

Townhomes at Dryden

SITE PLAN CHECKLIST: (note necessary changes)

- ✓1. Title of drawing, including name and address of applicant and person responsible for preparation of the drawing;
- ✓2. Boundaries of the property, plotted to scale, and including north arrow, scale and date;
- ✓3. Identification of public highways;
- ✓4. Existing watercourses and wetlands;
- ✓5. Grading and drainage plan showing existing and proposed contours;
- ✓6. Location, design and type of construction, proposed use and exterior dimensions of all buildings;
- ✓7. Location, design and type of construction of all parking and truck loading areas showing ingress and egress to the public highway;
- ✓8. Provisions for pedestrian access including sidewalks along public highways. Pedestrian facilities shall be ADA (Americans with Disabilities Act) compliant. Sidewalks must be constructed continuously across all driveways; *Details to be provided with final engineering plans*
- ✓9. Provisions for bicycle parking, such as bicycle racks or bicycle lockers as appropriate. All bicycle parking devices shall be provided in accordance with guidelines published by the Association of Pedestrian and Bicycle Professionals (APBP). Some portion of bicycle parking should be provided in a covered area protected from the weather;
- ✓10. Location, type and screening details of waste disposal containers and outdoor storage areas; *Final Details to be provided with final engineering plans*
- ✓11. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences;
- ✓12. Description of the method of sewage disposal and location;
- ✓13. Description of the method of securing potable water and location, design and construction materials of such facilities;
- ✓14. Location of fire and other emergency zones, including the location of fire hydrants;
- ✓15. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy;
- ✓16. Location, height, size, materials, and design of all proposed signage;

17. Identification of street number(s) in accordance with any applicable 911 numbering system, and method for ensuring that building identification numbers are installed in a manner that will be visible to emergency responders during the day and night;

N/A - To be submitted with final engineering plans

18. Location and proposed development of all buffer areas, including existing vegetation cover;

19. Location and design of outdoor lighting facilities;

20. Location, height, intensity, and bulb type of all external lighting fixtures;

21. Direction of illumination and methods to eliminate glare onto adjoining properties;

22. Identification of the location and amount of building area proposed for retail sales or similar commercial activity;

23. Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater within the clearing line shall also be shown, if the Board finds that there are uniquely beneficial species on the site and/or exceptionally mature trees;

24. Landscaping plan and planting schedule;

25. Estimated project construction schedule;

26. Record of application for and approval status of all necessary permits from state and county agencies;

N/A - To be submitted with final engineering plans

27. Identification of any state or county permits required for the project;

NYSDES, SPODES, USACE, + NYSDOT

28. Other elements integral to the proposed development as considered necessary by the Board;

N/A

29. Stormwater Management Plan as required by the Town of Dryden Stormwater Management, Erosion and Sediment Control Law;

Preliminary only. Final SWPPP will be submitted with final engineering plans.

30. Short or Full Environmental Assessment Form or Environmental Impact Statement. Circle which applies as determined by the Board at the sketch plan conference.

31. Recommendations by Tompkins County planning per GML 239 I&M review.

N/A - To be submitted with final engineering plans.

32. Compliance with "Dryden Comprehensive Plan" and in Varna the "Hamlet of Varna Community Development Plan".