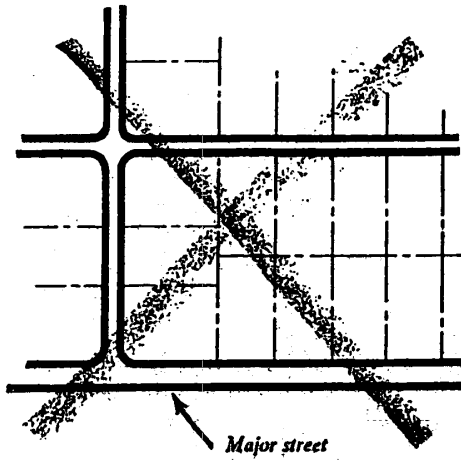


SUBDIVISION OF LAND

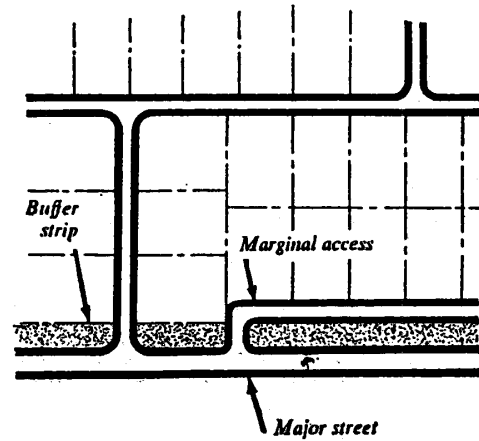
475 Attachment 1

Village of Perry

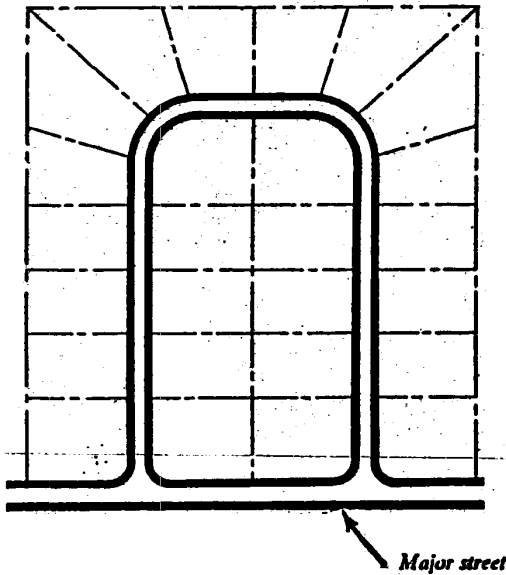
Preferred Layouts



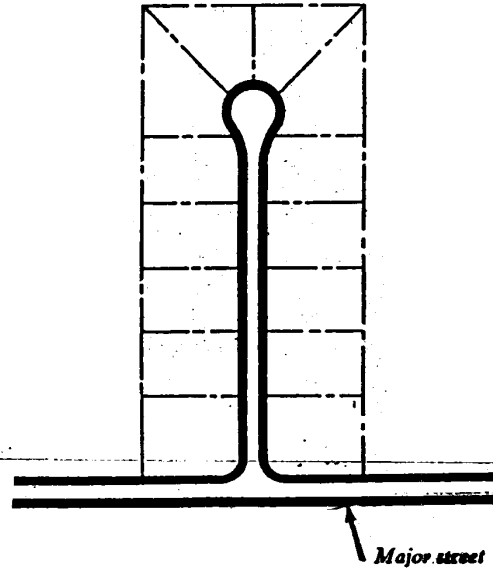
The practice of fronting lots directly on a major street is undesirable.



Use of a buffer strip and marginal access street is more desirable.



