

SITE DEVELOPMENT PLANS

The following information shall be submitted with any application for a site development plan approval. This information shall be contained in a site plan or combination site plan/grading plan. Six (6) copies of the plan and one (1) 11x17 of the plan shall be submitted to the Planning Department along with the Type I application form. The site plan shall have a scale of no greater than 1"=50'. Electronic copies of all plans must be submitted as a PDF via email, CD, or flash drive.

General Information: To be placed on the site plan in addition to the application form.

1. Name of the project.
2. Location of the project.
3. Date of the plan preparation.
4. North point and scale of the drawing.
5. Dimensions of all property lines, structures, paved areas, easements, etc.

Site Information: To be placed on the site plan drawing (if applicable).

1. Property lines.
2. Adjacent streets with rights-of-way shown, on-site roadways and driveways, street right-of-ways, fire lanes, and access to public streets.
3. Utility right-of-ways and easements including electric, natural gas, telephone, water (domestic and fire), sanitary sewer and drainage easements.
4. Location of existing utilities on or adjacent to the site.
5. Location of transformer pad.
6. Locations of existing and proposed buildings and structures
7. Location of critical environmental features required for the site capacity calculations (Sec. 61.530 - 61.533) including lakes, ponds, water courses, wetlands, drainage ways, floodway, floodway fringe, moderate and steep slopes.
8. Location of parking and loading areas.
9. Exterior storage, lighting, exterior trash enclosure, and sign locations where applicable.
10. Sidewalks, walkways, bikeways, and transit facilities.
11. Landscaped areas, planting/landscape plan, fences, retaining walls, and bufferyards. The adjacent land uses and zoning districts must be available for the determination of bufferyards.
12. Location of existing and proposed boulevard trees.

Zoning Information Summary: A table of zoning information should be placed on the site plan to easily display zoning ordinance requirements (if applicable). Includes but not limited to the following:

1. Site Address or Parcel ID Number
2. Current Zoning
3. Proposed Use
4. Completed site capacity calculation, including net buildable area
5. Gross square footage of all buildings and structures
6. Floor area ratio calculations
7. Required and proposed setback distances from property lines (Front yard, side yard, side street side yard, sum of side yard, and rear yard).
8. Permitted and proposed building height
9. Site location standard (if applicable)
10. Exterior lighting standard
11. Sign standard
12. Exterior storage standard
13. Amount of landscape area required and provided
14. Bufferyards required by yard
15. Amount of useable recreation area provided (residential development only)
16. Dwelling unit density with breakdown by unit type included (residential development only)
17. Required off-street parking
18. Boulevard tree planting plan

Building Information: If applicable.

1. Scaled elevations with dimensions labeled
2. Window locations identified in all performance standard residential uses and multifamily residential uses under four stories
3. Information necessary for water, sewer, and electrical service to buildings. (Contact RPU and the Fire Department for requirements regarding fire protection, hydrants, and utility easements.

Other Submittal Requirements: If applicable.

1. Certificate of survey
2. Photometric plan
3. Grading and drainage plan if separate from the site development plan (Contact Rochester Public Works Department regarding grading and stormwater plan requirements.)
4. Utility plan (existing and proposed improvements)
5. Traffic Impact Study or waiver form
6. Cross access easements or agreements

