



TOWN OF WILBRAHAM

Planning Board

240 Springfield Street

Wilbraham, Massachusetts 01095

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13.3 SITE PLAN REQUIREMENTS

Unless waived because of the scale or character of the development, site plans shall be prepared by a registered professional engineer, architect, landscape architect and/or land surveyor, and shall show, as a minimum:

- 13.3.1 The name and address of the project, date, north arrow and graphic scale;
- 13.3.2 The name and address of the owner of record, developer, and seal of the engineer, architect, landscape architect and/or land surveyor;
- 13.3.3 The location and boundaries of the lot, easements, adjacent streets, ways or other matters of record;
- 13.3.4 The location and names of owners of all adjacent properties within three hundred (300) feet of the property line;
- 13.3.5 Existing and proposed topography at two foot contour interval including the location of wetlands, streams, water bodies, drainage swales, areas subject to flooding, and unique natural land features;
- 13.3.6 Existing and proposed buildings or structures, including dimensions, elevations, all exterior entrances/exits, and the approximate locations of existing buildings located on adjoining property within fifty (50) feet of the development site;
- 13.3.7 The location of parking and loading areas, driveways, walkways, access and egress points;
- 13.3.8 The location and description of all existing and proposed utilities, sewage disposal systems including percolation tests where necessary, water supply systems, surface water drainage systems, refuse and other waste disposal methods;
- 13.3.9 The location, dimensions, height and characteristics of proposed signs;
- 13.3.10 The location, type and intensity of proposed and existing lighting;
- 13.3.11 Proposed landscaping features including the location and description of buffers, screening, fencing and plantings, including the size and type of plant materials;
- 13.3.12 Location and type of monumentation at property corners;
- 13.3.13 Zoning district boundaries, lot area, frontage, setbacks and other zoning requirements.