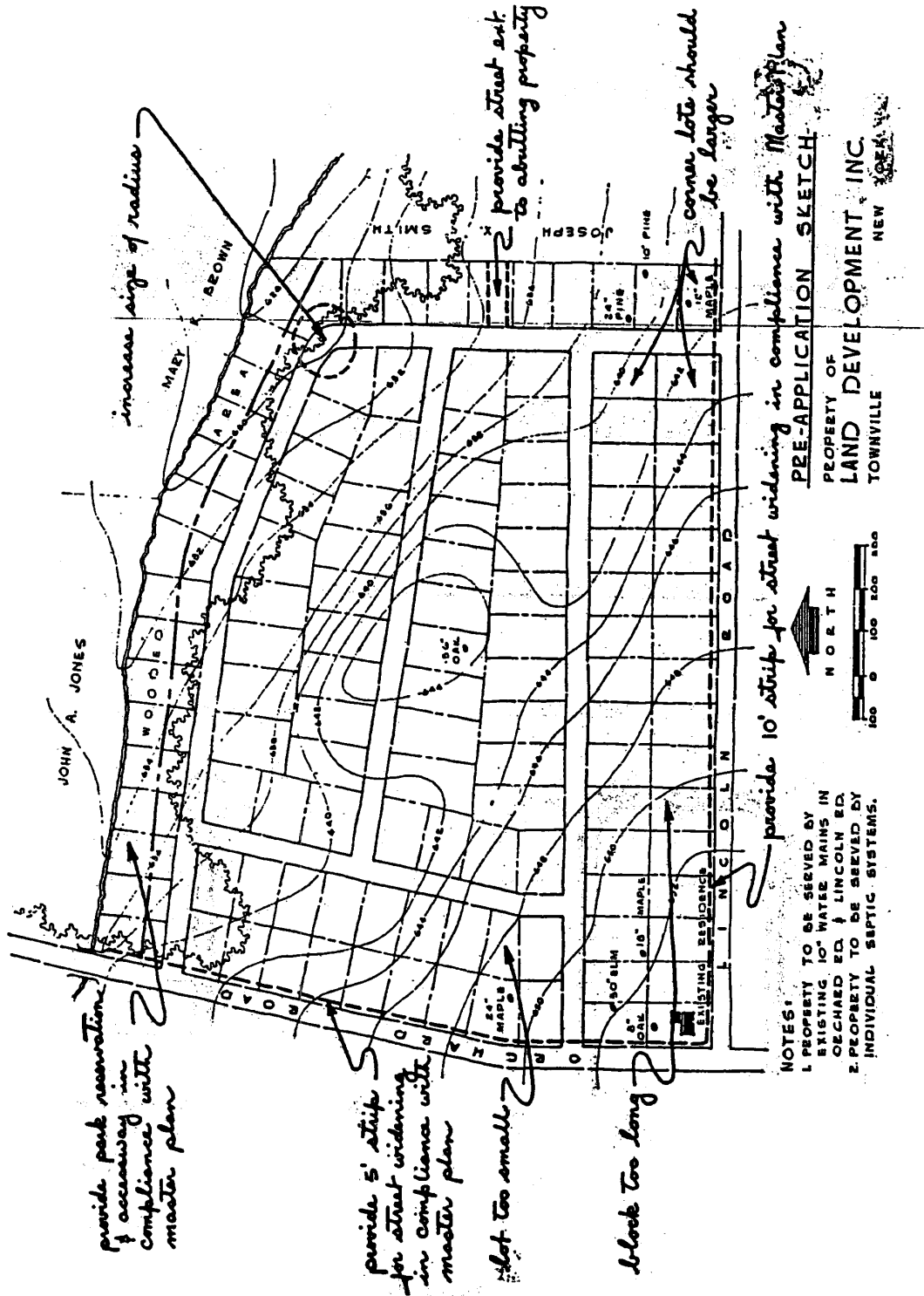
A loop street



A cul-de-sac street

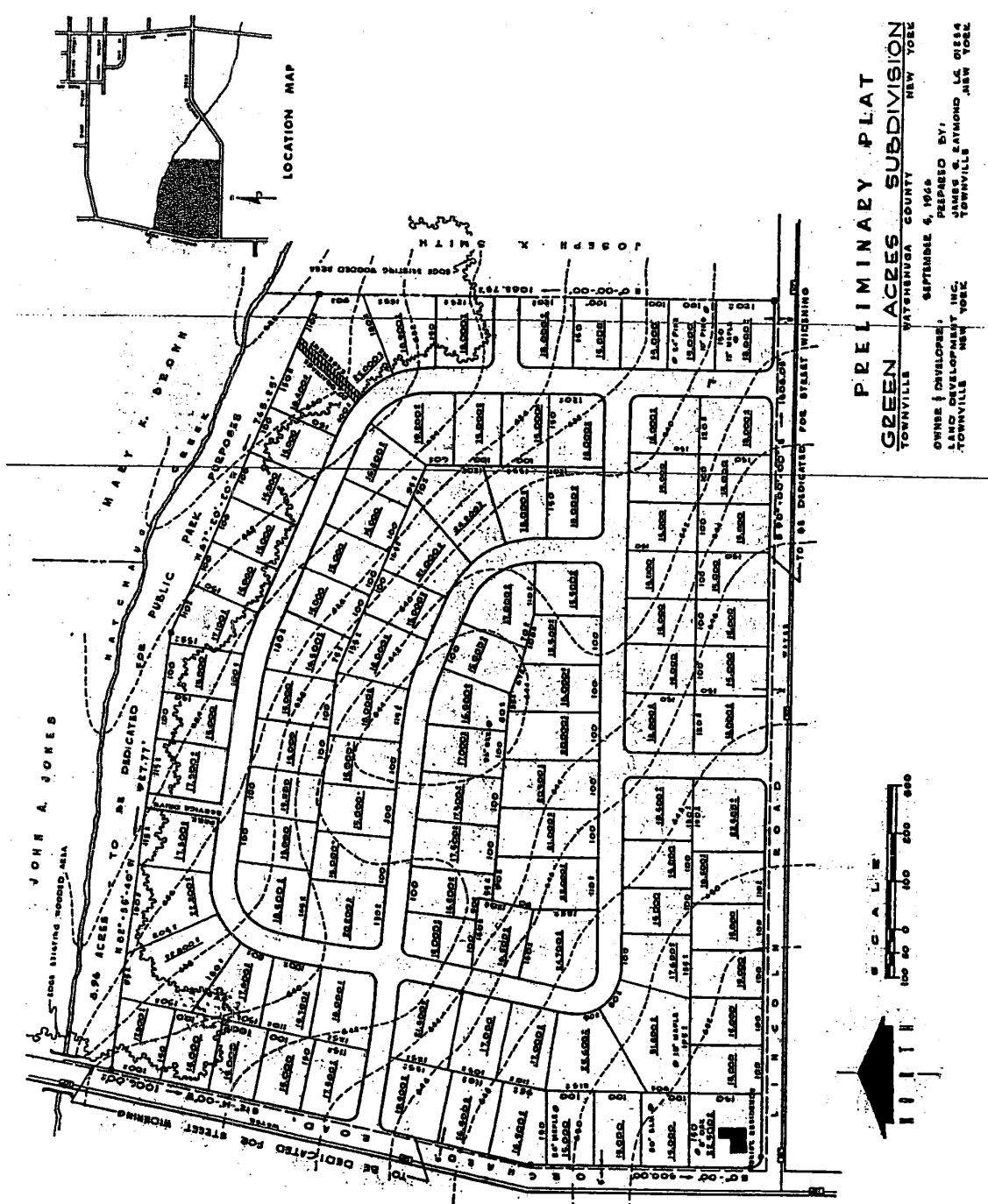
Fronting lots on minor residential streets is much more desirable than on major streets.

