

satisfactory to the Town Board and Town Attorney as to form, sufficiency, manner of execution and surety.

B) Map of Improvements

The required improvements shall not be considered to be complete until the installation of the improvements has been approved by the Town Engineer and a map satisfactory to the Planning Board has been submitted indicating the location of monuments marking all underground utilities as actually installed. If the subdivider completes all required improvements according to section 5A Subparagraph (2), the map shall be submitted prior to endorsement of the Plat by the Planning Board. If the subdivider elects to provide a bond or certified check for all required improvements as specified in Section 5A Subparagraph (1), such bond shall not be released until such a map is submitted.

C) Modification of Design of Improvements

If at any time before the construction of the required improvements it is demonstrated to the satisfaction of the Town Engineer that unforeseen conditions make it necessary or preferable to modify the location or design of such required improvements, the Town Engineer may, upon approval by the Planning Board and Town Board, authorize modifications provided these modifications are within the spirit and intent of the Planning Board's approval and do not extend to the waiver or substantial alteration of the function of any improvements required by the Board. The Town Engineer shall issue any authorization under this Section in writing and shall transmit a copy of such authorization to the Planning Board at its next regular meeting.

D) Inspection of Improvements

1. Routine Inspection

At least five (5) days prior to commencing construction of required improvements, the applicant shall pay to the Town Clerk the inspection fee required by the Planning Board and shall notify the Town Highway Superintendent in writing of the time when it proposes to commence construction of such improvements. The Superintendent will then make periodic inspections to assure that all Town specifications and requirements shall be met during the construction of required improvements, and to assure the satisfactory completion of improvements and utilities required by the Planning Board.

2. Final Inspection

A final inspection of all improvements will be made to determine whether the work is satisfactory and in agreement with the approved Final Plat and construction drawings. Upon a satisfactory final inspection report, action will be taken to release the performance bond covering such improvements and utilities (if a bond was filed). The Town Highway Superintendent shall also notify the Planning Board that all work has been completed to his satisfaction.

3. Inspection Fee

An inspection fee, as may be promulgated from time to time, and on file with the Town Clerk, shall be paid to the Town prior to the time the Planning Board signs the Final Plat. No Building Permits nor Certificates of Occupancy shall be issued until all inspection fees (if required) are paid.

E) Proper Installation of Improvements

If the Town Engineer shall find, upon inspection of the improvements performed before the expiration date of the performance bond, that any of the required improvements have not been constructed in accordance with plans and specifications filed by the subdivider, he shall so report to the Town Board, Building Inspector, and Planning Board. The Town Board then shall notify the subdivider and, if necessary, the bonding company, and take all necessary steps to preserve the Town's rights under the bond.

F) Reduction of Bond

An applicant may request in writing that the Planning Board authorized a reduction in the amount of the bond. Such request shall itemize the extent of required improvements remaining to be completed and the bond reduction requested. Upon approval of the Town Board, and after due notice and Public Hearing, the Planning Board may, if it determines that sufficient required improvements have been installed to warrant such action, reduce the face amount of the bond by an appropriate amount so that the new amount will cover the cost in full of all required improvements remaining to be completed, and any security deposited with the bond may be reduced proportionately.

SECTION 6. PUBLIC ACCEPTANCE OF ROADS AND RECREATION AREAS

A) Public Acceptance of Roads

The approval by the Planning Board of a Subdivision Plat shall not be deemed to constitute or be evidence of any acceptance by the Town of any street, easement, or other open space shown on such Subdivision Plat.

B) Ownership and Maintenance of Recreation Areas

When a park, playground, or other recreation area shall have been shown on a Plat, the approval of said Plat shall not constitute an acceptance by the Town of such area. The Planning Board shall require the Plat to be endorsed with appropriate notes to this effect. The Planning Board may also require the filing of a writing agreement between the applicant and the Town Board covering future deed and title, dedication, and provision for the cost of grading, development, equipment, and maintenance of any such recreation area.

C) Status of Roads, Parks, and Easements

1. Acceptance by Town

Acceptance of any offer of cession of roads or parks shall rest with the Town Board. The approval by the Planning Board of a Subdivision Plat shall not be deemed to constitute nor imply the acceptance by the Town of any road, utility, recreation area, easement, park or other open space shown on such Subdivision Plat. The Planning Board shall require the addition of appropriate notes to this effect on the Plat.

