

SUBDIVISION REGULATIONS
REQUIREMENTS

Requirements

Compliance

Section IIIB Definitive Plan

- | | | |
|-----|---|-------|
| 1. | Original drawing of plan and 3 prints | _____ |
| 2. | Subdivision name, boundary, no. point date, scale | _____ |
| 3. | Name and address of owner or subdivider and engineers | _____ |
| 4. | If subdivider not owner, identification of legal interest | _____ |
| 5. | Names of abutters | _____ |
| 6. | Lines of existing and proposed streets | _____ |
| 7. | Location, direction, & length of streets | _____ |
| 8. | Location of monuments | _____ |
| 9. | Location of bounding streets | _____ |
| 10. | Locus (inset) | _____ |
| 11. | Indication of purpose of easements | _____ |
| 12. | Space for PB's signature | _____ |
| 13. | Boundaries of wetlands | _____ |
| 14. | Street profiles | _____ |
| 15. | Layout and design for storm drainage, water and sewer (professional engineer) | _____ |
| 16. | Statement of conformance with Master Plan | _____ |
| 17. | Environmental Impact Statement | _____ |
| 18. | Board of Health compliance | _____ |
| 19. | Wetlands protection (Con Coin) | _____ |
| 20. | Sign advertising public hearing | _____ |
| 21. | Performance guarantee | _____ |
| 22. | Certified statement of encumbrances | _____ |
| 23. | Existing and proposed topography at 2' contours | _____ |
| 24. | Existing and proposed grade | _____ |

Section IV Design Standards

- A. Streets
 - 1. Location and alignment
 - a. Streets designed for safe vehicular traffic _____
 - b. Conformance with Master Plan _____
 - c. Access to adjoining parcels _____
 - d. Reserve strips prohibiting access not permitted _____
 - e. Street jogs with centerline offsets no less than 125 feet _____
 - f. Centerline radii $\geq 230'$ mm _____
 - g. right—angle intersections _____
 - h. No less than 30' curb radius at intersections _____
 - 2. Width
 - a. Minimum road width of 41'=24'street, granite curbs, grass strips 5' sidewalk _____
 - b. Curb faces not less than 24' face ____ to face _____
 - 3. Dead—end Streets
 - a. Length of dead—end no longer than 500' _____
 - b. 90' diameter turnaround (no potential for further development) _____
 - c. 20'x35' "T" or Hammerhead turnaround (potential for further development) _____
- B. Easements
 - 1. Utility easements-20' wide _____
 - 2. Drainage easements or right of way _____

Section V Required Improvements

- A. Shade trees _____
- B. underground Utilities _____
- C. Fire Alarm Boxes _____
- D. Sidewalks _____
- E. Grass Strips _____
- F. Monuments _____