Chapter A154. Land Development Regulations and Public Works Requirements

Part 1. Rules and Regulations

Article V. Plan Requirements

§ A154-71. Sketch plan.

The sketch plan shall be a schematic representation of existing conditions and proposed improvements, including:

___ a. Scale (no smaller than 1" = 100')
___ b. Title ("Sketch") and name of development
___ c. North point, scale and date
___ d. Name(s) of the record owner(s), developer(s) and their addresses
___ e. Name of design professional responsible for preparation of plan
___ f. Zoning district(s) and limitations
___ g. Property boundary with dimensions
___ h. General location plan (1" = +2,000')
___ i. Name(s) of adjacent owners
___ j. Area and tax account number of property(ies) involved
___ k. Total holdings map: where the sketch plan covers a portion of the applicant's holdings, at a minimum a tax map shall be submitted showing the proposed development on the overall parcel and its effect on future development
___ l. General topography (5-foot contour intervals) on USC&GS datum
___ m. Indication of any significant existing natural features (i.e., streams, ridges, tree lines)
___ n. Indication of all existing utilities, roads, houses, etc.
___ o. Schematic indication of development, utilities, roads, etc.
___ p. Agricultural data statement

§ A154-72. Preliminary plan.

In addition to the requirements for a sketch plan, the following shall be included:
§ A154-73. Final plan.

In addition to the requirements for the preliminary plan, the following will be included:

___ a. Size of the plan shall be acceptable for filing in the Wayne County Clerk’s office.
___ b. Scale (no smaller than 1" = 50’), title ("Final") and name of development
___ c. Name, seal and signature of the registered professional(s) responsible for the plan
___ d. Street lines, lot lines, rights-of-way, easements and areas dedicated or proposed to be dedicated for public use
___ e. Sufficient data to determine readily the location, bearing and length of every street, lot and boundary line shown on the plan
___ f. All dimensions shall be shown in feet and in hundredths of a foot
___ g. The length of all straight lines, radii, lengths of curves and tangent bearings for each street
___ h. The proposed setback line from each street or property line
___ i. Names of streets within and adjacent to development as approved by Wayne County 911, County Highway Department, Postal Service, and others designated by the Town Board
___ j. Location of permanent reference monuments
k. Lot numbers and area of each lot to the right-of-way
l. Existing contours (2-foot maximum depending on topography)
m. Proposed finished garage floor elevations
n. Lowest architectural opening elevations in designated flood zone areas
o. Spot elevations of swales, etc.
p. Note on all final plans: "Placement and arrangement of building, waste disposal system, driveway, utilities and drainage will not be changed without prior approval of the Town of Ontario Building Department."
q. Location, size, invert elevations, type and class of pipe on all sanitary and storm sewer systems
r. Location, sizes and types of pipe for all water mains, location of all valves, hydrants, blowoffs, etc.
s. Profiles with detailed information of all streets, storm sewers, sanitary sewers and water main crossings
t. Design and plan details of all special construction (culverts, bridges, headwalls, etc.)
u. Engineering calculations required to substantiate proposed designs
v. Landscaping plan with planting schedule, if required by the Planning Board
w. Details required to specify special conditions, materials or methods of construction
x. Indication of approval from any jurisdictional agencies
y. On all subdivisions and site plans, signature lines must appear for project approval by the Superintendent of Highways, Water Utilities Superintendent, Stormwater Management Officer, and Town Engineer. The Planning Board Chairman shall also sign every plan once all approval criteria are met.

z. An affidavit that the applicant is the owner or equitable owner of the land proposed to be developed

aa. A statement signed by the owner to the effect that the subdivision as shown on the final plan is made with his full consent and that it is desired to record the same

bb. An affidavit stating that the applicant will install all improvements shown on the final plan at his own expense

c. Easements, descriptions, legal covenants, etc.

d. The final map shall contain on its face a certification that the developer will comply with all federal and state laws, rules and regulations for the development of the subject property.

e. Stormwater pollution prevention plan