



ZONING SITE PLAN TECHNICAL REQUIREMENTS

The following elements must be shown for zoning review purposes

Staff Appl

COVER PAGE

- contact information: name, address, telephone number and email and/or fax
- project name, address and legal description and project description

ON EVERY SHEET

- north point, graphic scale, title block and consecutive sheet numbers lower right corner

SITE LAYOUT

- zoning and land uses for land within 200 feet of site boundary
- location, dimension, use and arrangement of all proposed buildings, list computations in chart form showing the amount required and provided:
 - height in stories and feet, total building area, gross square footage, total lot area, floor area ratio, total impervious area, total open space
- distance from property lines to buildings and from building to building
- required minimum setbacks, front, side and rear
- proposed sidewalks along streets
- existing structures and fences, labeled whether they are to be removed
- existing and proposed public and private rights-of-way and walkways dedicated to public use, easements located on or adjacent to the plan area, and access points

PARKING AND LOADING

- list computations in chart form compliant with off street parking standards
- location, dimensions and number of all vehicular and pedestrian circulation elements, including driveways, curb radii, curb cuts, driving lanes, parking stalls, loading spaces, sidewalks, walkways, including type of surface material, identify handicap and covered parking
- location, height and intensity of all outdoor lighting including parking lot lighting
- location and dimensions of loading docks, service areas, refuse and recycling containers and the type of materials or plantings to be used for fencing and screening

FENCING

- location and height of all walls, fencing, and screening (including dock, loading areas, and service areas) and the type of materials or plantings to be used for fencing and screening
- location of controlled access gates, gate control pedestals, and key boxes

LANDSCAPE PLAN

- landscape plan per Article XIV and any other specific landscaping requirements, noting all required and proposed landscape setbacks, transitional buffers, parking, landscaping, and screening

Preparer's Signature: _____

Printed Name: _____

Date: _____