

ZONING

295 Attachment 1

Village of Hastings-on-Hudson Appendix A (Subdivision Regulations) Specifications for Plats and Plans

Section A-1. Preliminary plat.

The preliminary plat shall be clearly marked "preliminary plat," shall be drawn to a convenient scale, but not less than one inch equals 100 feet, and shall show the following information:

- A. The proposed subdivision name or identifying title; the name and address of the property owner and subdivider (if other than the owner); the name and address of the surveyor and/or engineer preparing the plan; scale; approximate true North point; and date.
- B. The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision and the names of owners of record of properties adjoining and directly across the street from the proposed subdivision.
- C. The location of all existing structures and pertinent features, including railroads, water bodies, watercourses, wetlands, rock outcroppings, wooded areas, major trees and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.
- D. The location and status of existing streets, easements and rights-of-way (if any), proposals for the layout of new streets (including widths and approximate curve radii), and any proposed easements, rights-of-way and/or reservations.
- E. The names of existing streets and proposed names for new streets.
- F. The proposed arrangement of lots, including identifying section, lot and block numbers and approximate area and dimensions of each.
- G. Location, size and nature of any area proposed to be reserved for park purposes.
- H. A site location sketch, at a scale of one inch equals 800 feet, showing the general situation of the applicant's property with respect to surrounding properties and streets.
- I. Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than 10 feet plus any other information determined necessary by the Planning Board.

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- J. Such additional information as may be required by these subdivision regulations, this chapter or the Planning Board.

Section A-2. Preliminary construction plans.

The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:

- A. The location and sizes of any existing water, sewer, storm drainage and other utility lines and structures within and nearby the proposed subdivision.
- B. The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage and other utility services.
- C. Proposed street profiles and cross-sections showing the approximate grade of proposed streets, the relationship of existing to proposed grades and the proposed vertical curvature along the center line of all new streets.
- D. The location of all existing and proposed monuments and other subdivision improvements.
- E. Such additional information as may be required by these subdivision regulations, this chapter or the Planning Board.

Section A-3. Final subdivision plat.

The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of the proposed subdivision requires a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet. The final plat shall contain the following information:

- A. The proposed subdivision name or identifying title; the name and address of the owner of record and of the subdivider (if other than the owner); identification and seal of the registered engineer or licensed land surveyor who prepared the plat; names of the owners of record of adjoining properties and of properties directly across the street; graphic scale; approximate true North point; and date.
- B. The location and dimensions of all boundary lines of the proposed subdivision and all existing and proposed streets, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.
- C. The names of all existing and proposed streets.
- D. The locations of all water bodies and watercourses.

