

ZONING AND LAND USE

300 Attachment 4

Village of Dobbs Ferry

Appendix D Submittal Requirements

All applications for development approval subject to this chapter shall include any information deemed by the Planning Board or other decisionmaking body to be necessary to determine conformity of the application with the intent of this chapter and the criteria of Article II. Supplementary drawings that contain any required information shall be submitted with and made part of the application.

A. Site Plan and Subdivision.

All applications shall include the following information:

- (1) Existing zoning, land use, property owners as shown on the latest tax records and the location of existing buildings on adjoining properties.
- (2) Section, block and lot numbers of the site taken from the latest tax records, and the name and address of the owner of record.
- (3) Location Map – showing proposed development in context of the Village.
- (4) Name and address of the person or firm preparing the map, along with the date, North arrow and written and graphic scale.
- (5) Property lines and names of related streets, rights-of-way and easement lines as determined by survey. Tie distances to an established street intersection shall be shown. Any relevant deed restrictions or covenants shall also be noted.
- (6) Existing topography of the site as revealed by two-foot contours extended at least 10 feet into adjoining properties or spot elevations as may be required by the Planning Board.
- (7) Mapping of the location of any environmentally sensitive lands or features and a statement of the size of the area to the nearest 10 feet.
- (8) Location, arrangement and dimensions (length, width as indicated on floor plans and height as indicated in feet and in stories) of existing and/or proposed buildings and structures.
- (9) Layout of existing and proposed off-street parking and loading areas, showing the details of aisles, driveways and each parking or loading space.
- (10) Proposed location, arrangement and dimensions of all vehicular entrances, exits and driveways; curbs, sidewalks and pedestrian walks.

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- (11) Proposed final grades, including detailed information relative to methods to be used to assure proper erosion and sediment controls, both during and after construction, with reference to the Westchester County Best Management Practices Manual for Erosion and Sediment Control.
- (12) Existing and proposed waterlines, stormwater drainage facilities, sewage disposal facilities, telephone-electric poles and other utility installations, including locations, dimensions, grades and flow direction of sewers, culverts, waterlines and other underground utilities within the site, location of all utilities in the adjacent street and connections to on-site structures, invert and rim elevations at all manholes closest to the lot lines of the premises.
- (13) Existing and proposed trees, vegetation, landscaping and fences, including watercourses, marshes, wooded areas, rock outcrops, isolated trees with a diameter of eight inches or more as measured three feet above the base of the trunk and areas subject to flooding or stormwater overflows, including flood hazard areas.
- (14) Existing and proposed outdoor lighting and sign locations, including their direction and dimensions.
- (15) If the site plan indicates only a first stage or a section of development, a supplementary plan shall be submitted indicating ultimate development and the full relationship of the first stage or section thereto.
- (16) Any other information deemed by the Planning Board and/or other reviewing board to be necessary to determine conformity of the application with the spirit and intent of this chapter shall also be provided.