

## **ARTICLE VII**

### **INFORMATION TO BE SUPPLIED BY DEVELOPER**

#### **7.1 PRE-APPLICATION**

- 7.11** Sufficient information to outline the existing site conditions and proposed development to supplement the drawings in item 7.2 and 7.3 of this section. This information shall include data on land characteristics, covenants, available community facilities and utilities, and information describing the subdivision such as number of lots, typical lot width and depth, business areas, public areas, proposed covenants, utilities and street improvements.
- 7.12** A location map to indicate the relationship of the proposed subdivision to significant existing community facilities which will serve to influence it. Such facilities include major traffic arteries, shopping areas, schools, parks, employment centers, railroads, churches, hospitals, etc. This map shall be drawn to a scale suitable to indicate the above features as well as north point, date and scale.
- 7.13** A sketch plan of the proposed layout showing proposed distribution of layout lots, subdivision boundaries, lot sizes, building types and approximate square feet of living area indwelling, streets and other features of the proposal accompanied by data on existing topography. The sketch plan may be free-hand pencil drawing made directly on a print of a U. S. G. S. map, which will also show contiguous lands of the developer.

#### **7.2 PRELIMINARY PLAN**

The preliminary plan shall cover some areas of the sketch plan and shall consist of one or more maps or drawings which may be reproduced on paper, with all dimensions shown in feet or decimals thereof, drawn to a scale of not more than one hundred (100) feet to the inch where the total land area is more than ten (10) acres, and not more than fifty (50) feet to the inch where there is less than ten (10) acres, showing or accompanied by the following information.

##### **7.21 General Information**

- A.** Proposed subdivision name and the name of the Town and County.
- B.** Names and addresses of the record owners, subdivider and designer of preliminary plan.
- C.** Number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, unusual and desirable trees, and other essential features.
- D.** The names and locations of all subdivisions immediately adjacent or the names of owners of adjacent property.
- E.** The location of any existing sewage disposal systems and locations and size of water mains, culverts and drains immediately adjacent to the property to be subdivided.

- F.** Location, name and present widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other proposed public, open spaces and similar facts regarding adjacent property.
- G.** The provisions of the Zoning Ordinance applicable to the area to be subdivided by Zoning District boundaries affecting the tract, and any proposed change in such ordinance as it affects the area.
- H.** The width and location of any streets or other public ways or places shown upon the Official Map and Master Plan, if any, within the area to be subdivided and the width, location, grades and street profiles of all streets or other public ways proposed by the subdivider.
- I.** The location of all gas and oil or other underground and overhead transmission lines.

## **7.22 Site Maps**

- A.** Contour lines at intervals of two (2) feet based on U. S. G. S. datum of existing grades and the proposed finished grades. Such contour lines shall be shown at any intervals of less than two (2) feet where required by the Clinton County Department of Health.
- B.** Typical cross sections of the proposed grading, roadways, sidewalks and unusual topographic conditions.
- C.** Date, magnetic north point and scale.
- D.** Metes and bounds description and map of survey to tract boundary made and certified by a licensed land surveyor ties into the established reference points and where possible related to the State System of plane coordinates established by Chapter 545, Laws of 1938.
- E.** Connection with existing water supply or alternative means of providing water supply to the proposed subdivision and water supply available for fire protection.
- F.** Where a sanitary sewage system is unavailable, the alternative means of treatment and disposal of sewage proposed, including location and result of percolation and other tests to ascertain subsurface soil, rock and ground water conditions, and depth to ground water unless pits are dry at depth of five (5) feet.
- G.** Location of percolation test sites if required.
- H.** Provisions for collecting and discharging storm drainage in the form of a drainage plan.
- I.** Preliminary designs of any bridges or culverts which may be required.

