

ZONING

160 Attachment 1

Town of Inlet

Appendix A

Required Submissions for Planned Development Districts

Required plats, plans and data to be submitted as required in accord with the procedures as outlined in Article V include:

A. Sketch plan

1. Site plan. To scale, in ink on minimum sheet size of 8 1/2 inches by 11 inches, to include:
 - a. Location map showing location of proposed development or project in the Town, boundaries of the tract, contiguous properties and any zoning districts and easements.
 - b. Existing features including existing land use, land and water areas, and other important elements of the site.
 - c. General layout, including lot and street arrangement, where appropriate.
2. Development data.
 - a. Total acreage of tract or parcel.
 - b. Proposed timetable or stages for sale or development.
 - c. Type of project, i.e., sale of lots, buildings, etc.
 - d. Existing and proposed utilities and service facilities.
 - e. Proposed number of lots and typical lot size.
3. Legal data. Names and addresses of owner, developer or subdivider and professional advisors.

B. Preliminary plat/plan

1. Site plan. Minimum scale of one inch equals 100 feet, preferred scale of one inch equals 40 feet, to include:
 - a. Title, scale, North arrow and date.
 - b. Tract boundaries and owners of record of adjoining properties.

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- c. Topographic data based on USGS or equivalent and other site characteristics including soils, drainage and tree cover.
 - d. Existing land use on and immediately adjacent to the parcel.
 - e. Lot layout, including adequate means to identify each lot and each block, minimum setback or building line.
 - f. Street layout, including right-of-way and improved surface widths, street names and typical cross sections of proposed roadways.
 - g. Location and description of utilities on and adjacent to the tract and proposed connection thereto, or alternative means of water supply, sewage disposal, electric, telephone and other service facilities.
 - h. Location, dimension and purpose of any easement.
 - i. Existing drainage ways and provision for collecting and discharging surface drainage and runoff.
 - j. Location, dimension and description of land or facilities to be dedicated or reserved for public use.
- 2. Development data.
 - a. As required for sketch plan, as it may have been amended
 - b. Feasibility data on sewer, water and stormwater drainage, including documentation from on-site investigation.
 - c. Linear feet of streets, acres in park or recreation areas.
 - 3. Legal data.
 - a. Application.
 - b. As required for sketch plan.
 - c. Required fee, if any.
- C. Final plat/plan.
- 1. Site plan. Scale to be same as for preliminary plat/plan.
 - a. As required for preliminary plat/plan.

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- b. Tract boundary lines, right-of-way lines, easements and individual lot lines with accurate dimensions, bearings, radii, arcs, and central angles of all curves and location and description of all monuments.
 - c. Reference to adjoining platted land or names of owners of record of unplatted lands.
 - d. Topographic data showing contours at a minimum of two-foot intervals related to USGS or other permanent benchmark where natural contours are to be changed; otherwise at five-foot intervals.
 - e. All trees to be removed or within 50 feet of any area where the natural contour is to be altered which are of eight-inch caliper or more as measured three feet above ground level.
 - f. Typical cross sections of streets, including pavement, shoulders, ditches, and walks and cross-sections of drainage easements, as necessary.
 - g. Profiles of street centerlines showing vertical curve data, slope of tangents and elevations of street intersections and other critical points.
 - h. Profiles of storm and sanitary sewers, if any, showing diameter of pipe, and distance between manholes and catch basins.
2. Development data.
- a. As required for preliminary plat/plan.
 - b. Detailed drawings and specifications for water supply, stormwater disposal, sanitary sewage disposal and any other required facilities, services or installations.
3. Legal data.
- a. As required for preliminary plat/plan.
 - b. Certification of title showing that applicant is the landowner.
 - c. Certification by surveyor or engineer of survey and plat accuracy.
 - d. Protective covenants in form for recording, including covenants governing the maintenance of uncaded public space or reservations.
 - e. Offers of cession dedicating streets, easements, open space and other facilities.
 - f. Approval by the State Departments of Health or Environmental Conservation, as is applicable, of sewer and water facility drawings and proposals.

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- g. Copies of agreements showing the manner in which areas reserved by the subdivider or developer are to be maintained.
 - h. Certificate by a licensed professional engineer, registered architect, licensed land surveyor and/or landscape architect as is appropriate, that required facilities have been designed to meet the minimum standards of this chapter or otherwise required by law.
 - i. Any other data as may be required by the Planning Board or Town Board for the enforcement of this chapter.
 - j. Required fee, if any.
4. As-built drawings.
As-built drawings will be filed upon completion of any required underground improvements. No certified check or performance bond shall be released until the drawings and documents listed below have been filed with and approved by the Planning Board.
- a. Facilities and improvements as located and constructed in accord with the final plat/plan, will be certified to by a licensed professional engineer, registered architect, licensed land surveyor and/or landscape architect or the responsible builder or contractor, as is appropriate.
 - b. All offers of cession, deeds, abstracts and easements for any street, sewer, water or other facilities as approved and certified to by the Town Attorney.