2. Maintenance

There shall be submitted with the Final Application two copies of agreements or other documents providing for and fixing responsibility for suitable maintenance of facilities and statements of all rights which exist with respect to the use of such property(ies). The adequacy of such documents shall be subject to Planning Board approval, based upon recommendations of the Town Attorney.

ARTICLE IV

GENERAL REQUIREMENTS AND DESIGN STANDARDS

In considering applications for subdivision of land, the Planning Board shall be guided by the standards set forth hereinafter. The said standards shall be considered to be minimum requirements and shall be waived by the Board only under circumstances set forth in Article I, Section 5 herein.

SECTION 1. GENERAL

A) Character of Land

Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace.

B) Compliance with State Environmental Quality Review Act (SEQR)

Notwithstanding any provisions of these subdivision Regulations or any other laws or Regulations to the contrary, the provisions and requirements of Article 8 of the Environmental Conservation Law, Section 8-0113, Part 617, hereinafter referred to as "SEQR" Regulations, shall be complied with beginning at the Sketch Plan stage.

C) Specifications for Required Improvements

All required improvements shall be constructed or installed to conform to the Town specifications and/or to the satisfaction of the Town Engineer.

SECTION 2. ROAD LAYOUT

A) Width, Location, and Construction

Roads shall be of sufficient width, suitably located and adequately constructed to accommodate the prospective traffic and afford access for fire fighting, snow removal and other road maintenance equipment. The arrangement of roads shall be such as to cause no undue hardship to adjoining properties and shall be coordinated so as to compose a convenient system. The standards which follow shall be applicable to all roads providing vehicle access to subdivision lot(s) whether or not they are being dedicated to the Town. If a road is to be dedicated to the Town, the subdivider must meet the requirements, in addition to this Regulation, or the Specifications for Dedication of Town Roads and Streets (Local Law #1 of 1989).

B) Arrangement

The arrangement of roads in the subdivision shall provide for the continuation of principal roads of adjoining subdivisions, and for proper projection of roads into adjoining properties which are not yet subdivided.

Such arrangements shall make possible necessary fire protection, movement of traffic and the construction or extension, presently or when later required, of needed utilities and public services such as sewers, water and drainage facilities. Where, in the opinion of the Planning Board, topographic or other conditions make such continuance undesirable or impracticable, the above conditions may be modified.

C) Provision for Future Resubdivision

Where a tract is subdivided into lots substantially larger than the lots required by this Regulation, the Planning Board may require that roads and lots be laid out so as to permit future resubdivision in accordance with the requirements contained in these regulations.

D) Dead End Roads

The creation of dead-end or loop residential roads will be encouraged wherever the Board finds that such type of development will not interfere with normal traffic circulation in the area. In the case of dead-end roads, where needed or desirable, the Board may require the reservation of a twenty (20) foot wide easement to provide for continuation of pedestrian traffic and utilities to the next road. Subdivisions containing twenty (20) lots or more should have at least two road connections with existing public roads, or roads on an approved Subdivision Plat for which a bond has been filed.

E) Intersections with Collector or Major Arterial Roads

Minor or secondary road openings into collector or arterial roads shall, in general, be at least five hundred (500) feet apart.

F) Road Jogs

Road jogs with centerlines offsets of less than 125 feet shall be avoided.

G) Relation to Topography

The road plan of a proposed subdivision shall bear a logical relationship to the topography of the property, and all roads shall be arranged so as to obtain as many of the building sites as possible at or above the grade of the roads. Grades of roads shall conform as closely as possible to the original topography.

H) Street Names

All street names shown on a Preliminary Plat or Subdivision Plat shall be approved by the Planning Board. In general, streets shall have names and not numbers or letters. Proposed street names shall be substantially different so as not to be confused in sound or spelling with present names except that streets that join or are in alignment with streets of an abutting or neighboring property shall bear the same name. Generally, no street should change direction by more than ninety (90) degrees without a change in street name.

SECTIONS 3. ROAD DESIGN AND CONSTRUCTION

A) Construction Specifications

Proposed Town roads and private roads shall be constructed according to the Minimum Road Standards specified in the diagram in Fig.1 and described below.

