

Town of Reading
PO Box 5
Reading Center, NY 14876
607-535-7459

Major Subdivision Application Form (Preliminary Plat)

This document is for illustrative purposes only to facilitate the application process. It in no way, supersedes the Subdivision Law of the Town of Reading as the legal document governing the approval process. Additional information may be required before a final decision is made

Name: _____

Mailing Address: _____

Telephone: _____

Tax Map No. _____

Physical Address: _____

A licensed professional engineer or land surveyor shall prepare all plat materials unless otherwise approved by the Planning Board.

An application for Major Subdivision shall include the following materials, as applicable.

_____ A completed Minor Subdivision Application

_____ Location of existing property lines, easements, buildings, watercourses, marshes, rock outcrops, wooded areas, and other significant existing features for the proposed subdivision and adjacent property.

_____ Contours with intervals of 5 feet or less as required by the Planning Board, including elevations on existing roads. Approximate grading plan if natural contours are to be changed more than two feet.

_____ The width and location of any streets or public ways or places shown on the Official Map or the Comprehensive Plan, if such exists, within the area to be subdivided, and the width, location, grades and street profiles of all streets or public ways proposed by the developer.

_____ The location of existing sewers, water mains, culverts and drains on the property, with pipe sizes grades and direction flow.

_____ The approximate location and size of all proposed water lines, valves, hydrants, and sewer lines and fire alarm boxes. Connection to existing lines or alternate means of water supply or sewage disposal and treatment as provided in the Public Health Law. Profiles of all proposed water and sewer lines are also required.

_____ Storm drainage plan indicating the approximate location and size of proposed lines and their profiles and connection to existing lines or alternate means of disposal.

_____ Plans and cross-section 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.

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

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

_____ 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 20 feet in width and shall provide satisfactory access to an existing public highway or public open space shown on the subdivision or the official map.

_____ If the preliminary plat application covers only a part of the subdivider's entire holding, a map of the entire tract, draw at a scale of not less than 40 feet to the inch showing an outline of the platted area with its proposed streets and indication of the probably future street system with its grades and drainage in the remaining portion of the tract. The part of the subdivider's entire holding submitted shall be considered in the light of the entire holdings.

Signature

Date