SITE/GRADING PLAN REQUIREMENTS:

A Site Grading Plan shall include the following elements, unless specifically determined by the Code Enforcement Officer that they are not necessary:

* One Hard copy of a Site/Grading Plan accurately drawn to a scale not less than 1"=50' stamped/certified by a licensed Architect, Engineer, landscape Architect, or Surveyor as appropriate.
* Electronic (PDF) file(s) of the Site/Grading Plan; submitted to Town of Porter by email: p.jeffery@townofporter.net or on other approved media.
* Name & address of Owner.
* Date of preparation. Any/All revisions shall be noted.
* North arrow, graphic scale, parcel number (tax Id. number/S.B.L. number), address of the parcel, name and address of the applicant (if different than the owner), license number, seal and signature of the preparer.
* Zoning district/classification of property to be developed and of abutting adjacent properties.
* Property lines with bearings, corner angles, and all markers; for parcel to be developed, as supported by a recent Survey. Dimensions of each property line per deed and measure.
* Copy of any existing or proposed Covenants, Deed Restrictions, and or Easements which are applicable to the property.
* Location and dimensions of proposed and existing Buildings and Structures, all Accessory Structures, Signs, Fences/Walls, and any encroachments on adjacent parcels.
* Location, species, & size of all Trees over 8" trunk diameter.
* Location and dimensions of proposed and existing Culverts, Bridges, Hydrants, Utility Poles, Driveways, Stormwater drainage elements (swales, yard drains, creeks, etc.) and Sidewalks.
* Height of all Buildings / Structures.
* Front, Side, and Rear yard setbacks (both the requirements and provided dimensions)
* Existing and Proposed contours, referred to as United States Coast and Geodetic datum, now known as National Vertical Geodetic Datum (NVGD) 1988, with contour interval of one (1) foot for slopes of less than 20% and an interval of two (2) feet for slopes of 20% or greater. Regardless of slope, contours within areas of disturbance shall be plotted at one (1) foot intervals. Dashed lines shall be used to indicate existing contours and Solid lines shall be used to indicate proposed contours.
* Finished Floor Elevation of all Buildings and or Accessory Structures (relevant to contours).
* Streets and or Roads, both public and private, abutting the parcel. Names, Width of right of way, and Crown of Road elevation shall be indicated.
* Plans and or layout of existing and proposed Storm water systems; both public and private. Include the proposed sump pump discharge, Downspout/Gutter discharge, and or yard Drains. Pipe size, grades, and direction of flow, location and inlets, manholes or other appurtenance and appropriate invert and other elevations shall be indicated.
* Location and size of all existing and or proposed Sanitary Sewers or Septic systems.
* Location and size of all existing and or proposed Water Lines, Valves, and Hydrants.
* Location and size of all existing and or proposed Easements and Right-of-Ways.
* Location of Proposed Electrical, Telephone, and Cable utility service route; Meter and or Junction locations; and if the Utility is to be Overhead or Underground type.
* Note on drawings that all work to be performed in a Right-of-Way is to be Approved and Permitted by the Town of Porter Highway Department (for Town Roads) and or other Right-of-way agency (Niagara County or New York State for respective Roads).

**(For Building Permit submittal in the town of Porter, N.Y) V.02**