The base of the roadway shall be brought to grade, thoroughly compacted, and stabilized with a subsurface of nine (9) inch compacted gravel topped by four (4) inch of Item 4. Surface treatment shall consist of an eighteen (18) foot travelway oiled with M.C.O. ½ gallon per square yard. Lock coated with M.C. 5 2/10 per square yard. Covered by thirty (30) pounds of #1 crushed stone per square yard and compacted to maintain specified slopes. Each course of oil and stone shall meet standard application and materials specifications as prescribed under accepted construction details and shall also meet the requirements of the Town Highway Superintendent. Surface treatment shall not be undertaken until after one (1) winter has passed following the placement of the subsurface and must be done between June 1st and September 10th, preceding the third winter. Backslopes shall be graded and reseeded and brush and stumps removed to the right-of-way boundary and disposed of properly. All necessary culverts of suitable size shall be installed, and adequate drainage provided for on both sides of the roadway. The depth of the drainage ditches and location and size of the culverts shall be determined by the Town Superintendent of Highways.

Cut trees, timber, debris, junk, rubbish or other waste materials may be buried within the proposed right-of-way but must be outside limits of highway embankments. All debris and waste material shall be disposed of in a manner approved by the Town Highway Superintendent.

B) Widths of Right of Way

Roads shall have a minimum right of way of fifty (50) feet and shall have a minimum wear surface width of eighteen (18) feet.

C) Utilities and Roads

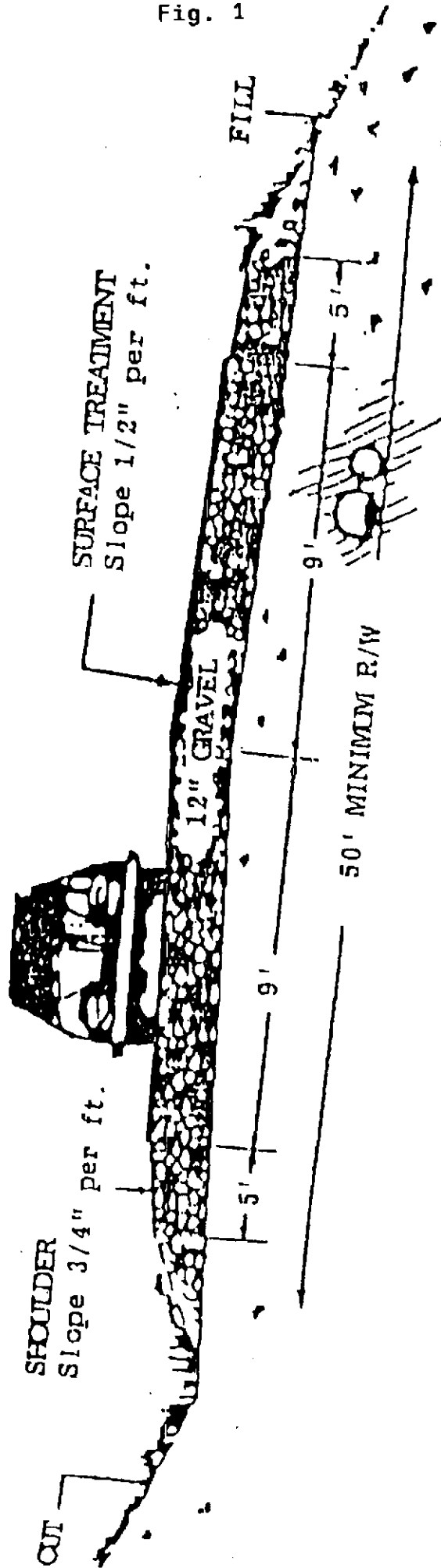
The Planning Board shall, wherever possible, require that utilities be placed in the right of way between the paved roadway and road line to simplify location and repair of lines when they require attention. Where applicable the subdivider shall install underground service connections from the primary line to the property line of each lot before the road is paved.

D) Utility Easements

Where topography is such as to make impractical the inclusion of utilities within the rights of way, perpetual unobstructed easements at least twenty (20) feet in width shall be otherwise provided with satisfactory access to the road. Wherever possible,

MINIMUM ROAD STANDARDS

Fig. 1



NOTE: Generally recognized road standards adjusted by the Greene County Planning and Highway Departments to reflect the needs of the Town of Windham.

within the rights of way, perpetual unobstructed easements at least twenty (20) feet in width shall be otherwise provided with satisfactory access to the road. Wherever possible, easements shall be continuous from block to block and shall present as few irregularities as possible. Such easements shall be cleared and graded where required.

