

NORTH BRANFORD PLANNING AND ZONING COMMISSION
APPLICATION FOR APPROVAL OF A SITE DEVELOPMENT PLAN

The undersigned has filed an Application for a Zoning Permit with the Zoning Enforcement Officer and hereby makes application to the Planning and Zoning Commission of the Town of North Branford, Connecticut for approval of a SITE DEVELOPMENT PLAN under the conditions and terms of the Zoning Regulations.

APPLICATION # _____ for a Zoning Permit was received by the Zoning Enforcement Officer on _____ (date).

1. Location of Property: _____ Map _____ Lot _____
2. Property Owner: _____
3. Owner's Address: _____
4. Name of Applicant _____
5. Address of Applicant _____
6. Has a previous SITE DEVELOPMENT PLAN application been filed for the premises? ___ Y ___ N - Date _____
7. Cite the particular SITE DEVELOPMENT PLAN approval requested. Schedule A, Line # _____
8. Is the Application for a Zoning Permit and this Application accompanied by the following:
 - a. Statement of Use (62.5.1) Yes ___ No ___
 - b. Site Plan (62.5.2) Yes ___ No ___
 - c. Architectural Plans (62.5.3) Yes ___ No ___
 - d. Application Fee (62.11) Yes ___ No ___ Amount \$ _____

Does the applicant request the Planning and Zoning Commission to waive required submission of any of the above or any item thereof? _____ if yes, please specify: _____

Failure to submit all of the above items will be considered an incomplete Application for Approval of a Site Development Plan until required submission of an item, or element thereof, is waived by resolution of the Commission.

Date _____ Signature of Applicant/Authorized Agent _____

Date _____ Signature of Owner (if not applicant) _____

Note: The Planning and Zoning Commission will decide on this Application. The applicant, or his authorized agent, may request a meeting with the Commission and may present information showing how the proposed site plan use and the buildings, structures and facilities conform to the general standards specified in Paragraph 41.2 and/or 41.3. All standards specified in Section 41 are in addition to other requirements of the Regulations applicable in the District in which the site development plan use is to be located. The commission may obtain information on its own initiative but will need to rely upon data presented to it by the applicant. Applications may be given administrative approval by the Commission subject to modifications deemed necessary to conform to the standards of Paragraph 41.2 and/or 41.3 and other requirements of the Regulations.

Received By: _____

Date: _____

CHECK LIST FOR SITE DEVELOPMENT APPLICATIONS

VIEW ITEMS	ITEM PRESENT		COMMENTS
	Yes	No	
<u>APPLICATION FOR ZONING PERMIT</u> (Section 62.5)			
<u>APPLICATION FOR SITE DEVELOPMENT PLAN</u> (Section 62.5)			
<u>STATEMENT OF USE - 4 copies</u> (Section 62.5.1)			
<u>SITE PLANS - 6 copies</u> (Section 62.5.2)			
<u>PREPARATION:</u>			
a) <u>Licensed surveyor, engineer, architect or landscape architect;</u>			
b) <u>SCALE:</u> Drawn to a scale of not less than 40' to 1";			
c) <u>SITE SURVEY:</u> The plan shall show all property lines of the lot and lines delineating any lesser area of the lot to be used under the APPLICATION;			
d) <u>CONTOURS:</u> Existing and Proposed, at an interval not exceeding two (2) ft., or equivalent ground elevations;			
e) <u>WETLANDS:</u> Wetlands and Water Courses, as defined in Section 6, and any large trees, wooded areas and ledge;			
f) <u>STRUCTURES:</u> Existing and proposed buildings, structures, retaining walls, signs and outdoor illumination facilities;			
g) <u>CIRCULATION:</u> Streets, driveways, sidewalks, and off-street parking and loading facilities;			
h) <u>UTILITIES:</u> Sewage disposal and water supply facilities, and storm drainage and provision for soil erosion and sedimentation control;			
i) <u>LANDSCAPING:</u> Including trees, shrubs, lawn and other facilities, and any natural terrain not to be disturbed;			