Typical Pre-Application Sketch

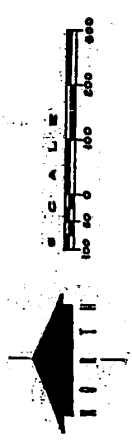


SUBDIVISION OF LAND

Typical Preliminary Plat

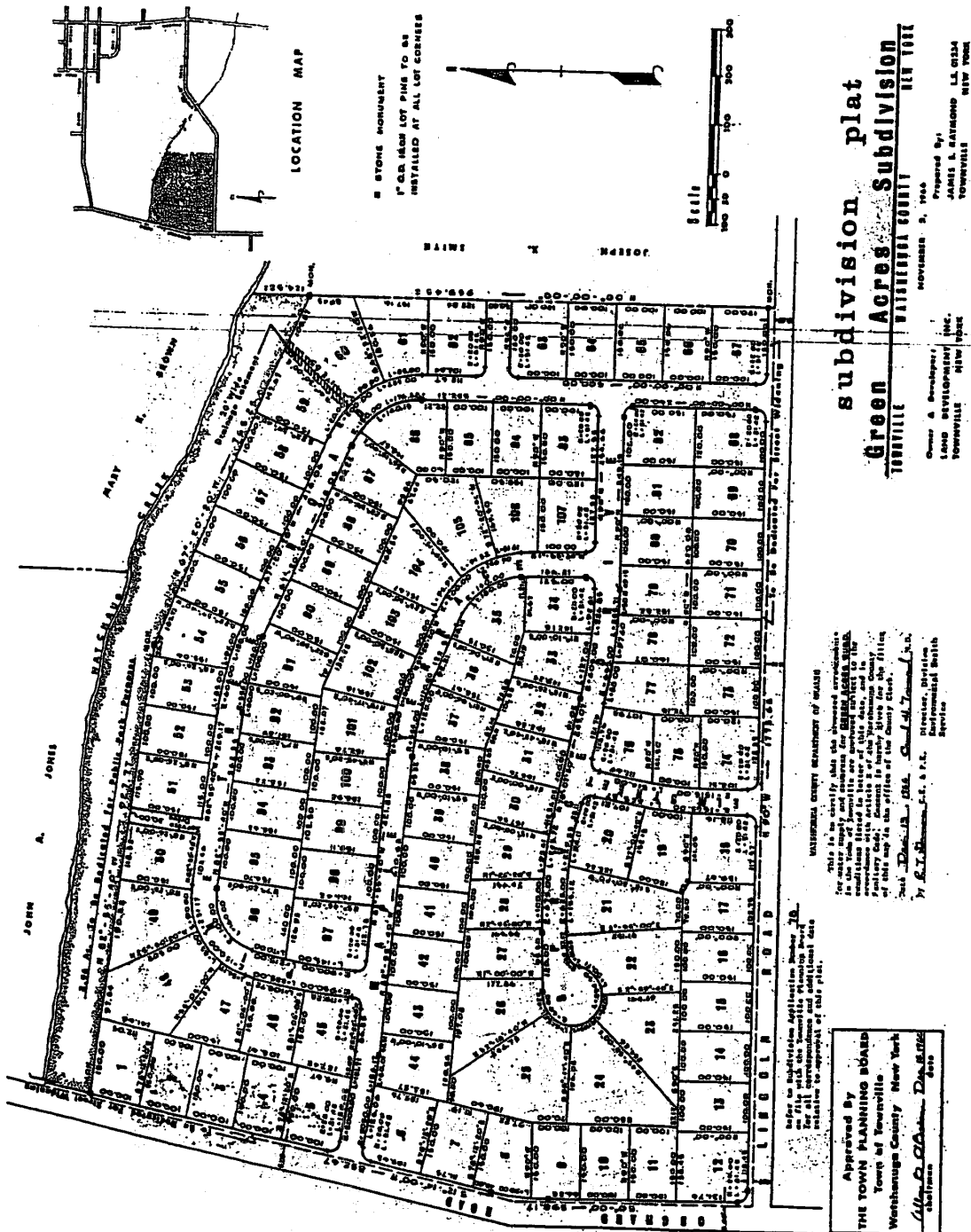


**PRELIMINARY PLAT**  
**GREEN ACRES SUBDIVISION**  
TOWNVILLE WASHINGTON COUNTY NEW YORK  
SEPTEMBER 6, 1964  
OWNER & DEVELOPER: JAMES C. EATMOND, JR. GREEN ACRES  
TOWNVILLE NEW YORK  
PREPARED BY: JAMES C. EATMOND, JR. GREEN ACRES  
TOWNVILLE NEW YORK



PERRY CODE

Typical Final Subdivision Plat



subdivision plat  
**Green Acres Subdivision**  
 TOWNVILLE WASHINGTON COUNTY NOV 1944