E) Grades

Grades of all roads shall conform in general to the terrain, and shall not be less than one-half (1/2) percent or greater than ten (10) percent with some areas allowed to increase to fifteen (15) percent maximum grade, with the total length of the fifteen (15) percent segment or segments not to exceed ten (10) percent of the total road length. In no case shall grades of roads and driveways be greater than three (3) percent within fifty (50) feet of any intersection. Minimum specifications are subject to modification upon the approval of the Town Highway Superintendent and Town Board.

All changes in grade shall be connected by vertical curves of such length and radius as meet with the approval of the Town Engineer so that clear visibility shall provide for safe distance. A combination of steep grades and curves shall be avoided.

F) Curves

All road right of way lines at intersections shall be rounded by curves of at least twenty (20) feet radius.

G) Intersections

In order to provide visibility for traffic safety, that portion of any corner lot (whether at an intersection entirely within the subdivision or of a new road with an existing road) which is shown in Fig. 2 be cleared of all growth (except isolated trees) and obstructions above the level three (3) feet higher than the centerline of the road. If directed, the ground shall be excavated to achieve visibility. Visibility at the intersection of a driveway and road shall also be required to conform to the same safety requirements. In general, all roads shall intersect so that for a distance of at least one hundred (100) feet the road is approximately at right angles to the road it joins.

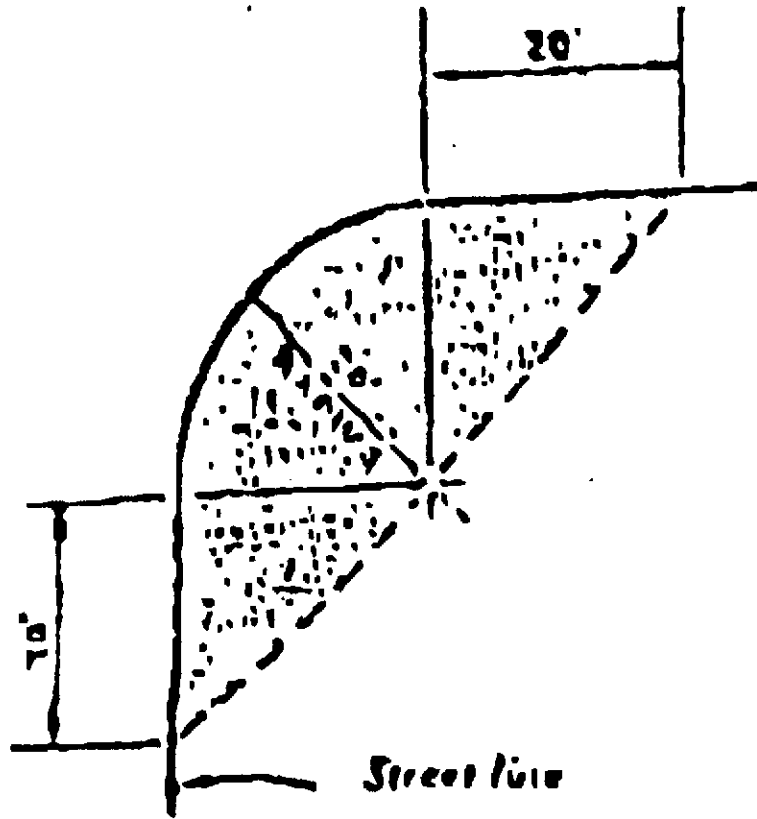
H) Curve Radii

In general, street lines within a block, deflecting from each other at any one point by more than ten (10) degrees, shall be connected with a curve, the radius of which for the centerline of street shall not be less than four hundred (400) feet on major street, two hundred (200) feet on collector streets and one hundred (100) feet on minor streets.

I) Service Streets or Loading Space in Commercial Development

Paved rear service streets of not less than twenty (20) feet in width, or in lieu thereof, adequate off-street loading space, suitable surfaced, shall be provided in connection with lots designed for commercial use.

Fig. 2



J) Free Flow of Vehicular Traffic Abutting Commercial Developments

In front of areas zoned and designed for commercial use, or where a change of zoning to a zone which permits commercial use is contemplated, the street width shall be increased by such amount on each side as may be deemed necessary by the Planning Board to assure the free flow of through traffic without interference by parked or parking vehicles, and to provide adequate and safe parking space for such commercial or business district.

