

Appendix A Site Plan

A-1 Site Plan Required

A site plan clearly indicating the developer's intention to comply with the provisions of this ordinance may be required by the Town of Creswell for approval of zoning and conditional use permits. Only the information necessary to determine compliance shall be required.

A-2 Review Process

Copies of all site plans shall initially be submitted to the administrator who will determine whether or not the site plan contains the information required by this ordinance. For zoning permits the administrator shall determine whether or not the use is a permitted use and complies with all development requirements. If a use requires a conditional use permit the administrator shall submit the completed site plan along with all written information to the Town Board for review and approval.

A-3 Graphic Materials Required For Plans

- (A) The plans shall include a location map that shows the project in relation to the overall planning area.
- (B) Site plans shall be drawn to scale. A scale shall be used where all features are readily discernible.
- (C) Site plans should show on the first page the following information:
 - (1) name of applicant;
 - (2) name of development;
 - (3) north arrow;
 - (4) legend; and
 - (5) scale.

A-4 Existing Conditions on the Site

Site plans shall show existing natural, man-made, and legal features on the site including, but not limited to the following:

- (A) Existing natural features:
 - (1) natural cover (woods, pasture land, etc.)

- (2) streams, ponds, or rivers;
- (3) historic sites;
- (4) fragile environmental areas.
- (3) contour lines(shown as dotted lines) at appropriate intervals.

(B) Existing man-made features:

- (1) parking and loading areas, including handicap spaces;
- (2) streets;
- (3) drainage facilities;
- (4) utilities;
- (5) buildings and signs (including dimensions of each).

(C) Existing legal features:

- (1) the zoning of the property, including zoning district lines;
- (2) property lines;
- (3) street right-of-way lines; and,
- (4) utility or other easements.

A-5 Proposed Changes in Existing Features or New Features

The site plans shall show changes in existing natural, man-made and legal features as well as show proposed new legal features,(especially new property lines, street right-of-way lines and utility and other easements) as well as proposed man-made features, including, but not limited to the following:

- (1) lot dimensions;
- (2) location and dimensions of all buildings and freestanding signs;
- (3) location and dimensions of all recreational areas;
- (4) areas intended to remain as usable open space. The plan shall clearly indicate such open space areas are intended to be offered for dedication to public use or remain privately owned;
- (5) streets;
- (6) drainage facilities;
- (7) utilities (including water, sewer, electric, power, and telephone)
- (8) dimensions and layout of parking areas;
- (9) proposed planting to comply with buffering requirements, if applicable;
- (10) new contour lines(shown as solid lines) resulting from earth movement at appropriate intervals.

**Documents and Written Information in Addition to
Plans**

In addition to the written application and the plans, other relevant information or documents shall be provided.