

Site / Plot Plan Requirements

For Zoning Hearings (Part 14) and Conditional Use Hearings (Part 13)

All plot plans that accompany an application for a Zoning Hearing / Conditional Use Hearing shall include the following information. **Please see the attached examples.**

General:

- Site plan should be drawn to a scale of one inch = 100 feet
- Include a copy of the last recorded subdivision plan of which the subject property is a part
- Include an aerial image of your property (such as from Google Earth or ChescoViews)
- Show all property lines with approximate lengths
- Dimensional features showing compliance with applicable area, width, coverage, yard, natural and historic protection standards per Chapter 27 (Zoning Ordinance)

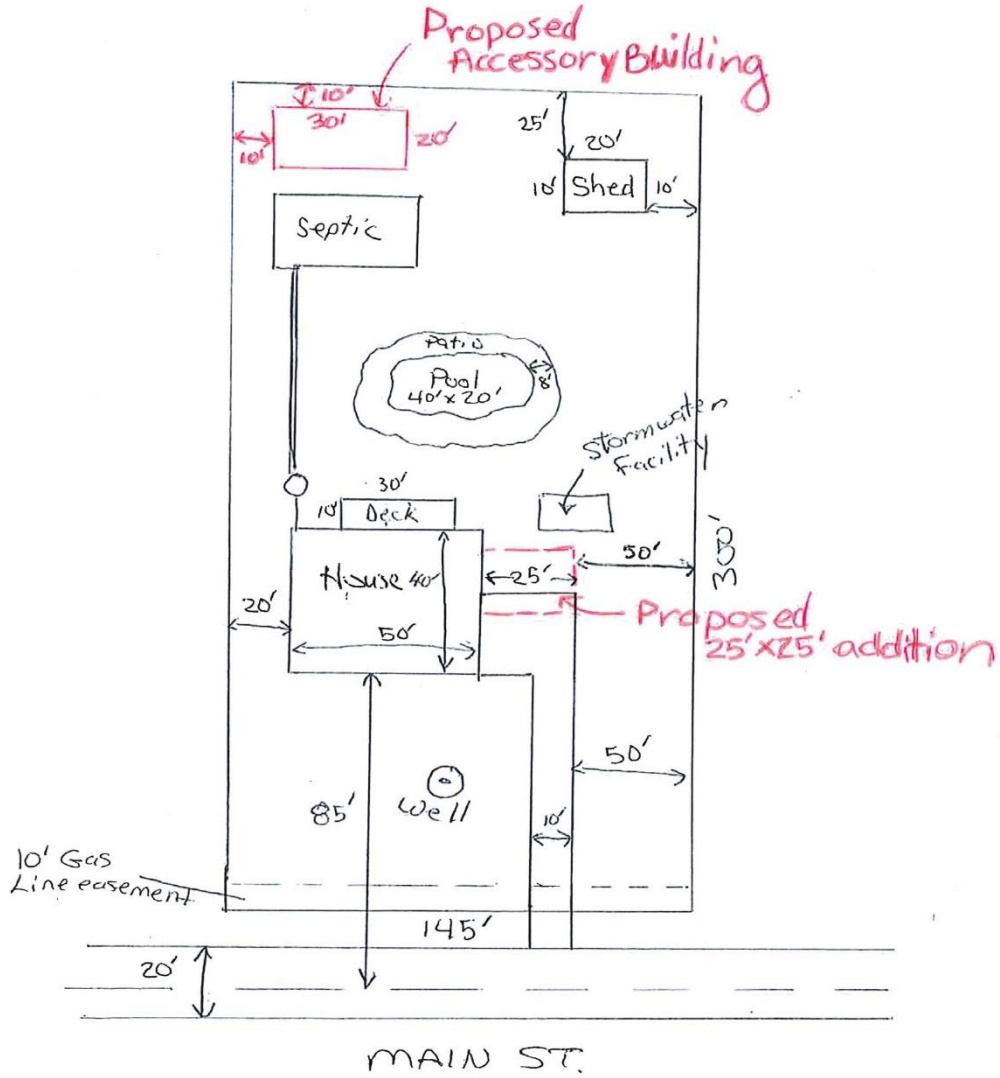
Existing Features:

- Show all existing buildings / structures - this includes driveways/parking areas, sheds, detached garages, decks, pools, patios, accessory buildings, etc.
 - Indicate location of all buildings / structures
 - Indicate size (dimensions) and coverage of all buildings / structures, including height
 - Indicate use of all buildings / structures
 - Show distances from buildings / structures to property lines
 - Show distance from buildings / structures to centerline of road
- Well & Septic locations (or laterals for public water/sewer)
- Locations & dimensions of any stormwater management features (basins, underground stone infiltration beds, swales, etc.)
- Locations and widths of any utility or stormwater easements

Proposed Features:

- Show location of all proposed buildings / structures
 - Indicate location of all buildings / structures
 - Indicate size (dimensions) and coverage of all buildings / structures, including height
 - Indicate use of all buildings / structures
 - Show distances from buildings / structures to property lines
 - Show distance from dwelling (and any structures in front of dwelling) to centerline of road
- Provisions for treatment of disposal of sewage and supply of water
- Provisions for handling of stormwater drainage
- Location, dimensions, and arrangement of sidewalks, parking areas, site access, and interior circulation, off-street loading & unloading, and lighting
- Location, dimensions, and arrangement of all areas devoted to open space, ground cover, trees, plantings, and recreation
- Location & design of on- and off-site improvements related to access control & traffic capacity

Example Site Plan for Public Hearings



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