K) Widening and Realignment of Existing Roads

Where a subdivision borders on an existing road which is narrower than the Recommended right of way width as specified for such roads in these Regulations, or where a subdivision borders an existing road planned for widening or realignment in such a way as to require the use of some land in the subdivision, the Planning Board may require the subdivision Plat to show such areas which shall be marked "Reserved for Road Realignment (or Widening) Purposes".

L) School Bus Pickup Areas

Where a subdivision contains or abuts a major or collector road, the Planning Board may require that the applicant reserve, clear, grade, pave or otherwise improve an area of such size and location as will provide a safe and suitable place for use by children awaiting school buses. Such area shall be included within the boundaries of the proposed subdivision except that it shall be outside the existing and proposed road right of way. Such an area shall be attached to the road right of way and shall be maintained subject to a maintenance agreement. The layout and design shall be subject to Planning Board approval.

M) Dead-End Roads (Cul-De-Sacs)

Where dead-end roads are designed to be so permanently, they shall terminate in a circular turn around having a minimum right of way radius of sixty (60) feet and pavement radius of fifty (50) feet. The Planning Board may require, where needed or desirable along a dead-end road, reservation of a fifty (50) foot wide easement to the subdivision boundary to provide for the continuation of the road and/or pedestrian traffic, utilities and drainage facilities to the next road.

N) Watercourses

Where a watercourse separates a proposed road from abutting property, provision shall be made for access to all lots by means of steel culverts or other structures of design approved by the Town Engineer.

Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right of way as required

by the Town Engineer, and in no case less than twenty (20) feet in width. All such easements or rights of way shall be subject to Article IV, Section 4 and 5.

O) Dedication of Roads

All roads to be dedicated to the Town of Windham shall follow the procedures in and shall be constructed according to the Town's specifications for the dedication of Town Roads and Streets (Local Law #1 of 1989).

SECTION 4. LOT REQUIREMENTS

A) Lots to be Buildable

The lot size, width, depth, shape and arrangement shall be such that in constructing a building there will be no foreseeable difficulty for reasons of topography or other natural conditions in securing building permits to build on all lots in compliance with these Regulations, the New York State Health Department Regulations, the Uniform Fire Prevention and Building Code. Lot size, width, depth, shape and arrangement shall be determined by soil percolation, slope, area density, topography and such other factors as the Planning Board may reasonably employ in assuring that the lot shall be buildable and that the aesthetic environment of the community shall be preserved.

B) Side Lines

All side lines of lots should be at right angles to straight street lines and radial to curved street lines.

C) Corner Lots

Corner lots should be larger than interior lots to provide for proper building set backs from each road, and to promote a desirable building lot.

D) Setbacks

Setbacks are as follows: sixty-five (65) feet from the centerline of roads, forty (40) feet from all other boundary lines. For subdivisions where multi-residential structures are proposed (e.g. duplex, townhouses), the forty (40) foot setback shall be waived, but only with respect to the common wall between attached units. Accessory structures which are not capable of being occupied as a dwelling shall be subject only to State setback requirements. Setbacks, as set forth in this paragraph, shall include, but not be limited to, recreational structures and facilities including, but not be limited to, pools and tennis courts.

E) Access

No lot may be landlocked. All lots shall have frontage on or direct access to

a public road or a road within an approved subdivision. If direct access is proposed to a public road, such access must be approved or permitted by the governmental agency having jurisdiction of said public road, and the Town of Windham Highway Superintendent.

SECTION 5. DRAINAGE IMPROVEMENTS

A) Removal of Spring and Surface Water

The subdivider may be required by the Planning Board to carry away by pipe or open ditch any spring or surface water that may exist either previous to, or as a result of the subdivision. Such drainage facilities shall be located in the road right of way where feasible, or in perpetual unobstructed easements of appropriate width.

B) Accommodation of Upstream Drainage

A culvert or other drainage facility shall, in each case, be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The Town Engineer shall approve the design and size of the facility based on anticipated run-off from a "50 year" storm under conditions of maximum development within the water shed.

C) Responsibility For Drainage Downstream

The subdivider shall study the effect of the subdivision on the existing downstream drainage facilities outside the area of the subdivision. Where it is anticipated that the additional run-off incident to the development of the subdivision will overload an existing downstream drainage facility during a 100 year 24 hour duration storm, the Planning Board shall notify the Town Board and shall not approve the subdivision until provision has been made for the improvement of said condition.

