

TOWN OF GRAND ISLAND
ENGINEERING DEPARTMENT
SUBDIVISION REQUIRED TECHNICAL DATA CHECKLIST

I. PLAT REQUIREMENTS (Chapter 24, Article V)

1. SKETCH PLAN (§ 24a-37)

- a. Sketch Plan overlaid on Town of Grand Island Topo Maps
- b. Location of that portion to be subdivided in relation to entire tract, and distance to the nearest existing street intersection.
- c. All existing structures, wooded areas, streams, etc. contours at vertical intervals of not more than five (5) feet
- d. Name of Owner and all adjoining property Owners.
- e. Tax Map Sheet, block, and lot numbers & zoning
- f. All existing utilities and all streets which are either proposed mapped or existing.
- g. Proposed lots (including width and depth) recreation area, water, drainage and sewage systems.
- h. All existing easement covenants, zoning lines and land restrictions.

2. MINOR SUBDIVISION PLAT (§24-A-38)

- a. Copy of deed restrictions or covenants
- b. Actual field survey of the boundary lines of the tract giving complete descriptive data by bearings and distances made and certified to by a licensed land surveyor.

- c. On site sanitary waste disposal and water supply facilities designed to meet County Health Department standards.
 - d. Proposed subdivision name, name of Municipality and County.
 - e. Date, north point, map scale, name and address of record owner and subdivider.
 - f. Plat to be filled with County Clerks shall be printed upon linen
 - g. Size of plat shall be 24"x36"
 - h. U.S.G.S. Benchmark
3. MAJOR SUBDIVISION PRELIMINARY PLAT (§24a-40)
- a. Proposed subdivision name
 - b. North point, scale and date
 - c. Name of Owner of the property
 - d. Drawing signed and sealed by a New York State Licensed Engineer or Surveyor.
 - e. Tract boundaries with bearings and distances
 - f. Contours at vertical intervals of not greater than 5'
 - g. U.S.G.S. Benchmark
 - h. All existing watercourses, tree masses and other significant manmade features.
 - i. All existing buildings, sanitary and storm sewers, water mains, culverts and other significant manmade features
 - j. All existing streets on/or adjacent to the tract including name, right-of-way width and pavement width.
 - k. All existing property lines, easements (type & width)

1. 1. Location and width of all proposed streets, right-of-ways and easements
 2. Proposed lot lines with approximate dimensions, lot numbers.
 3. Proposed to be dedicated or reserved for public use.
 - m. Sites, if any, for multi family dwellings, shopping centers, churches, industry or other non public uses exclusive of single family dwellings (Site Plan Required Under § 49 Article XII of the Code)
 - n. Names of Owners of all abutting unplatted land and names of all abutting subdivision.
 - o. Copies of proposed deed restrictions
 - p. Environmental concerns as addressed in Section II
 - q. Engineering drawings as required in Section III
4. MAJOR SUBDIVISION FINAL PLAT (§ 24A-41, §24A-42)

In addition to the information required for preliminary plat approval, the following information shall be required:

- a. Sufficient data to readily determine the location, bearing, and length of every street, lot and boundary line and to reproduce such lines on the ground.
- b. All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated for public use.
- c. The proposed building setback line for each street.
- d. All dimensions shall be shown in feet and in hundredths of a foot.
- e. Street names with R.O.W. width.
- f. Permanent reference monuments of the type, size and at the location as specified by the Town Engineer.

- g. Dedication of streets and other public property, including parts & easements.
- h. Preliminary plat approval by Town Board & Planning Board.
- i. Affidavit that the applicant is the rightful owner of the land proposed to be subdivided and a notarized statement by the owner (s) acknowledging that the subdivision as shown on the Final Plat is made with the owner (s) free consent and that it is desired to record the same.
- j. Subdivisions being built in phases shall have separate map covers for each phase, including only those lots that are to be improved when said phase is complete.
- k. Note to be on map cover when applicable: "Landscaping & maintenance of islands in cul-de-sacs to be the responsibility of the property owners around the cul-de-sac and the Town of Grand Island assumes no responsibility for the maintenance of these areas." Developer to grade and landscape islands initially.
- l. Certification by the Engineer that the subdivider has met the requirements of § § 24A-25 through 24A-33 of the Code.
- m. Erie County Department of Environment and Planning and Erie

II ENVIRONMENTAL CONCERNS

SEQR Approval

- a. Archaeological Investigation
- b. Wetlands
- c. Protected Streams
- d. Floodplains
- e. Significant Wildlife Habitat

- c. All rim and invert elevations at manholes shown
- d. Separation from waterlines: 10' horizontal, 18" vertical
- e. Minimum manhole diameter: 48 inches for standard, 60 inches for inside drop manholes (invert differences greater than 2 feet required an inside drop.)
- f. Manholes located at all changes in alignment or grade all lines must terminate in a manhole.
- g. Minimum cover over sanitary sewers shall be 4.0 feet.
- h. Minimum slope shall provide a velocity greater than 2.5 f.p.s. for pipe flowing full or as approved by Erie County Department of Environment and Planning.
- i. Sanitary sewer detail sheet as provided by Town of Grand Island Engineering Dept.
- j. Sanitary sewer easements (minimum 20' wide between lots) are shown
- k. All existing utilities are shown
- l. Plan and profile (profile showing location of other utilities)
- m. Label type, size, length, and slope of pipe.

B. Pump Stations and Forcemains

- 1. Plan, profile and detail sheets
- 2. Pump station site plan including landscaping and paving
- 3. Pump station design calculations submitted
- 4. Minimum cover on force main shall be four (4) feet
- 5. Air release valves and manholes at high points in system
- 6. Separation of by pass suction and discharge piping shall be ten (10) feet minimum

- q. 24" upright concrete curbs on all roads unless otherwise approved by the Town Engineer (type "C" curbs for cul-de-sac islands)
- r. Standard paving and drainage detail sheet as provided by the Town of Grand Island Engineering Department
- s. All dead end streets require a turn-around, unless otherwise approved by the Highway Superintendent
- t. Rear yard receivers shall be required when connecting rear yard systems to storm sewers

4. Grading

- a. Plan and details
- b. Proposed finished grade elevations for each house shown in feet and tenths of a foot
- c. Type of grading (example: A, B, or C)
- d. Arrows indicating grading directions
- e. Proposed curb grades at lot lines
- f. Drainage and utility easements (proposed and existing)
- g. Building setback lines
- h. Stream setback lines
- i. Four foot wide concrete sidewalks (developer shall install sidewalks across part frontage)
- j. Show all areas to be filled more than 1 foot in plan view
- k. Storm drainage system (yard drains, rec., etc.)
- l. Location of 100 Year Flood Zone, if applicable
- m. Topography and finish grades must be shown on all existing adjacent lots.