Prepared By:  
 JAMES A. RAYMOND L.S. CIVIL  
 ENGINEER TOWNVILLE NEW YORK

Owner & Developer:  
 LEOP DEVELOPERS, INC.  
 TOWNVILLE NEW YORK

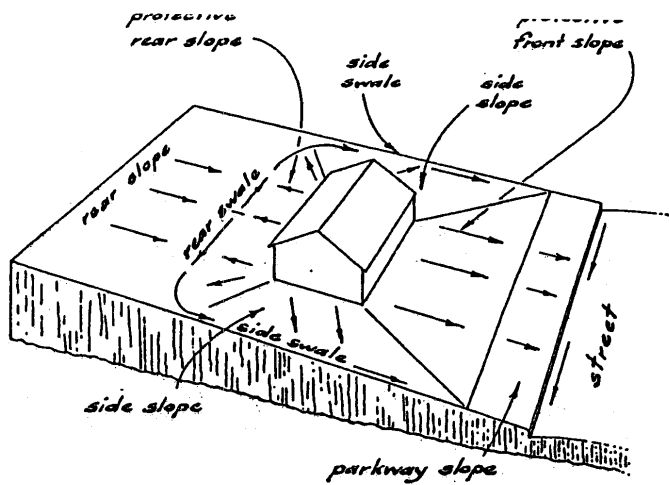
UNLAWFUL ANY STATEMENT OF VALUE  
 This is to certify that the above described premises  
 in the Town of Townsville are now **GREEN ACRES** SUBD.  
 conditions listed in letter of this date, and in the  
 plat of this map in the office of the County Clerk.  
 JAMES A. RAYMOND, L.S., CIVIL ENGINEER, TOWNVILLE, N.Y.

Approved By  
**THE TOWN PLANNING BOARD**  
 Town of Townsville  
 Washington County New York

Washburn County  
 Children

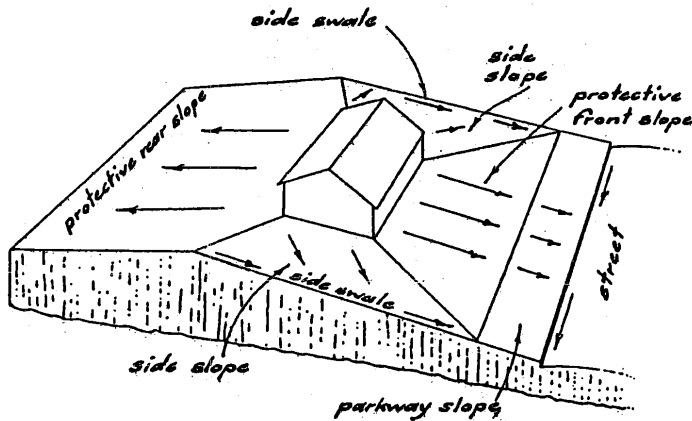
# SUBDIVISION OF LAND

## Lot Grading



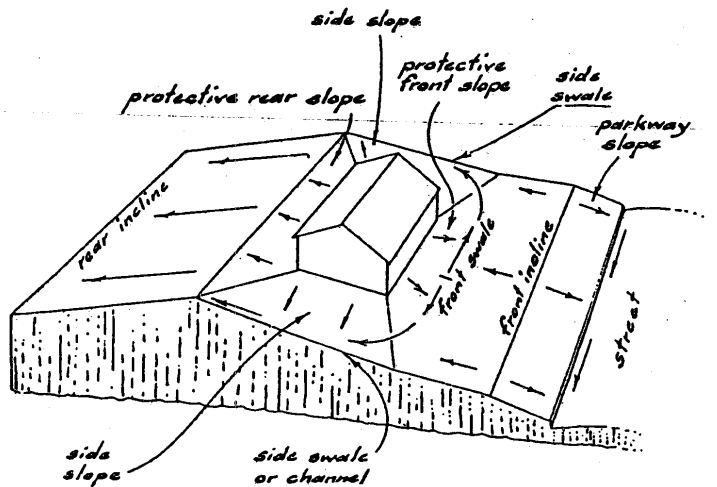
### A

This method is the simplest of all the methods. It provides for a ridge (high point) along the rear lot lines, then each lot is sloped down directly to the street independent of other lots.



### B

This method provides for drainage to a valley (low point) along rear lot lines. The front portion is drained towards the street. The drainage along the rear lot lines will require an easement to properly handle the run-off.