D) Land Subject to Flooding

Land subject to flooding or land deemed by the Planning Board to be uninhabitable shall not be Platted for residential occupancy, nor for such other uses as may increase danger to health, life or property or aggravate the flood hazard. Such land shall be set aside for uses that are not endangered by periodic or occasional inundation or shall be improved to remedy said hazardous conditions in a manner that is satisfactory to the Planning Board and to FEMA.

E) Wetlands

Areas shown on New York State Department of Environmental Conservation maps as designated freshwater wetlands shall be regulated according to the provisions contained in Article 24 of the New York State Environmental Conservation Law, and clearly defined on the subdivision maps.

F) Flood Plain Areas

Flood plain areas shall be those defined on the official maps published by The Federal Emergency Management Agency. These flood areas shall be preserved from any and all destruction or damage resulting from clearing, grading or dumping of earth, waste material or stumps.

G) Drainage Easements

Where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a storm water easement or drainage right of way conforming substantially to the lines of such watercourse, and of such width and construction as will be adequate for the purpose as required by the Road Review Committee, and in no case less than twenty (20) feet in width.

Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road right of way, a perpetual unobstructed easement shall be provided for such across properties outside the road lines and with satisfactory access to the road.

Drainage easements shall extend from the road to the watercourse or other drainage facilities, and shall convey to the holder of fee title of the road the perpetual right to discharge storm water runoff from the road and the surrounding area onto and over the affected premises by means of pipes, culverts or ditches or a combination thereof, together with the right to enter said premises for the purpose of making such installations and doing such maintenance work as the holder of such fee title may deem necessary to adequately drain the road and the surrounding area. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured in a form satisfactory to the Town Attorney and suitable for recording in the Office of the County Clerk.

A note to this effect shall be shown on the Final Plat.

SECTION 6. PARKS, OPEN SPACES AND NATURAL FEATURES

A) Preservation of Natural Features

The Planning Board shall, wherever possible, establish the preservation of all natural features which add value to residential developments and to the community, such as large trees or groves, water courses and falls, beaches, historic spots, vistas and similar irreplaceable assets.

B) Buffer Zones

Buffer Zones shall be established on all outbound lines of the subdivision forty (40) feet in width. Within these Buffer Zones no trees with a diameter of twelve (12) inches or more as measured three (3) feet above the base of the trunk shall be removed without prior approval of the Planning Board, except for dead, diseased or fallen trees. Removal of additional trees shall also be subject to the approval of the Planning Board. The Planning Board may use its discretion to determine to what extent it is necessary to show such protected trees within the Buffer Zone as to Subdivisions more than ten (10) acres in area or in heavily forested areas.

Encroachment into Buffer Zones or the use thereof for ponds, storm water detention facilities, lawns, drainageways, fences, utilities, wells and water supply lines or facilities (excluding above ground pumps), sewer lines, septic systems or reserve areas (subject also to DEP set back regulations), shall be permitted where necessary or deemed appropriate by the Planning Board.

ARTICLE V

DOCUMENTS TO BE SUBMITTED

SECTION 1. SKETCH PLAN

The sketch plan initially submitted to the Planning Board shall be based on tax map information or some other similarly accurate base map at a scale (preferably not less than two hundred (200) feet to the inch) to enable the entire tract to be shown on one sheet. The Sketch Plan shall be submitted, showing the following information:

- a. The location of that portion which is to be subdivided in relation to the entire tract, and the distance to the nearest existing road intersection.
- b. All existing structures, wooded areas, streams, wetlands, and other significant physical features, within the portion to be subdivided and within two hundred (200) feet thereof. Where topographic conditions are significant, contours shall also be indicated at intervals of not more than twenty (20) feet.
- c. The name of the owner, the name of the professional person(s) responsible for the subdivision design, and the names of all adjoining property owners as disclosed by the most recent municipal tax records within five hundred (500) feet of any perimeter boundary of the subdivision.
- d. The proposed subdivision name, the tax map sheet, block and lot numbers, scale, north arrow and acreage involved.
- e. All the utilities currently available, including any existing or proposed easements, and all road which are either proposed, mapped or built.
- f. The proposed pattern of lots (including lot width, depth and acreage), road layout, recreation areas, systems of drainage, sewerage and water supply within the subdivided area.
- g. All existing restrictions on the use of land including easements or covenants.

