

Subdivision Compliance Review Checklist

This Checklist must be submitted by the Applicant with the Subdivision Plan Application. It is available on the Town website at www.farmington.nh.us

Project Name: _____ Applicant: _____
 Checklist Prepared By: _____ Date _____ Checklist Reviewed By: _____ Date _____

Please use this checklist as a guide to prepare your Application. Check the appropriate blank boxes. Shaded boxes indicate the action in the heading cannot be taken. The checklist does not substitute for the requirements for Subdivision Plan Approval in Subdivision Review Regulations.

SA – Submitted By Applicant
 NA – Not Applicable
 RW – Requests Waiver (Applicant)

C – Item Complete by TRC or Planning Board (PB)
 WR – Waiver Recommendation of TRC
 WA – Waiver Action by Planning Board

**Response (Please check applicable box)

Code	Subdivision Regulations	Applicant			TRC		PB	
		SA	NA	RW	C	WR	C	WA
*	Subdivision Plan should be consistent with Town Master Plan							
4.11	Legal Data							
A	Easements / rights of way approved							
B	Rights-to-drain onto or across other property approved							
C	Tax Collector Statement approved							
D	Subdivision Restrictions (if any), representation that lots shall be sold subject thereto, and a restrictive covenant approved.							
E	Performance Bond approved.							
4.12	Performance Bond							
	Engineer's estimate of costs of streets, public improvements, drainage structures, and utilities together with maps, plans and supporting data.							
	A surety bond issued by company authorized to do NH business or cash or savings bank book endorsed to Town							
4.13	Completion of Roads and Utilities							
	Subdivider must complete the construction of streets, public utilities, and other municipal improvements before final plat approval							
	Upon Completion of streets, public utilities, and other municipal improvements, subdivider must obtain certification from Selectmen, Town Agents, or Commissions as applicable that improvements are completed and in accordance with appropriated standards.							
	All inspection fees paid by subdivider.							
4.14	Open Space							
	The Board may require the plat show one or more sites of character, size, shape and location suitable to be used as community open space or park in area not to exceed 15% of total area of subdivision.							
	Open Space Area should have a sufficient legal restriction recorded in Town land records to assure permanent use.							

		SA	NA	RW	C	WR	C	WA
Code	Subdivision Regulations							
	Private ownership of open space should be deeded to assure operation and maintenance of land will be in an orderly manner suitable for the purpose intended.							
4.15	Development of Open Space							
	Depositing, dumping or storage of wates, other natural or manmade materials, supplies, or equipment on open space land is not permitted.							
	Work, removal, or filling cannot be done, nor shall the existing natural characteristics of open space land be altered from the original conditions, until a site plan prepared by a competent person is approved by the Board							
4.16	Street Design							
	Proposed streets should be in harmony and conformance with existing streets.							
	Street patterns should give due considerations to contours and natural features.							
*	No prior tree cutting until Subdivision Plan Approval.							
	Provisions should be made for the extension of the street pattern to abutting undeveloped property.							
	Every proposed street should be laid out and constructed in accordance with the subdivision regulations.							
	Where a subdivision abuts an existing street with an inadequate alignment, or right-of-way width, the subdivision fianl plat should include in the street dedication all land needs to meet the standards established by these regulations, and as approved by the Board.							
	Permanent dead-end streets should not exceed 900 feet in length and shall terminate with a turning circle having a minimum outside curb radius of 40 feet.							
	Temporary dead-end streets where future extension to another outlet is approved by the Board, or where indicated on the final plat, may exceed 900 feet in length. In such cases, the full width of the right-of-way to the subdivision property line shall be dedicated to the Town.							
	Except where it is impractical, because of the character of land, streets should intersect so that within 75 feet of the intersection the street lines are at right angles, and the grade within 100 feet does not exceed 1%. No structure or planting should impact corner visibility.							
	The plan of any proposed subdivision should show all work required to connect and complete the improvements and utilities between the proposed street pattern and any connecting street in an existing subdivision.							
	All streets should be constructed and all bridges, culverts, drainage structures, storm sewers, gutters, drainage ditches, and other improvements as required by the final plat and any accompanying documents shall be installed in conformance with the standards and specifications adopted by the Selectmen.							
*	Lot size, frontage, and setbacks are consistent with Zoning Ordinance Requirements.							

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Code	Subdivision Regulations							
5.02	Subdivision Plan will not create scattered or premature plan, which would in turn create excessive Town expenditures for the supply of Town public services or create a difficulty in traffic flow or existing plans for growth and development.							
4.17	Classification of Streets							
	New streets in proposed subdivisions shall be determined by Board							
	All roads should meet town standards as set forth by the Board of Selectmen on <i>May 26, 1976</i> .							
	Town Standards for design and construction of streets should comply with the design specifications listed in the subdivision regulations.							
4.18	Street Improvements							
	In rural areas, streets should have traveled way with at least 4 feet wide shoulder. Arterial and Collector Streets may be required to have a wider traveled way and shoulders.							
	In urban or village areas, Board may require a greater width of right-of-way and traveled way.							
	Any existing street, which provides either frontage to new lots or access to new streets should meet minimum standards established in Section 4.16 and 4.17 of the subdivision regulations. The Board may disapprove such subdivision until the Selectmen shall certify that funds for the improvements have been assured.							
4.19	Pedestrian Walks							
	Board may require right-of-way for pedestrian travel and access between subdivisions, within a subdivision or between a subdivision and public or private property.							
4.20	Utilities and Drainage							
	subdivisions should make adequate provisions for water supply, storm water and sanitary sewage disposal, and required utilities and improvements.							
	The Board may require extension of public water and sewer to and within a proposed subdivision, without cost to the Town, where existing lines are within a reasonable distance of the proposed subdivision.							
	Subdivider should install laterals from all utilities in the street right-of-way to the street property line of each building lot.							
	Any habitable buildings constructed in the subdivision should have house connections installed and shall have such connections extended inside the building.							
	Utility System installations will be at the expense of the subdivider and will be installed under the supervision of the appropriate Town Agency.							
	Adequate surface storm water drainage system for entire subdivision area should be provided.							
	Storm drainage should be carried to existing watercourses, or connect to existing watercourses or storm drains.							

