

Date: July 14, 2005

To: Planning Board Applicants

From: Department of Planning and Engineering

Please take note of **the revised** *Somers Planning Board Application Policy – Drawing Guidelines*, adopted **July 13, 2005**.

As of July 13, 2005, items #5 and #7 have been revised – (#5) septic fields must be included, notes and standard details must be eliminated, and (#7) requires 10 of the maps to be 17”x 22”.

Drawings, as requested in these guidelines, must be submitted two weeks prior to the Planning Board meeting date, in order for an applicant to appear.

If you have any questions concerning this matter, please contact the Department of Planning and Engineering at (914) 277-5366.

**Planning Board Application Policy
Drawing Guidelines
Adopted at the Planning Board Meeting of July 13, 2005**

The following minimum drawing requirements must be provided when submitting a Sketch Plan, Subdivision, Site Plan and /or Environmental Permit application:

1. Survey of the property, signed by licensed surveyor.
2. As-built drawing when site improvements exist.
3. Constraints map showing wetland, wetland buffers, steep slopes 15 % to 25% & 25% and greater. Vivid color drawings using light blue for wetland, yellow for wetland buffer, tan for 15% to 25% slopes, and brown for greater than 25%. For overlapping categories use red for steep slopes and wetland, and pink for steep slopes and wetland buffers.
4. Soils data shall be provided using the soil hydrological group designations: "A" soil group use yellow, "B" use light brown, "C" use brown, "D" use blue.
5. The constraints, soils, and hydrological group maps must show the proposed roads and lot lines with proposed **house location, driveways, and septic fields. Do not include notes and standard details on the reduced drawing.** Alternatively the proposed features may be shown on a transparent overlay.
6. The applicants preparing a DEIS shall follow the same policy for using colored plates. For instance, all plates must include the proposed layout with buildings and roads, lot lines must be depicted as a single black line over the maps area of interest.
7. Fourteen (14) copies of the maps as described above shall be provided with the application. Ten (10) of the maps shall be **17"x 22"** in size (must focus on the area of interest) and four (4) shall be full scale drawings.

The Planning Board may waive these requirements should they believe wetlands and steep slopes are negligible.