North Branford Planning
and Zoning Commission

VIEW ITEMS	ITEM PRESENT		COMMENTS
	Yes	No	
<p>j) <u>LOCATION MAP</u>: Showing the location of the lot in the Town at a scale of 1" = 800';</p> <p>k) <u>VICINITY MAP</u>: At the same scale as the Town Tax Assessor's map, showing the lot, and for all area within 500' of the lot, the existing zoning district boundary lines, existing property lines and lots, including Map and Parcel Number;</p> <p>l) <u>SCHEDULE OF DATA</u>: Indicating no less than the area of the lot, total floor area, total ground coverage by buildings and all paved area, number of parking and loading spaces required and provided, estimate of amount of earth material to be removed or deposited.</p> <p>5. <u>ARCHITECTURAL PLANS - 6 copies</u> (Section 62.5.3) <u>PREPARATION:</u></p> <p>a) Licensed architect, or engineer;</p> <p>b) <u>CONTENT</u>: All proposed buildings, structures, signs and outdoor illumination facilities;</p> <p>c) <u>EXTERIOR ELEVATION DRAWINGS</u></p> <p>d) <u>GENERALIZED FLOOR PLANS</u></p> <p>e) <u>PERSPECTIVE DRAWINGS</u>: In sufficient detail to indicate function, bulk and exterior character and finish.</p> <p>6. <u>ADDITIONAL INFORMATION</u> (Section 62.6.1) * IF REQUIRED</p> <p>a) <u>STORM DRAINAGE</u>: Detailed Plans</p> <p>b) <u>SEWAGE DISPOSAL</u>: Detailed Plans</p> <p>c) <u>WATER SUPPLY FACILITIES</u>: Detailed Plans</p> <p>d) <u>STORM DRAINAGE COMPUTATIONS</u></p> <p>f) <u>SOIL SURVEYS</u></p> <p>g) <u>SEEPAGE TESTS AND BORINGS</u></p> <p>7. <u>OTHER</u></p> <p>a)</p> <p>b)</p> <p>c)</p>			

TOWN OF NORTH BRANFORD
ENGINEERING DEPARTMENT
BOND ESTIMATE FORM - SITE PLANS

Site Plan: _____

Location: _____

Name of Developer: _____

Address: _____ Phone No.: _____

<u>DESCRIPTION</u>	<u>QUANTITY*</u>	<u>UNIT PRICE**</u>	<u>TOTAL PRICE**</u>
1. Catch basins and manholes	_____ each	_____	_____
2. Endwalls and flared ends	_____ each	_____	_____
3. _____"-diameter storm sewers, installed	_____ l.f.	_____	_____
4. _____"-diameter storm sewers, installed	_____ l.f.	_____	_____
5. Imported fill	_____ c.y.	_____	_____
6. Bituminous concrete pavement, including subgrade preparation	_____ s.y.	_____	_____
7. Other pavement (specify): _____	_____ s.y.	_____	_____
8. Curbing; wheelstops	_____ l.f./ea.	_____	_____
9. Drainage ditches; swales	_____ l.f.	_____	_____
10. Loaming and seeding	_____ acres	_____	_____
11. Planting of trees and shrubs	_____ each	_____	_____
12. Lighting	_____ each	_____	_____
13. Sidewalks	_____ l.f.	_____	_____
14. Fencing	_____ l.f.	_____	_____
15. Removal of existing structures	_____	_____	_____
16. Final clean-up of site work	_____	_____	_____
17. Other (specify): _____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____
SUB-TOTAL		\$ _____	
ADD 15% OF SUB-TOTAL FOR CONTINGENCIES		\$ _____	
TOTAL BOND ESTIMATE		\$ _____	

*to be supplied by developer
**to be supplied by Town Engineer

APPROVED BY: _____, Town Engineer (date)