

Topic:	Subdivision Regulations; Environmental Compliance; Watershed Protection; Stormwater Management
Resource Type:	Regulations
State:	New York
Jurisdiction Type:	Municipal
Municipality:	Town of Brighton
Year (adopted, written, etc.):	2002
Community Type – applicable to:	Suburban; Rural
Title:	Town of Brighton Subdivision Regulations Ordinance
Document Last Updated in Database:	April 18, 2017

Abstract

The town of Brighton, New York, requires developers to create and submit a separate drainage report in the preliminary plat when applying for subdivision approval. The drainage report includes calculations for runoff and pipe and channel sizing, will clearly indicate the disposal and flood hazard preventions and how all runoff will be handled during grading and development operations, and erosion and sedimentation prevention measures. Further, the stormwater mitigation facilities shall be as specified in the Town of Brighton Minimum Specifications for Dedication and elsewhere in the chapter, and conform to the requirements of the Irondequoit Watershed Collaborative whenever possible and in lieu of employing other methods. The Code also clarifies that any type of development within a special flood hazard area must have a development permit. Finally, the subdivision plat shall include a subdivision drainage plan. The subdivision drainage plan contains: information on proposed stormwater drainage facilities, design data and computations used, a subdivision grading plan, when the subdivision is within or adjacent to a special flood hazard area it must have a detailed analysis with respect to floodplain management and land use, any requirements concerning drainage in the town's Comprehensive Development Regulations, the location of all buildings proposed, the number of each lot, the location and means of erosion control, slope stabilization plans, and stormwater detention basins.

Resource

Town of Brighton NY Plat Specifications
Code of the Town of Brighton NY
Chapter 213: Subdivision Regulations
Note: stormwater mitigation; watershed cooperative
General Code

213-9 Specifications for Preliminary Plats

F. A separate drainage report, including calculations for runoff and pipe and channel sizing, which will clearly indicate the disposal and flood hazard preventions (when necessary) and how all runoff will be handled during grading and development operations, and erosion and sedimentation prevention measures. Design of stormwater mitigation facilities shall be as specified in the Town of Brighton Minimum Specifications for Dedication . and elsewhere in this chapter, and conform to the requirements of the Irondequoit Watershed Collaborative whenever possible and in lieu of employing other methods. **[Amended 6-26-2002 by L.L. No. 4-2002]**

S. Any type of development in a special flood hazard area must have a development permit. The following information is required: name and address of applicant; location sketch of project; a site plan showing all existing structures, water bodies, adjacent roads and lot dimensions; development plans drawn to scale; elevation of the lowest floor (including basements); a description of any streams which may be impacted by the development and how that impact will be mitigated; the one-hundred-year flood elevation from the FIRM or from a registered professional engineer; or any other information required pursuant to the Chapter 211, Flood Damage Prevention, of the Brighton Comprehensive Development Regulations.

§ 213-10. Specifications for subdivision plats.

C. Subdivision drainage plan. This plan shall be on a separate sheet of the same size and scale at the record sheet and shall provide the following information:

(1) Plans, profiles and typical and special cross sections of proposed stormwater drainage facilities.

(2) Supporting final design data and copies of computations used as a basis for the design capacities and performance of the drainage facilities.

(3) Subdivision grading plan developed to a suitable contour interval, with grading details to indicate proposed street grades and building site grades and elevations through the subdivision. The contour interval of the grading plan shall be one, two or five feet (vertical), the selection to result in a horizontal distance between contour lines of not more than 100 feet. All grades shall be referenced to United States Coast and Geodetic Survey datum.

(4) If the subdivision is within or adjacent to the special flood hazard area of any body of water, a detailed analysis to the area with respect to floodplain management and land use will be included in the subdivision drainage plat report.

(5) Any requirements concerning drainage that are now in or are from time to time incorporated in the Comprehensive Development Regulations of the Town of Brighton.

(6) Location of all buildings proposed.

(7) Number of each lot.

(8) Location and means of controlling erosion within the project limits.

(9) Slope stabilization details.

(10) Stormwater detention basins.