

ABACA
REQUIREMENTS FOR SUBMISSION
OF HOUSE PLANS
INCLUDING CHANGES OF FINISHED FLOOR ELEVATION

As part of any submission for a building permit for houses on lots in any approved subdivision, the owner shall submit a full set of construction drawings of the proposed house and a site plan or plot plan. These drawings are to be signed and sealed by a New York State licensed Architect or Engineer. In addition, the applicant is to submit a completed ABACA application for review.

The site plan is to be drawn at a minimum scale of 1" = 20' showing the following:

- a. The location of the proposed house.
- b. The proposed finished floor elevation of the first floor, garage, and basement.
- c. The proposed grade at the garage entrance.
- d. The percentage slope of the proposed driveway.
- e. All existing and proposed topographic contour lines. All contour lines must extend a minimum of 10'-0" beyond the property line.
- f. The line of all delineated wetland, wetland buffers, easements, etc.
- g. A line showing the limit of the area that will be disturbed by construction.
- h. Any other pertinent information as shown on the subdivision and improvement plan.

Should the requisite grading exceed, by plus or minus two (2) feet the elevations, the Planning Board approved on the final improvement plan of a subdivision, the applicant shall apply to the Planning Board for approval of the proposed building plan. The Planning Board shall review such application to determine whether the proposed excavation is limited to the greatest extent practicable and does not create adverse environmental or aesthetic impacts. The board shall approve or deny the proposed additional grading by resolution.