

Application Name: \_\_\_\_\_

Date: \_\_\_\_\_

Village of Spring Valley – Subdivision Plat Specifications

**§ 232-22. Preliminary layouts.**

Item No.	Specifications	Provided	Not Provided	Waiver*
	Preliminary layouts submitted to the Planning Board shall be drawn to a convenient scale, not more than 100 feet to an inch, and shall show the following information:			
A.	The location of the property with respect to surrounding property and streets; the names of all adjoining property owners of record or the names of adjoining developments; and the names of adjoining streets. There shall be included an area map at a scale of one inch equals 400 feet showing all streets and property within 1,000 feet of the proposed subdivision and identifying all property held by the applicant in the area.			
B.	The location and dimensions of all boundary lines of the property (include entire area proposed to be subdivided and remainder of the tract owned by the subdividing owner), certified by a licensed land surveyor.			
C.	The location of existing streets, sewers, drains, water mains, easements, water bodies, streams and other pertinent features, such as swamps, buildings and outstanding trees, that may influence the design of the subdivision. Topography shall be shown at a contour interval of not more than two feet, where required by the Planning Board.			
D.	The location, width, grade and profiles showing existing surfaces and proposed grades of all streets and typical cross-sections of the proposed grading, roadways and sidewalks.			
E.	Proposed connections with existing water supply and sanitary sewerage system or alternative means of providing water supply and sanitary waste treatment and disposal, as provided in §§ 1115, 1116, 1117 and 1118 of the Public Health Law; proposed provisions for collecting and discharging surface water drainage, including the proposed location and sizes of drains,			

	culverts, catch basins, curbs and gutters; and the proposed locations of fire hydrants, street trees, streetlighting standards, street signs or other improvements to be provided in connection with the subdivision.			
F.	The approximate locations, dimensions and areas of all proposed or existing lots.			
G.	The approximate location and dimensions of all property proposed to be set aside for park or playground use.			
H.	The name and address of the owner or owners of land to be subdivided and the name and address of the subdivider, if other than the owner, and the name of the land surveyor.			
I.	The date of the map, approximate true North point and scale.			

**§ 232-23. Subdivision plats.**

Item No.	Specification	Provided	Not Provided
	Subdivision plats shall be accompanied by separate sheets of construction plans and shall be submitted to the Planning Board for approval as follows:		
A.	Drawing, scale and size of plat and construction plans. The plat and construction plans shall be clearly and legibly drawn on transparent linen tracing cloth or Mylar with black waterproof ink, at a scale of not more than 100 feet to the inch. Maps shall be uniform size sheets, not larger than 24 inches by 36 inches. Whenever any project is of such size that more than one sheet is required, an index map on the same size sheet shall be filed showing the entire subdivision at an appropriate scale.		
B.	Information to be shown on plat. Plats shall show the following information:		
(1)	The proposed subdivision name or identifying title, which shall not duplicate or too closely approximate that of any other development in the village.		
(2)	The date of the plat, approximate true North point and graphic scale.		
(3)	The name and address and signature of the owner, the subdivider and a licensed engineer or land surveyor.		

(4)	The names of owners of record of abutting properties or developments.		
(5)	Boundary lines of the property being subdivided.		
(6)	Locations, names and widths of existing and proposed streets.		
(7)	Locations and names of existing and proposed parks.		
(8)	Locations and widths of existing and proposed easements.		
(9)	Lot lines with accurate dimensions and bearings or angles.		
(10)	Lot areas in square feet or acres to hundredths for all lots shown.		
(11)	Sufficient data acceptable to the Village Engineer to determine readily the location, bearing and length of all lines and to reproduce such lines upon the ground. Where practicable, these should be referenced to monuments included in the state system of plane coordinates and, in any event, should be tied to reference points previously established by a public authority.		
(12)	Radii of all curves and lengths of arcs.		
(13)	The location, material and approximate size of all monuments.		
C.	Information to be shown on construction plans. Construction plans shall show the following information, except that where requirements have been waived, applicable specifications may be omitted:		
(1)	Profiles showing existing and proposed elevations along the center lines of all streets. Where a proposed street intersects an existing street or streets, the elevation along the center line of the existing street or streets, within 100 feet of the intersection, shall be shown. All elevations must be referred to established United States Geological Survey benchmarks.		
(2)	The Planning Board may require a cross-section where steep slopes exist showing the present elevation of all proposed streets every 100 feet at five points on a line at right angles to the center line of the street, and said elevation points shall be at the center line of the street, at each property line and at points 25 feet inside each property line.		

(3)	Plans and profiles showing the location and a typical cross section of street pavements, including curbs and gutters, sidewalks, manholes and catch basins; the gutters, sidewalks, manholes and catch basins; the locations of street trees, streetlighting standards and street signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; and the exact location and size of all water, gas or other underground utilities or structures.		
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\*If applicant requests a waiver than they must provide a written justification in support of the waiver request.