SECTION 2. MINOR SUBDIVISION PLAT

In the case of Minor Subdivision ONLY, the subdivision Plat application shall include the following information:

- a. A copy of such covenants or deed restrictions as are intended to cover all or part of the tract.
- b. All on-site sanitation and water supply facilities shall be designed to meet the minimum specifications of the State Department of Health, and a note to this effect shall be stated on the Plat and signed by the subdivider's engineer. If individual septic systems are proposed, a sufficient number of soil percolation tests shall be performed in a logical pattern

bearing close relationship to proposed building lots. The location and results of these percolation tests shall become part of the Minor Subdivision Plat.

c. The Plat to be filed with the County Clerk shall be printed or be clearly drawn in ink on mylar. The size of the sheet shall be not less than twelve (12) inches by eighteen (18) inches and not more than twenty-four (24) inches by thirty-six (36) inches.

d. A completed Environmental Assessment Form or Draft Environmental Impact Statement, as required by the Planning Board under the NYS Environmental Quality Review Act (SEQR).

SECTION 3. MAJOR SUBDIVISION PRELIMINARY PLAT AND ACCOMPANYING DATA

A) Plat Requirements

Five (5) copies of the Major Subdivision Preliminary Plat shall be submitted at a scale of not more than one hundred (100) feet but preferably not less than fifty (50) feet to the inch. The Plat shall be clearly marked "Major Subdivision Preliminary Plat" and shall include:

1. Proposed subdivision name, name of Town and County in which it is located, date, north point, scale, name and address of record owner, subdivider and engineer or surveyor including license number and seal.

2. The name of all subdivisions immediately adjacent and the names of the owners of record of all property adjacent to the subdivision and within five hundred (500) feet to any perimeter boundary.

3. Zoning District, including exact boundary lines of district, if more than one district and any proposed changes in the zoning district lines and/or the zoning ordinances text applicable to the area to be subdivided.

4. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.

5. The location of all existing property lines, easements, structures, water bodies, watercourses, wetlands, flood hazard areas, rock outcrops, wooded areas and any other significant existing features that may influence the design of the proposed subdivision.

6. Accurate topographic mapping at a vertical contour interval of twenty (20) feet or less as required by the Planning Board.

7. Location of existing sewers, water mains, culverts and drains on the property, with pipe sizes, grades, direction of flow and existing easements.

8. The width, location and names of any roads or public ways or places within the area to be subdivided and the right of way width, location grades, and proposed easements, of all roads or public ways proposed by the developer.

9. Approximate location and size of all proposed water lines and sewer lines or alternative means of water supply or sewage disposal and treatment, including sites for on-site systems as provided in the Public Health Law.

10. If individual septic systems are proposed, a sufficient number of soil percolation tests shall be performed in a logical pattern bearing close relationship to proposed building lots. The location and results of these percolation tests shall become part of the Major Subdivision Preliminary Plat.

11. Storm drainage plan indicating the approximate location and size of proposed lines, their profiles and connection to existing and proposed drainage easements. Temporary measures to control erosion during construction phase shall also be shown.

12. Plans and cross-sections showing the proposed location and type of sidewalks, street lighting standards, street trees, curbs, water mains, sanitary sewers and storm drains, and the size and type thereof, the character, width and depth of pavements and sub-base, the location of manholes, basins and underground conduits.

13. Preliminary designs of any bridges or culverts which may be required.

14. The proposed lot lines with approximate dimensions and area of each lot and the total acreage of the subdivision.

15. Where the topography is such as to make difficult the inclusion of any of the required facilities within the public areas as laid out, the Preliminary Plat shall show the boundaries of proposed permanent easements over or under private property, which permanent easements shall not be less than twenty (20) feet in width and which shall provide satisfactory access to an existing public road or other public road or public open space shown on the subdivision.

16. An actual field survey of the boundary lines of the parcel, giving complete descriptive data by bearings and distances, prepared and certified to by a licensed land surveyor. The corners of tracts shall also be located on the ground and marked by substantial monuments of such size and type as approved by the Town Engineer and shall be referenced and shown on the Plat.

