

A **Site Plan** is a graphic rendering of the existing conditions of a property and is also used to illustrate any proposed use, construction, or development. While the type of project and scope of work will dictate the specific data and information included on a **Site Plan**, the following information is generally included:

- all significant natural, topographical, and physical features (structures, fences, impervious surfaces, exterior lighting, etc.) of the subject property including topographical contours at one foot intervals;
- the location and extent of tree cover and bufferyards (including single trees in excess of six inches in diameter at a height of 4.5 feet above grade and specifying bufferyard depth);
- the location and extent of water bodies and courses, wetlands, marshes and special flood table land, flood fringe, and floodways on or within 100 feet of the subject property;
- existing drainage structures and patterns;
- soil conditions as they affect development;
- location, use, size, and height (in stories and feet) of structures and other land uses on the subject property and on any property within 250 feet of the subject property;
- minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure; and
- all existing and proposed surface and sub-surface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.