

*New York State Department of Environmental Conservation*

## Region 2 Drawing Checklist: Development in Tidal Wetland Adjacent Area



### A. COVERSHEET

DEC Region 2 recommends providing a project drawing coversheet for moderate to large projects with multiple drawings to include information as indicated below.

#### 1. Project Identification

Label the map with the following information:

- a. Submission title
- b. Project name
- c. Site/facility street address
- d. Tax lot – block & lot number
- e. Drawing date
- f. Consultants

#### 2. Drawing Index

Provide the following information for each drawing:

- a. Drawing number
- b. Drawing title
- c. Initial drawing date
- d. Latest revision date

#### 3. Site Location Map

- a. Insert the image of the Site Location Map as listed in the section below.



### B. SITE LOCATION MAP

Provide a map showing the precise location of the project site as indicated below.

#### 1. Site Location Map Information

- a. Scale map to legibly show the project site and surrounding streets within a ¼ mile radius of the site.
- b. Provide a call out label showing the precise location of the project site, including tax lot identification numbers; see [NYC Dept of Finance](#).
- c. Label major streets.



## C. SITE PHOTOS AND PHOTO LOCATION MAP

Provide site photos and mapping information as indicated below.

### 1. Site Photos

- a. Provide recent, clear photos of the project site as it relates to the waterbody and/or wetland.
- b. Photos for adjacent area projects should be taken at high tide.
- c. Include photos of the project site from the upland or landward side as well as from the shoreline or any shoreline stabilization structure (bulkhead, revetment ...).
- d. Label the photos with a reference number, the date taken and the direction of the view.

### 2. Photo Location Map (for large projects with three or more photos)

- a. Scale map to legibly show existing features of the project site.
- b. Label the map with the photo locations using the reference number and view direction.



## D. EXISTING SITE CONDITIONS MAP

Provide a map of existing site conditions as indicated below.

### 1. Property and Title Information

- a. Show property boundary line and any internal lot lines.
- b. Show any easement or deed restriction lines.
- c. [Label tax block and lot number\(s\).](#)
- d. Show adjoining property lot lines and label current ownership and block and lot number(s).

### 2. Existing Natural/Environmental Site Features

- a. All drawings must be in NAVD88 and labeled as such.
- b. Show elevation contours in 2' intervals and label the 10' contours
- c. Show and label tidal wetlands boundary line; reference [NYSDEC map](#) or flagging date and entity (DEC staff or applicant's consultant) who conducted flagging.
- d. [Show and label the tidal wetland adjacent area limits.](#)
- e. [Show mean high water \(MHW\) line.](#)
- f. [Show and label CEHA line,](#) if applicable.
- g. If relevant to the project, show and label features such as landforms (rock outcrops, etc.), tidal wetland vegetation or other specimen trees or vegetation

**D. EXISTING SITE CONDITIONS MAP CONTINUED**

**3. Existing Built/Developed Site Features**

- a. Show and label all existing structures and surfaces.
- b. Where applicable, show:
  - i. Existing bulkheads or shoreline stabilization structures.
  - ii. All on-site sewage disposal systems (i.e. - septic tanks, leach fields, cesspools, etc.).
  - iii. Existing docks, catwalks, ramps and/or floats.

**4. Measurements and Labels**

- a. Mark and label the dimension of the closest distance between the tidal wetland boundary and the seaward face of an existing structure to remain and/or on-site sewage treatment system.

**5. Cross Section Cut Lines**

- a. Show and label reference cut lines for an existing site cross-section to be shown on the Cross-Sections and Details drawing.
- b. The location of the cut line(s) shown on this map shall match the location of cut lines to be shown on the Proposed Site /Project Plan.



**E. PROPOSED SITE/PROJECT PLAN**

Provide a detailed plan of the area where the regulated action (within the tidal wetland adjacent area) is proposed to occur as indicated below. The Proposed Site/Project Plan shall be the same scale as the Existing Conditions Map. Site and construction details may be shown on this drawing, or on a separate drawing(s) if more space is needed.

**1. Property and Title Information**

- a. Show all property and title information included on the Existing Site Conditions Map.

**2. Existing and Proposed Project Information**

Use the Existing Site Conditions Map or a simplified version of it as the base for this drawing:

- a. Show the existing site condition Information in a gray tone or thinner line, and the proposed project information in a black tone or thicker/bolder line. If combining the existing and proposed information makes the drawing difficult to read, eliminate some of the less relevant detailed existing site feature information.
- b. Show location and label dimensions of proposed primary structures (e.g. residences, commercial/office buildings and recreational structures, including comfort stations) and all associated improvements, including, decks, walkways, driveways, accessory structures, pools, etc.
- c. Show proposed grade/elevation contours and spot elevations where needed.