- J.** The proposed location and type of sidewalks, street lighting standards and species of street trees, the location of curbs, gutters, water mains and typical sewage disposal systems and the sizes and types thereof, the character, width and depth of pavement and sub-base or other street improvement, and the location of manholes and basins and underground conduit.
- K.** All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
- L.** The location of all trees on the site over (1) foot in diameter four (4) feet above ground level except in wooded areas, the outlines of said area shall be shown.
- M.** The location of temporary markers adequate to enable the Board to locate readily and appraise the basic layout in the field. Unless an existing street intersection is shown, the distance along a street from one corner of the property to the nearest existing street intersection shall be shown.

### **7.23 Neighboring Map**

- A.** Location of all existing and planned streets, public facilities, and watercourses within four hundred (400) feet of any part of the subdivision shall be drawn as a separate map at a scale of 1" = 400 to 1" = 2000.

## **7.3 FINAL PLAN**

The final plan shall be drawn in black waterproof ink on tracing cloth on sheets twenty (20) inches by twenty (20) inches or twenty (20) inches by forty (40) inches and shall be at a scale of eighty (80) feet to one (1) inch or larger. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire subdivision. Space shall be reserved on each sheet for endorsement by the Board, the Clinton County Department of Health and New York State Water Resources Commission where required. The final plan shall conform in all respects to the preliminary layout as approved by the Board and shall show the following.

### **7.31 All maps**

- A.** Proposed subdivision name and the name of the Town and County.
- B.** Name and address of the record owner and subdivider.
- C.** Graphic scale, date and magnetic north point.

### **7.32 General Information**

- A.** Certification of title showing that applicant is owner.
- B.** Certification by the licensed surveyor or licensed professional engineer who prepared the plat to the effect that the plat represents a survey made by him, that all monuments indicated thereon actually exist and that their location, size and material are accurately shown.

### **7.33 Site Maps**

- A.** The boundaries of the subdivision and its general location in relation to existing streets.
- B.** Street names and lines, pedestrian ways, lots reservations, easements and areas to be dedicated to public use.
- C.** Sufficient data acceptable to the ENGINEER to determine readily the location, bearing and length of every street line, lot line, boundary line and to reproduce such lines upon the ground. Where practicable, these should be referenced to monuments included in the State system of place coordinates, and in any event should be tied to reference points previously established by a public authority.
- D.** The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearing for each street.
- E.** The proper designation of such plat, all proposed public open space for which offers of cession are made by the subdivider and those spaces title to which are reserved by him.
- F.** Lots within the subdivision numbered in numerical order within blocks, and blocks lettered in alphabetical order.
- G.** Minimum building setback line on all lots.
- H.** Location and description of monuments.
- I.** Names of record owner of adjoining platted land.
- J.** Reference to recorded subdivision plats of adjoining platted land by record name, date and number.

### **7.34 Development Data**

- A.** Cross sections and profiles of all existing and proposed streets in the subdivision showing grades approved by the ENGINEER, or qualified appointee of the Town Board. The profiles shall be drawn to standard scales and elevations and shall be based on a datum plane approved by the ENGINEER or qualified appointee of the Town Record.

### **7.35 Legal Data**

- A.** Written offers of cession to the Town of all public streets, right-of-way and open spaces shown on the plat and copies of agreements or other documents showing the manner in which space, title of which is reserved by the subdivider, are to be maintained.
- B.** A certificate by the Engineer, or qualified appointee of the Town Board certifying that the subdivider has complied with one (1) of the following alternatives:

- 1.** All improvements have been installed in accord with the requirements of these regulations and with the action of the Planning Board giving Conditional Approval of the Preliminary Layout, and with the written approval of the Town Superintendent of Highways as to the street construction, and with the written approval of the Town Board as to Street dedication, duly filed with the Planning Board; or
  - 2.** A bond or certified check has been posted, which is available to the municipality, and in sufficient amount to assure completion of all required improvements.
- C.** Endorsement of approval by Clinton County Department of Health and Water Power and Control Commission where required.
- D.** Access permits from New York State Department of Public Works where required.
- E.** Protective Covenants in form of recording.
- F.** Other data such as certificates, affidavits, endorsements or deductions as may be required by the Planning Board in the enforcement of these regulations.