

LAND USE AND DEVELOPMENT

300 Attachment 3

Form 2

Informal (Concept) Site Plan  
Plat Details and Requirements  
[Amended 12-21-2010 by Ord. No. 1507]

Applicant's Name \_\_\_\_\_

Application # \_\_\_\_\_ Date Received \_\_\_\_\_

PLAN ACCURACY AND LEGIBILITY

SUFFICIENT FOR REVIEW: Yes ( ) No ( )

Yes No

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|-----|-----|---|
| ( ) | ( ) | 1. A general description of the proposed development and a brief assessment of its effect on the site, adjacent properties, the neighborhood and the Borough as a whole, including but not necessarily limited to effects upon the natural environment, land use patterns, traffic and circulation, visual factors, utilities and drainage. |
| ( ) | ( ) | 2. A key map showing location of tract to be considered in relation to the surrounding area, within at least 200 feet of the subject site.  |
| ( ) | ( ) | 3. Title block containing name of applicant and owner, preparer, lot and block numbers, date prepared and date of last amendment.   |
| ( ) | ( ) | 4. Scale of map, both written and graphic. The scale shall contain no more than 50 feet to the inch.  |
| ( ) | ( ) | 5. North arrow.   |
| ( ) | ( ) | 6. Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating all setbacks, lot areas, lot widths, lot coverage, floor area ratios, and density, both as to required and proposed, for the subject property.   |
| ( ) | ( ) | 7. The location and width of any abutting streets, both right-of-way and pavement.  |
| ( ) | ( ) | 8. The boundaries of the tract in question, with dimensions of same.  |
| ( ) | ( ) | 9. Location of existing easements or rights-of-way including power lines.   |
| ( ) | ( ) | 10. Contours to determine the natural drainage of the land. Intervals shall be: up to 10% slope - two feet; over 10% slope - five feet.   |
| ( ) | ( ) | 11. Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops, as well as locations of mining activity.   |

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- ( ) ( ) 12. Location of existing buildings and their setbacks from property lines.
  - ( ) ( ) 13. Preliminary floor plans and building facade elevations for existing and proposed buildings.
  - ( ) ( ) 14. Location of existing and proposed parking, loading, access and circulation improvements.
  - ( ) ( ) 15. Location and description of existing and proposed landscaping.
  - ( ) ( ) 16. Any additional information deemed necessary by the approving board.
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