17. If the proposed subdivision covers only a part of the subdivider's entire holding, a map of the entire tract drawn at a scale of not less than four hundred (400) feet to the inch showing an outline of the Platted area with its proposed roads and indication of the probable future road system with its grades and drainage in the remaining portion of the tract and the probable future drainage layout of the entire tract shall be submitted. The part of the subdivider's entire holding submitted shall be considered in light of the entire holdings.

B) Covenants and Deed Restrictions

A copy of such covenants or deed restrictions that are intended to cover any lot

in all or part of the tract shall be submitted along with the preliminary Plat.

C) SEQR Documents

A completed Environmental Assessment Form as required by the Planning Board under the NYS Environmental Quality Review Act (SEQR) shall be submitted along with the preliminary Plat.

SECTION 4. MAJOR SUBDIVISION PLAT AND ACCOMPANYING DATA

A) Plat Requirements

The Plat to be filed with the County Clerk shall be printed on or be clearly drawn in ink on mylar. The size of the sheet shall be twelve (12) inches by eighteen (18) inches to twenty-four (24) inches by thirty-six (36) inches, including a margin for binding of two (2) inches, outside of the border, along the left side and a margin of one (1) inch outside of the border along the remaining sides. The Plat shall be drawn at a scale of no more than one hundred (100) feet to the inch and oriented with the north point at the top of the map. When more than one (1) sheet is required, an additional index sheet of the same size shall be filed showing to scale the entire subdivision with lot and block numbers clearly legible. The Plat shall show:

1. Proposed subdivision name or identifying title, the name of the Town and County in which the subdivision is located, the name and address of the owner of record and of the applicant (if other than the owner), the name, certification and seal of the registered engineer or licensed land surveyor who prepared the Plat, the names of the owner of record of adjoining properties and of properties directly across the road. Scale, true north point and date.
2. Road lines, pedestrian ways, lots, reservations, easements and areas to be dedicated to public use.
3. Sufficient data acceptable to the Planning Board to determine readily the location, bearing and length of every road line, lot line, boundary line, and to reproduce such lines upon the ground. Where applicable, 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.
4. The length and bearing of all straight lines, radii, length of curves and central angles of all curves, tangent bearings shall be given for each road. All dimensions and angles of the lines of each lot shall also be given. All dimensions shall be shown in feet and decimals of a foot. The Plat shall show the boundaries of the property, location, graphic scale and true north point.
5. Public open spaces for which deeds are included and those spaces title to which is reserved by the developer. For any of the latter, there shall be submitted with the

Subdivision Plat copies of agreements or other documents showing the manner in which such areas are to be maintained and the provisions made therefore.

6. Lots and blocks within a subdivision shall be numbered and lettered in alphabetical order in accordance with the prevailing Town practice.

7. Location of existing buildings, wetlands, ponds, creeks, drainways, burial grounds and any existing easements.

B) Covenants and Deed Restrictions

All offers of cession and covenants governing the maintenance of unceded open space bearing a certificate of approval as to their legal sufficiency by an Attorney representing the Town shall be submitted with the Plat.

C) Construction Drawings

Construction drawings including plans, profiles, and typical cross-sections as required, showing the proposed location, size and type of streets, sidewalks, street lighting standards, street trees, curbs, water mains, sanitary sewers and storm drains, pavements and sub-base, manholes, catchbasins and other facilities shall be submitted along with the Plat.

D) Requirements for Monuments and Corner Marker:

1. Monuments of a type approved by the Town Engineer shall be set at all corners and angle points of the boundaries of the original tract to be subdivided; and at all road intersections, angle points in road lines, points of curve and such intermediate points as shall be required by the Town Engineer.

2. All lot corner markers shall be permanently located satisfactorily to the Town Engineer and located in the ground to existing grade.

E) The following notes shall be placed upon the Final Plat:

1. No Building Permit shall be issued to any property owner within this subdivision other than to the owner or applicant unless all improvements are completed and approved in accordance with the Planning Board's Resolution of approval of this Plat.

2. Sanding, snowplowing and other similar maintenance of highways within this subdivision shall be the responsibility of the developer or as specified in any applicable landowner's road maintenance agreement until such time as the Town may accept the roads.

3. Statement from the appropriate Town officials certifying that required improvements have been satisfactorily installed or that an acceptable bond or letter of credit for such installation has been filed with the Town Clerk.

4. Form for endorsement by Planning Board Chairman as follows:

"Approved by Resolution of the Windham Town Planning Board"

(Chairman)

(Date)