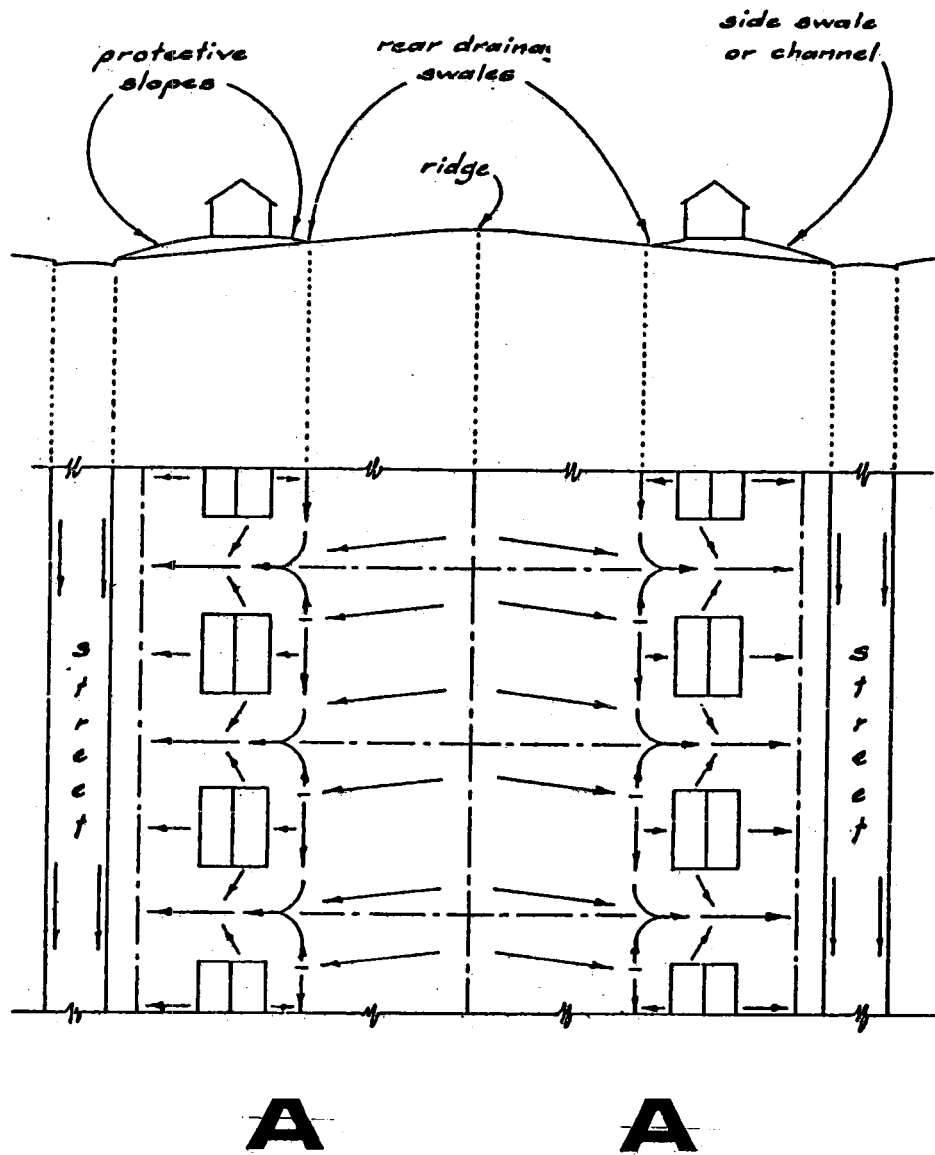


### C

This method is similar to Type B except that the drainage runs to side swales or channels. From the side of the house the water flows back to the rear lot line.

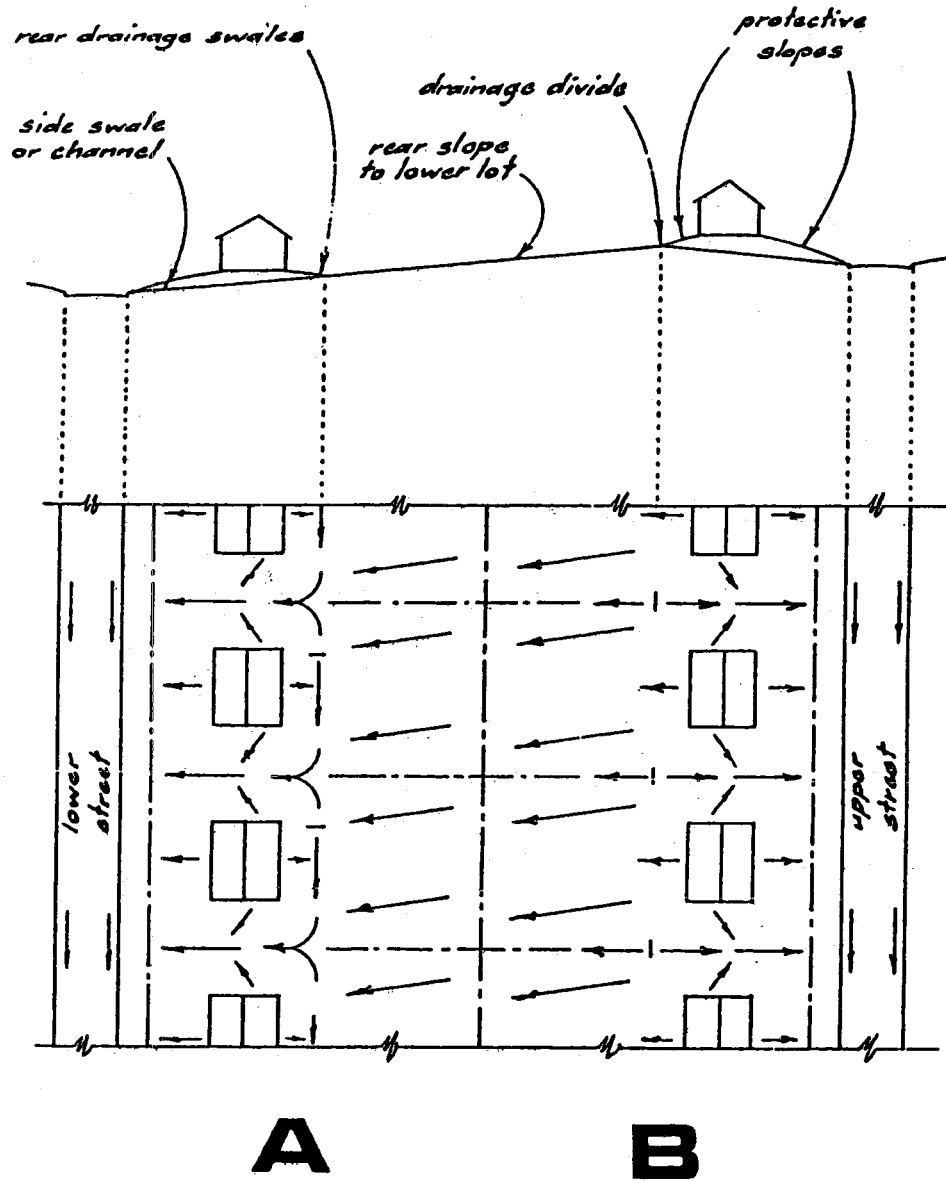
SOURCE: Minimum Property Requirements, Federal Housing Administration, Washington, D. C.

