

# City of Garden City General Development Plan Checklist



The following items are required for a complete submittal by identifying the sheet number (**do not use check marks**) and note number, if applicable. For information that does not apply, indicate as such as 'NA.'

	Sheet	Note #
<b>GENERAL INFORMATION</b>		
1 Name of project and name of owner of the property		
2 Names of project planner and developer and contact information		
3 North arrow and graphic scale		
4 Date, including all revision dates		
5 General location map		
6 Total area and development area in acres		
7 Zoning District and any zoning variances or conditions		
8 Zoning of contiguous properties and existing uses on contiguous property		
<b>EXISTING CONDITIONS</b>		
9 Flood zone boundary lines		
Existing easement locations and uses including the holder of the easement and any restrictions imposed by the easement		
10 Location of any existing underground storage tanks		
11 Required yards (building setbacks)		
12 Existing streets, buildings, water bodies, wetlands, and other natural features		
13 Existing water lines, sewer lines/septic fields, and fire hydrants		
14 Existing storm water drainage structures		
<b>PROPOSED IMPROVEMENTS</b>		
15 Proposed stormwater management facilities		
16 Locations, dimensions, building area, and uses of all proposed buildings and structures.		
17 Location of any proposed underground storage tanks		
18 Proposed easement locations and uses including the holder of the easement and any restrictions imposed by the easement		
19 Curb cuts, vehicular access and circulation		
20 Pedestrian and other types of circulation		
21 Off street parking and loading areas		
22 Recreation areas		
23 Buffer dimension and composition, including fencing and landscape		
24 Refuse collections areas		

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		Sheet	Note #
25	Project phasing, if applicable		
26	Tree protection and replacement plan, including identification of specimen trees		
27	Scale, design, and location of exterior signs		

Other required information that may be presented separately or on the General Development Plan

		Sheet	Note #
1	Tabulation of the project density in dwelling units per net acre, if applicable		
2	Tabulation of the number of required parking and loading spaces, required and proposed		
3	A statement describing the character and intended use of the development		
4	If common facilities, such as recreation areas, private streets, and common open spaces are to be provided, statements as to how they will be provided and maintained shall be submitted.		
5	Facade elevation plan, indicating building orientation and scale; exterior construction materials, including texture and color; roof shape, window and door openings, porches and balconies; the architectural style or structure and the facade architectural treatment.		