

SPRAGUE SITE PLAN CHECKLIST

The following items provide the applicant and the Sprague Planning and Zoning Commission with a listing of the various requirements for a site plan. Check each item as applicable, to insure that the required information is completed. **SITE PLANS NOT CONTAINING ALL THE APPLICABLE ITEMS ON THE CHECKLIST WILL BE DETERMINED INCOMPLETE BY THE COMMISSION AND MAY BE DENIED.**

Site plan Application Form fully completed.

Application fee paid.

Ten copies of all maps, plans, and profiles conforming to the Regulations of Connecticut State agencies Sections 20-300b-1 through 20-300b-20, and the “Standards for Surveys and Maps in the State of Connecticut”, as adopted for use by the Connecticut Association of Land Surveyors on September 26, 1996. The Site Plan Map shall be drawn at a scale of one inch equals 50 feet, showing the following:

The name of the site plan and the words, “Sprague, Connecticut”.

North arrow, scale, date of survey and legend with description of symbols and abbreviations.

Property boundaries, dimensions and area in acres and square feet.

Existing monuments, pipes or markers concerning property boundaries.

Designation of zoning district(s).

Zoning compliance table.

Approval block for “Approved by the Sprague Planning and Zoning Commission” with space for Commission Chairman or Secretary signature and date.

Approval block for “Approved by the Sprague Inland Wetlands and Watercourses Commission” with space for Commission Chairman or Secretary signature and date.

Approval block for “I hereby declare that the wetland soil boundary shown on this map is substantially correct” with space for soil scientist signature and date.

The words “Date of Completion of all Work” with space for Commission Chairman or Secretary and date.

Record owner.

Site plan applicant.

Licensed Professional Engineer with seal and registration number.

Licensed land surveyor with seal and registration number.

- Existing and proposed easements and rights-of-way.
- Existing and proposed structures in square feet and locations and size of existing structures on abutting property within 100 feet of the property.
- Building set-back lines based on appropriate zoning designation.
- Building elevations or preliminary architectural drawings.
- Location of storage areas for materials, supplies, products, vehicles and equipment that will not be kept inside a structure.
- Driveways and sight lines.
- Parking and loading areas.
- Wetlands and watercourses.
- Trees and forested areas, with limits of proposed clearing.
- Bedrock outcrops.
- Paved areas.
- Walkways and sidewalks.
- Layout, type and size of buffer or landscape area, plant materials, fencing, screening devices or other materials.
- Stone walls and fences.
- Location, size, and type of all water supply and fire protection facilities.
- Location, size, and type of all sewage disposal facilities.
- Stormwater drainage system, including location and elevations of existing and proposed street drainage facilities within 100 feet of the property.
- Location, size, height, and orientation of all signs and lighting facilities.
- Existing and proposed contour lines at sufficiently clear intervals to show existing and proposed topography and drainage.
- Flood zone limit.
- Erosion and sediment control plan.
- Location of percolation test holes and deep test data (required in the area of the proposed leaching field).
- Soil test pit data in tabular form.

- ___ Footing drain for each proposed building.
- ___ Construction details for public improvements.
- ___ For projects to be developed in stages, an overall site and staging plan.

The following written statements shall accompany the site plan application:

___ For a site plan involving inland wetlands and watercourses, evidence that the applicant has submitted the proposed site plan to the Sprague Inland Wetlands and Watercourses Commission.

___ For a site plan located where public sewer and water are available, a statement from the Sprague Water and Sewer Authority that service will be provided by the Authority.

___ For those areas where public sewers are not available, a statement from the Uncas Health District or their designee, that percolation tests and examination of the deep test pits were conducted in their presence, and that the land is suitable for sub-surface septic disposal.

___ For a site plan fronting on a Sprague town road, evidence that the applicant has submitted the proposed site plan to the Sprague Board of Selectmen for their review and comment.

___ For a site plan fronting on a State Highway, evidence that the applicant has submitted the proposed site plan to the Connecticut Department of Transportation, District II Office in Norwich, for their review and comment.

___ Two copies of all storm drainage computations and supporting maps and charts.

___ Statement indicating the intention for the use of other land owned by the applicant adjacent to the proposed site plan.

___ Bond estimate.

___ Proposed wording of any covenants, deed restrictions and easements or land to be deeded to the Town of Sprague.

___ Any environmental reports required by the Commission.

___ Request for any waivers as provided for in Section 17.3 of the Zoning Regulations.

___ Evidence that the applicant has submitted the proposed site plan to the Sprague Conservation Commission for their review and comment.

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I hereby certify that the above site plan requirements have been provided.

Signature of Site Plan Preparer: _____ Date: _____