Typical Grading Combinations



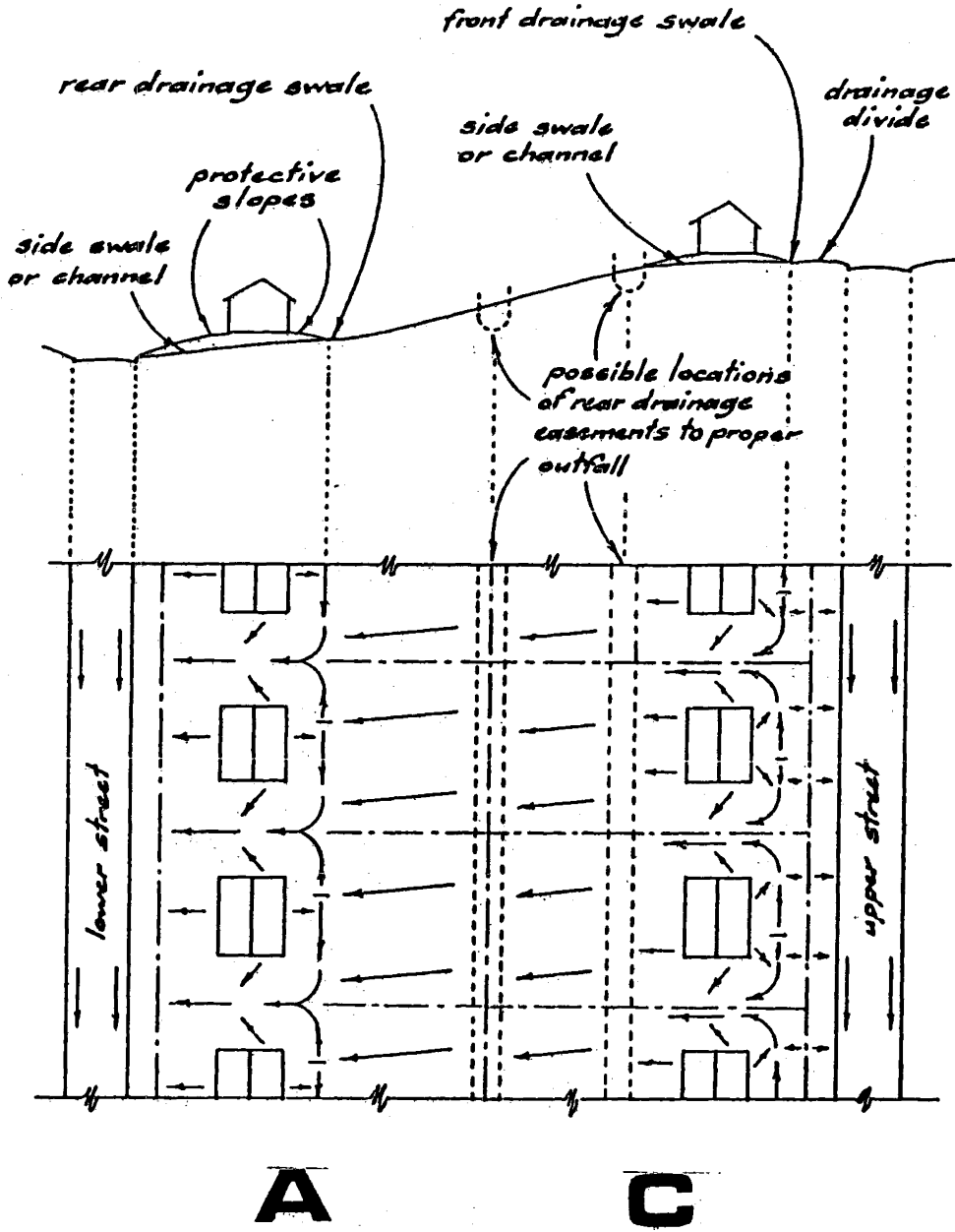
SUBDIVISION OF LAND

Typical Grading Combinations



PERRY CODE

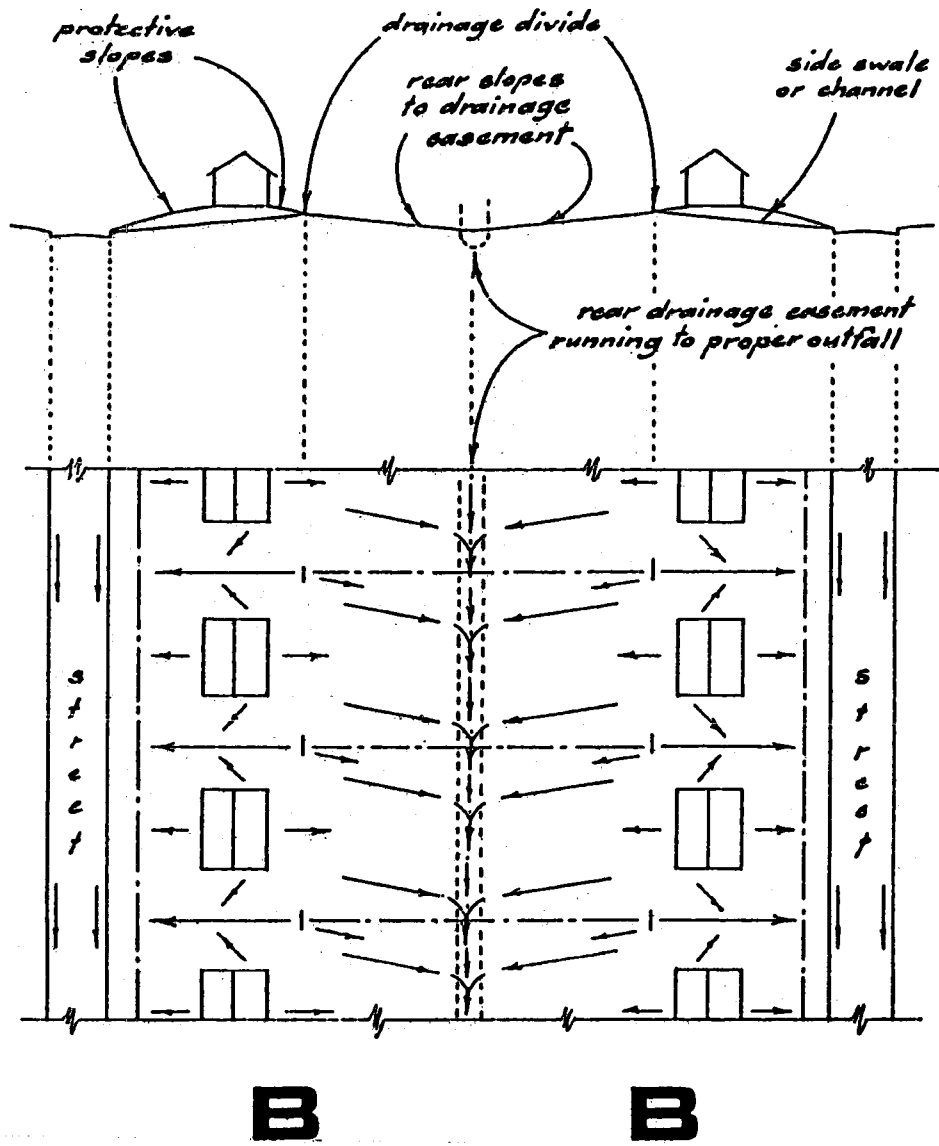
Typical Grading Combinations





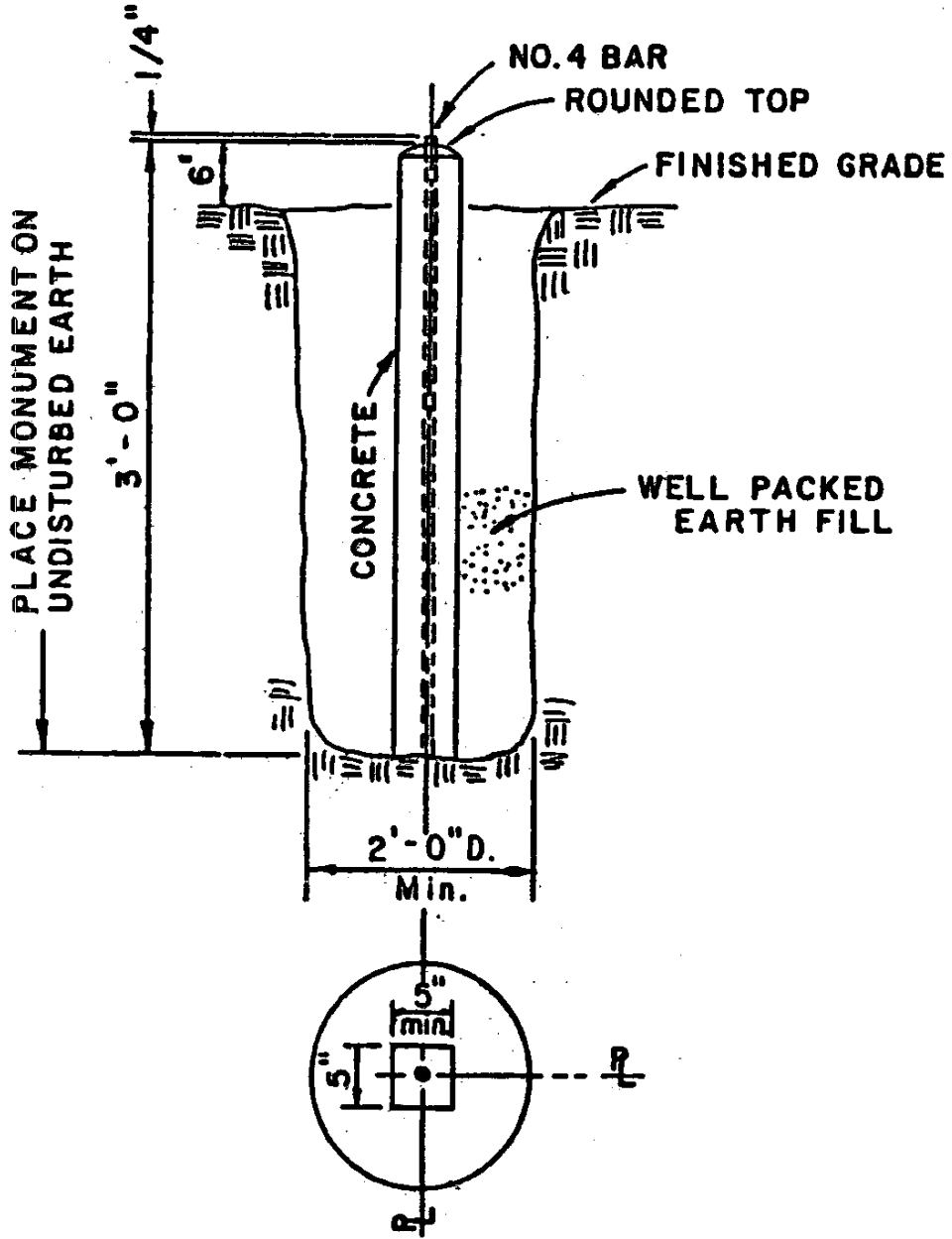
