

**TOWN OF GRANBY
SITE PLAN REQUIREMENT**

16-6-18

Site Plan Requirement

1. Site plans shall be required for any non-residential development, and all residential development greater than one (1) acre in size. All site plans shall contain the following information, supplemented as applicable by the design standards of Article 17-2-6.
 - A. Name of the project located at the top center of the sheet. Below this should be the location of the development by streets adjacent to the zone lot, along with the section, range and township.
 - B. Legal description of zone lot.
 - C. North point - the top of the sheet will be north whenever possible.
 - D. A survey showing property boundary lines and dimensions; existing and proposed public and private easements, existing easements of record, roadways, rail lines and rights-of-way adjacent to or crossing the property. Boundary lines of the zone lot shall be shown in heavy solid line. (Also, show the elevation and location of bench mark used, U.S.G.S. datum.)
 - E. Sheet size shall be 24" x 36" with a preferred scale of 1" = 50'. The top, bottom, and sides of the sheet should have a 1" wide margin.
 - F. A general vicinity map drawn to an approximate scale of 1" = 1,000'.
 - G. The existing and proposed finished grade contour lines of the project area shown in intervals not to exceed two (2) feet..
 - H. The present zoning classifications of all abutting properties.
 - I. The required setbacks shown as dotted lines on the property.
 - J. The location, size and arrangement of proposed buildings and existing buildings which will remain, if any; the maximum height of buildings in stories and feet; the floor area ratio, total floor area and total square feet of ground area coverage; the number of dwelling units.
 - K. A minimum of front and side elevations of all buildings showing predominant architectural elements and extension treatments.
 - L. Location, dimensions and number of all vehicular and pedestrian circulation elements, including streets and roadways, driveways, entrances, curbs, curb cuts, parking stalls, loading spaces and access aisles; sidewalks, walkways, and bikeways, including slope and gradient of vehicular elements; the private roads or streets within the project shall be designed to allow reasonable ingress and egress for emergency vehicles.
 - M. Utility plans, indicating placement of water mains, sanitary sewers, storm sewers, including surface and subsurface drainage.

N. Locations, design, height, size and orientation of all outdoor signs and illumination.

O. Location and height of all walls, fences, screens and planting areas.

P. Location, height and type of all outdoor lighting.

Q. A tabulation of the following information with respect to the area included in the Site Plan:

Total Project Area _____ Acres

Number of dwelling units by type:

Single family detached _____ Units

Single family attached or townhouses _____ Units

Multi-family _____ Units

Floor Area Ratio of Commercial or Industrial Projects _____ FAR

Maximum Height of Buildings _____ Feet

Number of Parking Spaces Required _____ Spaces

For commercial developments, indicate the area of planting beds adjacent to parking areas _____ Sq. Ft.

Total paved area within the project _____ Sq. Ft.

R. Location of all outside facilities for solid waste disposal.

S. Show all existing and proposed fire hydrants, control facilities, standpipes, etc.

T. Show drainage way plans, detention areas, and water pollution control devices with the volumes described in cubic feet.

U. Types of surfacing to be used at various locations.

V. All vehicular and pedestrian elements designed and constructed to Town specifications.

W. Generally depict the landscape plan for the site. Include:

Locations and general plant types planned therein;

Types of surface such as asphalt paving, turf, gravel etc.;

Proposed initial plant sizes;

Designation of any snow storage areas and proposed landscaping thereon;

Locations and types of any passive or active recreation areas;

Proposed means of plant irrigation.

- X. Proposed facilities and method for public transit boarding and unloading where appropriate.
- 2. Except for Conditional Uses (which require review and approval by the Granby Planning Commission), Site Plans shall be reviewed by the Town Manager within ten (10) working days of the submittal of a Plan or Building Permit accompanied by a Plan. At the Manager's discretion, the Site Plan may be reviewed by the Planning Commission at a regular meeting for their comments. Decisions of the Manager and/or Commission are final.
- 3. Five (5) copies of the Site Plan shall be submitted to the Town for review either prior to or at the time of application for a Building Permit. The Town Clerk or Town Manager can request additional copies as necessary.
- 4. Upon approval of a Site Plan, the Town Manager shall so note with his initials on the Plan, and proceed to issue a Building Permit as per Town Regulations. Failure of the applicant to comply with constructing an approved Site Plan arrangement shall have Certificates of Occupancy withheld until compliance is determined.