

APPLICATION FOR SITE PLAN APPROVAL
TOWN OF ROYALTON, 5316 ROYALTON CENTER RD., MIDDLEPORT, NY 14105

Preliminary Date: _____ Final Date: _____

Name of Project/Development: _____

Applicant:	Plans Prepared by:
Name _____	Name _____
Address _____	Address _____
_____	_____
Ph. No. _____	Ph. No. _____

Ownership Intentions (i.e., purchase options, lease, etc.):

Site Location: _____

Tax Map No.: Section _____ Block _____ Lot _____

Current Zoning Classification: Agricultural 1&2 Family Mult. Family Business Light Indust. General Indust.

State and Federal Permits Required (list):

Proposed Use of Site: _____

Total Site Area: _____ Construction Time: _____ Will Project be Staged?: _____

Current Land Use: _____

Current Condition of Site (buildings, brush, etc.): _____

Character of surrounding lands (suburban, agriculture, wetlands, etc.):

Estimated cost of project: \$ _____

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable): _____

Describe proposed use, including primary and secondary uses; floor area, height, stories, for all buildings; parking spaces, etc.. Use separate sheet(s) if needed. See Section 1104 of Zoning Ordinance for siteplan checklist (attached).

TOWN OF ROYALTON

5316 ROYALTON CENTER ROAD
MIDDLEPORT, NEW YORK 14105

Telephone (716) 772-2431

FAX (716) 772-2748

TOWN OF ROYALTON PLANNING BOARD SITE PLAN AND SUBDIVISION REVIEW CHECKLIST

Site Plan Subdivision

GENERAL

- | | | |
|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Scale, North arrow |
| <input type="checkbox"/> | <input type="checkbox"/> | Vicinity map/location map |
| <input type="checkbox"/> | <input type="checkbox"/> | Application information: Name, legal address, telephone number |
| <input type="checkbox"/> | <input type="checkbox"/> | Site Address |
| <input type="checkbox"/> | <input type="checkbox"/> | Plans signed and sealed by Professional Engineer |
| | <input type="checkbox"/> | Comments from Town of Royalton Highway Dept., Building Dept. and Town Engineer |
| | <input type="checkbox"/> | Check that all utilities are shown; check Town and County sewer and water lines especially are shown |
| | <input type="checkbox"/> | Must have letters from NCHD, Niagara County Water Authority/Niagara County Department of Environment and Planning confirming that adequate water and sewer capacity exists for project. |

DRAINAGE

- | | | |
|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Calculations for sizing of pipes – (Manning's $n=0.013$ for design using HDPE & PVC Pipe) |
| <input type="checkbox"/> | <input type="checkbox"/> | Appropriate location of catch basins and yard drains |
| <input type="checkbox"/> | <input type="checkbox"/> | Adequate cover over pipe (for HDPE under concrete pavement: 12 in. min. from top of pipe to top of pavement, under flexible pavement 12 in. min. from top of pipe to bottom of asphalt) |
| <input type="checkbox"/> | <input type="checkbox"/> | Perimeter drainage to be controlled |
| <input type="checkbox"/> | <input type="checkbox"/> | Grades shown with contours and spot elevations as needed, clearly showing drainage patterns |
| | <input type="checkbox"/> | Stabilized access from road to forebay for maintenance |
| | <input type="checkbox"/> | Grading and drainage plans should show contours for property surrounding site: check for drainage problems due to fill |

ROADS

- | | | |
|--------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Pavement cross section |
| <input type="checkbox"/> | <input type="checkbox"/> | Minimum radius for curves and entrances |
| <input type="checkbox"/> | <input type="checkbox"/> | Vertical curves required for changes in grade greater than 1% |
| <input type="checkbox"/> | <input type="checkbox"/> | Adequate turning radius for fire trucks, buses, snow plows, etc. when a center island is included in the entrance |
| | <input type="checkbox"/> | Radius of cul-de-sac |
| | <input type="checkbox"/> | Minimum grade of roads |
| | <input type="checkbox"/> | Check for a cut or fill situation |

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WATERLINES

Has NCWA reviewed?

SEWERLINES

Has NCDEP reviewed?

PLAT MAP

- Easements: utility easements (gas, telephone, electric, etc.) should be shown
- Curve radii labeled
- Signed and sealed by Professional Land Surveyor
- Are notes correct?

STORM WATER MANAGEMENT PLAN

- SPDES General Permit NOI and SWPPP if disturbance is over 1 acre.

- Application information: Name, legal address, telephone number
- Site Address
-
- Comments from Town of Royalton Highway Dept., Building Dept. and Town Engineer
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- Applicant must have letters from NCHD, Niagara County Water Authority/Niagara County Department of Environment and Planning confirming that adequate water and sewer capacity exists for project.