and dimension all courts and open spaces on the site.
	<ul style="list-style-type: none"> • Label and dimension public access areas if any.
	<ul style="list-style-type: none"> • Dimension the distance of the building from all property lines.

BOUNDARIES	
	<ul style="list-style-type: none"> • Depict and dimension the property boundary with a distinct line type. (Black dash-dot-dash)
	<ul style="list-style-type: none"> • Depict the zoning district boundary (grey dash) and label.
STREETS, HIGHWAYS, RAILROADS AND OTHER PUBLIC RIGHT OF WAYS	
	<ul style="list-style-type: none"> • Show as solid heavy line
	<ul style="list-style-type: none"> • Label all street names
	<ul style="list-style-type: none"> • Depict traffic directions
	<ul style="list-style-type: none"> • Dimension the street width of adjoining street and note existing on-street parking.
	<ul style="list-style-type: none"> • Depict, dimension and note materials for improvements to the sidewalk adjoining the property including pedestrian path, amenity strip, planting, buffer zone etc. • Indicate if a street on site or adjoining the site is a private road
ACCESS	
	<ul style="list-style-type: none"> • Show direction of traffic on all driveways and
	<ul style="list-style-type: none"> • Show all pedestrian access points to the building with arrows.
	<ul style="list-style-type: none"> • Show with arrows means of vehicular access to covered garages.
EASEMENTS	
	<ul style="list-style-type: none"> • Indicate and dimension any easements. • Include a note regarding the purpose of the easement.
PARKING & LOADING	
	<ul style="list-style-type: none"> • Show all regular parking spaces and bike parking spaces
	<ul style="list-style-type: none"> • Show and label compact, handicap parking spaces , loading spaces
	<ul style="list-style-type: none"> • Dimension typical parking space of each type
	<ul style="list-style-type: none"> • Indicate the number of parking spaces in each part of the plan
	<ul style="list-style-type: none"> • Note the total number of parking spaces including bike parking spaces
LANDSCAPING	
	<ul style="list-style-type: none"> • The site plan should include all the landscaping proposed on the site including planting, lighting and hardscape material. A separate landscape plan should be submitted which includes the specifications for the plantings and the hardscape. • Dimension the typical distance between street trees and typical distance between lamps posts where provided.