

Site plan checklist for Alpine Roofing, proposed construction at 97 Southworth Rd., Dryden, NY:

1. Title of drawing, name and address of applicant and person responsible for preparation of the drawing;

Status: INCLUDED ON DRAWING

2. Boundaries of the property, plotted to scale, and including north arrow, scale and date;

Status: INCLUDED ON DRAWING

3. Identification of public highways;

Status: INCLUDED ON DRAWING

4. Existing watercourses and wetlands;

Status: Per site visit conducted on 12 Jan 21 with Dave Sprout, Building Code Official and Gavin Ralston, Alpine Roofing; the existence of wetlands and watercourses in the immediate vicinity are non-existent or minimal and have no impact on proposed construction. See; "Instructions for Notice of Ground Disturbance Form:, 2. A wetland delineation may not be necessary if the project will not come close to the wetland area, or".

5. Grading and drainage plan showing existing and proposed contours;

Status: The intended building site is limited to the proposed 100' x 60' structure and adjacent 125' x 90' paved area located at the highest point on the immediate property with the existing topography gently (significantly less than 5%) sloping away in all directions. Final grading will maintain a gentle 2% slope away from the structure, will require less than 250 cubic yards of soil and will not require implementation of erosion and sedimentation control measures, per site visit conducted on 12 Jan 21 with Dave Sprout, Building Code Official. Impervious Areas (13,050ft sq.) are "Disconnected" and will not contribute to the municipal separate storm sewer system. See; "Instructions for Notice of Ground Disturbance Form:, 4., 5., 6., & 8.

6. Location, design and type of construction, proposed use and exterior dimensions of all buildings;

Status: Location and dimensions as INCLUDED ON DRAWINGS. Structure to be constructed of Engineered Lumber e.g. laminated columns, LVL beams and prefabricated trusses; roof and siding materials will be 28ga. metal, concrete slab floor. Purpose of structure is storage, no utilities except convenience lighting and 120v duplex outlets.

7. Location, design and construction of all parking and truck loading areas showing ingress and egress to the public highway;

Status: INCLUDED ON DRAWING

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;

Status: NA

9. Provisions for bicycle parking , such as bicycle racks.....

Status: NA. Will be provided if directed by the Board.

10. Location, type and screening details of waste disposal containers and outdoor storage areas;

Status: INCLUDED ON DRAWING see Note 7.

11. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.

Status: INCLUDED ON DRAWING. “..drains, culverts, retaining walls and fences”: none.

12. Description of method of sewage disposal and location;

Status: Location of existing septic tank INCLUDED ON DRAWING. “Application For Sewage System Construction Permit” dated May 15 1998 and “Approval of Sewage Treatment System, Certificate of Completion” dated July 17 1998 on file with Tompkins County Department of Health. Copies available from Owner upon request. No modifications of this system intended.

13. Description of the method of securing potable water and location, design and construction materials of such facilities;

Status: Existing well location INCLUDED ON DRAWING. Potable water available in existing 30' x 80' house. No modifications of this system intended.

14. Location of fire and other emergency zones, including the location of fire hydrants;

Status: NA. Note; site layout allows for full access within 150ft of all structures.

15. Location, design, and construction materials of all energy distribution facilities including electrical, gas and solar energy;

Status: INCLUDED ON DRAWING. See “Electric transformer” (x2), Notes 3 & 5.

16. Location, height, size, materials, and design of all proposed signage;

Status: Location (x2) INCLUDED ON DRAWING. Materials and design to be determined at a later date; all signage will comply with Article 9/Section 903 and any applicable Town of Dryden zoning requirements.

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 matter that will be visible to emergency responders during the day and night;

Status: Location (x2) INCLUDED ON DRAWING. Materials and design to be determined at a later date; all signage will comply with Article 9 and any applicable Town of Dryden zoning requirements.

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

Status: Limited to removing 6ea. existing spruce “screen” trees and planting 22ea. new spruce or equal trees as INCLUDED ON DRAWING. See note 8.

19. Location and design of outdoor lighting facilities;

Status: General location to be limited to existing lighting on West side of existing 80' x 150' and potentially to South side of proposed 100' x 60' buildings. Nighttime lighting will be downward facing and 400K - night sky compliant. INCLUDED ON DRAWING, See Note 6.

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

Status: INCLUDED ON DRAWING, See Note 6.

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

Status: INCLUDED ON DRAWING, See Note 6.

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

Status: There will be no retail display place Offices and contractor orders will be conducted in the existing 30' x 80' structure (garage and house)..

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;

Status: Clearing of existing trees limited to 6ea. Proposed plantings to include 22ea. new trees similar to existing trees INCLUDED ON DRAWING, See Note 8.

24. Landscaping plan and planting schedule;

Status: INCLUDED ON DRAWING. See 18. & 23. Above.

25. Estimated project schedule;

Status: INDICATED ON DRAWING. "... : Spring to late August 2021"

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

Status: NA

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

Status: NA

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

Status: Compliance pending feedback from the Board.

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

Status: Per site visit conducted on 12 Jan 21 with Dave Sprout, Building Code Official and Gavin Ralston, Alpine Roofing; SMP not required. Required silt fences and or similar will be provided during construction.

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

Status: Previously provided, revisions pending feedback from the Board.

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