

Submission Requirements for Town of Aurora Site Plan Review

The Applicant shall submit to the Superintendent of Building a completed Site Plan Review application as well as 15 copies of the following documents where deemed necessary.

1. A boundary survey with site plan showing proposed lots, building locations (Proposed and existing), land use areas, utility easements, right-of-way boundaries, North arrow, date, scale, existing wetlands were applicable.
2. Topographical Survey based on United States Geological Survey data to extend a reasonable distance beyond proposed site. **Also list any changes to current topography.**
3. Location of existing and proposed easements.
4. Existing natural features such as watercourses, waterbodies, wetlands, wooded areas, flood hazard areas, 15% or more slope areas. Any changes to these features are to be noted.
5. Stormwater pollution prevention plan (SWPPP), if affecting an acre or more
6. Soil Test, regarding characteristics, capabilities and/or limitations for development according to TOA soil district
7. Location and design of all existing on-site as well as neighboring improvements including drainage, culvert pipes, waterlines, sanitary and storm sewer systems, retaining walls and fences.
8. Location and design of all utilities, proposed and existing, including, but not limited to electric, gas, water, cable, etc.
9. Location and design of all proposed and existing streets, parking lots, service areas, access drives, bicycle and pedestrian ways within and neighboring proposed site.
10. Location, height of buildings and front, side, and rear lot dimensions of all proposed buildings.
11. Location of all open space designated for “Green space”, parks, playgrounds, landscape screening and general landscape proposals.
12. Location, size and design of all proposed signage and outdoor lighting.
13. Building elevation drawings, when required.
14. Grading and drainage plan showing existing and proposed contours at intervals not exceeding 2 feet. Include measures, devices and or structures for erosion and runoff control during and after construction.
15. Location of nearest fire hydrants and access for firefighters and their equipment.
16. Landscaping plan identifying plant materials, location of refuse areas, dumpsters and outdoor storage. Provisions for visual and noise screening.
17. Short EAF form – see attached
18. If not in ‘B’ district, notify abutting properties of proposed plans (Building Department will help).
19. Is approval needed by any other agency such as NYS Freshwater Wetland permit, US Army Corp of Engineer and Federal Wetland impact permit for this project? If so, list the approval type and time frame of approval.