

TOWN OF LAGRANGE PLANNING DEPARTMENT

SITE PLAN MANCHESTER GATEWAY HAMLET (MGH)

Supplemental Information Form

NAME OF PROJECT _____

Note: A response to each of the following questions is required. An incomplete submission will result in an unnecessary delay of the approval process.

The following details shall be included on all site development plans, as outlined in 240-72 C.(3).(d) through (r) Site Plans, and 240-38.1 Gateway Hamlet Districts. Omission of any required detail will be considered as an incomplete submission, unless a request for waiver is received at the time of application.

REQUIRED SITE DETAILS

ARCHITECTURE. Location, size & use of all buildings and structures to be located on the site and/or are currently existing on the property. (Refer to § 240-38.1 G.(2)(k) Architectural standards)

Response:

TOPOGRAPHY. Existing and proposed grade elevations at a contour interval of not more than two feet, unless otherwise specified by the Planning Board; soil types; designated wetlands, one-hundred-year floodplain areas, terrain with slopes in excess of 10%; and the location of all trees with a diameter greater than eight inches' diameter breast height (DBH) or a general tree line indicating a forested land cover, with appropriate notations indicating the various significant tree sizes. (Refer to § 240-72 C.(3)(d))

Response:

ROADS, PARKING & LOADING. Location of all existing and proposed roads, parking and truck loading areas, including access and egress drives. (Refer to § 240-38.1 G.(2)(b); § 240-38.1 G.(2)(f); § 240-42)

Response:

OUTDOOR STORAGE & DISPLAY. Show the location of any outdoor storage or display areas proposed. Include all cargo container areas or areas allocated for bulk materials storage. (Refer to § 240-72 C.(3)(f))

Response:

SITE IMPROVEMENTS. Location of all existing and proposed site improvements.

Response

SEWAGE DISPOSAL. Description of the method of sewage disposal and delineate the location of all such facilities on the plan (Refer to § 240-72 F.(4) Sanitation)

Response

WATER SUPPLY FACILITIES. Description and the location of all water supply facilities, including wells, casings, pumps, mains, hydrants and storage tanks. (Refer to § 240-72 F.(4) Sanitation)

Response

WASTE HANDLING FACILITIES. Location, type and design of all waste handling facilities. (Refer to § 240-72 F.(4) Sanitation). A refuse enclosure detail shall be provided on the plan.

Response

CUT & FILL. Extent and amount of cut and fill for all disturbed areas, including before & after profiles of typical developed areas, parking lots and roads. All excavation shall comply with provisions of § 240-67 of Town Code. (Note) a detailed erosion & sedimentation control plan will be required before any building permits are issued.

Response

STORMWATER MANAGEMENT. Adequate provisions for quantitative and qualitative control of stormwater runoff shall be provided. Methods to include water quality treatment measures, either structural or nonstructural retention, detention, infiltration, etc. and piping and channeling to existing drainage systems during and after construction, and shall comply with the requirements set forth in Chapter 197 of the Town Code. (Refer to § 240-72 C.(3)(r))

Response

POWER DISTRIBUTION. Character and location of all power distribution and transmission lines. (Refer to § 240-72 C.(3)(n))

Response

SIGNS. Location, height, design and size of all proposed ground signs. (Refer to § 240-43 Signs)

Response

LANDSCAPING. Identification of proposed landscaping and buffer screening areas; grading and landscaping plan. (Refer to § 240-38.1 G.(2)(d) Landscaping)

Response

PLANTING SCHEDULE. When landscaping is proposed a planting schedule shall be provided in a tabular format specifying plant container size, common plant name, botanical name and corresponding plant symbol located on the plan.

Response

LIGHTING. Location, height, type, photometric detail plan & photometric data of all lighting on the site. All fixtures shall be downward facing. (Refer to § 240-38.1 G.(2)(e) Lighting)

Response

LIGHTING SCHEDULE. A lighting schedule shall also be provided in a tabular format specifying location and design of proposed lighting

Response

SUBSURFACE SITE IMPROVEMENTS. Location and description of all subsurface site improvements and facilities.

Response

ARCHITECTURAL DESIGN. Provide building elevations including proposed signage. Provide floor plans of all existing and/or proposed structures to include any proposed division of buildings into units of separate occupancy. (Refer to § 240-38.1 G.(2)(k) Architectural standards)

Response

ADDITIONAL INFORMATION. At the request of the Planning Board, any other pertinent information as may be necessary to determine and provide for the proper enforcement of specific provisions of this chapter shall also be provided.

DISTRICT DESIGN STANDARDS

STREET TREES. Trees create narrow, tree-lined streets to slow traffic. Site trees should be no smaller than three-inch caliper diameter at four feet in height. Density of site trees shall be at the discretion of the Planning Board as determined necessary. (Refer to § 240-38.1 G.(1)(c))

Response

SIDEWALKS. To promote pedestrian activity through a safe and walkable environment. Sidewalks shall be no less than five feet wide & comply with applicable ADA requirement. Sidewalk details must be provided on the site development plan. (Refer to § 240-38.1 G.(1)(b))

Response:

CONCRETE CURBS. Concrete curbs must be provided on the site development plan when required by the Code. A curb detail shall be provided on the plan.

Response

STONE WALLS. Where parking lots and drives abut the landscaped strip along the street right-of-way a three-foot stone wall should be provided for screening. Stone walls also minimize the visual impact of the automobile by focusing site design on the central role of the building architecture, landscaping, and other softening amenities, with landscaping, stone walls and site grading. (Refer to § 240-38.1 (G.(2)(h) Fencing & walls)

Response

UNDERGROUND UTILITIES. All new utilities shall be underground.

Response

ARCHITECTURAL DESIGN. Architectural standards are intended to provide for design compatibility between new and existing buildings. Design compatibility includes complementary

building style, form, size, color, materials, and detailing. (Refer to § 240-38.1 G.(2)(k)[2] Architectural design concepts)

Response

STREET LIGHTS. Streetlights and other lights shall be 10 to 15 feet in height, except pole lights in parking lots, which shall be a maximum of 20 feet. (§ 240-38.1 G.(1)(d))

Response

LANDSCAPE BUFFERS. Landscape areas shall be provided along both sides of streets. (Refer to (§ 240-38.1 G.(1) Streetscape standards; § 240-38.1 G.(2)(h) Fencing & walls)

Response

PARKING STANDARDS. Parking spaces shall not exceed minimum requirements unless clearly justified by parking generation data submitted. (Refer to parking regulations in § 240-42; 240-38.1 G.(2)(1)(b) Driveways and parking)

Response

AFFIDAVIT:

Applicant or owner (please print)

states that he/she is the applicant or owner named in the application for site plan approval. Applicant/owner states that to the best of his/her knowledge the responses are true.

Date:_____