

Site Plan Development Elements

87.33 E. - The applicant shall cause a site development plan map to be prepared by a civil engineer, surveyor, land planner, architect or other competent person. Site development plan elements shall include those listed below which are appropriate to the proposed development or use as indicated by the Planning Board or its representative in the pre-submission conference:

1. Scale & dimensions. The map shall be at least eighteen (18) by twenty-six (26) and at a scale of ten (10), twenty (20) or forty (40) feet to the inch, except that if the property has a maximum dimension over nine hundred (900) feet, a scale of fifty (50) feet to the inch may be used.
2. Legal data.
 - a. Section, block and lot of the parcel for identification purposes.
 - b. Name and address of the owner of record of the parcel.
 - c. Name and address of the person, firm or organization preparing the map.
 - d. Date, North point, written and graphic scale.
 - e. Sufficient description or information to define precisely the boundaries of the property. All distances shall be in feet and tenths of a foot. All Angles shall be given to the nearest ten (10) seconds or closer. The error of closure shall not exceed one (1) in ten thousand (10,000).
 - f. The location, names and existing widths of adjacent street rights-of-way and curb lines.
 - g. The locations and owners of record of all adjoining lands.
 - h. Locations, width and purpose of all existing and proposed easements, setbacks, reservations and areas dedicated to public use within or adjoining the property.
 - i. Existing zoning for the parcel.
3. Natural features.
 - a. Contours at six inch intervals for land with less than two per cent (2%) slope, one foot intervals between two per cent (2%) and five per cent (5%) or five foot intervals for land with grades over five per cent (5%). Contours shall be related to a datum acceptable to the Village Engineer.
 - b. Location and width of any existing watercourses, marshes, wooded areas and individual trees.
 - c. Approximate boundaries of any areas subject to flooding or storm water overflows.
4. Existing structures and utilities.
 - a. Locations of uses and outlines of structures drawn to scale on and within one hundred (100) feet of the property.
 - b. Paved areas, sidewalks and vehicular access between the site and public street.

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