

ZONING

214 Attachment 1

Town of Somers

Site Plan Application Checklist

- 1. Application form bearing the original signature(s) of the owner(s) of record, or letter of authorization from the owner to a designated agent
- 2. Application fee
- 3. Three copies of site plans showing, where applicable:

Reference

- Name and address of property owner(s)
- Name and address of applicant(s)/developer(s)
- Address of property in question
- Name of development (if any)

Professional Certifications

- Signature and seal of an engineer, landscape architect, or land surveyor who is registered in the State of Connecticut
- Incorporation of an A-2 survey prepared, sealed and signed by a Connecticut licensed land surveyor
- Where applicable, a statement from a Connecticut-licensed soil scientist that the "flagging" of wetland soils and delineation of watercourses on the maps is accurate

Property Location/Configuration

- A North arrow
- An acceptable scale, generally not less than one inch equals 40 feet
- A key map showing the location of the property in relation to private streets, accessways, and surrounding areas
- Survey information of the land in question the actual dimensions of the plot to be built upon or used including distances, angles and bearings
- The location of any wetlands, watercourses, aquifers, or areas of special flood hazard

SOMERS CODE

- The zoning district classification of the plot and any surrounding zones
- Limits of any easements, or right-of-way and their purpose

Site Layout

- The location and size of existing and proposed buildings and structures with setback distances from lot lines
- The location of setback lines
- Existing and proposed merestones, iron pins and other property markers
- Finished floor elevations of all buildings and structures

Zoning compliance

- Existing and proposed bulk requirements including lot size, lot frontage, building coverage, front yard, side yards, and rear yard
- Existing and proposed building height
- Existing and proposed parking, open space, landscaping, and other requirements

Utility Services

- Type of water supply and sewage disposal system and location
- Location of subsurface sewage disposal area and site testing locations for the same, if applicable
- Engineering data including drainage system (computations as required)

Erosion and Sediment Control

- A soil erosion and sediment control plan and narrative demonstrating compliance with the erosion and sediment control provisions of these regulations.
- Identification of specific erosion and sedimentation controls to be used

See full Zoning Regulations for possible additional plan requirements depending on nature of activity proposed.