#### **E. PROPOSED SITE/PROJECT PLAN CONTINUED**

- d. [The proposed project must comply with minimum setbacks for structures per DEC development restrictions.](#) Note that developmental restrictions in Region 2 have a thirty (30) foot structural setback from the most landward edge of the tidal wetland boundary. Where applicable:
  - i. Show and label structural setback.
  - ii. Mark and label the dimension of the closest distance between the tidal wetland boundary and the seaward face or edge of any proposed primary structure and any proposed accessory structure, including pavements.
- e. [The proposed project must comply with minimum setbacks for on-site sewage disposal systems \(i.e. septic tanks, cesspools, etc.\) per DEC development restrictions.](#) Where applicable:
  - i. Show and label on-site sewage disposal system setbacks.
  - ii. Show and label the closest distance between the tidal wetland boundary and the seaward face or edge of any on-site sewage disposal systems (i.e. septic tanks, leach fields, cesspools, etc.)
  - iii. Show and label minimum setback for on-site sewage improvement as required.
- f. [The proposed project must comply with \(maximum 20 percent\) impervious surface coverage restrictions for adjacent areas.](#) Where applicable:
  - i. Show all pervious and impervious areas (including permeable/porous pavers) within the adjacent area using different graphic patterns or cross-hatching for each coverage type. The outline and extent of any proposed permeable/pervious paver areas should be clearly shown.
  - ii. Reference and label (in square feet) measurements of all existing to remain and proposed impervious areas within the adjacent area.
- g. Show and label all proposed stormwater system improvements. Indicate project limit lines (i.e. areas of disturbance, including construction access and staging and storage areas).
- h. Indicate and label location of erosion/sediment controls, if applicable (e.g. silt fence, straw bales)

### **3. Cross Section Cut Lines**

- a. Show and label reference cut lines for the proposed cross-section(s) to be shown on the Cross-Sections and Details drawing.
- b. Show cross-section cut lines through the project main feature area. Cut lines shall be referenced and drawn perpendicular (at 90 degree angles) to each other. One cut line should be parallel to the shoreline, and the other perpendicular to it.

### **4. Project Coverage Table**

In a small table, provide both the measured area (square feet) and percentage of pervious and impervious surfaces within the adjacent area, demonstrating that the two measurements, when added together total one hundred percent (100%) of the adjacent area on the property. If permeable/pervious pavers are used at this site, include the breakdown of those as a total of the overall pervious area.

### **5. Site and Construction Details**

Referenced/related details may be added to this drawing.



## F. Cross-Sections and Details

Provide drawing(s) showing legible cross-section(s) per referenced cut lines shown on the Existing Conditions Map and Proposed Site/Project Plan. Site and construction details may be shown on this drawing, or on a separate drawing(s) if more space is needed.

### 1. Cross-Sections

Provide cross-section(s) showing existing and proposed information as indicated below.

- a. Both the existing and proposed cross-sections must be drawn at the same scale.
- b. Number label the cross-section(s) to reference the cut-lines indicated on the Existing Conditions Map and Proposed Site/Project Plan.

### 2. Existing Cross-Sections

Include all existing condition information listed below, as applicable (some of these items apply to the cross-section parallel to the shoreline, some to the cross-section perpendicular to the shoreline, some to both):

Show and label tidal wetlands boundary line, adjacent area limit, and structural setback.

- a. Show and label tidal wetlands boundary line, adjacent area limit, and structural setback.
- b. Show and label dimensions of any existing primary and/or accessory structures, including pavements.
- c. Show and label dimensions of any existing on-site sewage disposal systems (i.e. septic tanks, leachfields, cesspools, etc.).
- d. Property line
- e. Deed restriction/easement lines
- f. Existing grade

### 3. Proposed Cross-Sections

Using the Existing Cross-Section as a base, overlay the following proposed design information, as applicable (some of these items apply to the cross-section parallel to the shoreline, some to the cross-section perpendicular to the shoreline, some to both):

- a. Show the existing site condition information in a gray tone or thinner line, and the proposed project information in a black tone or thicker/bolder line. If the combined existing and proposed information makes the drawing difficult to read, eliminate some of the detailed existing site condition information.
- b. Show and label all proposed primary structures (e.g. residences, commercial/office buildings and recreational structures, including comfort stations) and any proposed accessory structure(s), including pavements.
- c. Show and label any proposed on-site sewage disposal systems
- d. If a new on-site sewage disposal system is proposed or components are to be modified, show and label groundwater table at spring high tide and closest distance from the tidal wetland boundary to the seaward face of the proposed disposal system.
- e. Measure and label the closest distance from the tidal wetland boundary, to the seaward face of the proposed primary/or accessory structure, including pavements.
- f. Proposed grade
- g. Location of erosion/sediment controls (e.g. silt fence, straw bales)

**F. CROSS-SECTIONS AND DETAILS CONTINUED**

**4. Project Fill Table**

Include a small table with project fill information – if applicable; type(s), volume(s) and sources of fill to be used.

**5. Details (if applicable)**

Provide additional sections or details on the same or separate drawing(s).

- a. Erosion and sediment control details
- b. Proposed stormwater system details
- c. Pavement details, including permeable paver detail - If pervious pavers are proposed, provide a construction section detail of the paver on the drawing and submit the manufacturer's specification sheet (enclose/attach with application documents)
- d. Landscape/planting details, plant list and specifications