

**List of requirements for Final Plats
pursuant to Town Law and Dryden Law**

Town Law statute:

(b) “Preliminary plat” means a drawing prepared in a manner prescribed by local regulation showing the layout of a proposed subdivision including, but not restricted to,

Road and lot layout and approximate dimensions,

Key plan, topography and drainage,

All proposed facilities unsized, including preliminary plans and profiles, at suitable scale and in such detail as local regulation may require.

(d) “Final plat” means a drawing prepared in a manner prescribed by local regulation, that shows a proposed subdivision, containing in such additional detail as shall be provided by local regulation all information required to be shown on a preliminary plat and the modifications, if any, required by the planning board at the time of approval of the preliminary plat if such preliminary plat has been so approved.

Dryden Code requirements:

Section 1001, Preliminary Plat:

1. Proposed Subdivision name, date, true north and declination, scale, name and address of record owner, Subdivider, Engineer or Surveyor, including license numbers and seals.
2. (N/A) The name of all subdivisions immediately adjacent and the name of the owners of record of all adjacent property.
3. Identification of the Zoning District, including exact boundary lines of district, if more than one district. Any proposed changes in the zoning district lines.
4. (N/A) All parcels proposed to be dedicated to public use and any conditions of such dedication.
5. Location of existing property lines, buildings, ditches, streams, water courses, marshes, rock outcrops, wooded areas, and other significant and existing features for the Subdivision and adjacent property following procedures described in the Residential and/or Commercial Development Design Guidelines.
6. Location of existing sewers, water mains, and stormwater facilities on the property, with pipe sizes, grades and direction of flow.
7. Contours with intervals of five (5) feet or less, including elevations on existing roads.

8. The width and location of any streets or places shown on the Official Map or in the Comprehensive Plan within the area to be subdivided and the width, location, names, grades, and street profiles of all streets proposed by the Subdivider.
9. (N/A) Method for obtaining and furnishing an adequate and satisfactory water supply in accordance with the requirements of the Public Health Law and Tompkins County Sanitary Code. TD subdivision_law_v.05172012_final draft 20
10. (N/A) Method for obtaining and furnishing adequate and satisfactory sewerage facilities in accordance with the requirements of the Environmental Conservation Law and the Tompkins County Sanitary Code.
11. A Stormwater Pollution Prevention Plan.
12. Plans and cross-sections showing the proposed location of type of sidewalks, street lighting, trees, curbs, storm drains, including the size and type thereof.
13. (N/A) Preliminary designs of any proposed bridges or culverts.
14. (N/A) Proposed locations of all water supplies and sewage facilities.
15. The proposed lot lines with approximate dimensions and approximate area of each Lot.
16. The boundaries of proposed permanent utility easements over private property, which shall not be less than 20 feet in width and which shall provide satisfactory access to an existing street or publicly-owned Open Space shown on the Subdivision, Official Map or Open Space Plans.
17. Field survey of the boundary lines of the tract made by a Surveyor. The corners of the Subdivision shall be marked by permanent monuments and shall be shown on the Preliminary Plat. All Lot corner markers shall be made of metal, at least three-quarter (3/4) inches in diameter and at least 24 inches in length, and located in the ground to existing grade.
18. (N/A) Location, width, and purpose of all easements for access by pedestrians and vehicles.
19. Location of all other features proposed by the Subdivider, required by this Local Law or other applicable local law, including proposed streets.

Section 1002, Final Plat:

1. Location, names and right of way widths of all existing streets and easements; locations of existing building lines, structures, creeks, ditches and other prominent features.

2. Property lines of all Lots with accurate bearings, distances of all straight lines, radii, arcs and chords of all curves.
3. (N/A) The Final Plat shall also show by proper designation thereon all public Open Spaces for which an offer of dedication is made and those areas which are proposed to be reserved by the Subdivider. For the latter, there shall be submitted with the Final Plat copies of proposed agreements, covenants or other restrictions showing the manner in which such areas are to be maintained and provisions for maintenance.
4. Where applicable, there should be reference to monuments included in the New York State system of plane coordinates.
5. The bearings, distances of all straight lines, radii, arcs and chords of all curves for each proposed street.
6. Detailed drawings showing profiles and cross sections of all proposed streets.
7. (N/A) All offers of dedication of land, interests in land and covenants governing the maintenance of non-dedicated Open Space shall be noted. The approval of the Town Attorney as to their legal sufficiency is required prior to acceptance.
8. Lots and blocks within the Subdivision shall be sequentially numbered or lettered in numerical or alphabetical order, as the case may be.
9. All Lot corner markers shall be made of metal, at least three-quarter (3/4) inches in diameter and at least 24 inches in length, and located in the ground to existing grade.

Additionally, the **right to farm law statement** required by Section 4 of the Dryden Right to Farm Law is on the final plat.

Also enclosed is the **Common Driveway Agreement**, in accordance with Section 1200, Common Driveways, which includes:

1. The proposed instrument, in recordable form, that provides for use, maintenance, repair and replacement of the Common Driveway, and an equitable method for apportioning the costs among the Lots utilizing the Common Driveway; and
2. A provision providing for the common use of the proposed driveway in accordance with the purpose for which it is intended, without hindering the exercise of or encroaching upon the rights of others to use such driveway.