

Application Name: 33 Union Road

Date: 03-26-2015

Village of Spring Valley – Site Development Plan Specifications

A proposed site development plan should be presented in a series of sheets of uniform size containing the information listed below:

1. Preliminary Site Development Plan Specifications for Village of Spring Valley

Item No.	Specifications	Provided	Not Provided	Waiver*
a.	Key plan at 200 scale indicating site location within Village.	300 scale		
b.	Survey of property with North arrow and scale including:	✓		
1)	Existing contours at 1' or 2' interval.	✓		
2)	Location of all above- and below-ground buildings and structures.	✓		
3)	Location of any major trees 6" caliper and over.	✓		
4)	Locations of all utilities, easements and R.O.W.'s.	✓		
5)	Names and address of all adjoining property owners.	Tax lot numbers	Names and addresses to be provided	
6)	Present zoning of property.	✓		
7)	Depth of groundwater.		Will be provided	
8)	Soil bearing strength.			✓
9)	Names of all existing streets adjoining property.	✓		
10)	Date prepared and a revision box with dates revised.	✓		
c.	Size and location of all proposed buildings.	Location provided	Building dimensions to be provided	
d.	General plan of all proposed site development including:			
1)	Location of all proposed structures including decks, stairway, stairwells, ramps etc., including measurements of setbacks from property lines.	✓		

		Provided	Not Provided	Waiver*
2)	Vehicular parking layout with entrances and curb cuts. Dimensions of driveways, drive aisles and parking spaces shall be provided.	✓		
3)	Pipe sizes and materials.	✓		
4)	Floor area calculations.	✓		
5)	Proposed utility layout for storm water, gas, electric, sanitary, and water.	✓	Water to be provided	
6)	Proposed pedestrian walks.	✓		
7)	General description on plan of all site appurtenances including retaining walls, dumpsters, signage and site lighting, etc.			
8)	General placement on plan of all planting.	✓		
9)	General description of erosion control measures proposed.	✓		
10)	General description of any free-standing signage.		To be provided	
11)	General description of any variances or special permits sought by the applicant.	✓		

2. Final Site Development Plan Specifications for Village of Spring Valley

Note: Final site plan submittal shall substantially conform to approved Preliminary Plan.

Item No.	Specifications	Provided	Not Provided	Waiver*
a.	Completed survey with stamp of licensed surveyor showing all existing utility rims and inverts.			
b.	Finished set of drawings dated and stamped with seal of New York State registered Architect or Engineer including:	✓		
1)	Complete bulk and use tables demonstrating compliance with all regulations as set forth in the zoning ordinance.	Provided for Nursery Schools or Day-Care Centers		

Provided Not Provided Waiver*

2)	Floor area calculations of all floors including basements or sub-basements.	✓		
3)	Finished layout of all proposed buildings and site appurtenances.	✓		
4)	Finished grading of site at appropriate contour interval with spot elevations at all breaks in grade and as necessary along all proposed curb lines, walks, and stairs, etc.	✓		
5)	Show typical section of any retaining walls with top of wall and bottom of wall elevations on site plan.		N/A	
6)	Show all storm water structures with rims, inverts, and pipe sizes.	✓		
7)	Show all proposed utility connections to existing utilities.	✓	Water to be provided	
8)	Provide construction details for all site appurtenances shown in preliminary submittal.	✓		
9)	Show layout and spacing for all planting proposed on site plan.	✓		
10)	Provide complete Plant List with botanical names, plant sizes, and spacing.	✓		
11)	Provide layout for all proposed site lighting. Include construction details showing fixture type, poles base installation, and photometrics.	✓		
12)	Provide preliminary building floor plans with overall dimensions and room names.	✓		
13)	Provide preliminary building elevations.	✓		
14)	Signature block.		✓	

To be provided by S.V.

*If applicant requests a waiver than they must provide a written justification in support of the waiver request.

(Attached)

Village of Spring Valley - Site Development Plan Specifications
Basis for Items that a Waiver is Requested for
Prepared for 33 Union Road
March 26, 2025

Item No.	Specifications	Basis for Waiver
1.8	Soil Bearing Strength	Soil bearing strength is not relevant for site plan. It will be relevant for building foundation design for Building Permit Application in the future.