

Appendix E

MASTER PLAN CHECK SHEET

The following information shall be provided on a 24 x 36 inch plan, with scale of 1" = 40'. Applicant shall submit three full size plans. Ten additional copies of the Site Plan shall be provided on an 11 x 17 (reduced copy) plan.

1. **Master Plan** for the area to be rezoned, including the following elements:
 - a. Property and applicant information:
 1. address of the property;
 2. name and address of owner of record; and
 3. name of and address of the applicant.
 - b. boundary survey of the land to be included in the district at a scale no smaller than 1" = 50 feet, and prepared at the A-2 standard of accuracy by a Connecticut Licensed Land Surveyor;
 - c. existing topography with 2' contours to T-2 or T-3 level of accuracy show the general gradient of the site, existing structures, existing roads and rights-of-way, major topographic features, and limits of inland wetlands, watercourses and floodplains as mapped in the field by a qualified Soils Scientist and plotted by a Connecticut Licensed Land Surveyor;
 - d. existing land uses and zoning within 500 feet of the area to be rezoned;
 - e. names of all property owners located within 500 feet of the boundary of the property to be rezoned, as listed on the Town Assessor's records;
 - f. location of proposed land uses within the area to be rezoned; the number of residences, and the allocation among various types of residences; the aggregate square footage of each type of dwelling unit; the aggregate maximum number of bedrooms for each type of residential use; the residential density and the method used to calculate it;
 - g. proposed contours with intervals adequate to indicate drainage and grades;
 - h. location and size of proposed buildings and structures, including:
 - the square footage of each proposed building
 - the allocation of uses for each type of building
 - the height of each building or structure
 - the location and use of existing buildings or structures, and the intended use thereof
 - and the architectural and Site Design Guidelines (see Chapter 11 of the Zoning Regulations)
 - h. public and private streets and circulation patterns and potential traffic improvements proposed by the applicant;
 - i. general locations of on and off-street parking, loading and delivery areas;
 - j. existing and proposed pedestrian facilities and circulation routes;
 - k. potential location of public transit connections or stops;
 - l. public and private open spaces, both improved and natural, and the square footage or acreage thereof;
 - m. general locations of utilities and drainage facilities to serve the area to be rezoned;

Appendix E

- n.** general landscaping plans, including existing vegetation to be preserved and general location of landscape buffers, including general type of landscaping proposed (e.g., evergreen tree, shade tree, flowering tree, evergreen shrub or hedge, flowering shrub, ground cover, existing vegetation to remain) and general location of landscaping (buffers, street trees, parking lot islands, foundation plantings); provided that details such as the species, number, size, and exact location of such landscaping may be deferred to the subsequent Special Permit review;
- o.** proposed project phasing of residential and retail components, including phasing of public improvements and provisions to address construction traffic;
- p.** the location of all inland wetlands and watercourses as delineated by a certified soil scientist in Connecticut;
- q.** any exposed area of ledge in excess of 200 square feet; and
- r.** identification of any known natural and/or cultural resources (e.g., stone walls, foundations, archeological sites, etc).