SUBDIVISION OF LAND

Typical Grading Combinations



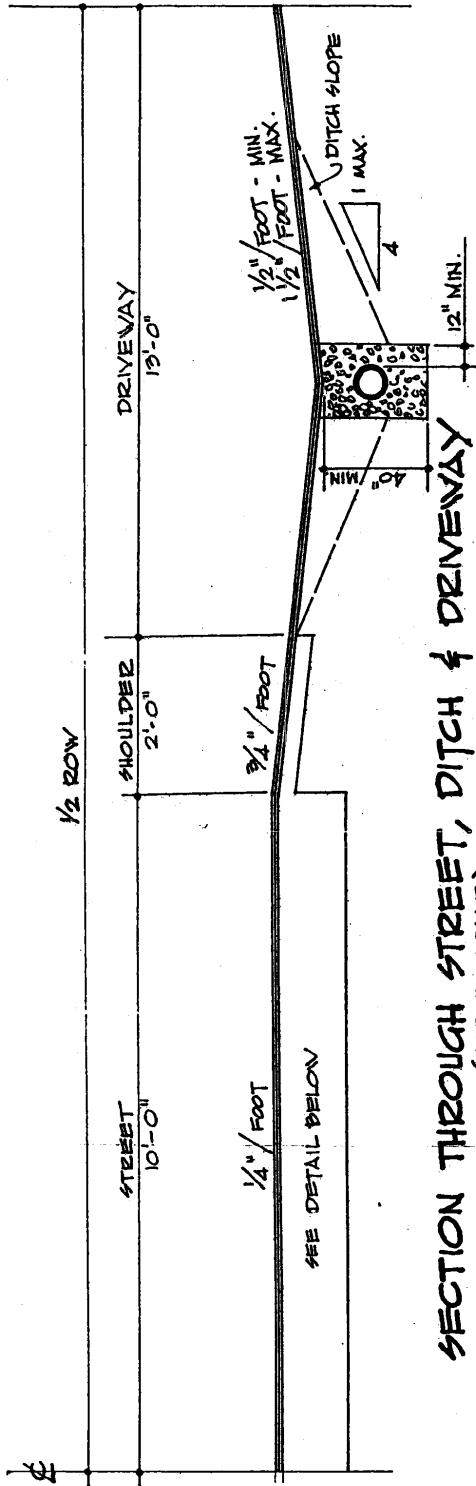
PERRY CODE

Standard Monument



SUBDIVISION OF LAND

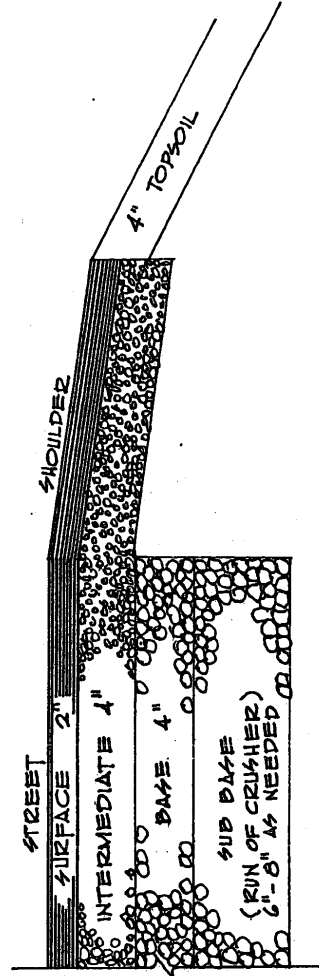
Street Sections



**SECTION THROUGH STREET, DITCH & DRIVEWAY**

(NOT TO SCALE)

NOTE: HIGHWAY SUPERINTENDENT TO CONTROL ALL SLOPES, DEPTHS & LOCATIONS



**DETAIL THROUGH STREET**

(NOT TO SCALE)

NOTE: SUB BASE, PAVEMENT AND TACK COAT AS SPECIFIED IN N.Y.S.DOT STANDARD SPECIFICATIONS, SECTIONS 304, 405 AND 407 RESPECTIVELY.